

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

**March 17, 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

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 March 3, 2025.
3. Motion approving a Final Plat of Hillcrest Acres Section 18, being a replat of Lot 4-C, Block 1, Hillcrest Acres, Section 11 and Lot 8, Block 1, Hillcrest Acres, Section 12, City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 685 feet west of North Midland Drive.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of Tahoe Lakes Addition, Section 4, being a 12.672-acre tract of land located in the southwest quarter of Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Interstate Highway 20, approximately 900 feet east of Albert Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
5. Motion approving a Final 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)**

6. Motion approving a Final Plat of Blackburn 1130 Addition, being a plat of a 3.002-acre tract of land located in the southeast quarter of Section 27, Block 38, T-1-S, T&P RR Co. Survey, Abstract No. 23, Midland County, Texas. (Generally located on the west side of North County Road 1130, approximately 300-feet south of East County Road 66.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
7. Motion approving a Final Plat of College Heights, Section 10, being a replat of a 0.65-acre portion of Lot 1, Block 1, Howard-McCarroll, in part, and a 1.8-acre tract of land and situated in Section 33, Block 39, T-1-S T&P RY. Co. Survey, in part, City and County of Midland, Texas. (Generally located on the north side of West Kentucky Avenue, approximately 300 feet west of McGarvey Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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 Pennell Land Surveying, LLC, on behalf of Carl Englestad, for a Zone Change from RR, Regional Retail District, to MH, Manufactured Housing District, on Lots 6 through 9, Block 121, Southern Addition, City and County of Midland, Texas. (Generally located on the north side of East New York Avenue, approximately 70 feet west of South Terrell Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
9. Hold a public hearing and consider a request by TJ Henson for a Zone Change from O-1, Office District, to LR, Local Retail District, on Lot 1, Block 1, Lone Star Business Park, Section 1, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Maverick Lane and North State Highway 349.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
10. Hold a public hearing and consider a request by Midland County for an initial zoning of RR, Regional Retail District, for a 15.6-acre tract of land out of Section 7, Block 38, and Section 12, Block 39, T-2-S, T&P RR. Co Survey, Midland County, Texas. (Generally located on the west side of Farm-to-Market Road 715, approximately 500 feet north of East County Road 120.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
11. Hold a public hearing and consider a request by Heliodoro Gaytan for a Specific Use Designation without Term for Automobile or Other Motorized Vehicle Sales and Service for the west half of Lot 6 and all of Lots 7 and 8, Block 3, Parklea Addition, City and County of Midland, Texas. (Generally located on the north side of West Wall Street, approximately 80 feet east of West Circle Drive.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
12. Hold a public hearing and consider a request by Maverick Engineering for a zone change from RR, Regional Retail District, in part, and C, Commercial District, in part to RR, Regional Retail District on a 0.994-acre tract of land located in the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South

MISCELLANEOUS

13. Motion approving, with staff's recommended conditions, a Preliminary Plat of Westlake Addition, Section 2, being a replat of Lots 1 and 2, Block 1, Westlake Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Westlake Road and State Highway 191.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
14. Motion approving, with staff's recommended conditions, a Preliminary Plat of Bankhead Addition, Section 13, being a plat of a 0.994-acre tract of land located in the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South Midkiff Road.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
15. Motion approving, with staff's recommended conditions, a Preliminary Plat of Midland Freshman Addition, being a replat of all of Blocks 26 and 35, Belmont Addition, all of Tracts 15 and 16, Bizzel-Kiser Subdivision, all of Blocks 45 and 46 and the west 0.156 acres of Block 44, South Park Addition, and the previously vacated portions of streets and alleyways, City and County of Midland Texas, said portions being more specifically described in Ordinance 4201. (Generally located at the northeast corner of the intersection of South Main Street and East Gist Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
16. Motion approving, with staff's recommended conditions, a Preliminary Plat of Original Town Addition, Section 30, being a replat of Lots 1 through 5, and the north 30-feet of Lot 6, Block 93, less the east 30-feet of said lots, and the north 30-feet of Lot 7, and all of Lots 8 through 12, Block 93, and a vacated 0.13-acre alley adjacent to said lots, Original Town of Midland, an addition to the City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

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
March 3, 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, March 03, 2025.

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

Commissioners absent: Joshua Garza, Aaron Hunter

Staff members present: Alexis M. Martinez, Elizabeth Triggs, Daniel Humbert, Sophie Smith, Britton Murry, Madelim Jaquez, Beatriz Quezada

OPENING ITEMS

1. Pledge of Allegiance

ANNOUNCEMENTS

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

Joshua Sparks moved to defer; seconded by Lucy Sisniega.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

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.

Lucy Sisniega moved to approve .; seconded by Joshua Sparks.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

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)**

Lucy Sisniega moved to approve .; seconded by Joshua Sparks.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

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)**

Lucy Sisniega moved to approve .; seconded by Joshua Sparks.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

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)**

Lucy Sisniega moved to approve .; seconded by Joshua Sparks.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

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)**

Brennan Berry moved to approve this request; seconded by Joshua Sparks.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

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)**

Joshua Sparks moved to approve this request; seconded by Brennan Berry.

The motion passed by the following vote:

AYE: Berry, Martin, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: Sisniega

ABSENT: Garza, Hunter

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)**

Associate Planner Alexis Martinez, presented this item. Public hearing was opened at 3:46 pm.

No one wished to speak on this item.

The public hearing was closed at 3:46 pm.

Lucy Sisniega moved to approve this request; seconded by Brandon Ofield.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

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)**

Senior Planner Daniel Humbert presented this item.

The public hearing was opened at 3:50 pm.

Commission member Lucy Sisniega asked the applicant if this will be a short term or long term Rv park.

Applicant Andrew Mellen, 1909 W Wall St Ste K, stated that this will be a short term vacation Rv park with many amenities.

Machelle Morris representing A.L Mitchell from 1807 Alta Vista Drive, spoke in opposition against this item due to foot traffic and continued crime concerns to their warehouse. She reports that they are not against the Rv park but the location.

Commission member Joshua Sparks asked Machelle Morris if she believed the foot traffic would help solve some of the crime in the area.

Michele Morris reported that she did not believe it would help with their crime issue.

Commission member Joshua Sparks asked the applicant if there will be any security around the property.

Andrew Mellen reported that there will be chain link fence and cameras around the property.

Brennan Berry moved to approve this request; seconded by Joshua Sparks.

The motion passed by the following vote:

AYE: Berry, Bejil, Ofield, Sparks

NAY: Richardson

ABSTAIN: Sisniega, Martin

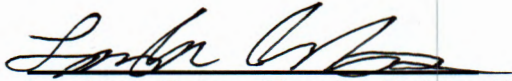
ABSENT: Garza, Hunter

MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Bejil adjourned the meeting at 4:05 pm.

Abraham Bejil, Chairman

Date



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

3/17/25
Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: March 17, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Motion approving a Final Plat of Hillcrest Acres Section 18, being a replat of Lot 4-C, Block 1, Hillcrest Acres, Section 11 and Lot 8, Block 1, Hillcrest Acres, Section 12, City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 685 feet west of North Midland Drive.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District, and PD, Planned Development District for a Shopping Center

Preliminary Plat Approval:

Maverick Engineering, on behalf of BDC Family Limited Partnership, is requesting to replat two properties located at 4501 and 4411 Andrews Highway into 3 lots for future commercial development and a coffee shop.

The preliminary plat was approved at the November 4, 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)

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

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

PAVING: Andrews Highway Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 12" water exists in North of tract, okay as is. 8" water exists in West of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 10/18/2024. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

All future development shall meet the requirements of IFC 2015 ed. and local ordinances.

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 with Conditions)

Staff recommends approval of the Final Plat of Hillcrest Acres, Section 18, subject to condition A.

Condition:

- A. Approval of a zone change or PD, Planned Development District for a Shopping Center amendment will need to be approved by Council before filing for recording with the County Clerk of Midland County, Texas. [11-2-3(D)9]**

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

Case Number:

SUB-24-0762
P-24-0762

Proposed Subdivision Plat Name: HILLCREST ~~ACRES~~ SECTION 18
ACRES

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF LOT 4-C, BLOCK 1, HILLCREST ACRES SECTION 11 AND LOT 8, BLOCK 1, HILLCREST ACRES, SECTION 12, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: BDC FAMILY LIMITED PARTNERSHIP

Phone (817) 377-6200

Email brett@bobbycox.com

Address 5000 OVERTON PLAZA SUITE 300

City FORT WORTH

State TX

Zip 76109

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: RR**Reason for Platting:** COMMERCIAL DEVELOPMENT**Plat Information**

Total Acreage: 3.00

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

Number of Lots: 3

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): Britt Lane Date: 12/4/2024

Property Owner (printed) : Britt Lane, Manager

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.

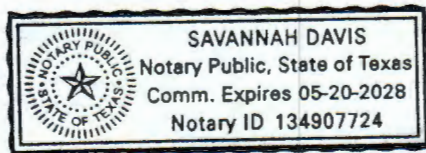
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Britt Lane, 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 February, 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 # _____	☐ Tax Certificates	Check # _____
Received By: <u>Brent [Signature]</u>		Date: <u>RECEIVED</u>

FEB 28 2025

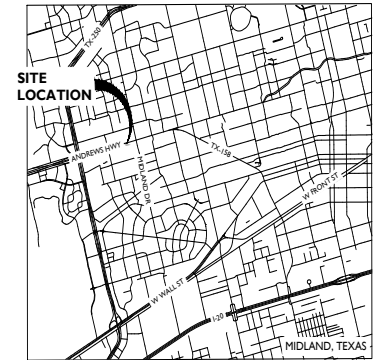
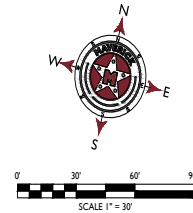
Initial: _____

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

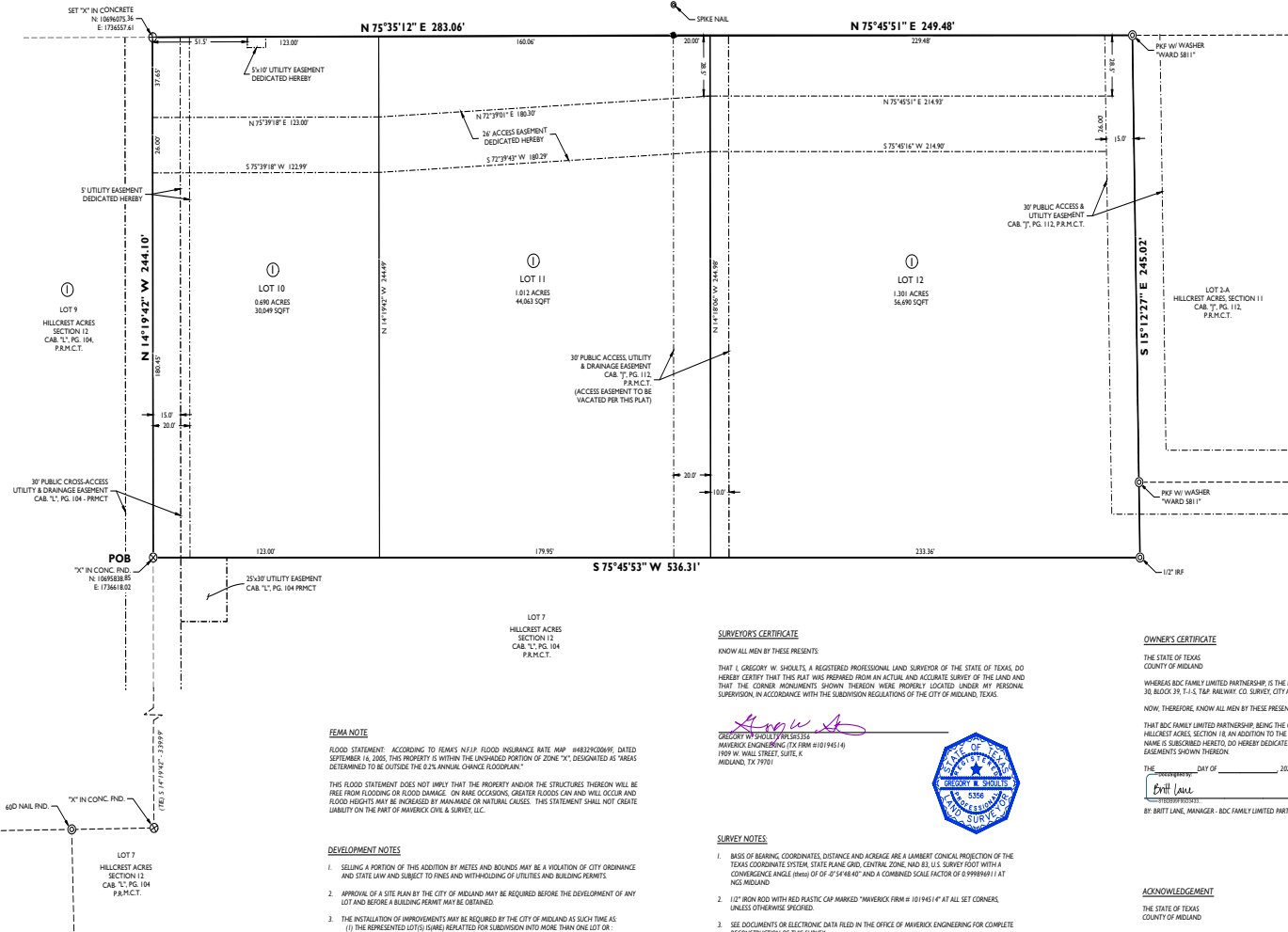
HILLCREST ACRES SECTION 18

BEING A REPLAT OF LOT 4-C, BLOCK 1, HILLCREST ACRES, SECTION 11
AND LOT 8, BLOCK 1, HILLCREST ACRES, SECTION 12,
CITY AND COUNTY OF MIDLAND, TEXAS

ANDREWS HIGHWAY (VARIABLE WIDTH R.O.W.)



VICINITY MAP
N.T.S.



UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES

Designed by:

Mark Lieb

By:

Designed by:

Vincent Gonzalez

By:

Designed by:

Luis Montez

By:

Designed by:

Ruben Guerra

By:

LEGEND

- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- FOUND MONUMENT AS NOTED
- "X" IN CONCRETE
- BOUNDARY LINE
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION

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

DAY OF 2024

LOUI SORRELL, CHAIRMAN

LONDON OCHOA, SECRETARY

PROPERTY OWNER

BCC FAMILY LIMITED PARTNERSHIP
5000 DIVISION PLAZA, SUITE 300
FORT WORTH, TEXAS 76109
412-362-8999
SLED REG. # 2017.321202

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

GREGORY W. SHULTS, PLS 58134
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701



SURVEY NOTES

- BASE OF BEARING, COORDINATES, DISTANCE AND ACRES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, AND 83 U.S. SURVEY FOOT WITH A CONVERSION ANGLE (theta) OF 0°-25'40.40" AND A COMBINED SCALE FACTOR OF 0.99999811 AT NGS MIDLAND.
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE, BASED UPON OBSERVED EXISTING DOWNS, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED TO AVOID CUTTING OR DISRUPTING TO ANY CONSTRUCTION OR EXCAVATION.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS BCC FAMILY LIMITED PARTNERSHIP IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 38, BLOCK 28, F-1-5, THE BURNING CO. SUBDIVISION, CITY AND COUNTY OF MIDLAND, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BCC FAMILY LIMITED PARTNERSHIP, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS HILLCREST ACRES, SECTION 18, IN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON.

THE _____ DAY OF _____, 2024.

By: Britt Lane

BY BRITT LANE, MANAGER - BCC FAMILY LIMITED PARTNERSHIP

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 BRITT LANE, 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, OPEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA N.F.P. FLOOD INSURANCE RATE MAP #48329C0049, DATED SEPTEMBER 14, 2005, THIS PROPERTY IS WITHIN THE UNSHADDED PORTION OF ZONE "X"; DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN".

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

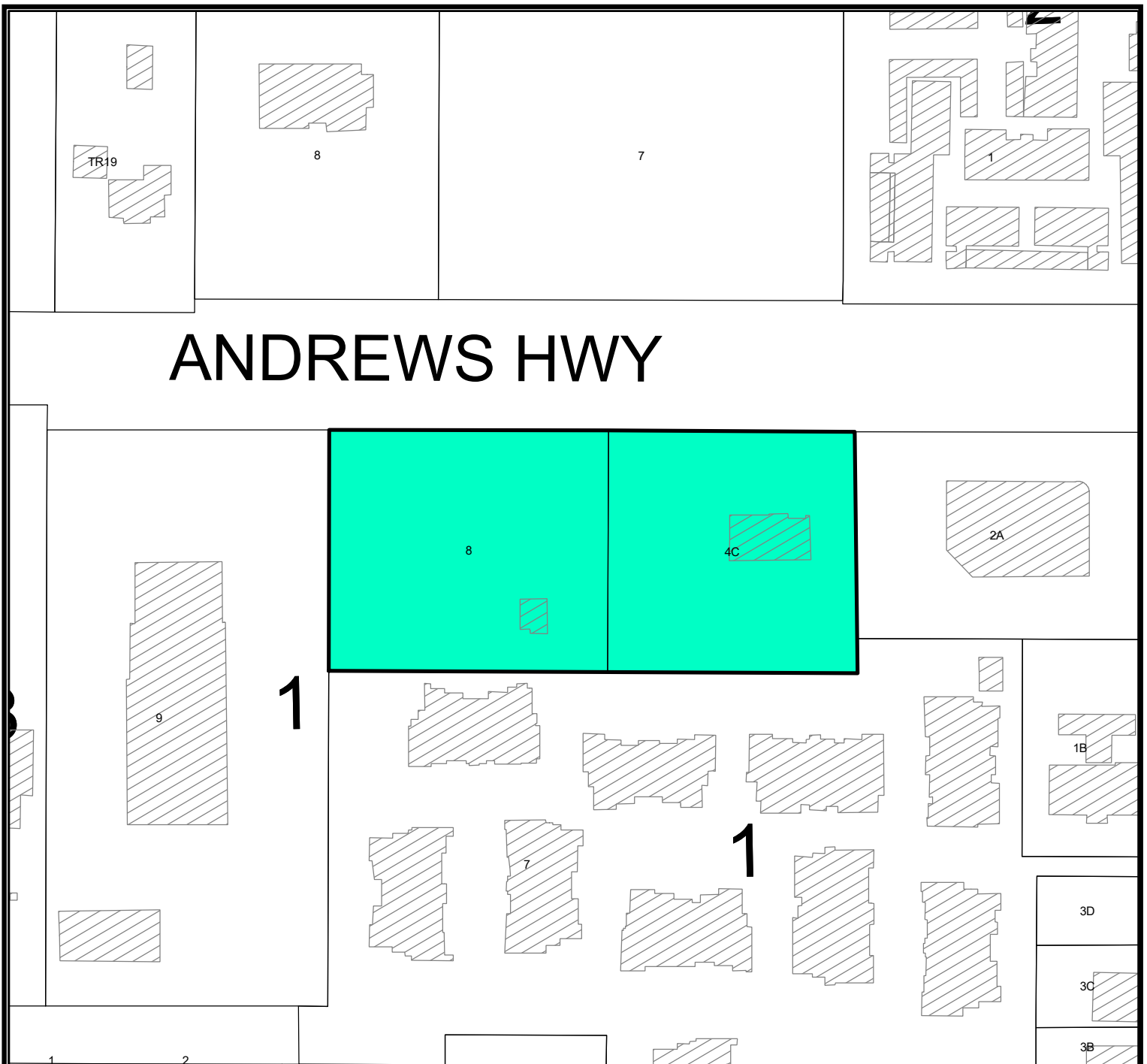
DEVELOPMENT NOTES

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

PACKET

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HILLCREST ACRES
March 13, 2025
SECTION 18



Location Map

SUB-24-0762

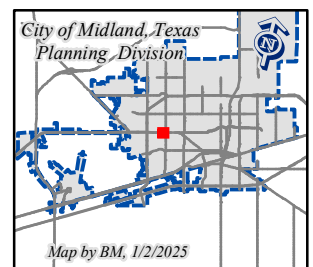
Scale: 1" = 146'

Proposed Plat of Hillcrest Acres Section 18, being a replat of Lot 4-C, Block 1, Hillcrest Acres, Section 11 and Lot 8, Block 1, Hillcrest Acres, Section 12, City and County of Midland, Texas.

Generally located on the south side of Andrews Highway, approximately 685 feet west of North Midland Drive.
(Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

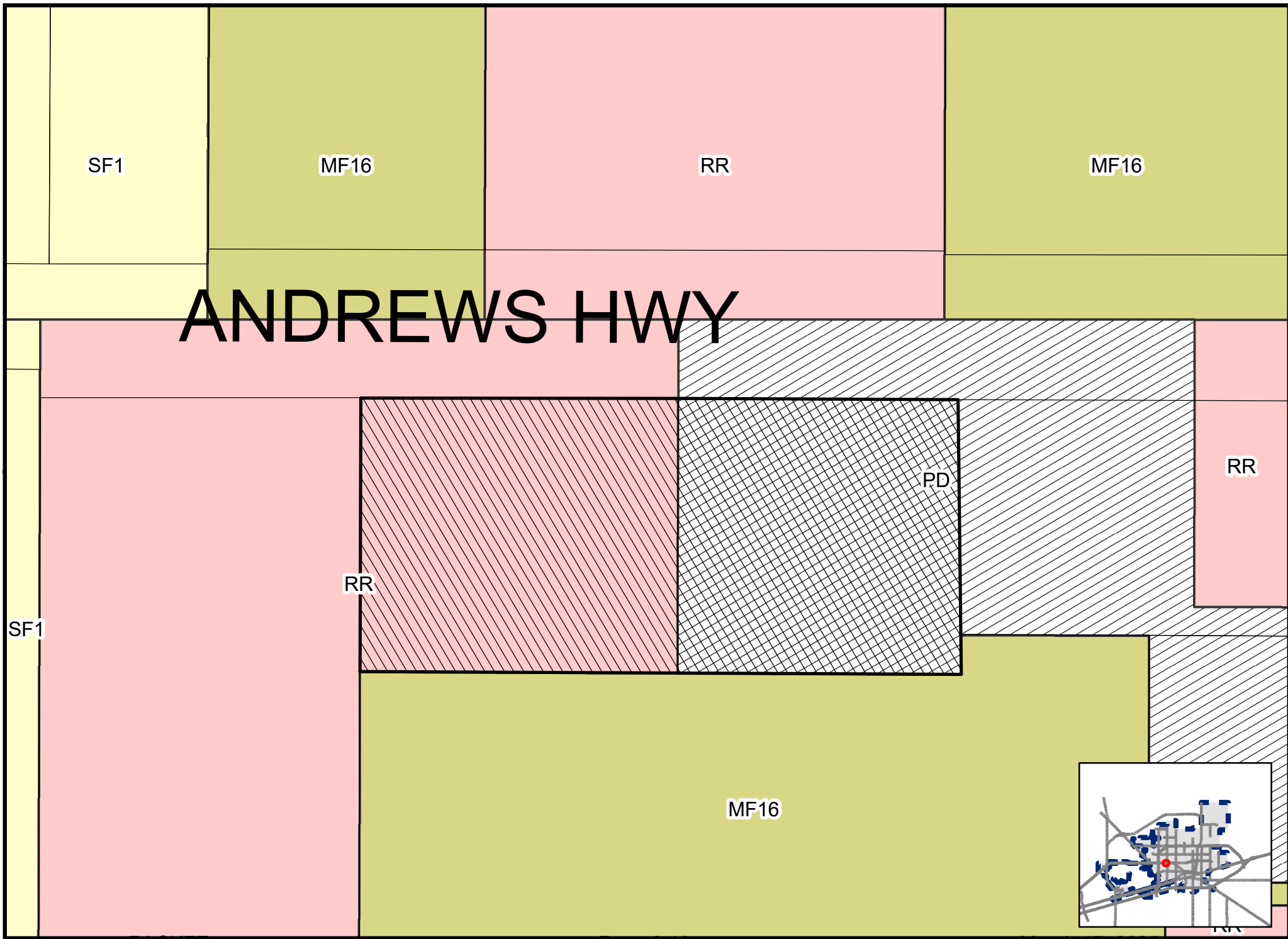


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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

ANDREWS HWY



PACKET

Page 3.19

March 17, 2025





ANDREWS HWY

8

1

1

7

30

31

12



HILLCREST ACRES, SECTION 18

FINAL PLAT

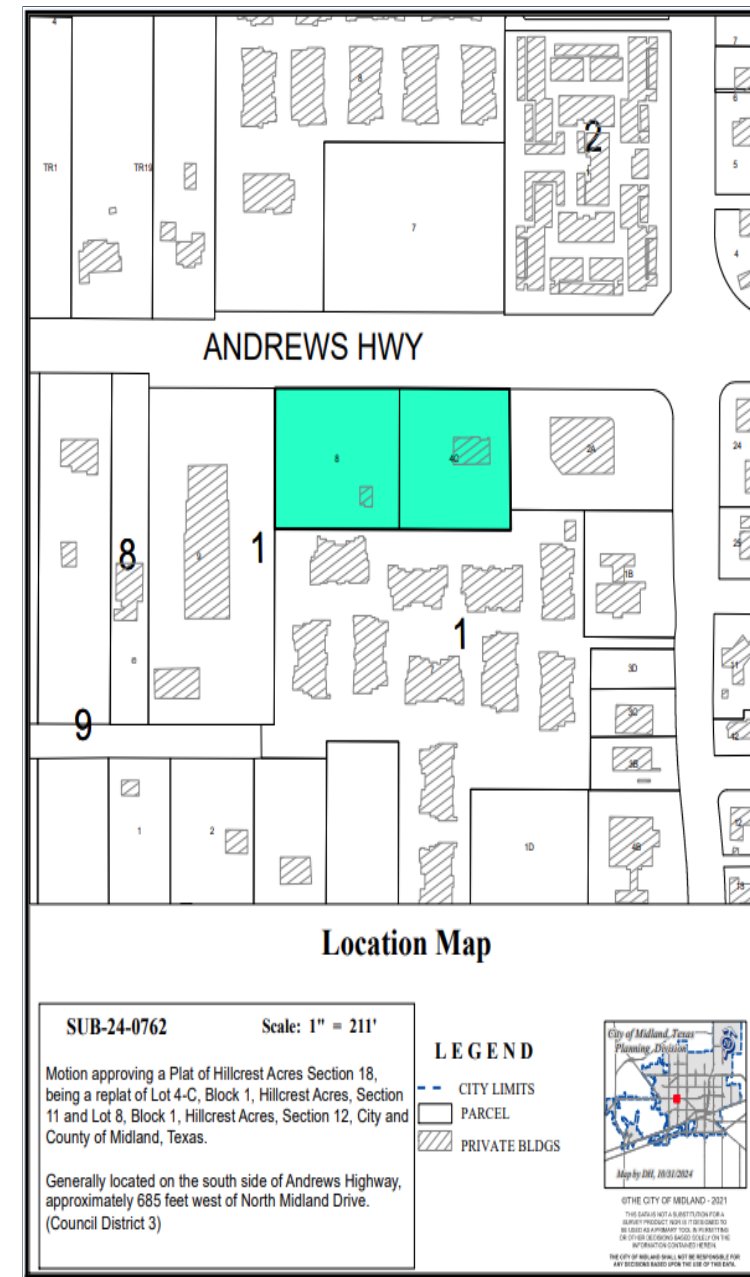


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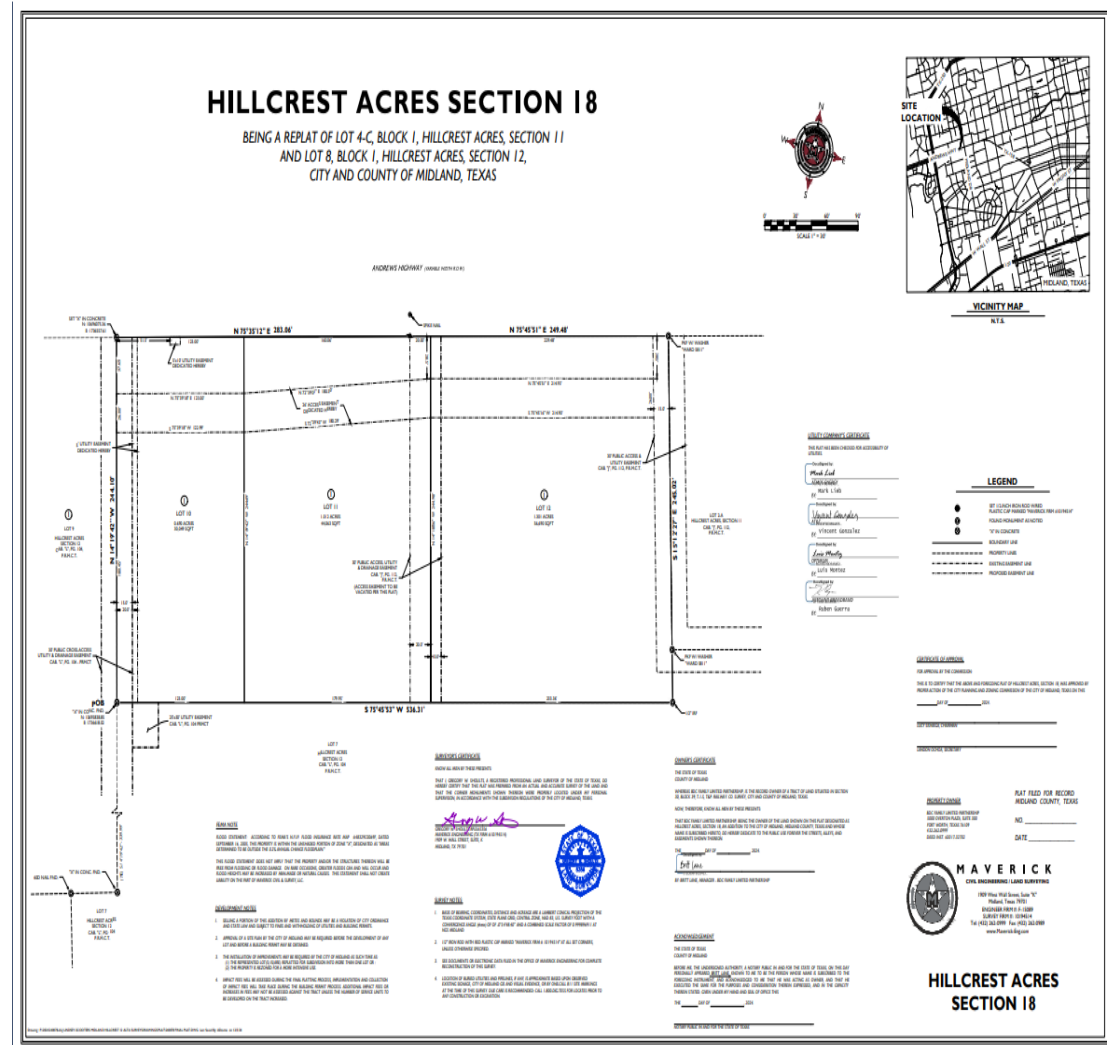
APPLICATION SUMMARY

- **Property Owner & Developer:** BDC Family Limited Partnership
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Final Plat
- **Address:** Generally located on the south side of Andrews Highway, approximately 685-feet west of North Midland Drive. (District 3)



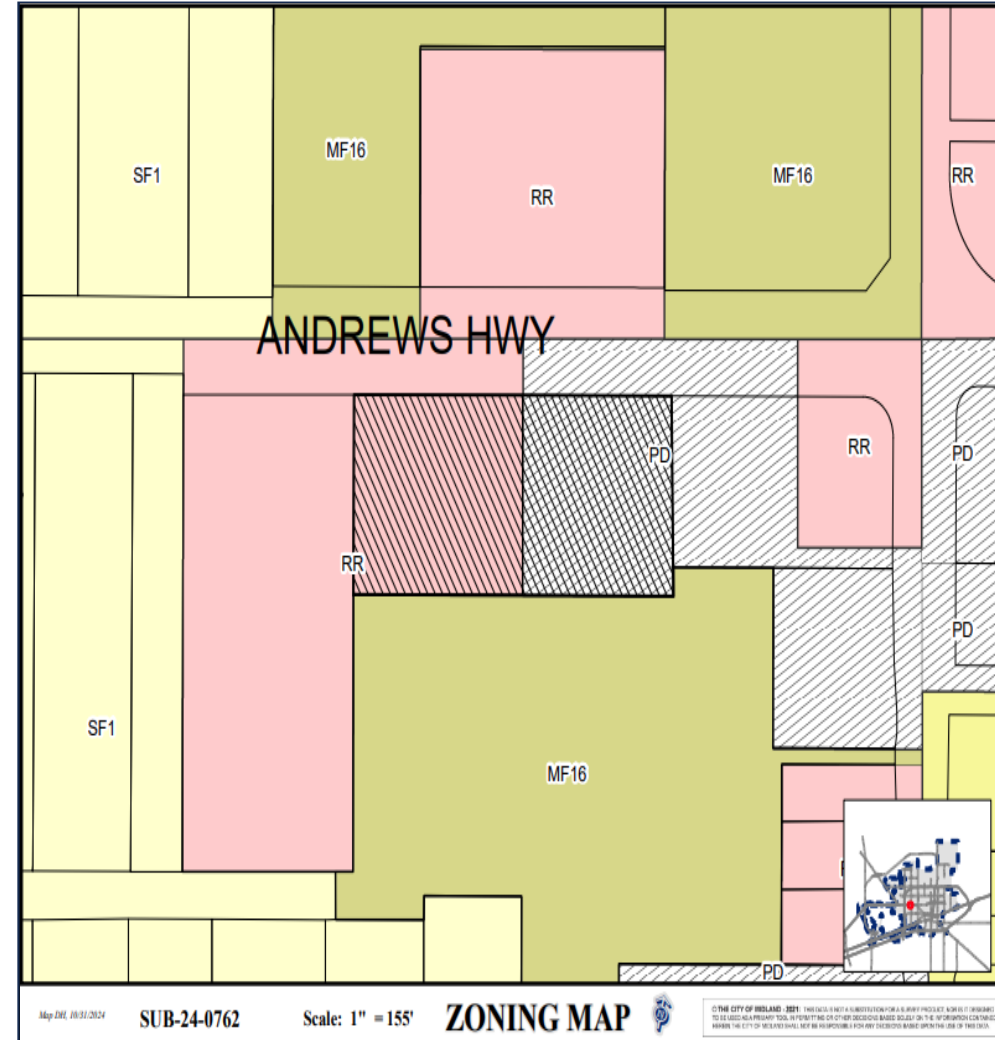
PLAT DETAILS

- Acreage: 3-acres
- Number of lots: 3 lots
- Reason for Request: For future commercial development and a coffee shop



ZONING

- **Current Zoning:** RR, Regional Retail District and PD, Planned Development District for a Shopping Center
- **Surrounding Zoning:**
 - **North:** RR, Regional Retail District and PD, Planned Development District for a Shopping Center
 - **South:** MF-16, Multiple-Family Dwelling District



5

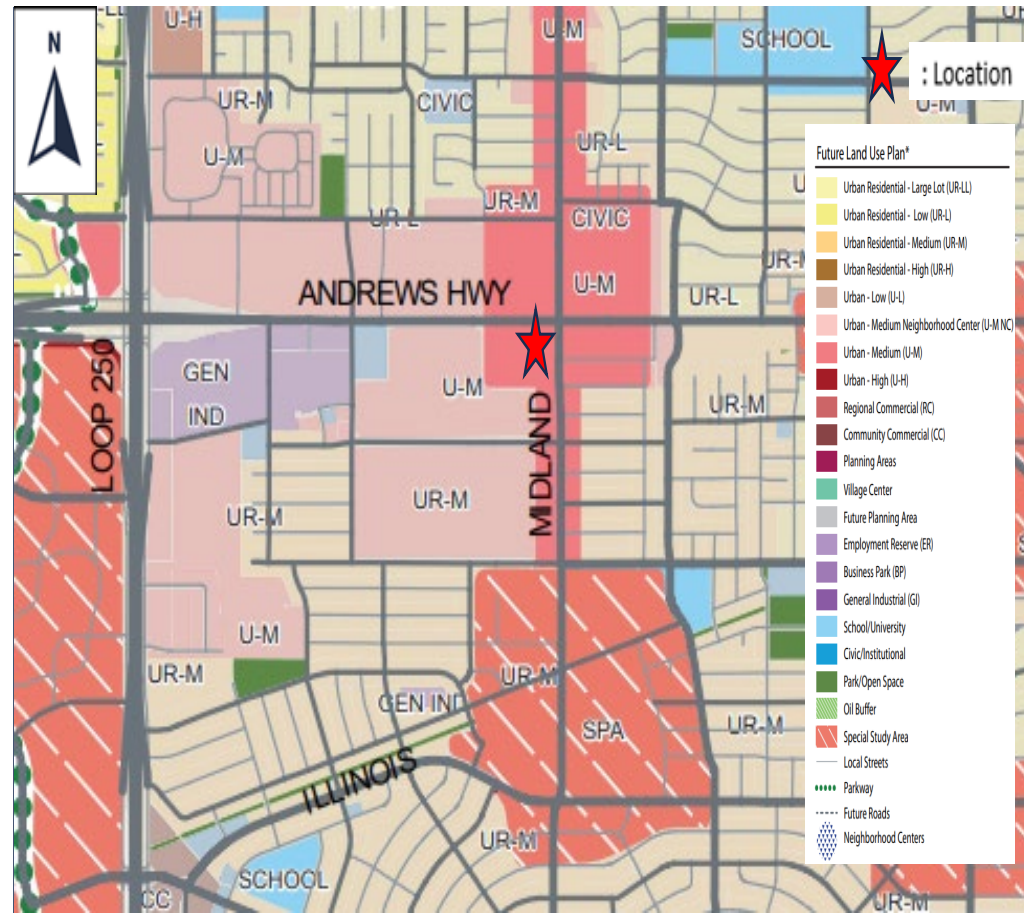
LAND USE

- **Current Use:** Vacant lot and fast-food restaurant
- **Proposed Use:** fast-food restaurant, coffee shop, and future commercial
- **Surrounding Uses:**
 - **North:** Apartment complex and a vacant lot
 - **South:** Apartment complex
 - **East:** Pharmacy
 - **West:** Tire shop



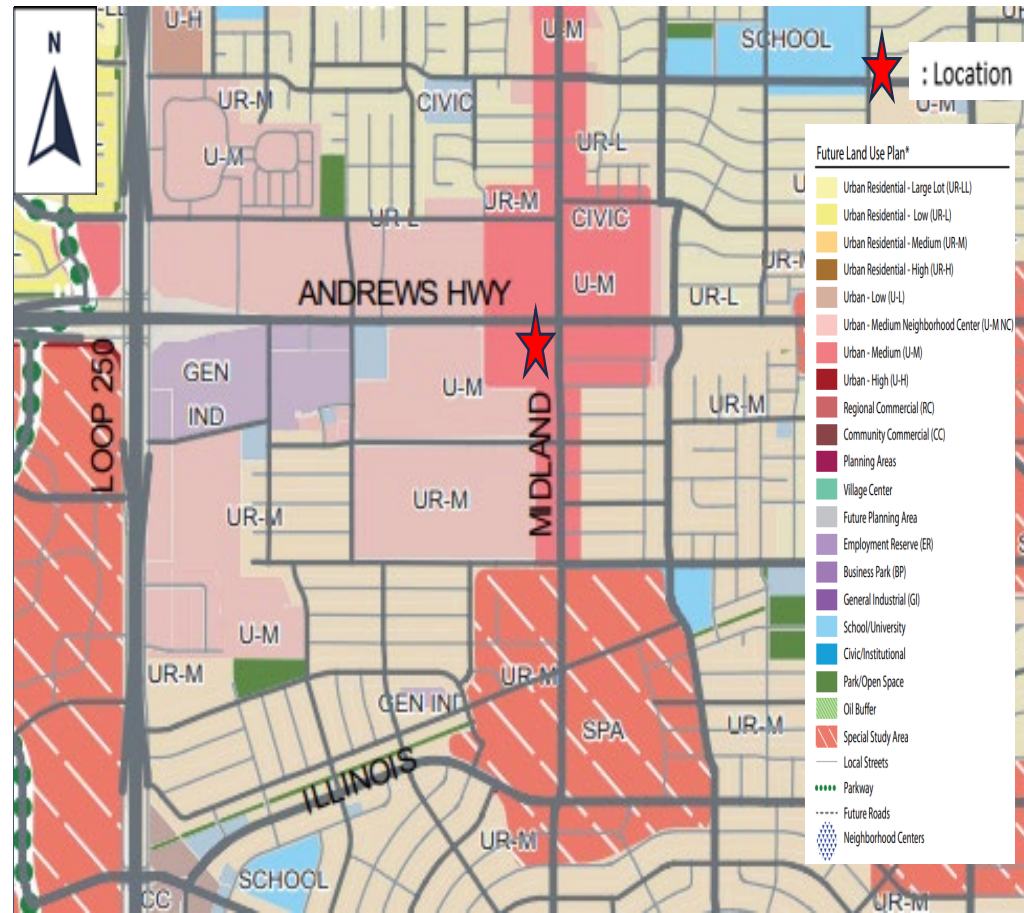
COMPREHENSIVE PLAN ANALYSIS

- **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.
 - Amenities such as parks, plazas and quality streetscapes should be more prevalent than in U-L areas.



COMPREHENSIVE PLAN ANALYSIS

- Land use is **compatible** with surrounding area & TCT Plan



RELATED ITEMS

- The preliminary plat was approved at the November 4, 2024, Planning and Zoning Commission meeting.



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the final plat of Hillcrest Acres, Section 18.



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 17, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Motion approving a Final Plat of Tahoe Lakes Addition, Section 4, being a 12.672-acre tract of land located in the southwest quarter of Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Interstate Highway 20, approximately 900 feet east of Albert Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned Development District for a Housing Development.

Preliminary Plat Approval:

Westwood Professional Services, on behalf of Zekelman Property, LLC, and Z-Modular Midland II Partnership, LP, is requesting to plat a 12.672-acre tract of land north of Interstate 20 into 2 lots for future multi-family residential development.

This plat qualified for the short form procedure and therefore was not required to go through the preliminary phase.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: I-20 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 12" water exists south and northeast 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: 18" sewer exists in east of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved with Conditions)

Driveway permitting within city limits on I-20, LP 250, SH 191, and FM 1788 is under the jurisdiction of TxDOT. A copy of an approved TxDOT driveway permit must be provided to the City with the building permit application before a City building permit can be issued. No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review. [For the Applicant's information only.]

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

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)

60' private street and general utility easement outside of lots 6 and 7 should be in its own lot or common area. Calls needed for 10' electrical easement. Lots can be 5 and 6.

Planning: (Approved)

Staff recommends approval of the Final Plat of Tahoe Lakes Addition, Section 4.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: Sub-25-0812
Case Number: 7-25-2200

Proposed Subdivision Plat Name: Tahoe Lakes Addition Section 4

Legal Description (attached sealed Metes and Bounds): BEING A 12.672 ACRE TRACT OF LAND LOCATED IN SECTION 1, BLOCK 39, T-2-S, RR CO. SURVEY CITY AND COUNTY OF MIDLAND, TEXAS.

Property Owner Printed Name: Zekelman Property, LLC		Phone (312) 275-1672 Email: <u>angela.miu@zekelman.com</u>	
Address <u>227 W. Monroe Street, Suite 2600</u>	City <u>Chicago</u>	State <u>IL</u>	Zip <u>60606</u>

Developer (if different than Owner) Printed Name: Z Modular, LLC		Phone (602) 228-8779 Email: <u>jonathan.bastianelli@zekelman.com</u>	
Address <u>6205 South Arizona Avenue</u>	City <u>Chandler</u>	State <u>AZ</u>	Zip <u>85248</u>

Representative (if acting as Agent, see affidavit on page 2) Firm: <u>Westwood Professional Services</u> Printed Name: <u>Ethan Oelke, RPLS</u>		Phone (830) 305-1435 Email: <u>ethan.oelke@westwoodps.com</u>	
Address <u>211 N Loop 1604 E, Suite 205</u>	City <u>San Antonio</u>	State <u>TX</u>	Zip <u>78232</u>

Current Zoning:

Reason for Platting: Creation of parcels for development, dedication of private streets for public use, dedication of general utility easements and dedication of 5' utility easement

Plat Information	Total Acreage: 12.672
Type: ☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 2	Number of Multi-Family Dwelling Units: 300

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.)

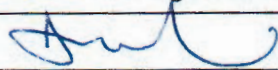
- ☒ Applicant would like a reproduction made for their records
☐ Applicant does not want a reproduction/will make their own

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: 2/17/2025

Property Owner (printed): Angela Miv

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 _____ 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

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 # _____ | ☐ Tax Certificates | ☐ Recording Fee |
| | | Check # _____ |

Received By: Madeira Reyes

RECEIVED

Date: _____

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

FEB 18 2025

Final Plat Application
PACKET

Initial: _____

2
Page 4.36

Revised 7/01/19
March 17, 2025



Final Plat Application

Project Number: SUB-25-0812

Case Number: P-25-2200

Proposed Subdivision Plat Name: Tahoe Lakes Addition Section 4

Legal Description (attached sealed Metes and Bounds): BEING A 12.672 ACRE TRACT OF LAND LOCATED IN SECTION 1, BLOCK 39, T-2-S, RR CO. SURVEY CITY AND COUNTY OF MIDLAND, TEXAS.

Property Owner

Printed Name: Z-Modular Midland II Partnership LP

Phone (312) 275-1672

Email
angela.miu@zekelman.com

Address 227 W. Monroe Street, Suite 2600

City Chicago

State IL

Zip 60606

Developer (if different than Owner)

Printed Name: Z Modular, LLC

Phone (602) 228-8779

Email
jonathan.bastianelli@zekelman.com

Address 6205 South Arizona Avenue

City Chandler

State AZ

Zip 85248

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

Firm: Westwood Professional Services

Phone (830) 305-1435

Email
ethan.oelke@westwoodps.com

Printed Name: Ethan Oelke, RPLS

Address 211 N Loop 1604 E, Suite 205

City San Antonio

State TX

Zip 78232

Current Zoning:

Reason for Platting: Creation of parcels for development, dedication of private streets for public use,
dedication of general utility easements and dedication of 5' utility easement

Plat Information

Total Acreage: 12.672

Type: ☐ Single-Family Residential

☒ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 2

Number of Multi-Family Dwelling Units: 300

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)
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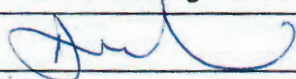
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For plats that exceed 24" \$81.00

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: 2/17/2025

Property Owner (printed): Angela Miv

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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.

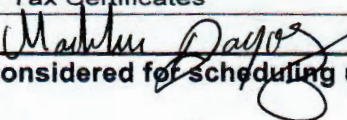
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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 # _____ | ☐ Tax Certificates | ☐ Recording Fee |
| | | Check # _____ |

Received By:

REC'D
FEB 18 2025



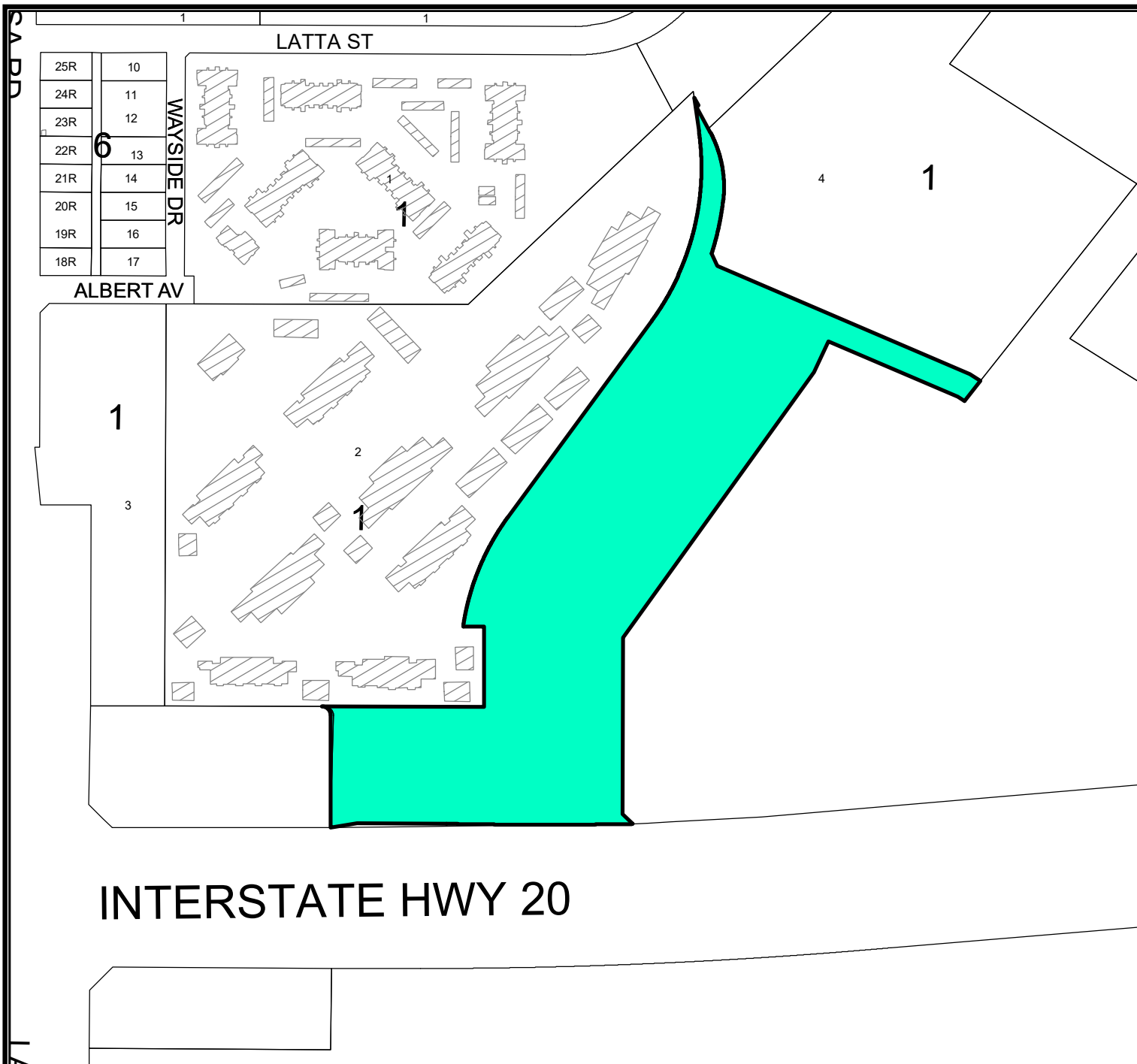
Date:

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

Final Plat Application
PACKET

2
Page 4.38

Revised 7/01/19
March 17, 2025



INTERSTATE HWY 20

Location Map

SUB-25-0812

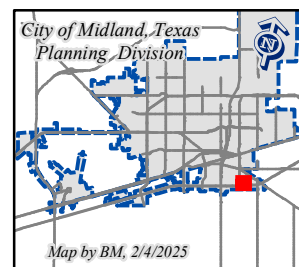
Scale: 1" = 310'

Proposed plat of Tahoe Lakes Addition, Section 4, being a 12.672-acre tract of land located in the southwest quarter of Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the north side of Interstate Highway 20, approximately 900 feet east of Albert Avenue. (Council District 2)

LEGEND

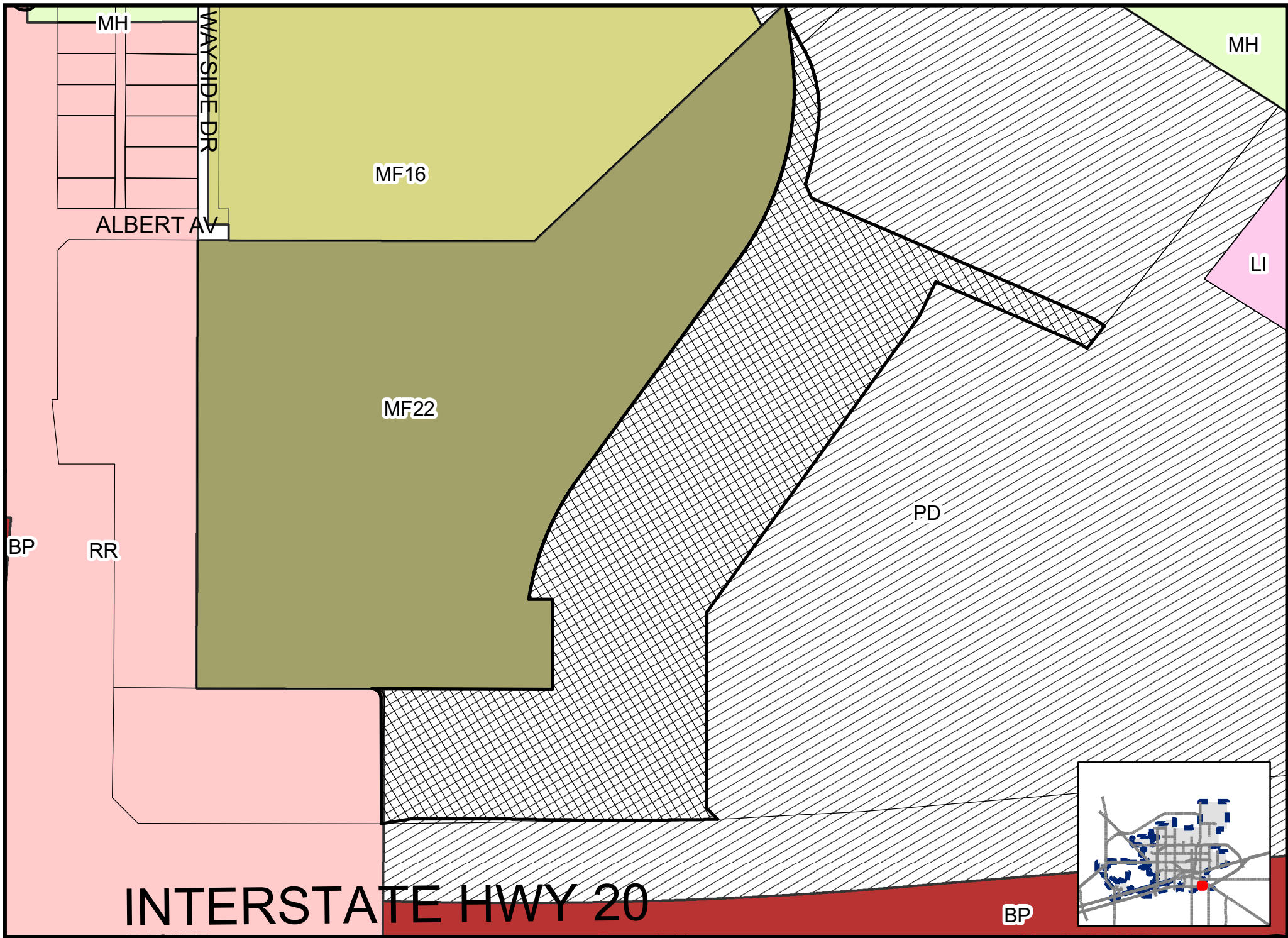
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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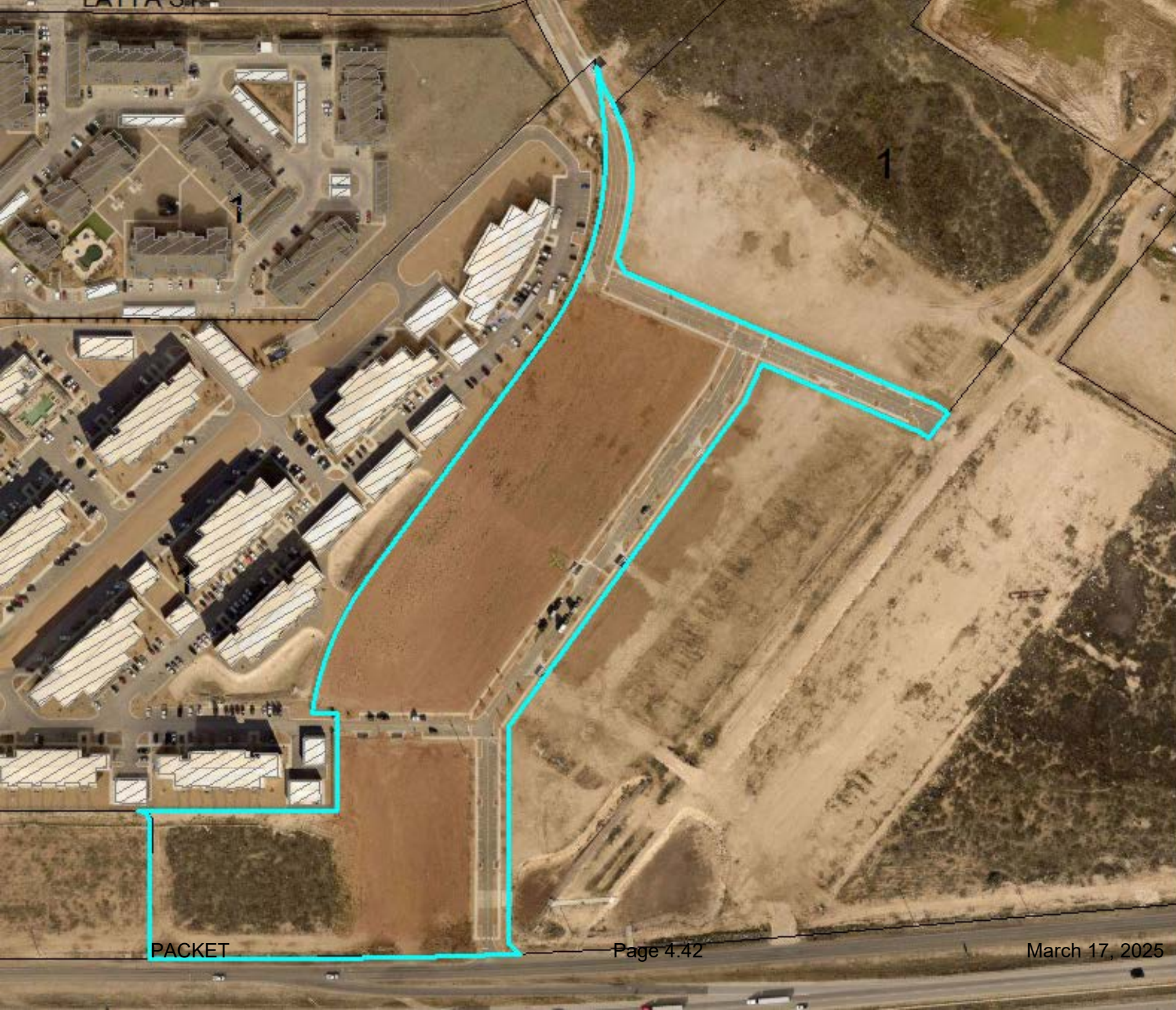
INTERSTATE HWY 20

PACKET

Page 4.41

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TAHOE LAKES ADDITION, SECTION 4

FINAL PLAT

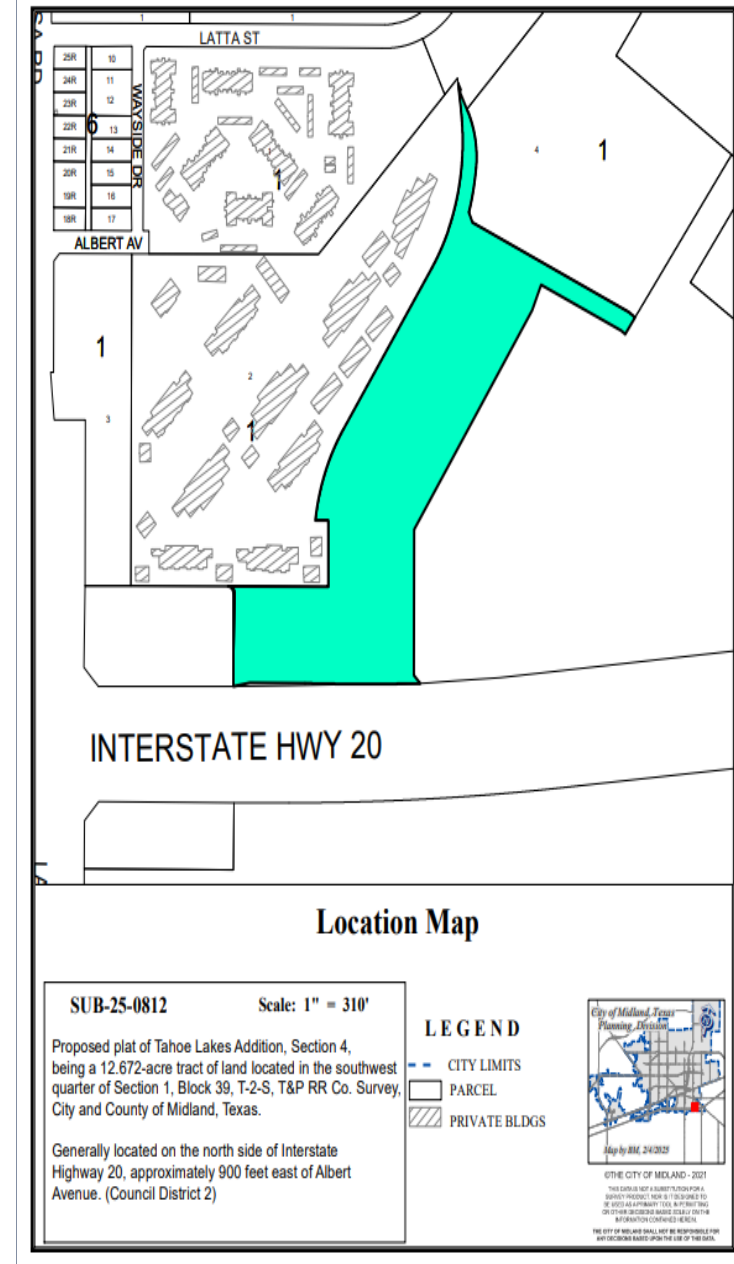


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APPLICATION SUMMARY

- **Property Owner & Developer:** Zekelman Property, LLC & Z-Modular Midland II Partnership, LP
- **Representative:** Westwood Professional Services
- **Application Type:** Final Plat
- **Address:** Generally located on the north side of Interstate Highway 20, approximately 900 feet east of Albert Avenue. (Council District 2)



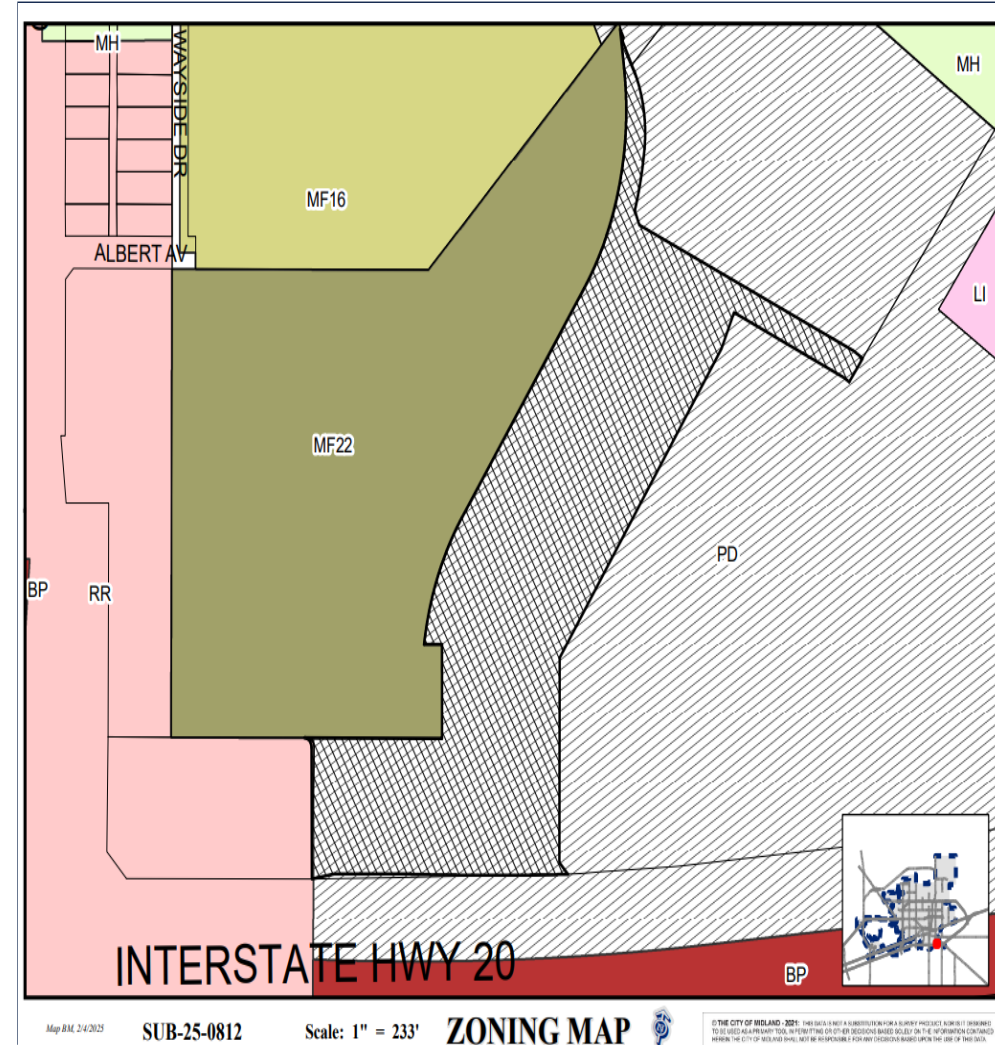
3

- # PACKET



ZONING

- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
 - **North/East/South:** PD, Planned Development District for a Housing Development
 - **West:** MF-22, Multiple-Family Dwelling District and RR, Regional Retail District



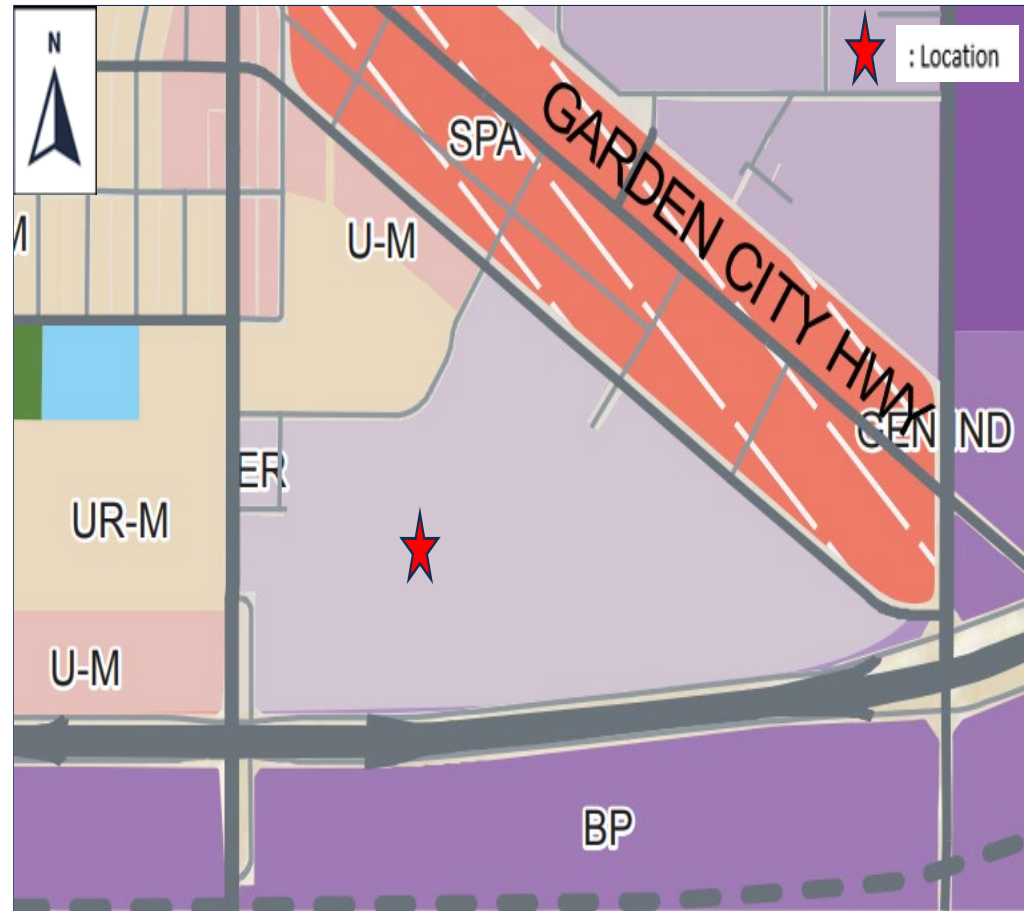
LAND USE

- **Current Use:** Vacant
- **Proposed Use:** Apartment Complex
- **Surrounding Uses:**
 - **North/East:** Vacant
 - **South:** Interstate 20
 - **West:** Apartment Complex



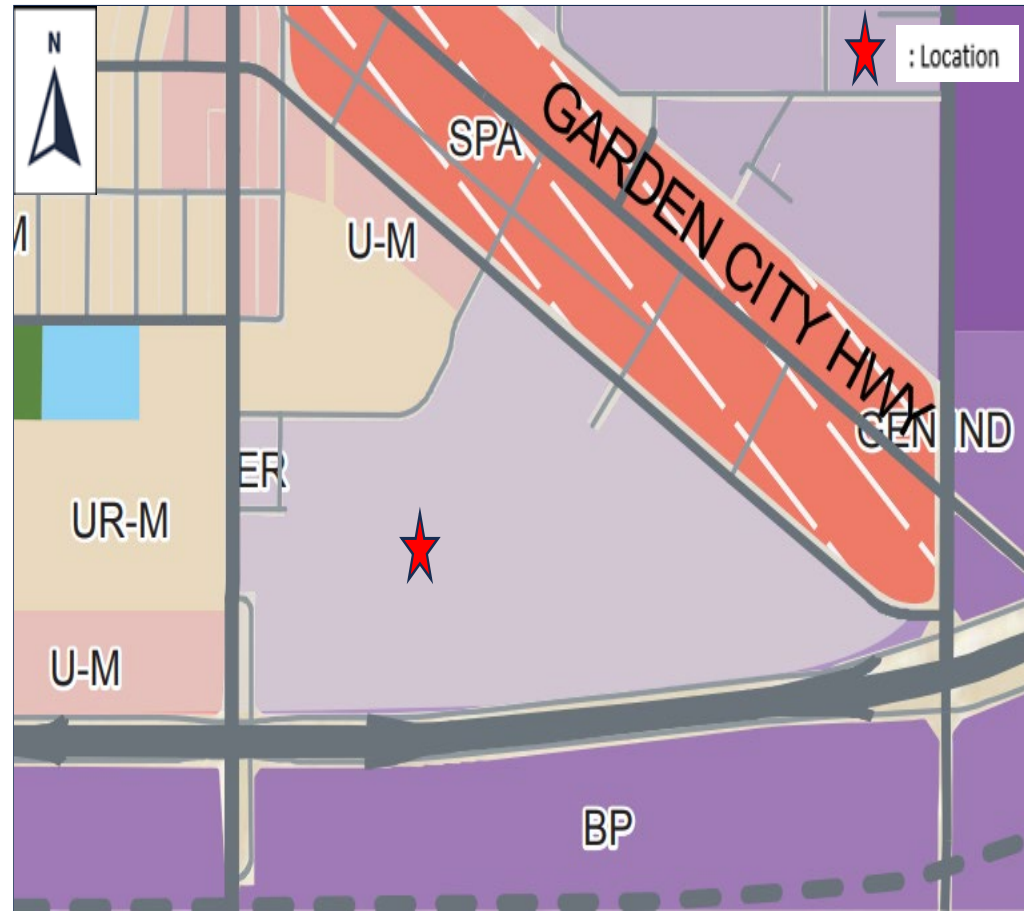
COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
 - Employment Reserve (ER)
- **Supported Uses:**
 - Centers with major office and business uses, such as technology and research centers, corporate headquarters, and lower intensity industries.



COMPREHENSIVE PLAN ANALYSIS

- Multi-family may be appropriate when integrated as part of a holistic development that incorporates the above-mentioned uses.
- Land use is **compatible** with surrounding area & TCT Plan



RELATED ITEMS

- This plat qualified for the short form procedure and therefore was not required to go through the preliminary phase.



STAFF RECOMMENDATION

- Staff recommends approval of the Final Plat of Tahoe Lakes Addition, Section 4.



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 17, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Motion approving a Final 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)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

LI, Light Industrial District.

Preliminary Plat Approval:

Magrym Consulting, on behalf of Sergio Hernandez, is requesting to replat two properties located at 200 North Marshall Street and 201 North Marshall Street into two new lots to obtain construction permits for future commercial development.

The preliminary plat was approved at the February 18, 2025, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Denied)

***FEMA Firm data to be on plat is incorrect. ***

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

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

PAVING: Texas roadway okay as is. Deferral request for paving improvements were administratively approved on 02/19/2025.[For Applicant's Information Only.]

WATER: 6" water exists in alley west of tract, okay as is. 6" water exists in alley east 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: 10" sewer exists in alley west of tract, okay as is. 6" sewer exists in alley east of tract, okay as is. 6" sewer exists in Texas Street, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Drainage report will be reviewed in the commercial permit, any increase in runoff from these lots will need to be mitigated. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: ***

Transportation: (Approved)

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

Fire: (Approved)

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 with Conditions)

Staff recommends approval of the Final Plat of Original Town, Section 29 subject to condition A.

Conditions:

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

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

SUB-24-0802

Case Number:

P-25-2208

Proposed Subdivision Plat Name:

Original Town Section 29

Legal Description (attached sealed Metes and Bounds):

Being a replat of the 5.50' of Lot 1, Block 44, and the south 50' of Lot 3, Block 45 Original Town, City and County of Midland, Texas

Property Owner

Printed Name:

Sergio Mena Hernandez

Phone (956) 285-5395

Email sergomenahernandez91@gmail.com

Address

200 N. Marshall

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:

Magrym Consulting

Phone (432) 254-0327

Email

ed.aleman@magrym.com

Printed Name:

Eduardo L. Aleman

Address

800 N. Marientfeld, suite 100

City

Midland

State

Tx

Zip

79701

Current Zoning:

L1

Reason for Platting:

To obtain Construction Permits

Plat Information

Total Acreage: .32

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): [Signature]

Date: 2-17-25

Property Owner (printed): SERGIO MEVA HERNANDEZ

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.

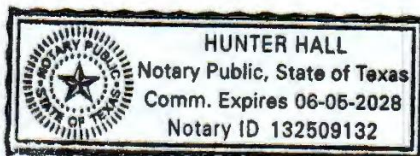
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ed Aleman who, being by me duly sworn, upon oath says: That (s)he is authorized by Sergio Hernandez, 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.

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 17th 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 | ☒ 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>Invoice</u> | ☒ Tax Certificates | ☒ Recording Fee <u>1380</u> |

Received By: [Signature]

Date: March 17, 2025

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

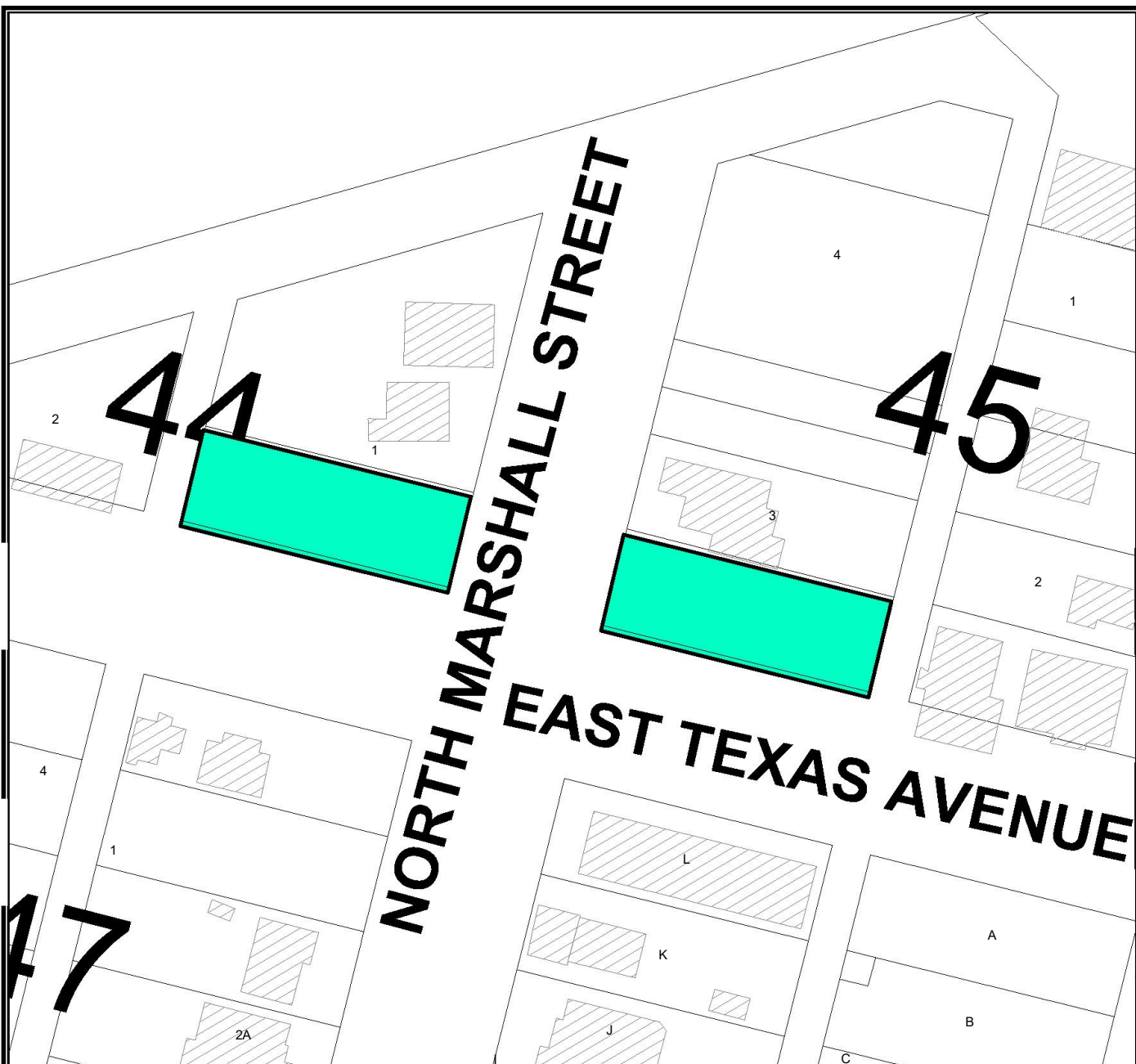
BEING A REPLAT OF THE SOUTH 50 FEET OF LOT 1,
BLOCK 44, AND THE SOUTH 50 FEET OF LOT 3, BLOCK 45, ORIGINAL TOWN,
CITY AND COUNTY OF MIDLAND, TEXAS.

BLOCK 44, AND THE SOUTH 50 FEET OF LOT 3, BLOCK 45, ORIGINAL TOWN,
CITY AND COUNTY OF MIDLAND, TEXAS.

GRAPHIC SCALE

5 58 40 80

(1 INCH = 40' FEET)



Location Map

SUB-24-0802

Scale: 1" = 73'

Proposed 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. (Council District 2)

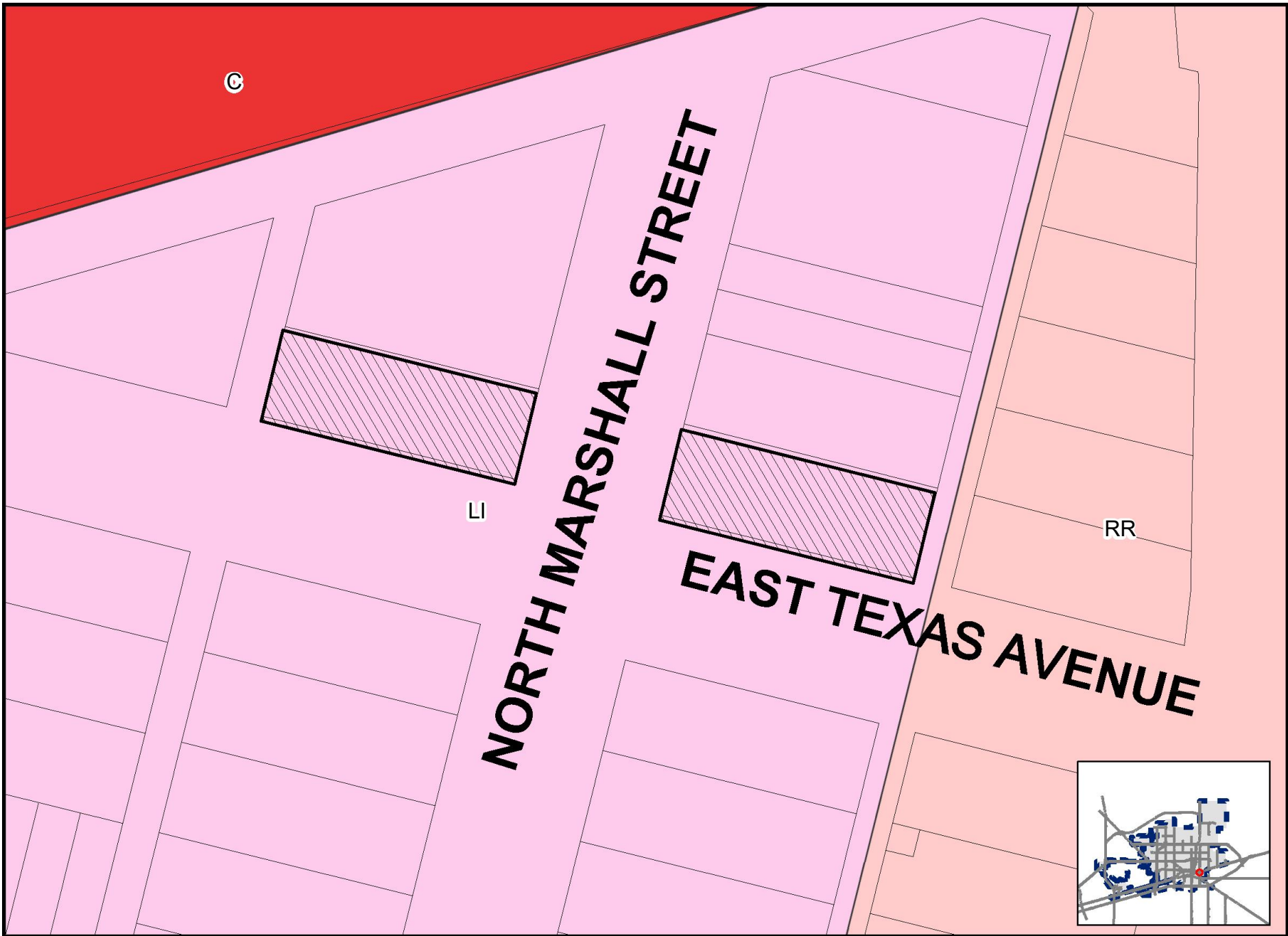
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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







ORIGINAL TOWN, SECTION 29

FINAL PLAT

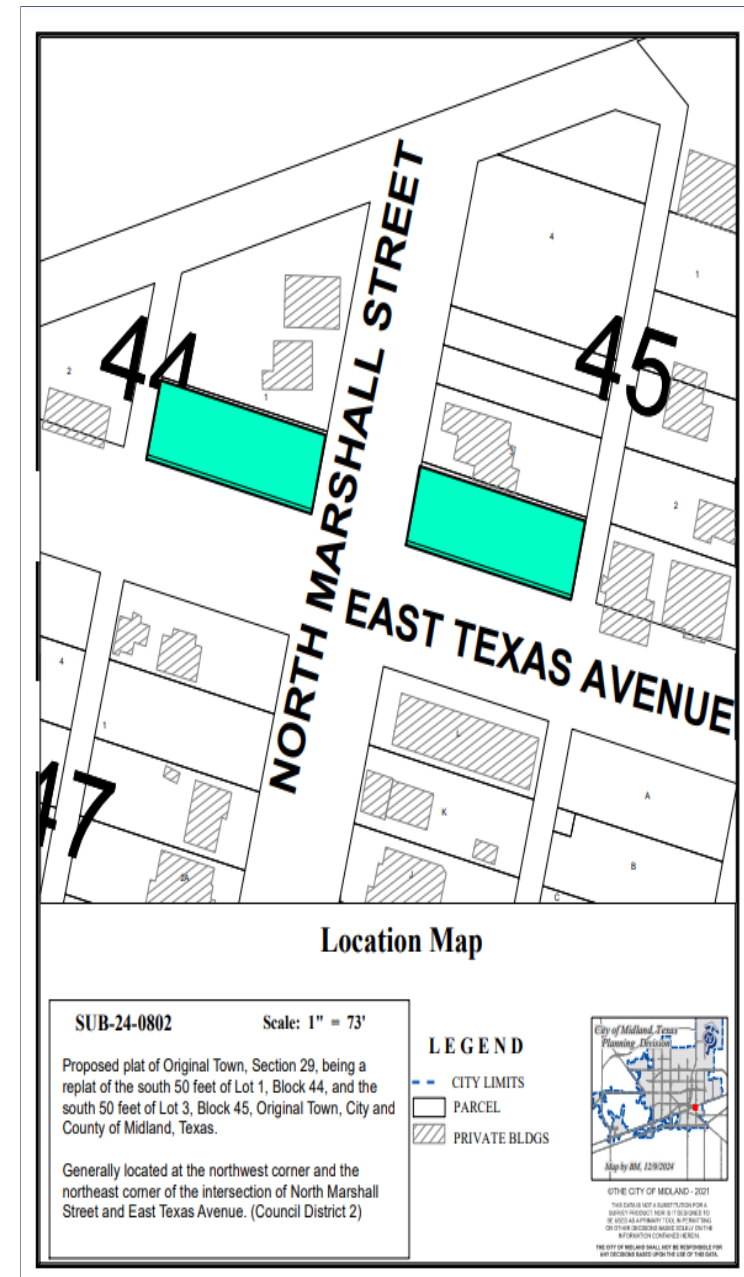


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner & Developer:** Sergio Hernandez
- **Representative:** Ed Aleman, with Magrym Consulting
- **Application Type:** Final Plat
- **Address:** 200 North Marshall Street and 201 North Marshall Street (Council District 2)



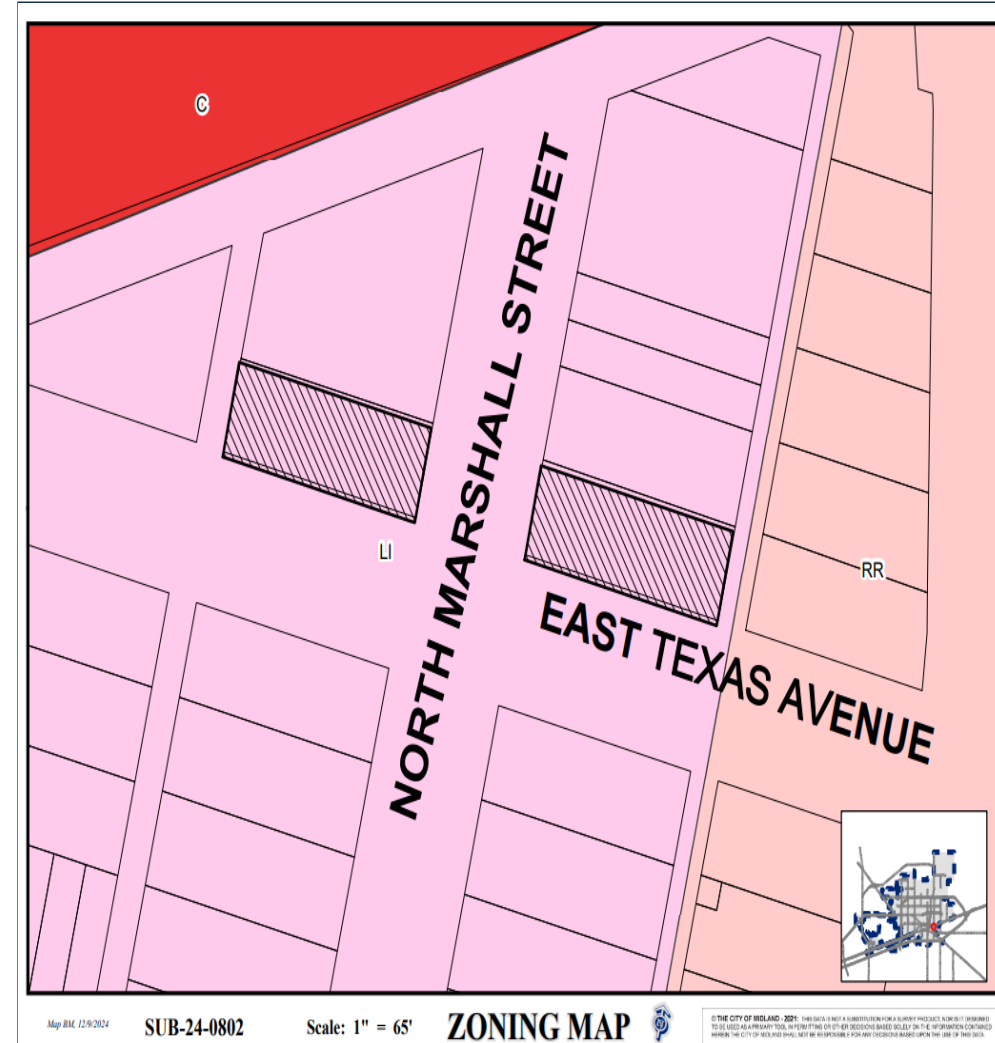
3

- # PACKET



ZONING

- **Current Zoning:** LI, Light Industrial District
- **Surrounding Zoning:**
 - **North/South/West:** LI, Light Industrial District
 - **East:** RR, Regional Retail District



LAND USE

- **Current Use:** Vacant
- **Proposed Use:** Mechanic Shop
- **Surrounding Uses:**
 - **North:** Residential and an auto repair shop
 - **West:** Vacant Structure
 - **East/South:** 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. Amenities such as parks, plazas and quality streetscapes should be more prevalent than in U-L areas.



COMPREHENSIVE PLAN ANALYSIS

- Land use is **compatible** with surrounding area & TCT Plan



RELATED ITEMS

- The preliminary plat was approved at the February 18, 2025, Planning and Zoning Commission meeting.



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the final plat of Original Town, Section 29 subject to condition A.

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



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 17, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Motion approving a Final Plat of Blackburn 1130 Addition, being a plat of a 3.002-acre tract of land located in the southeast quarter of Section 27, Block 38, T-1-S, T&P RR Co. Survey, Abstract No. 23, Midland County, Texas. (Generally located on the west side of North County Road 1130, approximately 300-feet south of East County Road 66.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

John Cowan & Associates, on behalf of DG Holdings, LLC, is requesting to plat a property located at 3905 North County Road 1130 into two lots for future commercial development.

The preliminary plat was approved 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)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 01/15/2025. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 01/15/2025. [For Applicant's Information Only.]

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

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

SEWER: Deferral request for wastewater improvements were administratively approved on 01/15/2025. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

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

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

ROW dedication line should be solid (ROW is part of boundaries)

MIDLAND COUNTY PUBLIC WORKS: (Approved)

No comments

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 2 proposed lots of Blackburn 1130 Addition, PLAT OF 3 ACRES SECTION 27, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY ABSTRACT NO. 23, lot 1 is 1.6 acre, lot 2 is 1 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well and other structures on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

No comments

Planning: (Approved)

Staff recommends approval of the Final Plat of Blackburn 1130 Addition.

Attachments:

Final Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

SUB-24-0759

Case Number:

P-25-2215

Proposed Subdivision Plat Name: Blackburn 1130 Addition**Legal Description (attached sealed Metes and Bounds):**

3.002 acres, Part of Section 27, Block 38, Township 1 South, T & P.R.R. Co. Survey, Abstract No. 23, Midland County, Texas

Property Owner

Printed Name: William C. Underwood

Phone ()

Email

Address P.O. Box 51888

City Midland

State TX

Zip 79710

Developer (if different than Owner)

Printed Name: DG Holdings, LLC - John Hamlin

Phone ()

Email

Address 825 Sisk Avenue, Suite 200

City Oxford

State MS

Zip 38655

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

Firm: John Cowan & Associates

Printed Name: Alissa Watson

Phone ()

Email

Address 10147 CR 135

City Flint

State TX

Zip 75762

Current Zoning:**Reason for Platting:** Creation of lot and block for retail commercial development.**Plat Information**

Total Acreage: 3.002

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

Number of Lots: 2

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')

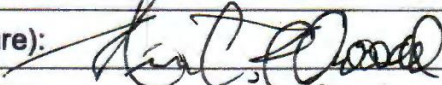
For plats 18" to 24" \$61.00

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: 7-30-24

Property Owner (printed):

William C. Underwood

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 _____ 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

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Mylar

☒ Application Fee

Check # 3067

☒ 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 # 3461

Received By: Brite

Date: 7-30-24

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

1. BEARINGS/DISTANCES COORDINATES
TO THE TEXAS STATE
PLANE COORDINATE SYSTEM, TEXAS
CENTRAL ZONE (4203)
2. NORTH AMERICAN DATUM OF 1983
IN FEET, IN DECIMAL FEET

3. **ORIGINAL SET IN EDGE**
E 30° 38' 07" E 31.05'
N 79° 23' 15" E 27.55'
4. **NORTH EAST CORNER**
OF LOT 1218 IN
SECTION 16, T12N, R10E, S12E
5. **SOUTH EAST CORNER**
OF LOT 1218 IN ZONE "K"
OF THE 2007 ANNUAL CHARTER
LOCAL PLAN PER CITY
ADMINISTRATIVE MANAGEMENT
AGENCY, EASEMENT RATE MAP NO.
6. **SE 1/4 OF SECTION 16, T12N, R10E, S12E**
OF THE 2007 ANNUAL CHARTER
LOCAL PLAN PER CITY
ADMINISTRATIVE MANAGEMENT
AGENCY, EASEMENT RATE MAP NO.
7. **APPROVAL OF A SITE PLAN BY THE CITY**
OF IOWA, AND THE CITY OF
IOWA, MAY BE OBTAINED.
8. **APPROVAL OF A SITE PLAN BY THE CITY**
OF IOWA, AND THE CITY OF
IOWA, MAY BE OBTAINED.
9. **APPROVAL OF A SITE PLAN BY THE CITY**
OF IOWA, AND THE CITY OF
IOWA, MAY BE OBTAINED.

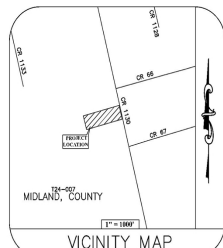
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	28.82'	28.20'	S 83°48'49" E	41°16'31"
C2	40.00'	28.82'	28.20'	S 83°48'49" E	41°16'31"

LINE	BEARING	DISTANCE
L1	S 75°34'56" W	70.00'
L2	N 78°15'34" W	68.60'
L3	S 75°34'56" W	145.43'
L4	N 83°16'46" W	33.26'
L5	S 75°34'56" W	36.97'
L6	N 75°34'56" E	210.48'
L7	S 63°08'33" E	15.71'
L8	N 75°34'56" E	69.94'

[illegible]

LEGEND

- 1/2" IR FOL (SURVEYOR)
- MAG NAIL ST
- MAG NAIL FO
- ⊗ 2" DISK SPINDLE FOL
- ◆ TEMPORARY PERMANENT



**JOHN COOK &
ASSOCIATES, INC.**
FIRM NO. 10025500
CERTIFICATION NO. 10025500

AFFIDAVIT
CALL: 4.00
CLAYTON EDWARDS
WEBB AND
BARBARA ANN
WEBB NO
2015-03-31
NGUYEN
NOVEMBER
11 2015

CALL: 3
ACRES
ESTATE OF
BILLY RAY
CONAWAY TO
WILLIAM C
UNDERWOOD
DOC. NO. 2013-
18454
JUNE 24, 2013

CALL: 3.00
ACRES
GARETH
PARTRIDGE AND
HEATHER
DOCKING TO
MICHAEL BUSBY
ANARCH 20
BERNARDINE
BUSBY

UTILITY COMPANIES CERTIFICATE

Mark Lieb
At mos Energy
Jeffrey R. Henderson
O ncor Electric
Luis Montez
Optim um
Underwood

OWNER'S
CERTIFICATE
STATE OF
KENTUCKY
INDLAND

Whereas, William C. Underwood is the sole owner of all that certain lot, tract, or parcel of land situated in the County of _____, State of _____, containing _____ acres, more or less, City and Parish of _____, Kentucky, being a plat of a 3,002 acre tract known as _____, Section 38, T-1-S. & T-P RR Co.

Partly owned by _____, who hereby adopt this declaration that he took a week 1, Blackwater Addition Property, _____ Addition, _____ to the _____, _____, _____, and hereby dedicate to the public use forever the streets, alleys and easements shown on _____, Texas this the _____ day of _____,

ACKNOWLEDGMENT
STATE OF
TEXAS
COUNTY OF
MIDLAND
I, _____, was acknowledged before me on
_____ by William
C. Underwood.

Notary Public, State
of Texas

CERTIFICATE OF
APPROVAL

For approval by the
 the undersigned certify that the above and foregoing plat of the
 Blackburn 1130 Addition, was approved by
 proper action of the City Planning and Zoning Commission of
 the City of Garland, Texas on this

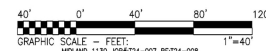
2025.
Signed: _____
Lucy Sisniega, Chairman
Signed: _____
Landon Ochoa, Secretary

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

Philip W. Cornett
Registered Professional Land
Surveyor
Texas Registration No. 5515



PLATE FILED FOR
RECORD
MIDLAND
COUNTY, TEXAS
DATE: _____
AGE: _____



FINAL
PLAT

**BLACKBURN 1130
ADDITION**

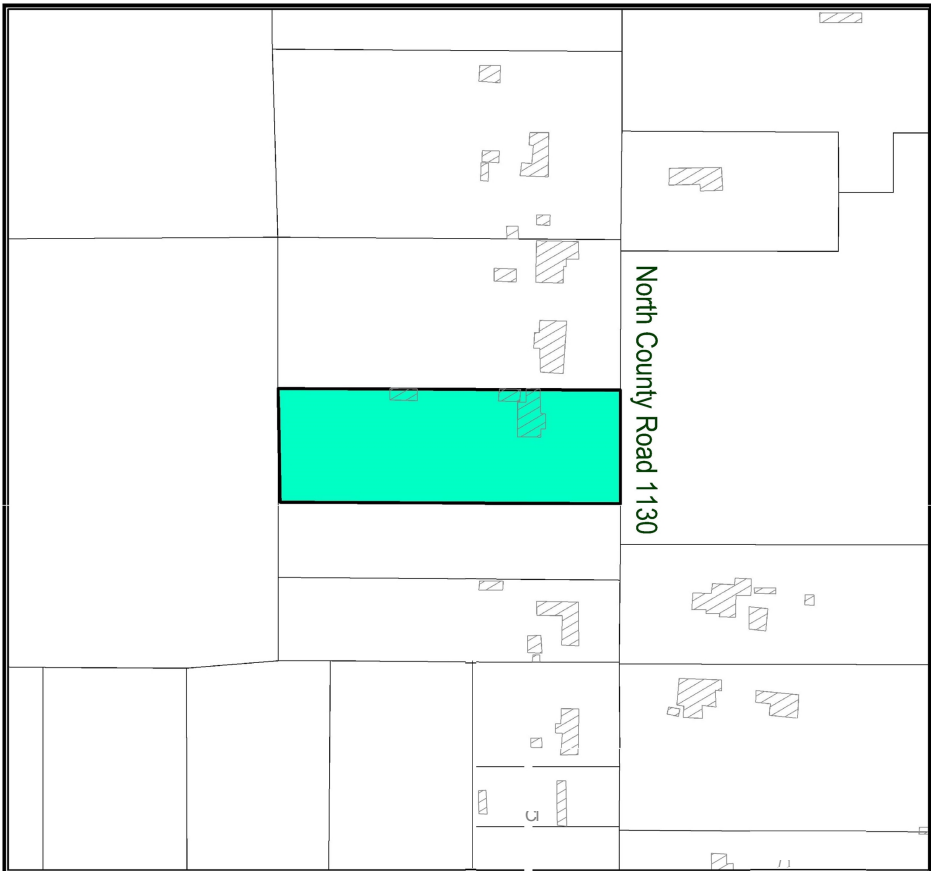
located in the Southeast
Quarter of Section 15, T10N &
R10E, Co. Summit,
Abstract No. 55, Midland
County, Texas.

DEVELOP

Linfield, Hunter & Junius, Inc.
 3608 18TH STREET, SUITE 200
 METAIRIE, LOUISIANA 70002
 504-833-5300

William C. Underwood
 P.O. BOX 51888
 MIDLAND, TX 79710
 432-413-8855

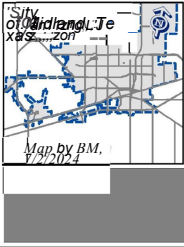
DEVELOPER:
DG HOLDINGS, LLC
825 SISK AVENUE, SUITE 200
OXFORD, MS 38655
662-513-4194



Location Map

SUB-24-0759 **Scale: -1"**
216
 Proposed plat of Blackburn
 1130 Addition being a
 3.002-acre tract of land of
 Section 27, Block 38, Lex
 nel-S, T&P R.R. Coas Survey,
 West of N. 23
 side of North County
 Road 1130, approximately
 680-feet south of East
 County Road 65.
 Extraterritorial Jurisdiction

LEGEND
 CITY LIMITS
 PARCELS
 PRIVATE
 BLDGS







BLACKBURN 1130 ADDITION

FINAL PLAT

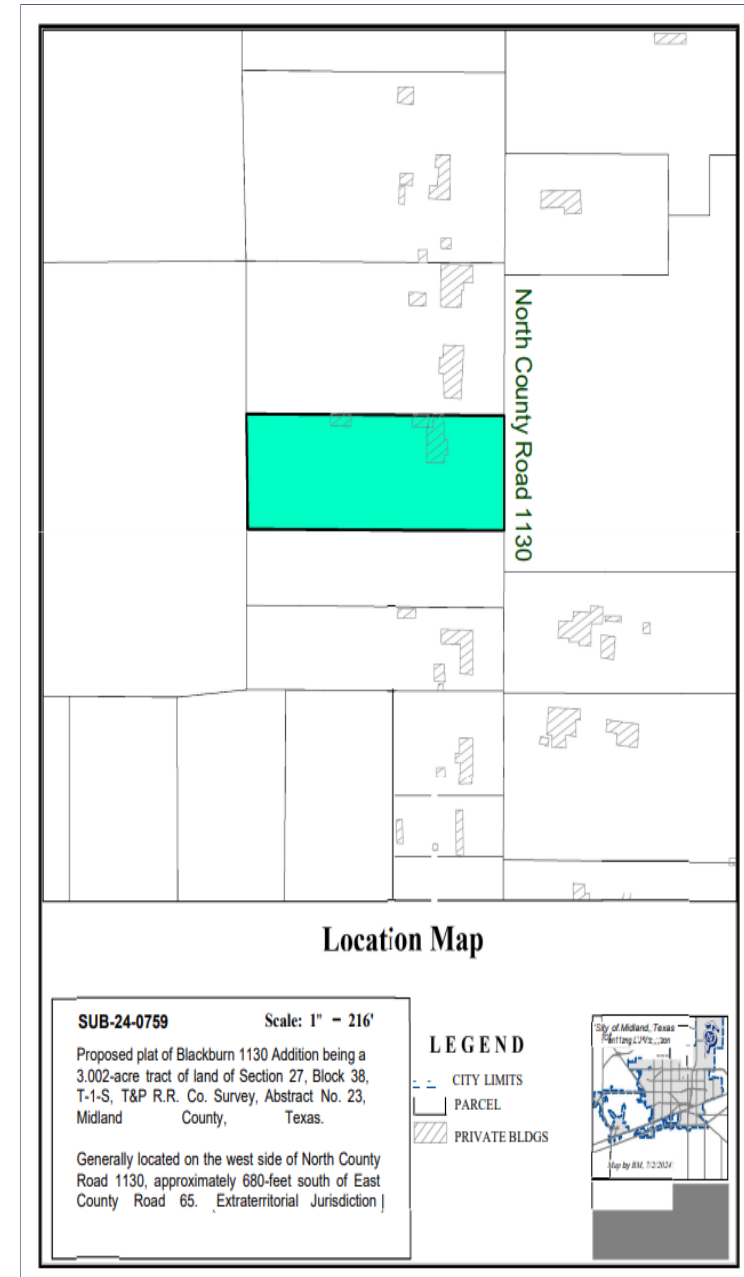


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** William C. Underwood
- **Developer:** John Hamlin, with DG Holdings
- **Representative:** Alissa Watson, with John Cowan and Associates
- **Application Type:** Final Plat
- **Address:** 3905 North County Road 1130 (ETJ)



3

- # PACKET



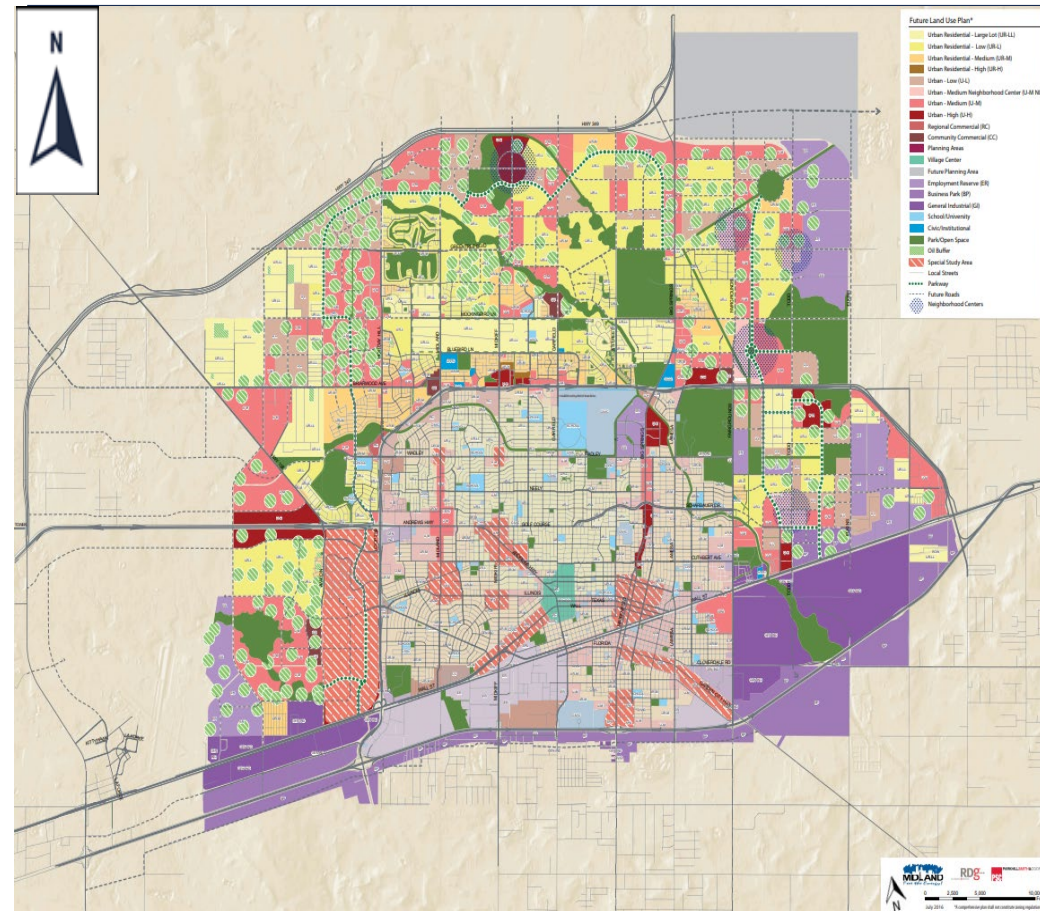
LAND USE

- **Current Use:** Residential
- **Proposed Use:** Dollar General Store
- **Surrounding Uses:**
 - **North/South/West:** Residential
 - **East:** Vacant



COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - Not designated



RELATED ITEMS

- The preliminary plat was approved at the September 16, 2025, Planning and Zoning Commission meeting.



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the final plat of Of Blackburn 1130 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 17, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving a Final Plat of College Heights, Section 10, being a replat of a 0.65-acre portion of Lot 1, Block 1, Howard-McCarroll, in part, and a 1.8-acre tract of land and situated in Section 33, Block 39, T-1-S T&P RY. Co. Survey, in part, City and County of Midland, Texas. (Generally located on the north side of West Kentucky Avenue, approximately 300 feet west of McGarvey Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

LI, Light Industrial District, in part, and C, Commercial District, in part.

Preliminary Plat Approval:

Eduardo Aleman with Magrym Consulting is requesting to replat a property located at 3000 West Kentucky Avenue and two adjacent tracts of land into one lot to combine the properties for future expansion of the company.

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

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

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

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

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

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

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

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

Transportation: (Approved)

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 comment.

Planning: (Approved)

Staff recommends approval of the Final Plat of College Heights, Section 10.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



COLLEGE HEIGHTS, SECTION 10 ITEM — FINAL PLAT

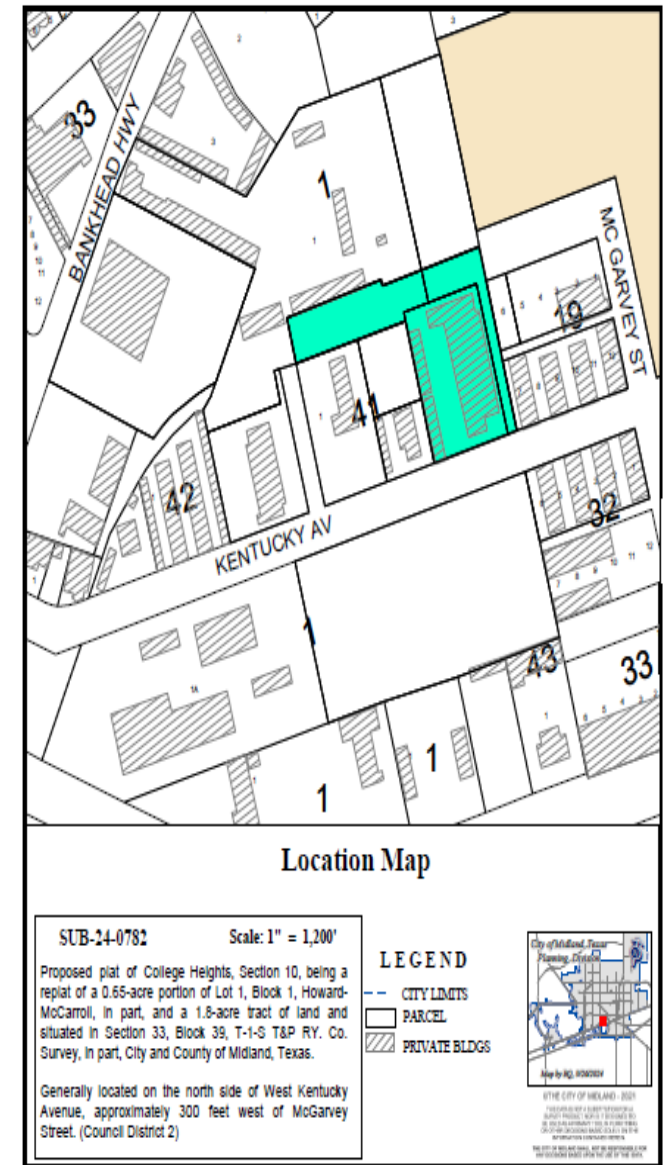


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APPLICATION SUMMARY

- **Property Owner:** American Builders & Contractors Supply Co., Inc.
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Application Type:** Final Plat
- **Location:** Generally located on the north side of West Kentucky Avenue, approximately 300 feet west of McGarvey Street. (Council District 2)

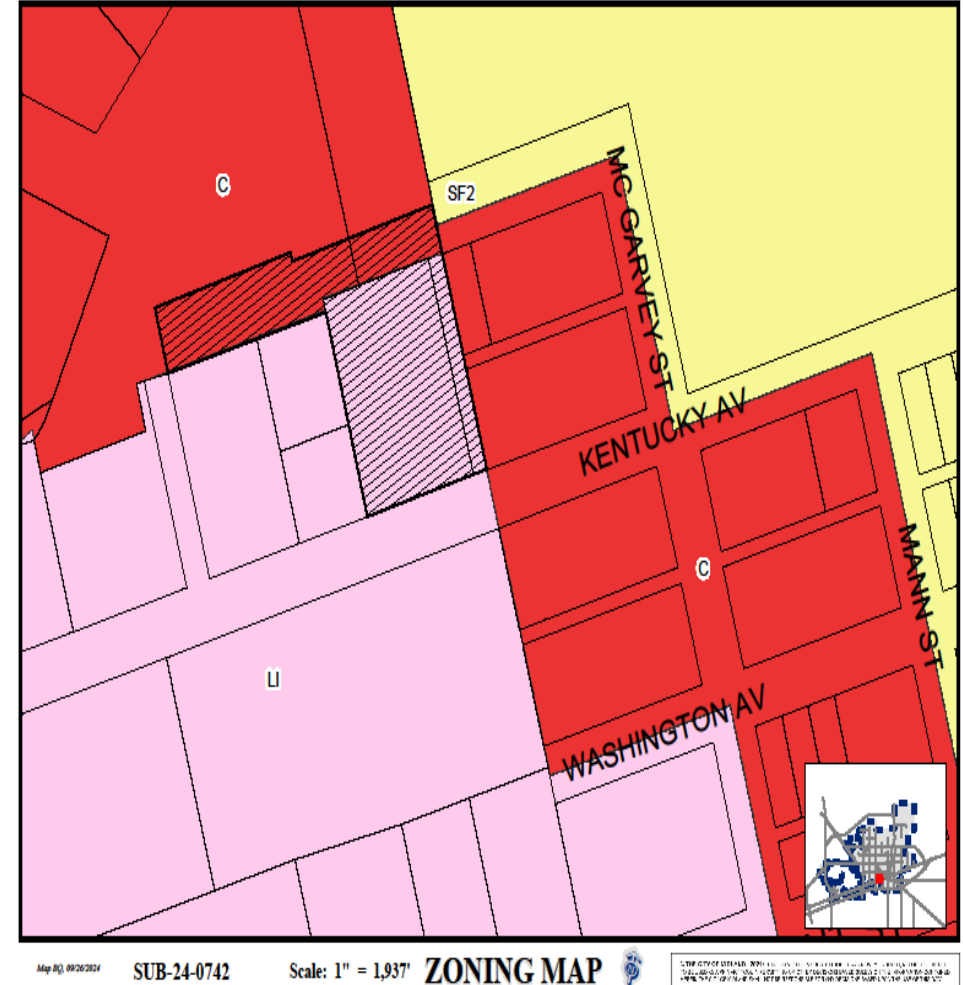


- **Acreage:** 2.45
- **Number of lots:** 1
- **Reason for Request:** To combine properties.



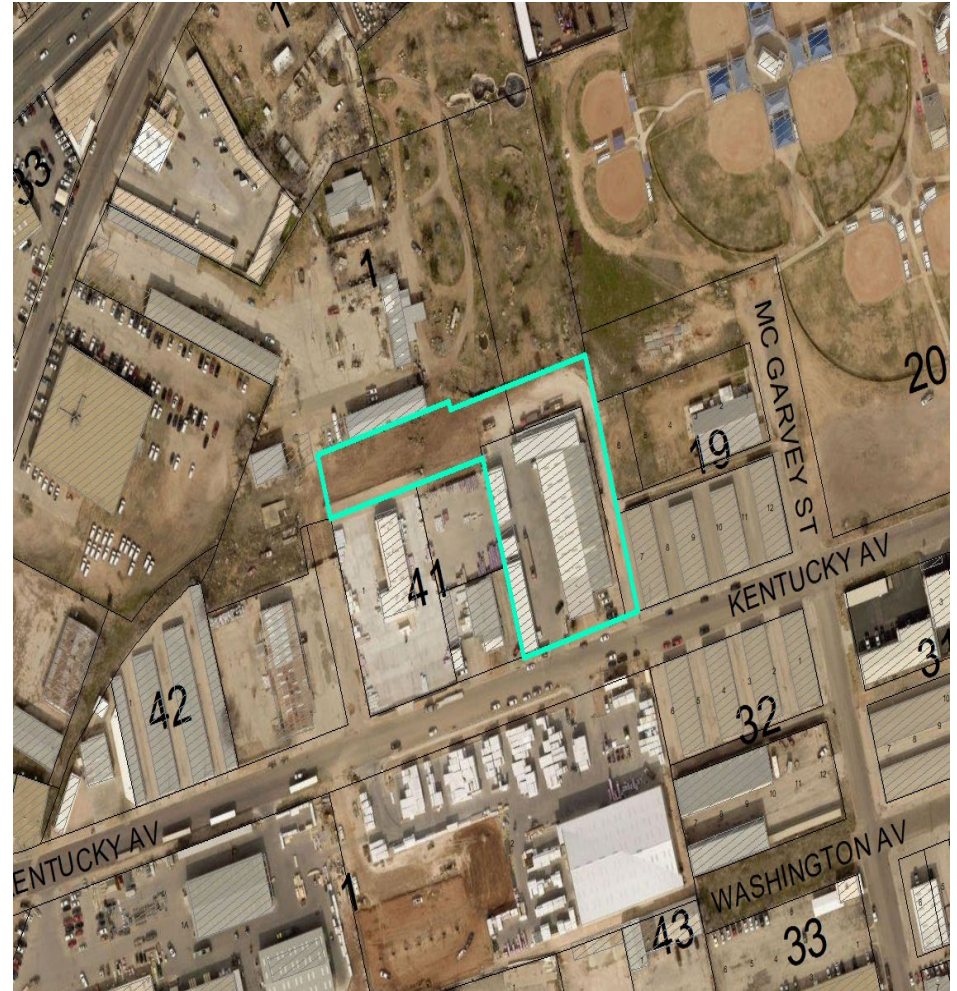
ZONING

- **Current Use:** LI, Light Industrial District, in part, and C, Commercial District, in part.
- **Surrounding Uses:**
 - **North:** C, Commercial District
 - **East:** C, Commercial District, SF2, Single-Family Dwelling District
 - **West:** C, Commercial District, LI, Light Industrial District
 - **South:** LI, Light Industrial District



LAND USE

- **Current Use:** Industrial
- **Proposed Use:** Industrial
- **Surrounding Uses:**
 - **East:** Storage Units
 - **North:** Construction Company
 - **South/West:** McCoy Store and Warehouse



COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
Employment Reserve – (ER)
- Areas preserved for larger business. Centers with major office and business uses such as research centers or corporate headquarters.
- Request is compatible with TCT Plan and surrounding area.



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the Final Plat of College Heights, Section 10.

MISSION

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



Final Plat Application

Project Number:

SUB-24-0782

Case Number:

P-25-2196

Proposed Subdivision Plat Name: College Heights Section 10**Legal Description (attached sealed Metes and Bounds):**

BEING A REPLAT OF A 0.73-ACRE PORTION OF LOT 1, BLOCK 1, HOWARD-MCCARROLL, A 1.38-ACRE TRACT OF LAND AND A 0.42-ACRE TRACT OF LAND SITUATED IN

SECTION 33, BLOCK 39, T-1-S T&P RY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TX.

Property Owner

Printed Name: American Builders & Contractors Supply Co., Inc

Phone 432) 254-0327

Email ed.aleman@magrym.com

Address 1 ABC Parkway

City Beloit

State WI

Zip 53511

Developer (if different than Owner)

Printed Name:

Phone 432) 254-0327

Email ed.aleman@magrym.com

Address

City

State

Zip

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

Firm: Magrym Consulting

Printed Name: Eduardo Aleman

Phone 432) 254-0327

Email ed.aleman@magrym.com

Address 800 N. Marienfeld, Suite 100

City Midland

State TX

Zip 79701

Current Zoning: LI**Reason for Platting:** To include with the existing tract**Plat Information**

Total Acreage: 2.52

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
- 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): Tyler D. Williams

Date: 2-5-25

Property Owner (printed): Tyler D. Williams

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.

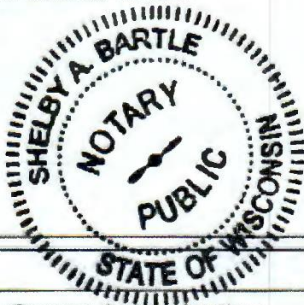
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF ~~TEXAS~~ WISCONSIN
COUNTY OF MIDLAND ROCK

Before me, the undersigned authority, on this day personally appeared Tyler D. Williams who, being by me duly sworn, upon oath says: That (s)he is authorized by American Builders & Contractors Supply Co., Inc., 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.

Tyler D. Williams
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.



Shelby A. Bartle
Rock Wisconsin
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS
Commission exp 11/16/2024

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Mylar

☐ Application Fee

Check # invoiced

Received By: Bartle

☒ 1 Copy of Dimensioned Plat

☒ 1 Copy of Plat (11x17)

☒ Title Opinion

☐ Tax Certificates

☒ Plat in Digital Format (PDF/JPEG)

☐ CADD File

☐ Public Improvement

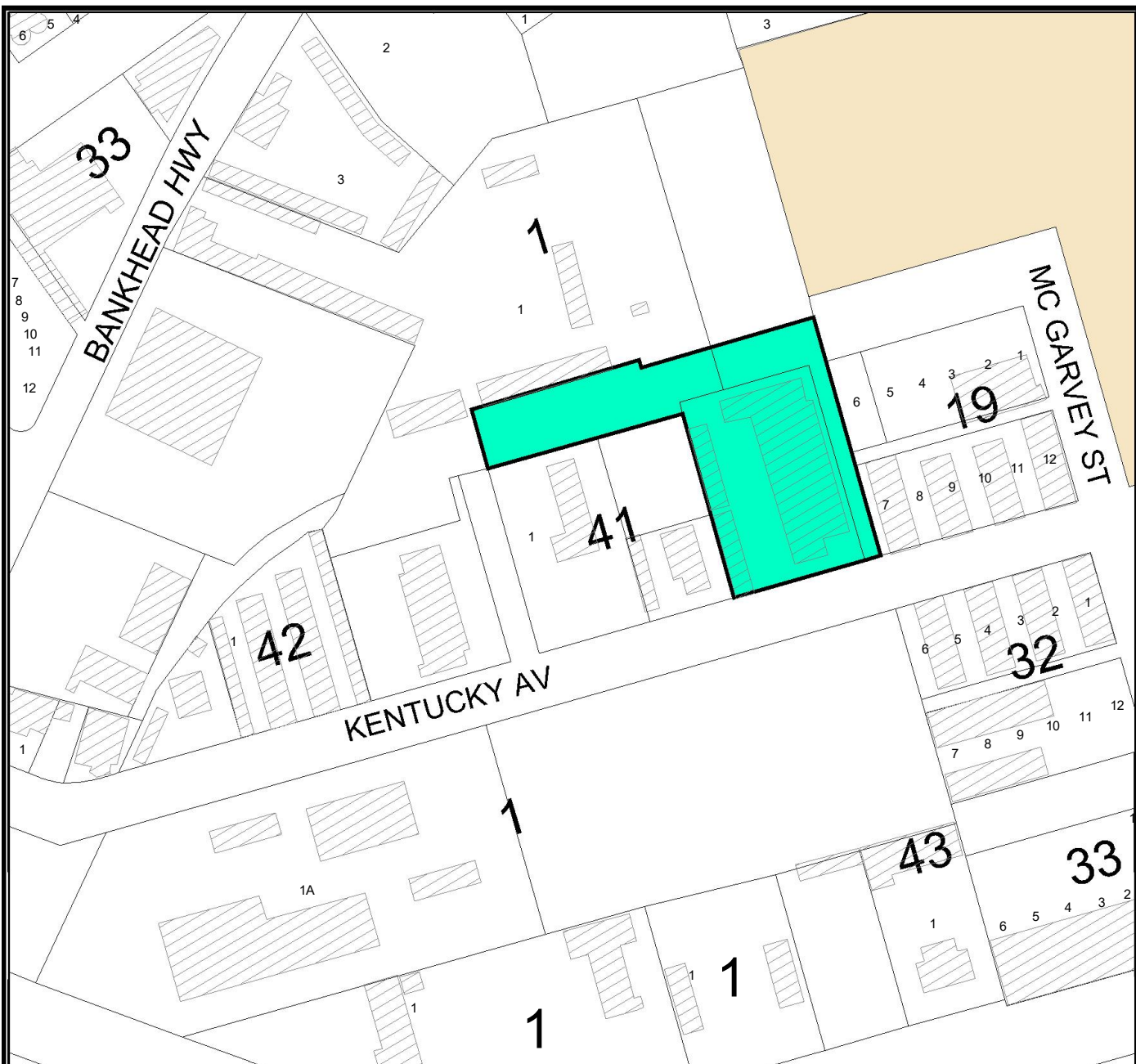
☐ Recording

Check # 30125

Date: 2-5-25

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

PACKET



Location Map

SUB-24-0782

Scale: 1" = 1,200'

Proposed plat of College Heights, Section 10, being a replat of a 0.65-acre portion of Lot 1, Block 1, Howard-McCarroll, in part, and a 1.8-acre tract of land and situated in Section 33, Block 39, T-1-S-T&P RY. generally located on the north side of West Kentucky Avenue, approximately 300 feet west of McGarvey Street. (Council District 2)

LEGEND

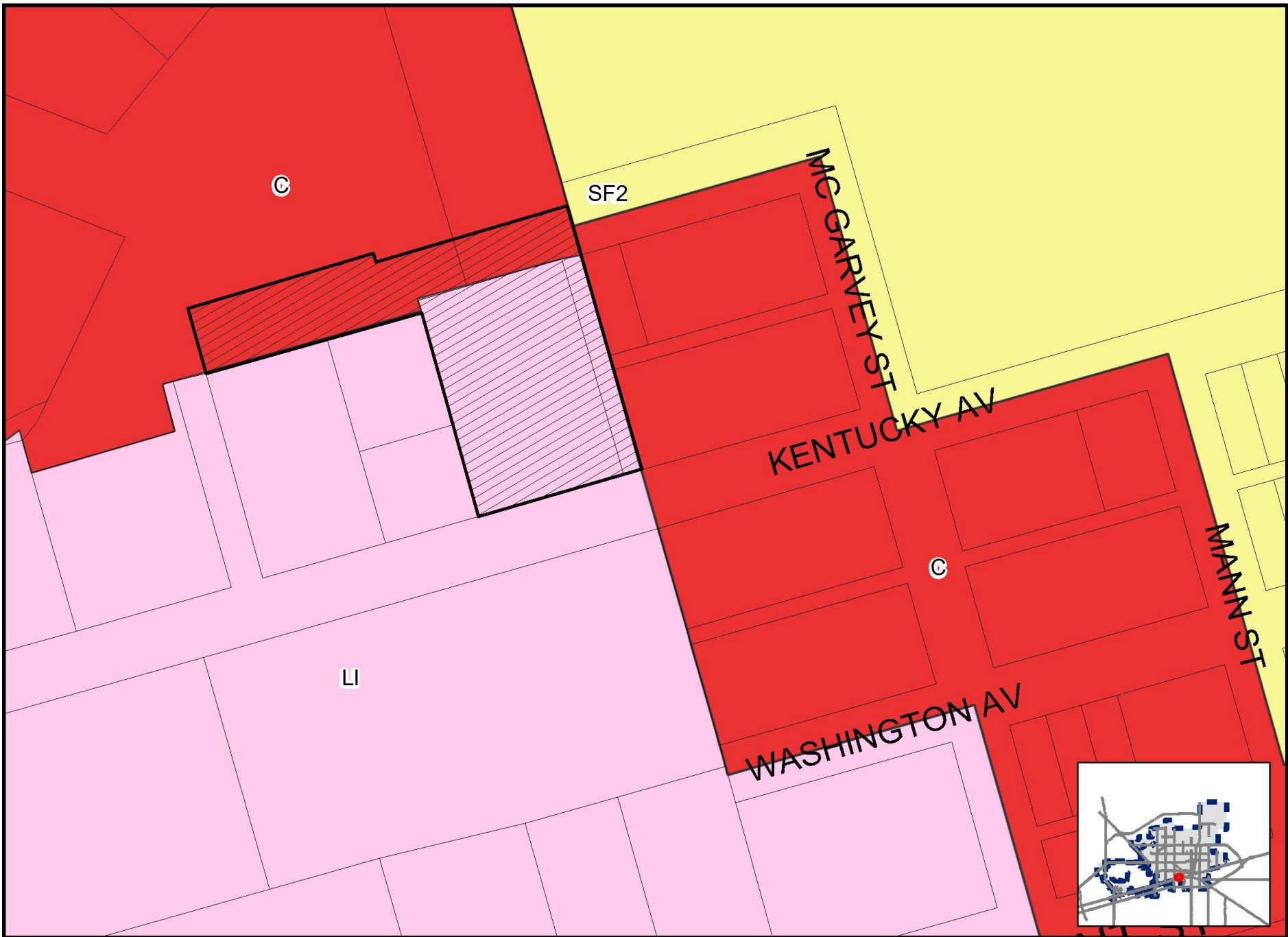
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

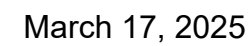


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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







Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: March 17, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Hold a public hearing and consider a request by Pennell Land Surveying, LLC, on behalf of Carl Englestad, for a Zone Change from RR, Regional Retail District, to MH, Manufactured Housing District, on Lots 6 through 9, Block 121, Southern Addition, City and County of Midland, Texas. (Generally located on the north side of East New York Avenue, approximately 70 feet west of South Terrell Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Pennell Land Surveying, LLC, on behalf of Carl Englestad, is requesting a Zone Change for a property located at 511 East New York Avenue from RR, Regional Retail District to MH, Manufactured Housing District, to allow future residential development.

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The property to the north is zoned LI, Light Industrial District, and is being used for a store. The property to the east is zoned RR, Regional Retail District, and is the location of a single-family dwelling. The properties to the west are zoned MH, Manufactured Housing District, and consist of manufactured homes and single-family dwellings. The property to the south is zoned RR, Regional Retail District, and is the location of a single-family dwelling.

Analysis:

The applicant is seeking this zone change in in order to place two manufactured homes on these vacant lots. These vacant lots are currently zoned RR, Regional Retail District, and manufactured homes are not a permitted use. A zone change to MH, Manufactured Housing District, would allow for the placement of the two proposed manufactured homes at these properties per the City of Midland Zoning Ordinance Use Chart. [Midland City Code Section 4.03]

These four vacant lots are concurrently being replatted into two lots in addition to this zone change request, so that they are in compliance with the Residential Zoning District Dimensional Regulations Chart for the MH, Manufactured Housing District zoning regulations [Midland City Code Section 5.04]

These vacant lots are located in a residential neighborhood that is developed with a mix of single-family dwellings and manufactured homes. The properties that these lots abut to the west are zoned MH, which further supports this zone change request. MH zoning can also be found just southwest of these lots. Changing this zoning would allow for these lots to reflect the predominantly residential use that can be found in this area.

This request is not consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban-Medium (U-M). This designation does not call for the MH, Manufactured Housing District. However, it does call for multiple types of residential zonings such as all of the Single-Family Dwelling Districts, as well as the Townhouse District.

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas well concern for Zoning. Informational: Future plats will need to identify any Oil or Gas wells and include 500 ft. radius for a city permitted well or the 135 ft. radius for non-permitted well radius on plat. Please note if oil & gas wells are not identified or left off a plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified with comments- No structure shall be built over an abandoned well.

Engineering: (Approved)

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

Code: (Approved)

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

Transportation: (Approved)

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

Planning: (Approved)

Therefore, staff recommends approval of this Zone Change from RR, Regional Retail District to MH, Manufactured Housing District.

Letters of Objection:

Staff has not received any letters of objection as of March 14, 2025.

Attachments:

Application
Survey
Maps
PowerPoint



**Zone Change/Planned District
Amendment/Site Plan Approval**

Project Number: _____

Case Number: 2-25-0410

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>CARL ENGLESTAD</u>		Phone (432) <u>664.2355</u> Email: <u>CARLENGLESTAD@gmail.com</u>	
Address: <u>1066 E. New Jersey</u>	City: <u>Midland</u>	State: <u>TX</u>	Zip: <u>79701</u>

Property Owner Printed Name: <u>SAME</u>		Phone () _____ Email _____	
Address _____	City _____	State _____	Zip _____

Representative (if different from Applicant or Property Owner) Firm: <u>PENNEL LAND SURVEYING LLC</u> Printed Name: <u>MARCY NEELY / SURVEYOR</u>		Phone (432) <u>576-6256</u> Email: <u>BRUCEPENNEL@YAHOO.COM</u> <u>BRUCE PENNEL @YAHOO.COM</u>	
Address: <u>2030 W. Cuthbert Ave</u>	City: <u>Midland</u>	State: <u>TX</u>	Zip: <u>79701</u>

Street Address: <u>511 E. New York</u>	
Legal Description Lot: <u>6-9</u> Block: <u>121</u> Subdivision: <u>Southern</u>	

Current Zoning: <u>LOCAL RETAIL?</u> <u>* HAD HOUSE AROUND 2009</u>	Proposed Zone: <u>MH</u> (List by tracts if more than one district is requested)
Reason for Zone Change Request: <u>MATCH SURROUNDING AREA / NEIGHBOR FROM (LR TO MH)</u> <u>MOBILE HOMES ALL AROUND THE NEIGHBORHOOD</u>	
Present Use of Property: <u>VACANT LOT</u>	
Proposed Use of Property: <u>MH TO MATCH SURROUNDING AREA</u>	
How would this zone change affect the public health, safety and welfare? <u>NOT AT ALL, WOULD MATCH NEIGHBORS & AREA NEXT DOOR</u>	
Describe how conditions affecting the property have changed since present zoning designation: <u>NEW MOBILE HOME PLACED NEXT DOOR / LOT</u>	

Submittal and Fees

Items to be submitted with this application form:

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Site Plan
- Digital Copies of Site Plan (PDF/JPEG)

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

Applicant (signature):

CARL Englestad

Date: 1/29/2025

Applicant (printed):

CARL Englestad

Property Owner (signature):

[Signature]

Date: 1/29/2025

Property Owner (printed):

CARL Englestad

The Zone Change/Planned District Amendment/Site Plan Approval 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.

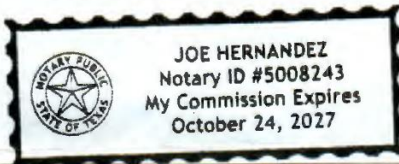
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Carl Englestad who, being by me duly sworn, upon oath says: That (s)he is the owner of 511 E. NEW YORK or authorized by CARL Englestad, 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.

[Signature]
~~Authorized Agent (signature)~~ owner

Subscribed and sworn to before me, this 29th day of January, 2025, to certify which witness my hand and seal of office.



[Signature]
Rockwall
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☐ Property Owner Authorization

☐ Dimensioned Site Plan

☐ Application Fee

☐ Plans in Digital Format (PDF/JPEG)

Check # _____

Received By: _____

Date: _____

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

PACKET

Page 8.109

March 17, 2025

Special Exception Application

2

Revised 12/16/16

ZONING EXHIBIT SOUTHERN ADDITION

LOTS 6, 7, 8 & 9, BLOCK 121
SOUTHERN ADDITION, AN ADDITION TO THE
CITY AND COUNTY OF MIDLAND, TEXAS,

Being lots 6, 7, 8 & 9, Block 121, Southern Addition, according to the plat recorded in Volume 2, Page 2 of the Deed Records of Midland County Texas and being more particularly described by metes and bounds as follows:

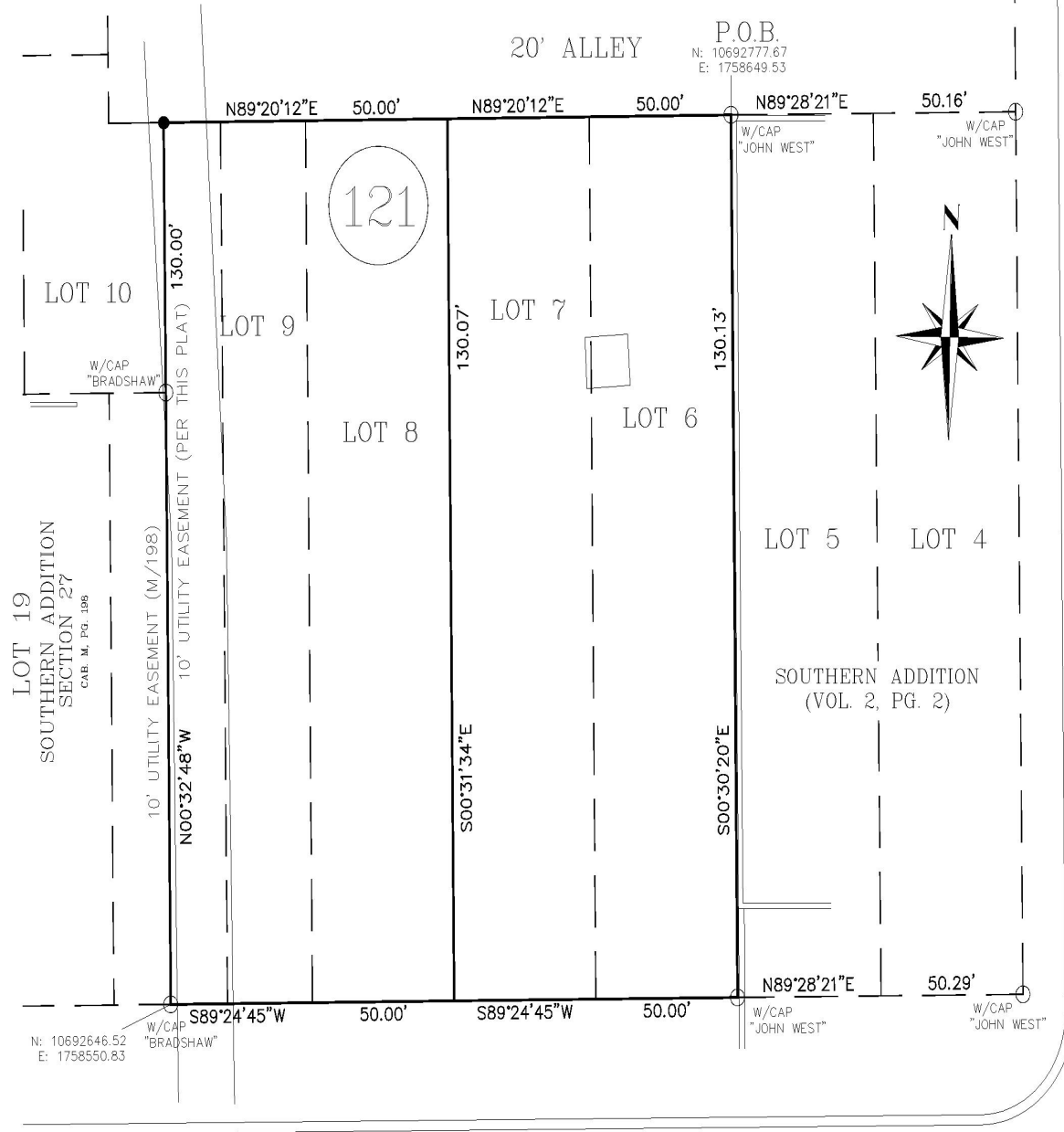
BEGINNING at a 1/2 inch iron rod with cap marked "JOHN WEST" found for the Northeast corner of said Lot 6;

THENCE S 00°30'20" E, with the East line of said Lot 6, a distance of 130.13 feet to a 1/2 inch iron rod with cap marked "JOHN WEST" found for the Southeast corner of said Lot 6;

THENCE S 89°24'45" W, a distance of 100.00 feet to a 1/2 inch iron rod with cap marked "BRADSHAW" found for the Southwest corner of said Lot 9, the same being the Southeast corner of Lot 19, Block 121, Southern Addition, Section 27, according to the plat recorded in Cabinet M, Page 198 of the Plat Records of Midland County, Texas;

THENCE N 00°32'48" W, a distance of 130.00 feet to a 1/2 inch iron rod with cap marked "RPLS 6832" set for the Northwest corner of said Lot 9;

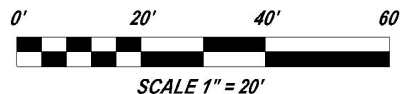
THENCE N 89°20'12" E, a distance of 100.00 feet to the POINT OF BEGINNING.



The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway.

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

PACKET



Page 8.110

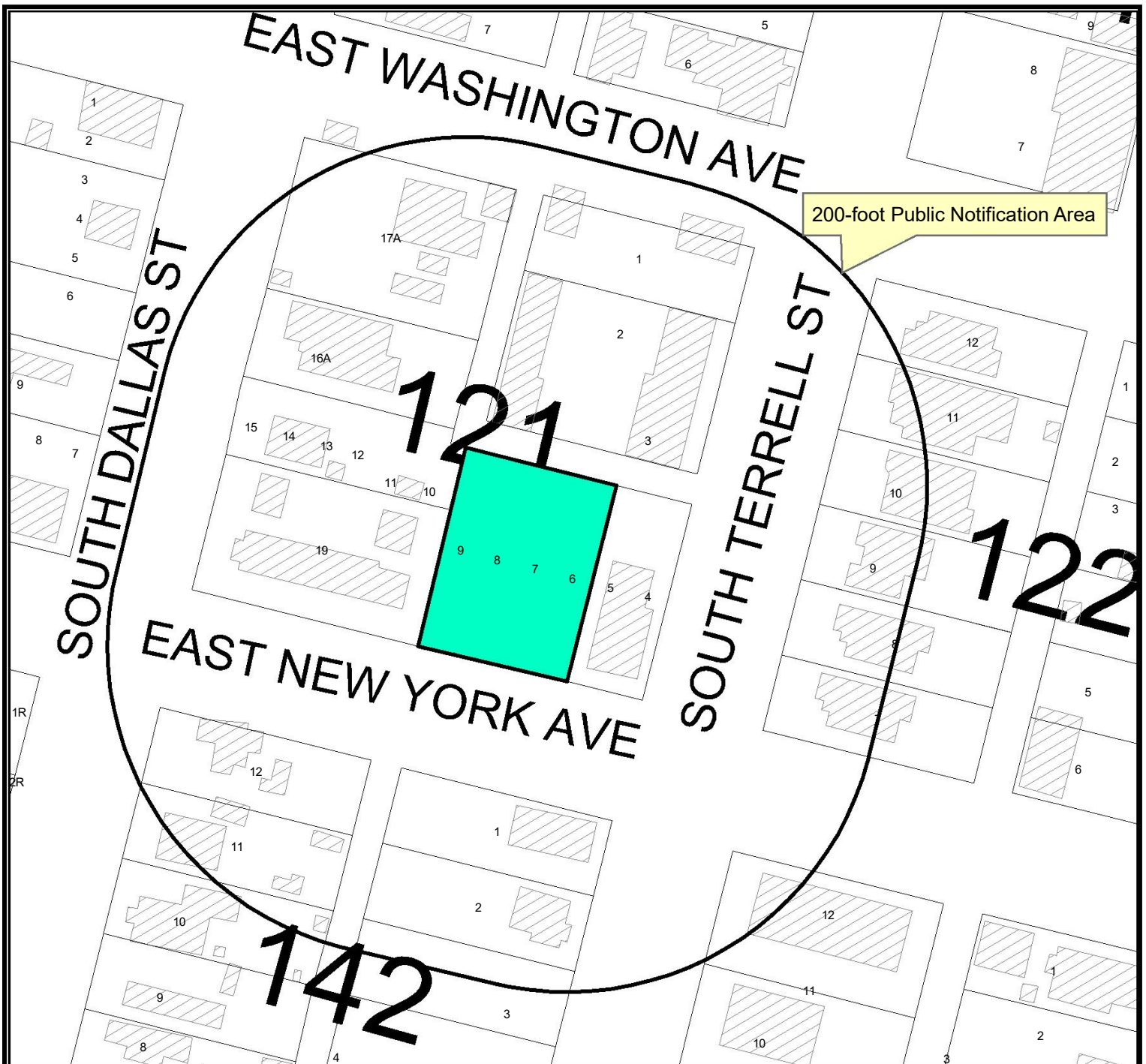
LEGEND
● Set 1/2" I.R.
W/Cap "RPLS 6832"
○ End 1/2" I.R.

PENNELL LAND SURVEYING, LLC

SURVEYING FIRM #: 10193978

2030 W. Cuthbert, Midland, Texas 79701

March 17, 2025 (432) 570-9706 pennell@yahoo.com



Location Map

Z-25-0410

Scale: 1" = 93'

Consider a request by Pennell Land Surveying, LLC, on behalf of Carl Englestad, for a Zone Change from RR, Regional Retail District, to MH, Manufactured Housing District, on Lots 6 through 9, Block 121, Southern Addition, City and County of Midland, Texas.

Generally located on the north side of East New York Avenue, approximately 70 feet west of South Terrell Street. (Council District 2)

LEGEND

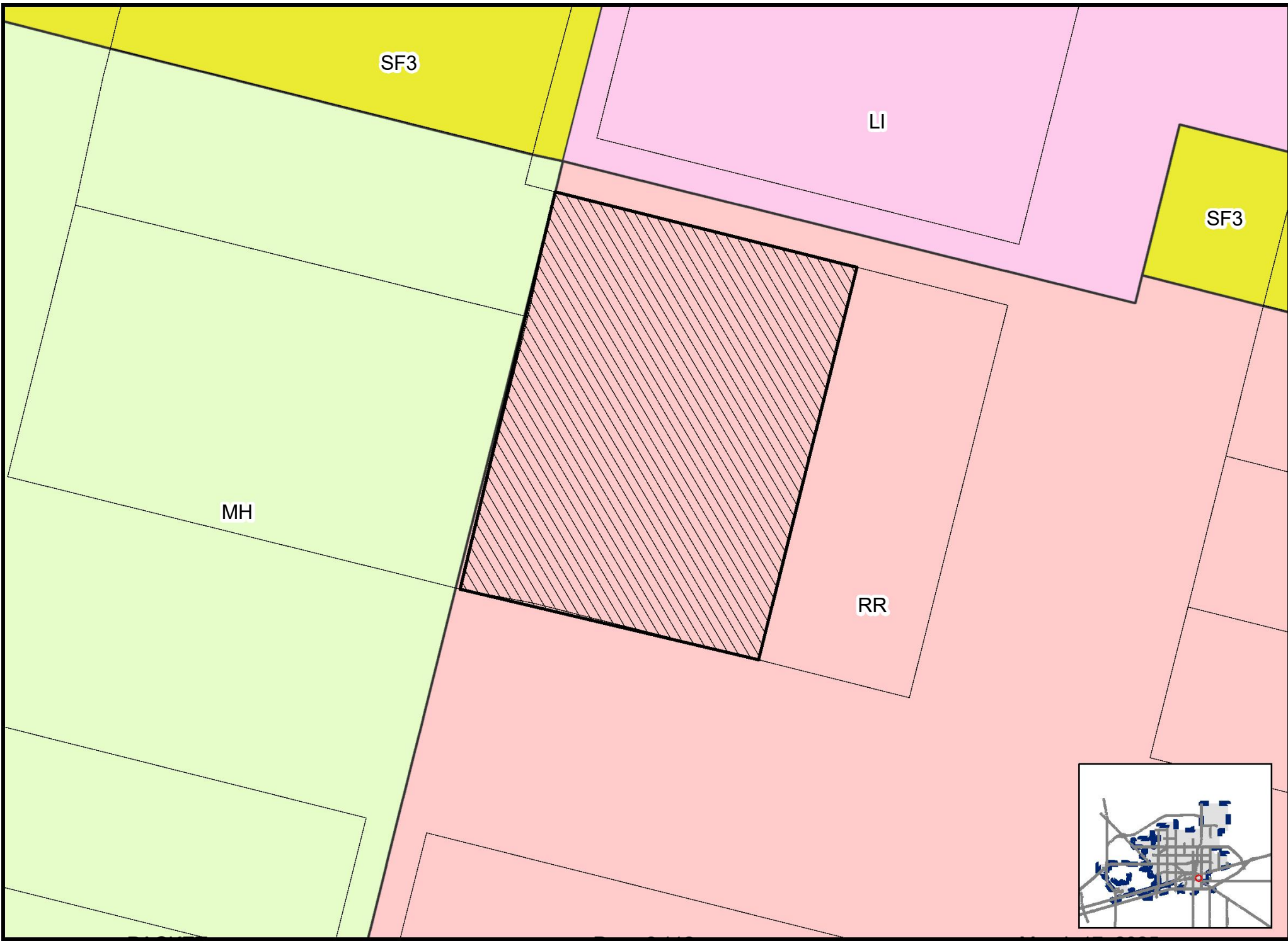
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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









511 E NEW YORK AVE

ITEM — ZONE CHANGE

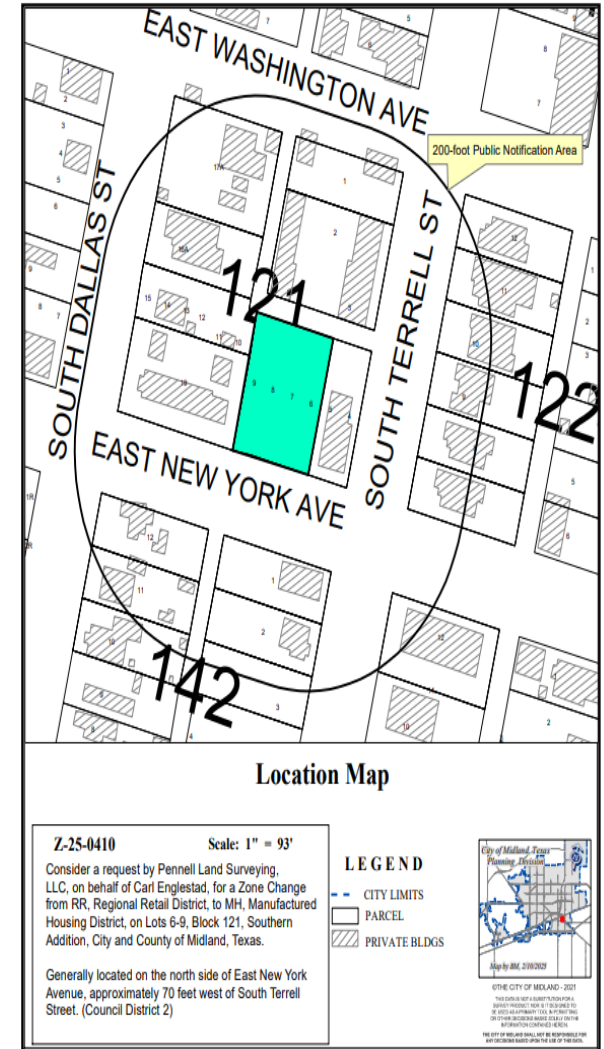


Visit Our Website

MIDLANDTEXAS.GOV

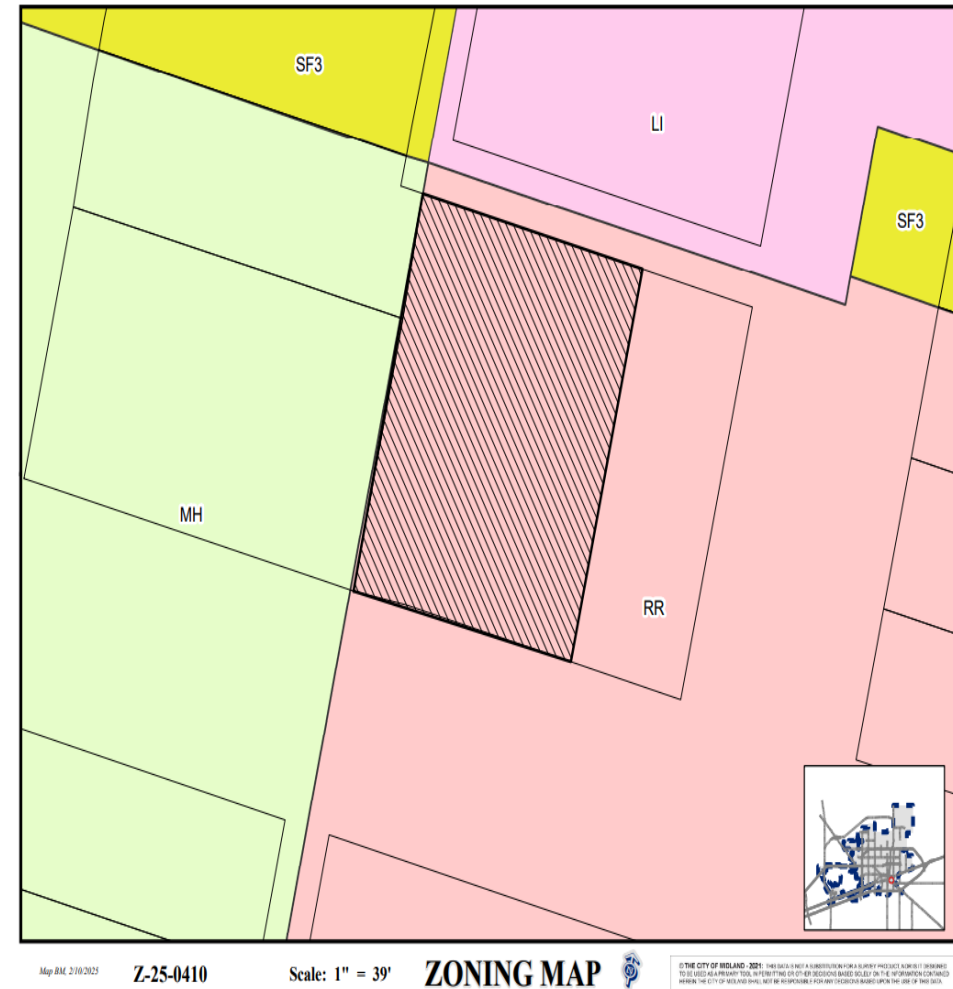
APPLICATION SUMMARY

- **Property Owner/Applicant:** Carl Englestad
- **Representative:** Bruce Pennell, with Pennell Land Surveying, LLC
- **Zone Change**
- **Address:** 511 East New York Avenue (District 2)



ZONING

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



LAND USE

- **Current Use of the Property:**
Vacant
- **Proposed Use of the Property:**
Manufactured homes
- **Surrounding Uses:**
 - **North:** Store
 - **South/East:** Single-family dwellings
 - **West:** Manufactured homes and single-family dwellings





On East New York Avenue, Looking North

COMPREHENSIVE PLAN

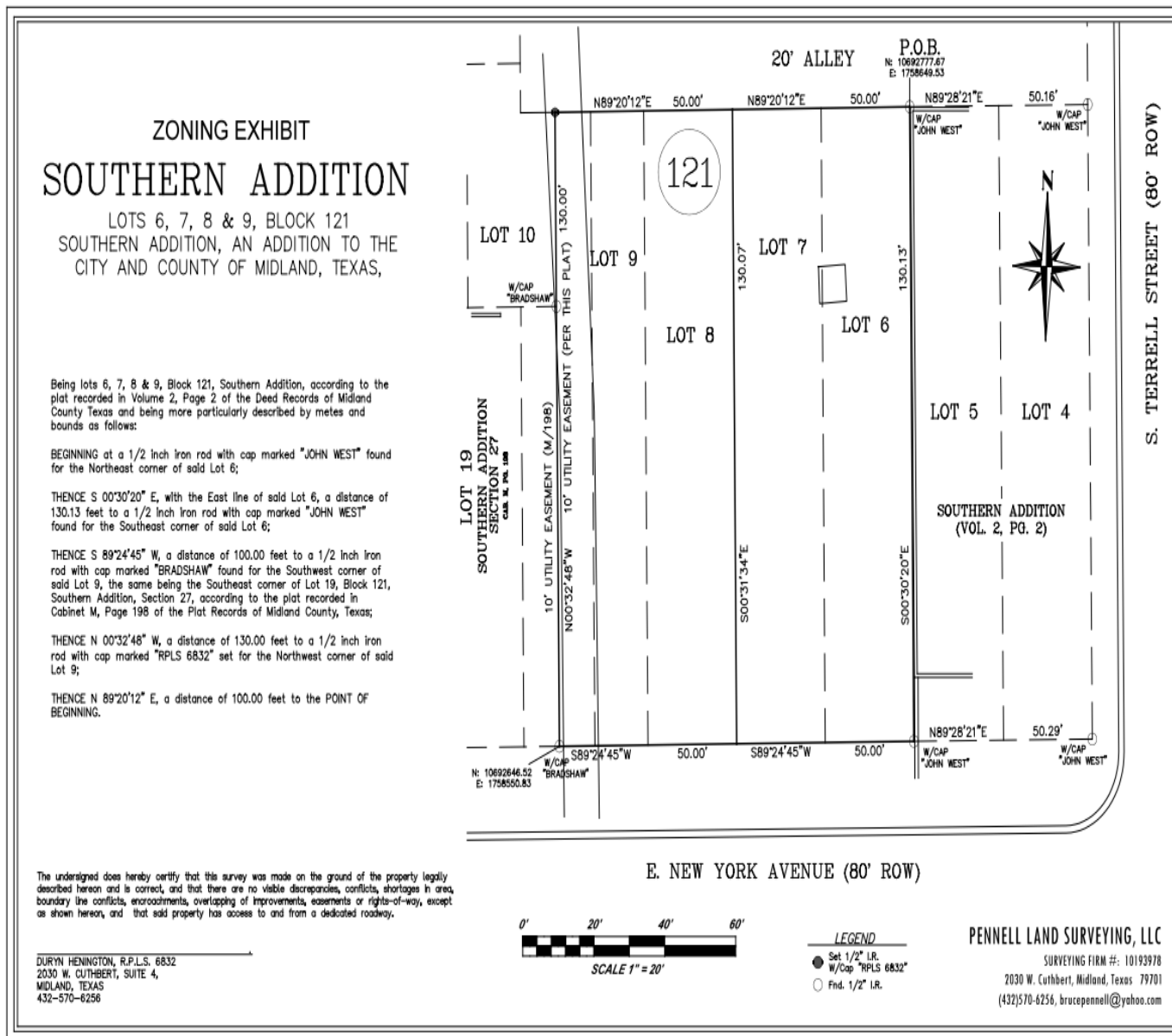
- **TCT Land Use Designation:**
Urban-Medium (U-M)
- **Supported Uses:**
 - A mix of complementary uses, including single-family housings, multi-family housing, schools, mid-sized parks and churches, commercial and mixed use. Amenities such as parks, plazas and quality streetscapes should be more prevalent than in U-L areas.



COMPREHENSIVE PLAN

- Request is **compatible** with the surrounding area, but not with the Tall City Tomorrow Plan.





Survey



RELATED ITEMS

- This property is concurrently being replatted in addition to this zone change request.



STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends **APPROVAL** of this zone change from RR, Regional Retail District, to MH, Manufactured Housing District.



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 17, 2025

TO: Planning and Zoning Commission

FROM: Beatriz Quezada, Planner

SUBJECT: Hold a public hearing and consider a request by TJ Henson for a Zone Change from O-1, Office District, to LR, Local Retail District, on Lot 1, Block 1, Lone Star Business Park, Section 1, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Maverick Lane and North State Highway 349.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve

☐ Deny

☐ Direction/Informational

Details of Request:

The applicant, TJ Henson is requesting a Zone Change from O1-Office District, to LR, Local Retail District located at 6718 North State Highway 349 to operate a bank as an allowed use.

Current Zoning:

O-1, Office District

Surrounding Zoning and Land Use:

The properties located south and north of 6718 North State Highway 349 are zoned LR, Local Retail District. The properties to the east are zoned PD, Planned Development District for Housing Development. The properties to the west are within the Extraterritorial Jurisdiction. Current land use south of the property is vacant. To the east of the property is a residential neighborhood and north of the property is a shopping center. West of the property is the office for Occidental Petroleum Corporation.

Analysis:

The subject property is currently zoned O-1, Office District. TJ Henson, representing Real Property Resources Inc., is requesting a zone change to facilitate the use of the existing building, previously occupied by Bedenbaugh as an office, to be utilized as a bank. Under the current O-1 zoning, the property is not permitted to operate a bank. The proposed zone change to LR, Local Retail District, would allow the property to be used as a bank or financial institution [Midland City Code 4.03]. The property will comply with all requirements set forth for the LR zoning district.

This request aligns with the Tall City Tomorrow Comprehensive Plan, specifically Chapter 3, which designates the area as U-M (Urban-Medium). This designation envisions a mix of housing types, as well as neighborhood and community commercial, office, and service-oriented uses.

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

Fire: (Approved)

No objections or comments.

Oil and Gas: (Approved)

No Oil & Gas well concern for Zoning. Informational: Future plats will need to identify any Oil or Gas wells and include 500 ft. radius for a city permitted well or the 135 ft. radius for non-permitted well radius on plat. Please note if oil & gas wells are not identified or left off a plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified with comments- No structure shall be built over an abandoned well.

Engineering: (Approved)

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

Code: (Approved)

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

Transportation: (Approved)

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

Planning: (Approved)

Therefore, staff recommends approval of this Zone Change from O-1, Office District, to LR, Local Retail District.

Letters of Objection:

Staff has not received any letters of objection as of March 14, 2025.

Attachments:

Application
Site Plan (Exhibit A)
Maps
PowerPoint



6718 N HWY 349

ITEM#

ZONE CHANGE REQUEST

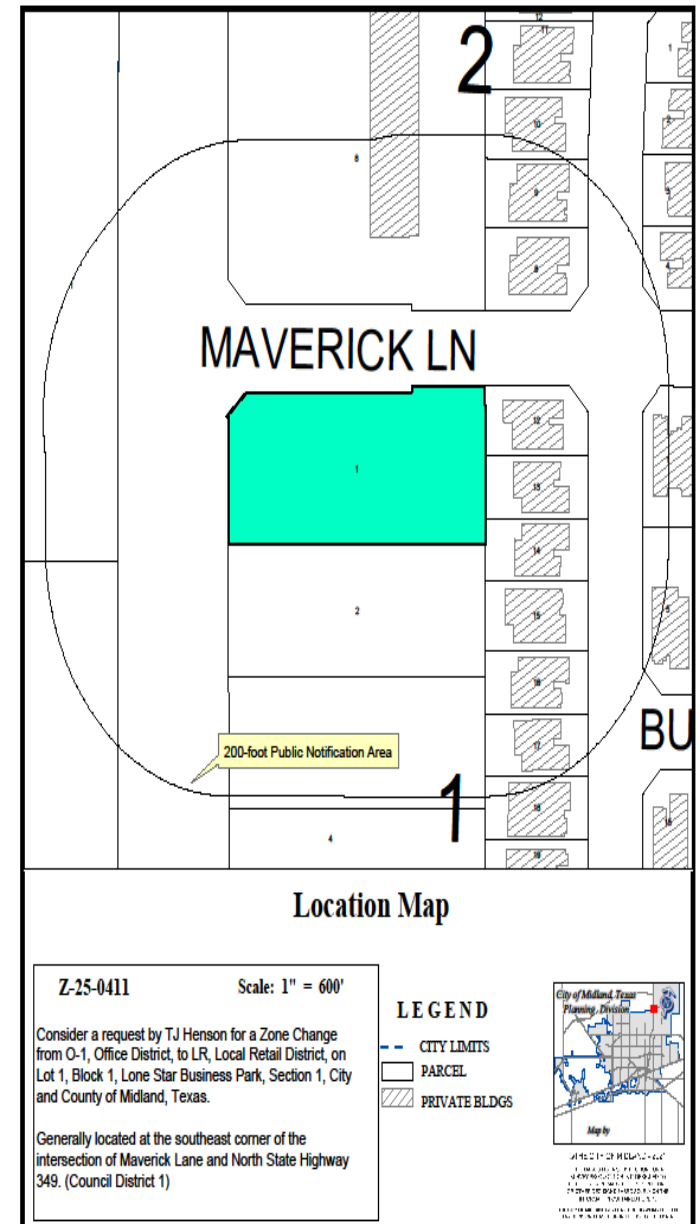


Visit Our Website

MIDLANDTEXAS.GOV

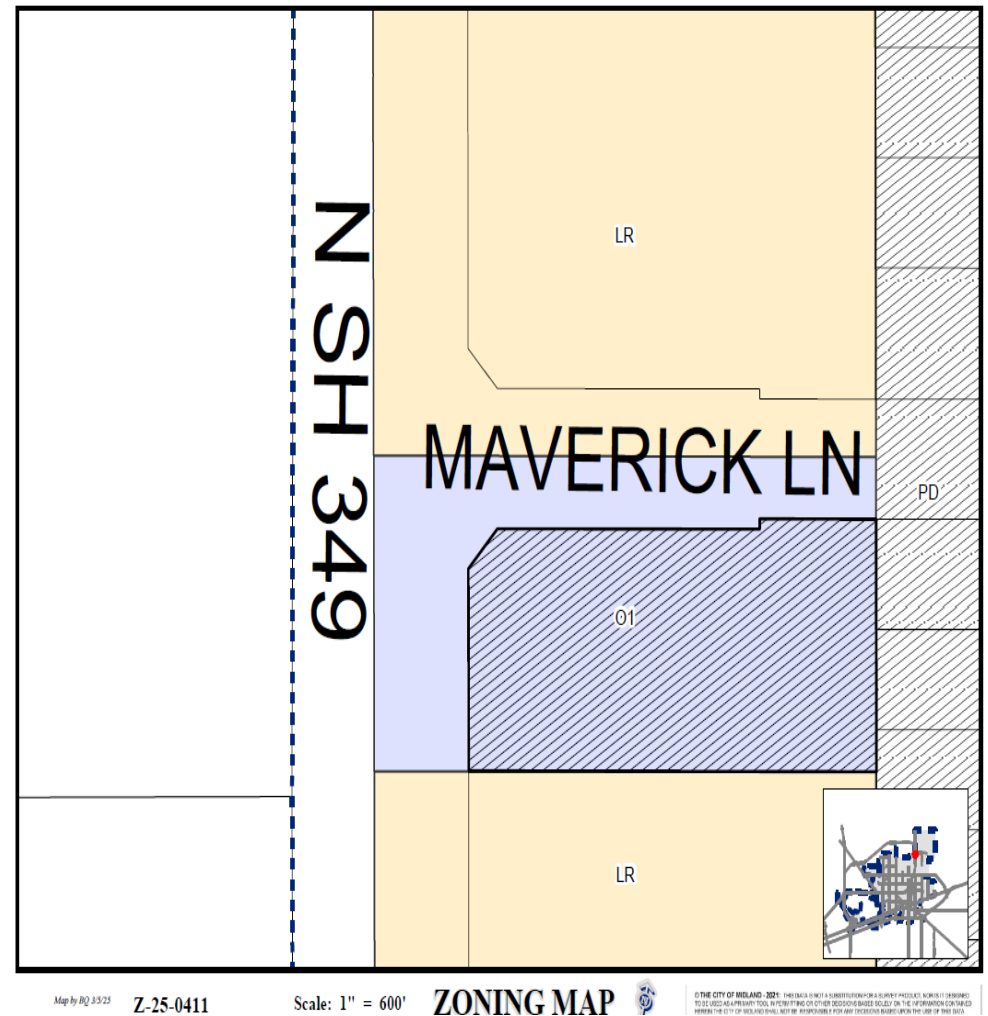
APPLICATION SUMMARY

- **Property Owner:** Real Property Resources Inc.
- **Applicant:** TJ Henson
- **Zone Change**
- **Address:** 6718 N Highway 349 (District 1)
- **Reason for Request:** To be able to operate existing building as a bank.



ZONING

- **Current Zoning:** O-1, Office District
- **Surrounding Zoning:**
 - **North/South:** LR, Local Retail District
 - **East:** PD, Planned Development District for Housing Development
- **Proposed Zoning:** LR, Local Retail District

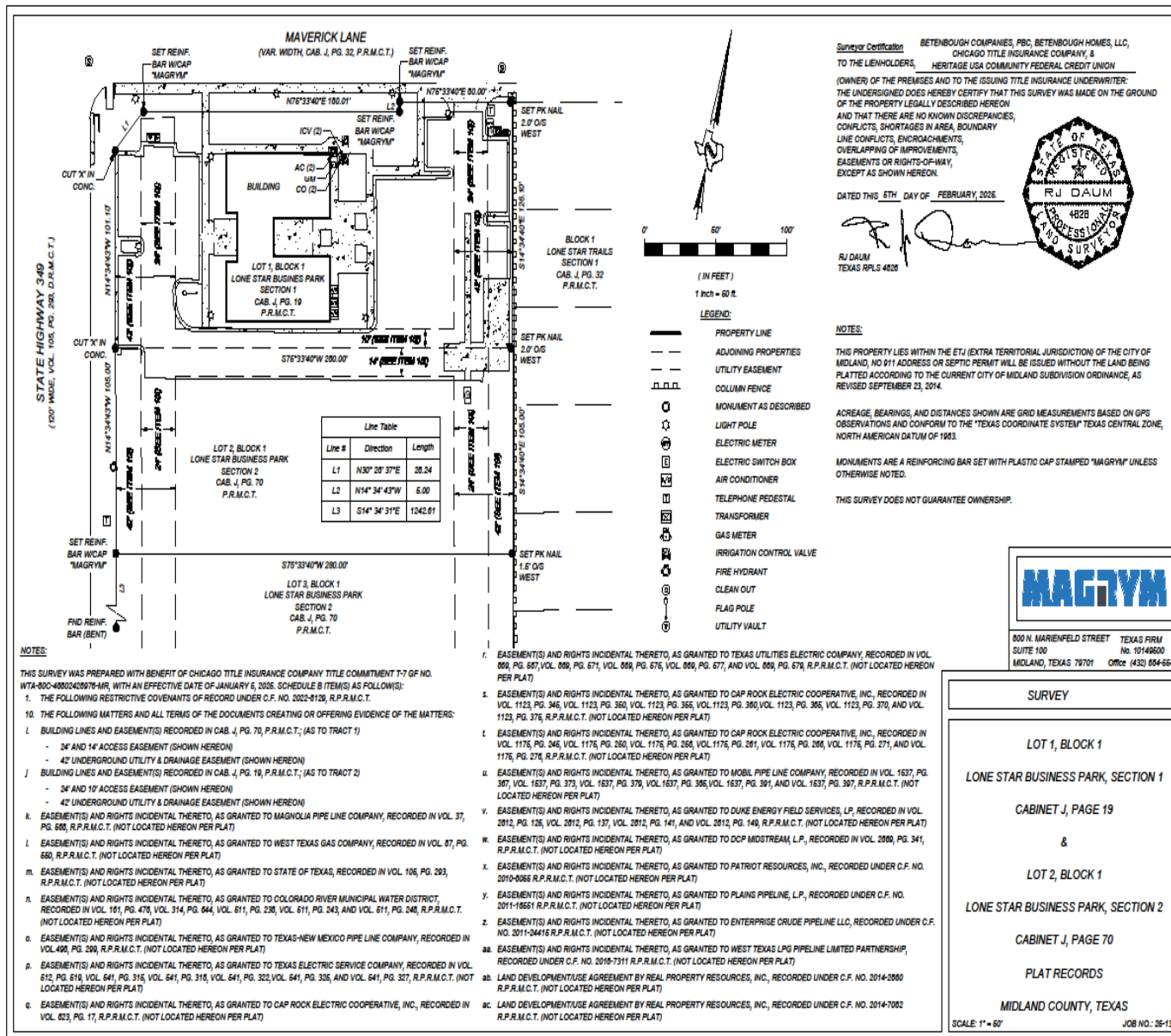


LAND USE

- **Current Use of the Property:**
Office
- **Proposed Use of the Property:**
Bank
- **Surrounding Uses:**
 - **North:** Shopping Center
 - **South:** Vacant
 - **East:** Residential
 - **West:** Office



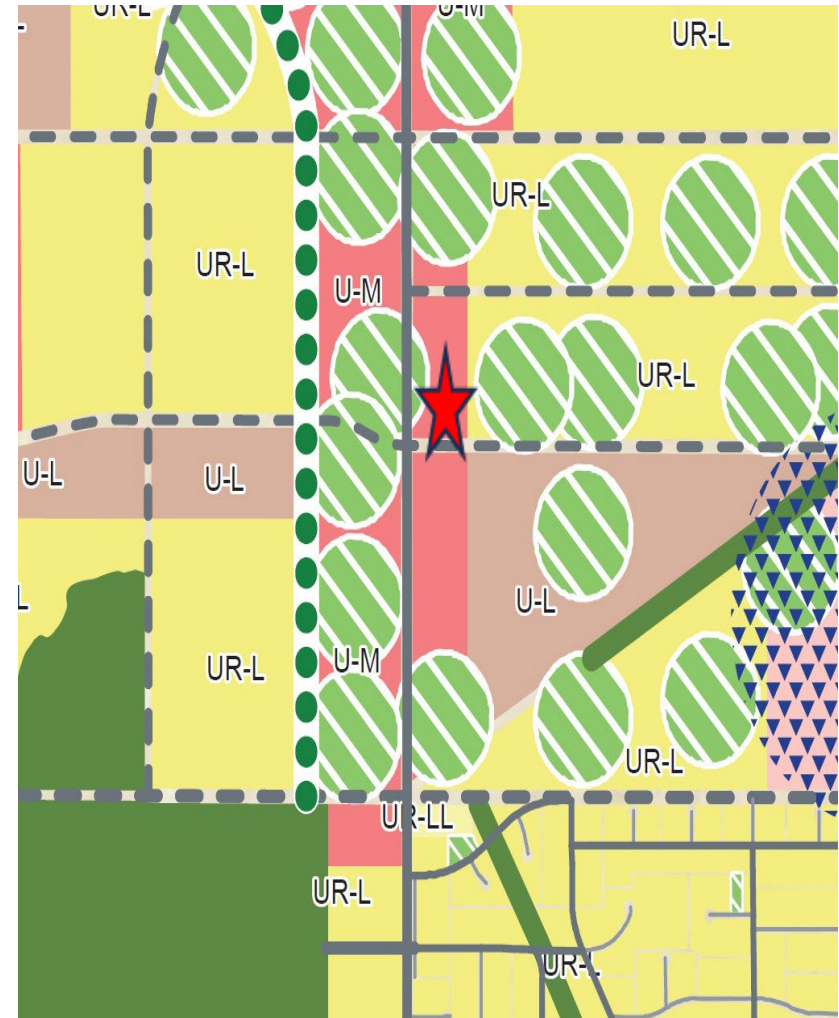




Site Plan (Exhibit A)

COMPREHENSIVE PLAN

- **TCT Land Use Designation:**
Urban-Medium, U-M
- **Supported Uses:**
 - This designation envisions a mix of housing types, as well as neighborhood and community commercial, office, and service-oriented uses.
- Request is compatible with the surrounding area and the Tall City Tomorrow Plan.



STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends APPROVAL of this zone change from **O-1, Office District** to **LR, Local Retail District**.



MISSION

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



**Zone Change/Planned District
Amendment/Site Plan Approval**

Project Number: _____

Case Number: 2-25-0411

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

Printed Name: TJ Henson

Phone (432) 559-4859

Email
tj@hddwtx.com

Address

200 West Illinois suite 120

City

Midland

State

Texas

Zip

79701

Property Owner

Printed Name: **REAL PROPERTY RESOURCES INC**

Phone (432) 559-4859

Email
432 559-4859

Address

6305 82ND ST

City

Lubbock

State

Texas

Zip

79424

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: TJ Henson

Phone (432) 559-4859

Email

Address

City

State

Zip

Street Address: 6718 HWY 349 Midland Texas 6717 HWY 349 Midland, Texas

Legal Description

Lot: 1 & 2

Block: 1

Subdivision: Lone Star Business Park section 2

Current Zoning:

O-1

Proposed Zone: LR

(List by tracts if more than one district is requested)

Reason for Zone Change Request: _____

Present Use of Property: Office Building

Proposed Use of Property: Bank

How would this zone change affect the public health, safety and welfare? I will Not

Describe how conditions affecting the property have changed since present zoning designation: No Change

Submittal and Fees

Items to be submitted with this application form:

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Site Plan
- Digital Copies of Site Plan (PDF/JPEG)

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

Applicant (signature): TJ Henson

Date 2.4.25

Applicant (printed): TJ Henson

Property Owner (signature): Lara Robertson

Date: 2.4.25

Property Owner (printed): Lara Robertson, Betenbough Homes Authorized Agent

The Zone Change/Planned District Amendment/Site Plan Approval 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.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Lara Robertson who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by Betenbough Homes, 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.



Regina Sanders
Authorized Agent (signature)

Subscribed and sworn to before me, this 16th day of February, 2025, to certify which witness my hand and seal of office.

Regina Sanders

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☐ Property Owner Authorization

☐ Dimensioned Site Plan

☐ Application Fee

☐ Plans in Digital Format (PDF/JPEG)

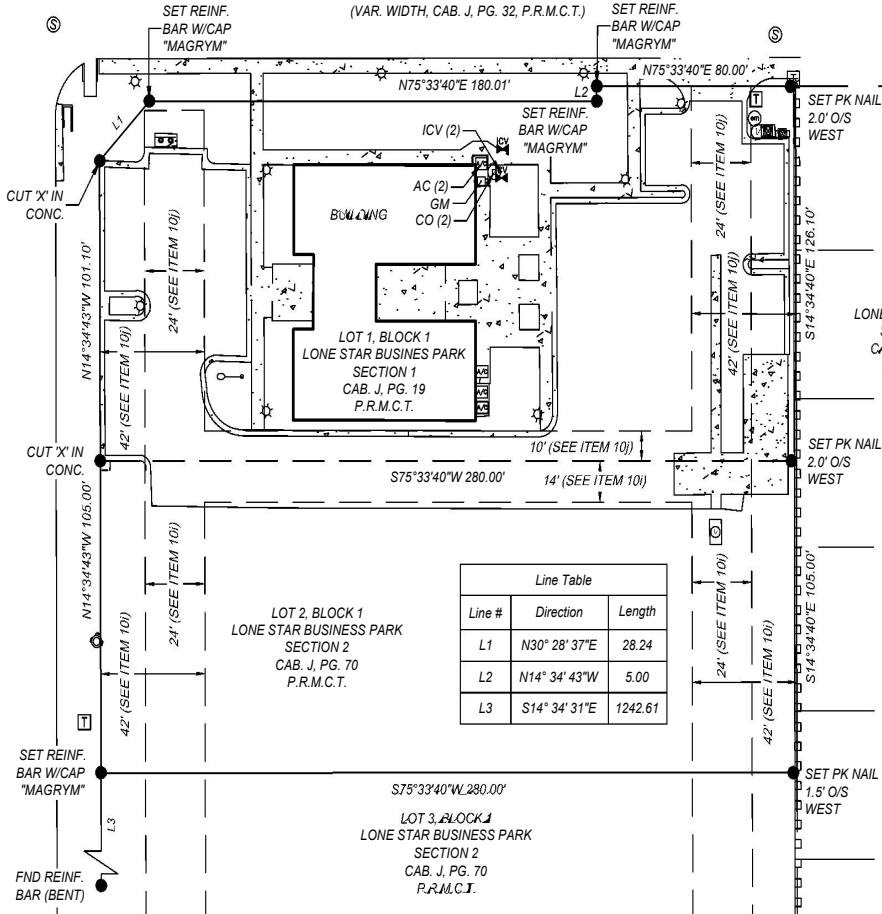
Check # _____

Received By: _____

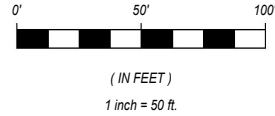
Date: _____

STATE HIGHWAY 349
(120' WIDE, VOL. 105, PG. 293, D.R.M.C.T.)

MAVERICK LANE
(VAR. WIDTH, CAB. J, PG. 32, P.R.M.C.T.)



Line Table		
Line #	Direction	Length
L1	N30° 28' 37"E	28.24
L2	N14° 34' 43"W	5.00
L3	S14° 34' 31"E	1242.61



LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTIES
- UTILITY EASEMENT
- COLUMN FENCE
- MONUMENT AS DESCRIBED
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC SWITCH BOX
- AIR CONDITIONER
- TELEPHONE PEDESTAL
- TRANSFORMER
- GAS METER
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEAN OUT
- FLAG POLE
- UTILITY VAULT

Surveyor Certification BETENBOUGH COMPANIES, PBC, BETENBOUGH HOMES, LLC,
CHICAGO TITLE INSURANCE COMPANY, &
TO THE LIENHOLDERS, HERITAGE USA COMMUNITY FEDERAL CREDIT UNION
(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND
OF THE PROPERTY LEGALLY DESCRIBED HEREON
AND THAT THERE ARE NO KNOWN DISCREPANCIES,
CONFLICTS, SHORTAGES IN AREA, BOUNDARY
LINE CONFLICTS, ENCROACHMENTS,
OVERLAPPING OF IMPROVEMENTS,
EASEMENTS OR RIGHTS-OF-WAY,
EXCEPT AS SHOWN HEREON.
DATED THIS 5TH DAY OF FEBRUARY, 2025.
RJ DAUM
TEXAS RPLS 4826



NOTES:
THIS PROPERTY LIES WITHIN THE ETJ (EXTRA TERRITORIAL JURISDICTION) OF THE CITY OF
MIDLAND, NO 911 ADDRESS OR SEPTIC PERMIT WILL BE ISSUED WITHOUT THE LAND BEING
PLATTED ACCORDING TO THE CURRENT CITY OF MIDLAND SUBDIVISION ORDINANCE. AS
REVISED SEPTEMBER 23, 2014.
ACREAGE, BEARINGS, AND DISTANCES SHOWN ARE GRID MEASUREMENTS BASED ON GPS
OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE,
NORTH AMERICAN DATUM OF 1983.
MONUMENTS ARE A REINFORCING BAR SET WITH PLASTIC CAP STAMPED "MAGRYM" UNLESS
OTHERWISE NOTED.
THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.



800 N. MARIENFELD STREET TEXAS FIRM
SUITE 100 No. 10149500
MIDLAND, TEXAS 79701 Office (432) 684-5548

NOTES:

THIS SURVEY WAS PREPARED WITH BENEFIT OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT T-7 GF NO.
WTA-80C-48802428976-MR, WITH AN EFFECTIVE DATE OF JANUARY 5, 2025. SCHEDULE B ITEM(S) AS FOLLOW(S):

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD UNDER C.F. NO. 2022-8129, R.P.R.M.C.T.
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
 - BUILDING LINES AND EASEMENT(S) RECORDED IN CAB. J, PG. 70, P.R.M.C.T.; (AS TO TRACT 1)
 - 24' AND 14' ACCESS EASEMENT (SHOWN HEREON)
 - 42' UNDERGROUND UTILITY & DRAINAGE EASEMENT (SHOWN HEREON)
 - BUILDING LINES AND EASEMENT(S) RECORDED IN CAB. J, PG. 19, P.R.M.C.T.; (AS TO TRACT 2)
 - 24' AND 10' ACCESS EASEMENT (SHOWN HEREON)
 - 42' UNDERGROUND UTILITY & DRAINAGE EASEMENT (SHOWN HEREON)
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO MAGNOLIA PIPE LINE COMPANY, RECORDED IN VOL. 37, PG. 568, R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO WEST TEXAS GAS COMPANY, RECORDED IN VOL. 87, PG. 550, R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO STATE OF TEXAS, RECORDED IN VOL. 105, PG. 293, R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO COLORADO RIVER MUNICIPAL WATER DISTRICT, RECORDED IN VOL. 161, PG. 478, VOL. 314, PG. 644, VOL. 511, PG. 238, VOL. 511, PG. 243, AND VOL. 511, PG. 248, R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO TEXAS-NEW MEXICO PIPE LINE COMPANY, RECORDED IN VOL. 498, PG. 299, R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOL. 512, PG. 519, VOL. 541, PG. 315, VOL. 541, PG. 318, VOL. 541, PG. 322, VOL. 541, PG. 325, AND VOL. 541, PG. 327, R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
 - EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO CAP ROCK ELECTRIC COOPERATIVE, INC., RECORDED IN VOL. 623, PG. 17, R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)

- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED IN VOL. 869, PG. 567, VOL. 869, PG. 571, VOL. 869, PG. 575, VOL. 869, PG. 577, AND VOL. 869, PG. 579, R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO CAP ROCK ELECTRIC COOPERATIVE, INC., RECORDED IN VOL. 1123, PG. 345, VOL. 1123, PG. 350, VOL. 1123, PG. 355, VOL. 1123, PG. 360, VOL. 1123, PG. 365, VOL. 1123, PG. 370, AND VOL. 1123, PG. 375, R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO CAP ROCK ELECTRIC COOPERATIVE, INC., RECORDED IN VOL. 1175, PG. 245, VOL. 1175, PG. 250, VOL. 1175, PG. 256, VOL. 1175, PG. 261, VOL. 1175, PG. 266, VOL. 1175, PG. 271, AND VOL. 1175, PG. 276, R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO MOBIL PIPE LINE COMPANY, RECORDED IN VOL. 1537, PG. 367, VOL. 1537, PG. 373, VOL. 1537, PG. 379, VOL. 1537, PG. 385, VOL. 1537, PG. 391, AND VOL. 1537, PG. 397, R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO DUKE ENERGY FIELD SERVICES, LP, RECORDED IN VOL. 2812, PG. 125, VOL. 2812, PG. 137, VOL. 2812, PG. 141, AND VOL. 2812, PG. 149, R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO DCP MIDSTREAM, L.P., RECORDED IN VOL. 2869, PG. 341, R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO PATRIOT RESOURCES, INC., RECORDED UNDER C.F. NO. 2010-8055 R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO PLAINS PIPELINE, L.P., RECORDED UNDER C.F. NO. 2011-16551 R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO ENTERPRISE CRUDE PIPELINE LLC, RECORDED UNDER C.F. NO. 2011-24415 R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
- EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO WEST TEXAS LPG PIPELINE LIMITED PARTNERSHIP, RECORDED UNDER C.F. NO. 2018-7311 R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
- LAND DEVELOPMENT/USE AGREEMENT BY REAL PROPERTY RESOURCES, INC., RECORDED UNDER C.F. NO. 2014-2860 R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)
- LAND DEVELOPMENT/USE AGREEMENT BY REAL PROPERTY RESOURCES, INC., RECORDED UNDER C.F. NO. 2014-7082 R.P.R.M.C.T. (NOT LOCATED HEREON PER PLAT)

SURVEY

LOT 1, BLOCK 1

LONE STAR BUSINESS PARK, SECTION 1

CABINET J, PAGE 19

&

LOT 2, BLOCK 1

LONE STAR BUSINESS PARK, SECTION 2

CABINET J, PAGE 70

PLAT RECORDS

March 17, 2025

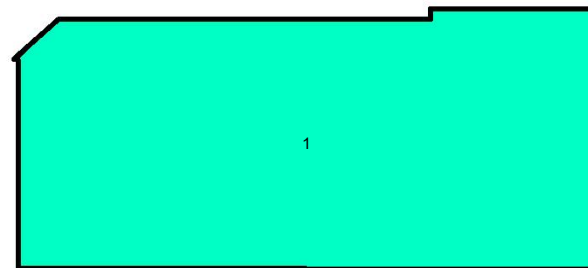
MIDLAND COUNTY, TEXAS

SCALE: 1" = 50'

JOB NO.: 25-133

NORTH STATE HIGHWAY 349

MAVERICK LN



200-foot Public Notification Area

Location Map

Z-25-0411

Scale: 1" = 600'

Consider a request by TJ Henson for a Zone Change from O-1, Office District, to LR, Local Retail District, on Lot 1, Block 1, Lone Star Business Park, Section 1, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of Maverick Lane and North State Highway 349. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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

N SH 349

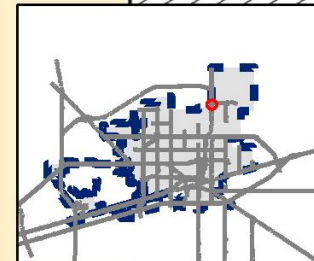
MAVERICK LN

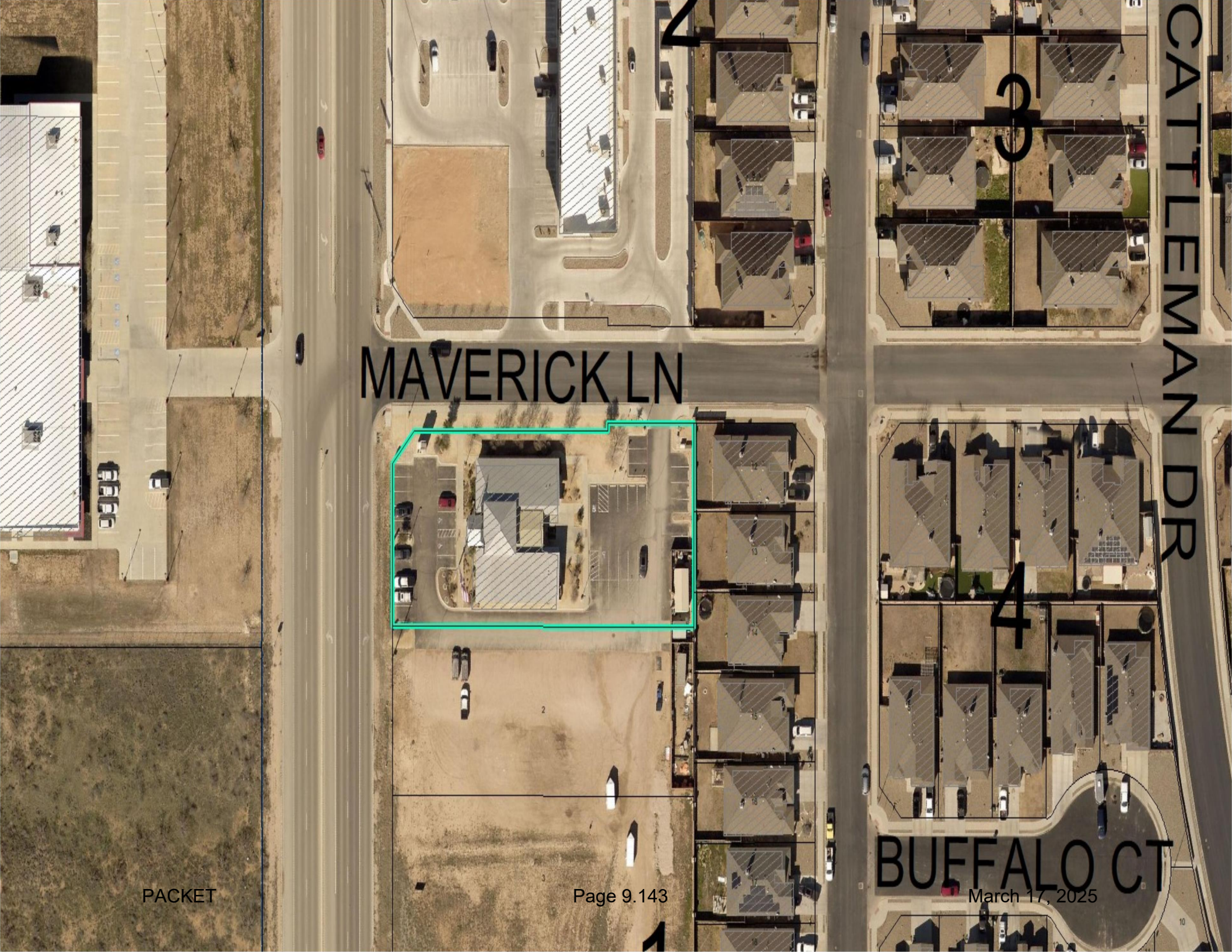
LR

PD

O1

LR





MAVERICK LN

CATTLEMAN DR

BUFFALO CT



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: March 17, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Hold a public hearing and consider a request by Midland County for an initial zoning of RR, Regional Retail District, for a 15.6-acre tract of land out of Section 7, Block 38, and Section 12, Block 39, T-2-S, T&P RR. Co Survey, Midland County, Texas. (Generally located on the west side of Farm-to-Market Road 715, approximately 500 feet north of East County Road 120.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Midland County is requesting an initial zoning of RR, Regional Retail District for a tract of land located in Section 7, Block 38, and Section 12, Block 39, T-2-S, T&P RR. Co Survey, Midland County, Texas, for an extension of the City of Midland's utilities for use at the Midland County Sheriff's Office which will be located at 3314 F M 715.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Surrounding Zoning and Land Use:

Surrounding zoning includes RR, Regional Retail District, to the north and all adjacent property to the South, East and West are located in the City of Midland's Extraterritorial Jurisdiction and therefore have no zoning.

Surrounding land uses include industrial uses to the South, East and West and South Fairgrounds Road right-of-way to the north.

Analysis:

An annexation of the property will need to be approved first before the initial zoning can be approved.

The Tall City Tomorrow Comprehensive Plan has no designation for this area.

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

Fire: (Approved)

No objections.

Building Code: (Approved)

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

Engineering: (Approved)

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

Oil & Gas: (Approved)

No Oil & Gas well concern for Zoning. Informational: Future plats will need to identify any Oil or Gas wells and include 500 ft. radius for a city permitted well, 135 ft. radius for non-permitted well, 150 ft. radius around tank battery and 330 ft. radius from flare on plat. Please note if oil & gas wells are not identified or left off a plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified with comments- No structure shall be built over an abandoned well.

Transportation: (Approved)

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

Planning:

No comments.

Staff recommends approval of this request for an initial zoning of RR, Regional Retail District.

Letters of Objection:

As of March 14, 2025, Staff has not received any letters of objection.

Attachments:

Petition
Survey
Application
Maps
PowerPoint



**Annexation/Initial Zoning
Application**

Project Number: _____

Case Number: _____

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

Printed Name: Terry Johnson, Midland County Judge

Phone 432-688-4312

Email
tjohnson@mcounty.com

Address

500 North Loraine, 11th Floor

City

Midland

State

Texas

Zip

79701

Property Owner

Printed Name: Midland County

Phone 432-688-4312

Email

Address

3314 FM 715

City

Midland

State

Texas

Zip

79706

Representative (if different from Applicant or Property Owner)

Firm: Midland County

Printed Name: Terry Johnson, Midland County Judge

Phone 432-688-4312

Email

aavis@mcounty.com

Address

500 North Loraine, 11th Floor

City

Midland

State

Texas

Zip

79701

Street Address: 3314 FM 715

Legal Description

Lot: 1

Block: 1

Subdivision: Sprayberry Addition

Current Zoning:

n/a

Proposed Zone: RR

(List by tracts if more than one district is requested)

Reason for Annexation/Zone Change Request: Extension of city services - sewer and water - for use at a county facility - Sheriffs Office

Present Use of Property: Industrial

Proposed Use of Property: Sheriffs Office

How would this annexation/zone change affect the public health, safety and welfare? n/a

Describe how this annexation/zone change will affect adjacent properties: n/a

Submittal and Fees

Items to be submitted with this application form:

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Site Plan
- Digital Copies of Site Plan (PDF/JPEG)

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

Applicant (signature):

Date:

Applicant (printed): Terry Johnson, Midland County Judge

Property Owner (signature):

Date:

Property Owner (printed) : Midland County

The Annexation/Initial Zoning 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

FOR OFFICE USE ONLY☐ Property Owner Authorization☐ Metes and Bounds (Sealed by Surveyor)☐ Application Fee☐ Files in Digital Format (PDF/JPEG)

Check # _____

☐ Petition

Received By: _____

Date: _____

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

PETITION FOR ANNEXATION

Dear City of Midland:

As current owner of the tract of land described in the attached Exhibit A, except for the FM 715 right-of-way described therein, Midland County, Texas submits this petition for annexation and hereby requests that land described in Exhibit A be added to and annexed to the City of Midland.

MIDLAND COUNTY, TEXAS

By: [Signature]
Signature of Owner or Authorized Representative

Terry Johnson
Printed Name

County Judge
Title

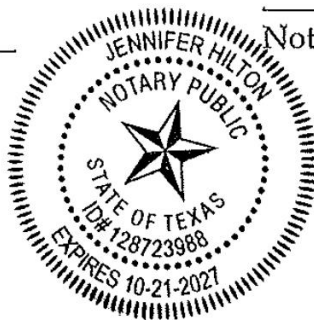
THE STATE OF TEXAS §
COUNTY OF MIDLAND §

This instrument was acknowledged before me on the 8 day of JANUARY, 2025, by TERRY JOHNSON in the capacity herein stated.

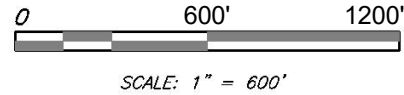
MY COMMISSION EXPIRES

10/21/2027

[Signature]
Notary Public, State of TEXAS



AN ANNEXATION TRACT IN SECTION 7, BLOCK 38, T-2-S & SECTION 12, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEYS, MIDLAND COUNTY, TEXAS



LEGEND:

- ANNEXATION TRACT LIMITS LINE
- TRACT ADJOINER/DEED/LOT LINES
- SECTION LINE
- RIGHT-OF-WAY LINE



SURVEYOR'S REPORT:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES REPORTED HEREON ARE AT SURFACE. AREAS REPORTED HEREON ARE BASED ON CALCULATIONS MADE AT SURFACE DISTANCES.

THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. RECORD DOCUMENTS OTHER THAN THOSE SHOWN MAY AFFECT THIS TRACT.

MONUMENTS INDICATED AS FOUND BY THIS SURVEY ARE NOT "PHYSICAL MONUMENTS OF RECORD DIGNITY" UNLESS SO NOTED.

FOUND MONUMENTS ARE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS.

THIS PLAT IS INVALID UNLESS IT BEARS THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE.

A METES AND BOUNDS DESCRIPTION OF THIS TRACT IS INCLUDED ON A SEPARATE DOCUMENT ATTACHED HERewith.

THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THE INFORMATION HEREON REPRESENTS THE FINDINGS OF THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYED: OCTOBER 11, 2023

SIGNED: FEBRUARY 29, 2024



Franklin Leamons

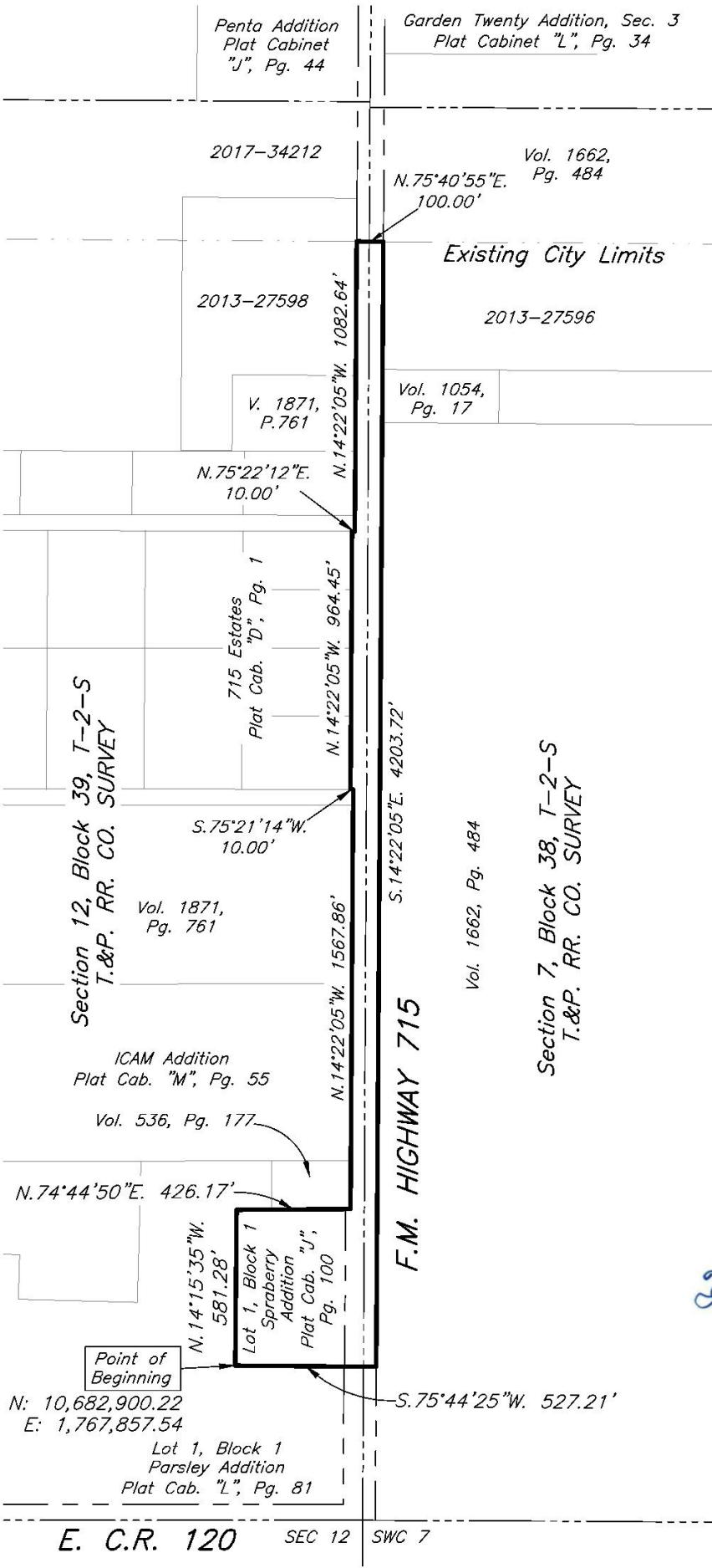
FRANKLIN LEAMONS
R.P.L.S. 6889

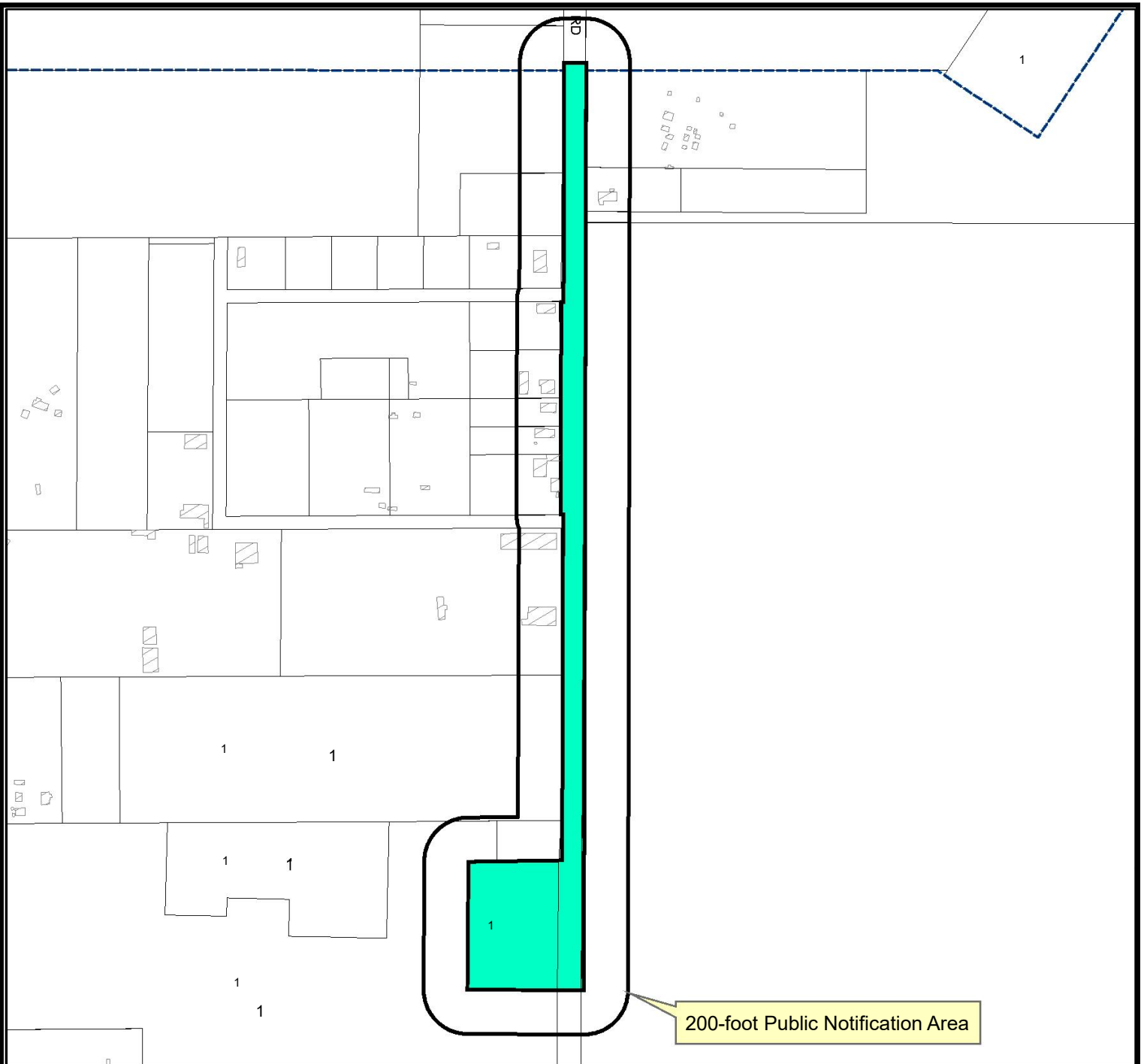
Parkhill

Parkhill.com

TBPELS FIRM REGISTRATION NO. 10194091

March 17, 2025





Location Map

Z-23-0345

Scale: 1" = 653'

Consider a request by Midland County for an initial zoning of RR, Regional Retail District, for a 15.6-acre tract of land out of Section 7, Block 38, and Section 12, Block 39, T-2-S, T&P RR. Co Survey, Midland County, Texas.

Generally located on the west side of Farm-to-Market Road 715, approximately 500 feet north of East County Road 120. (ETJ)

LEGEND

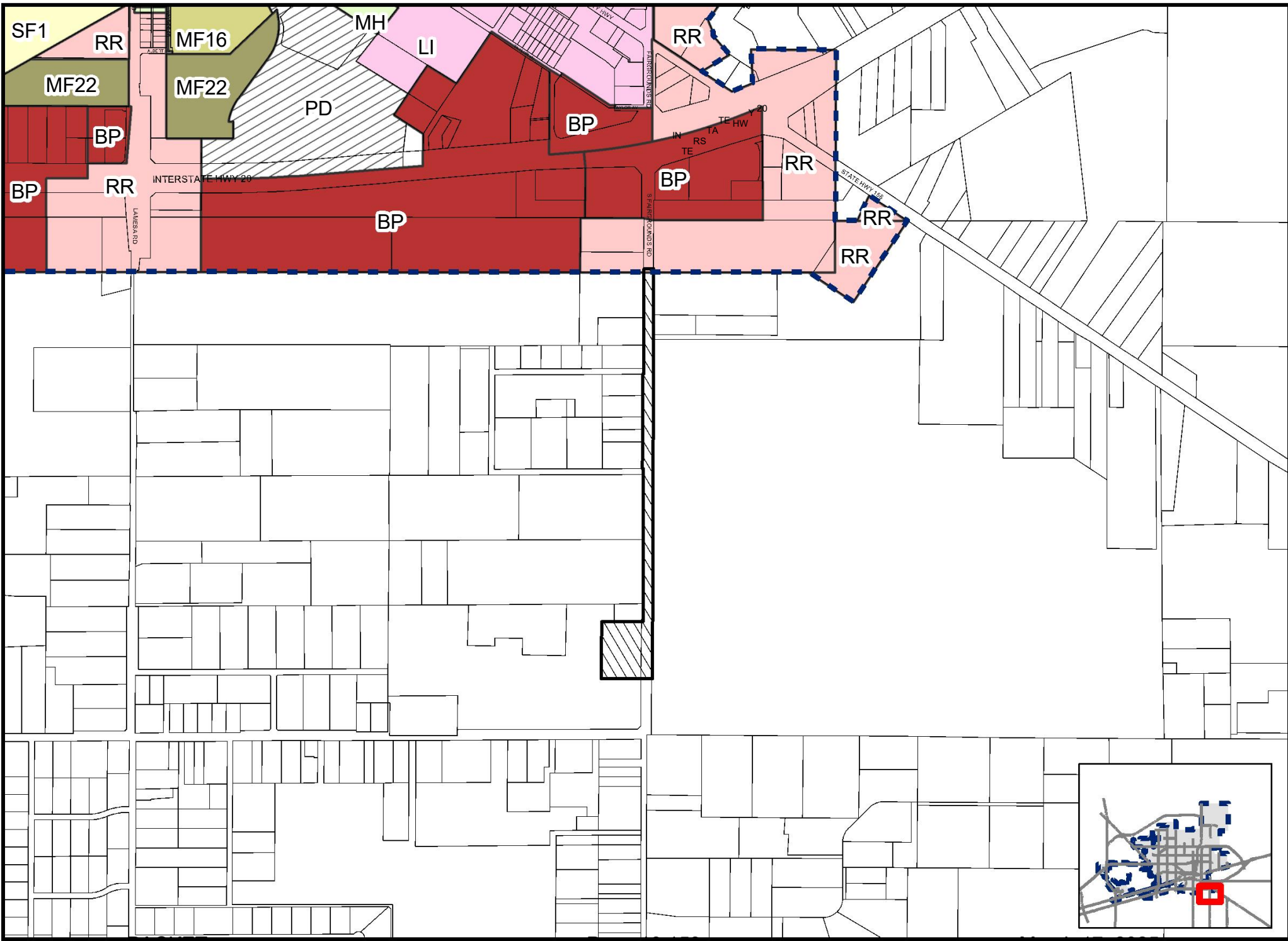
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

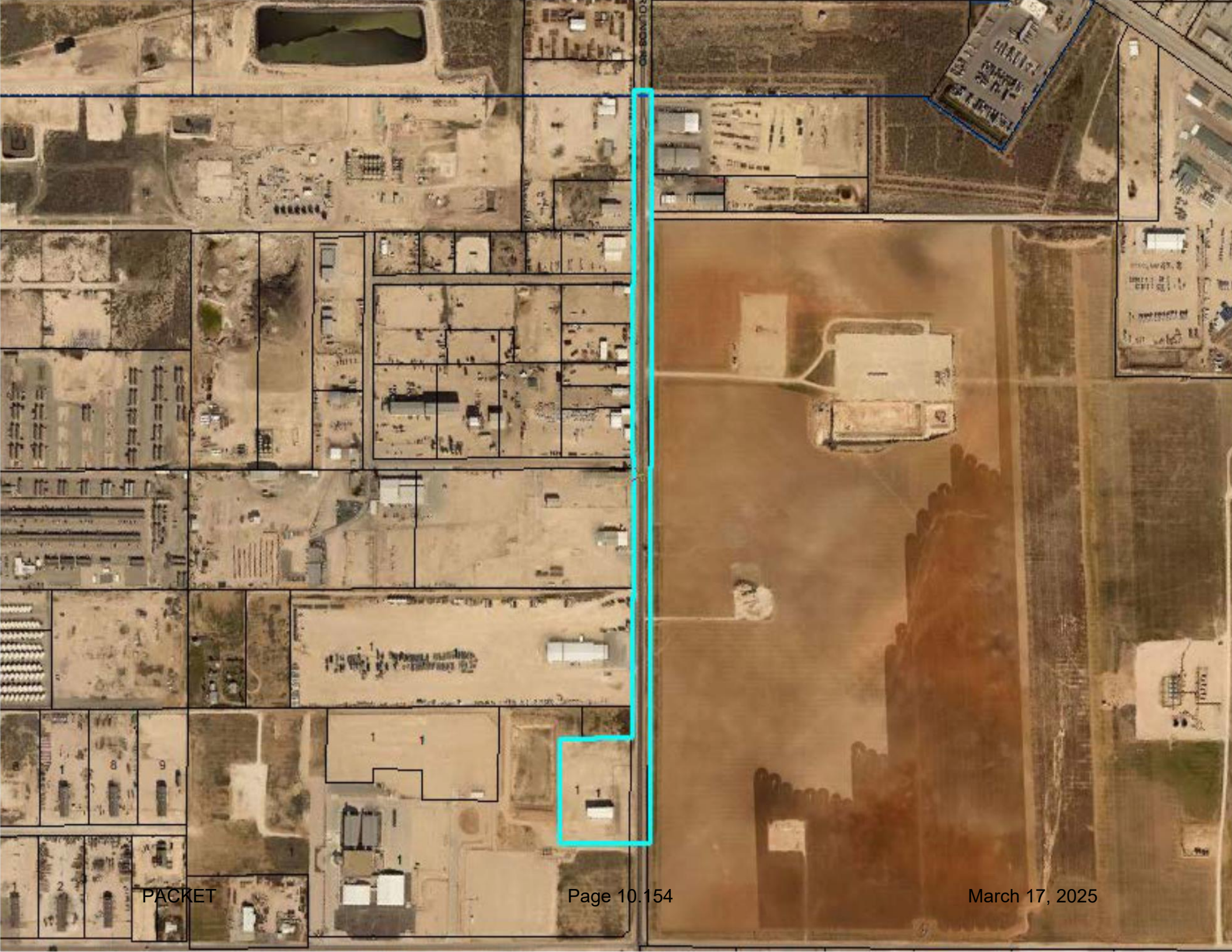


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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.









SHERIFF'S OFFICE

ITEM INITIAL ZONING

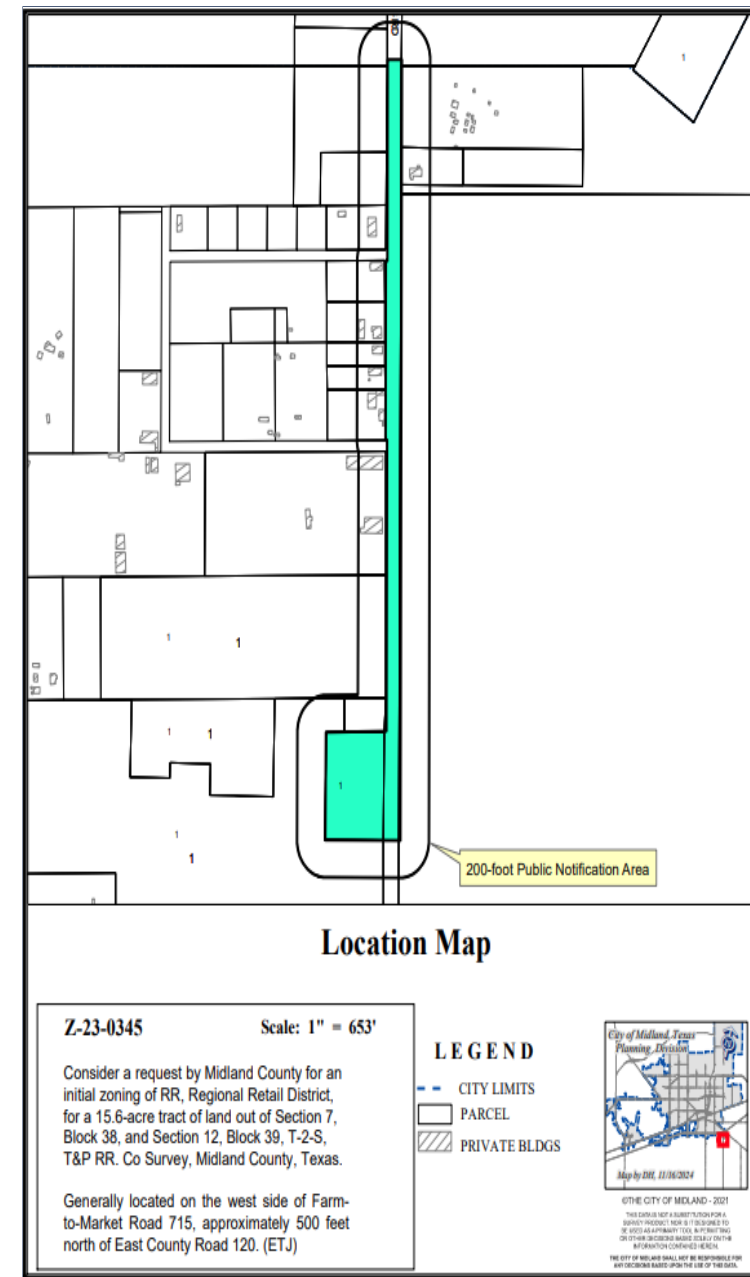


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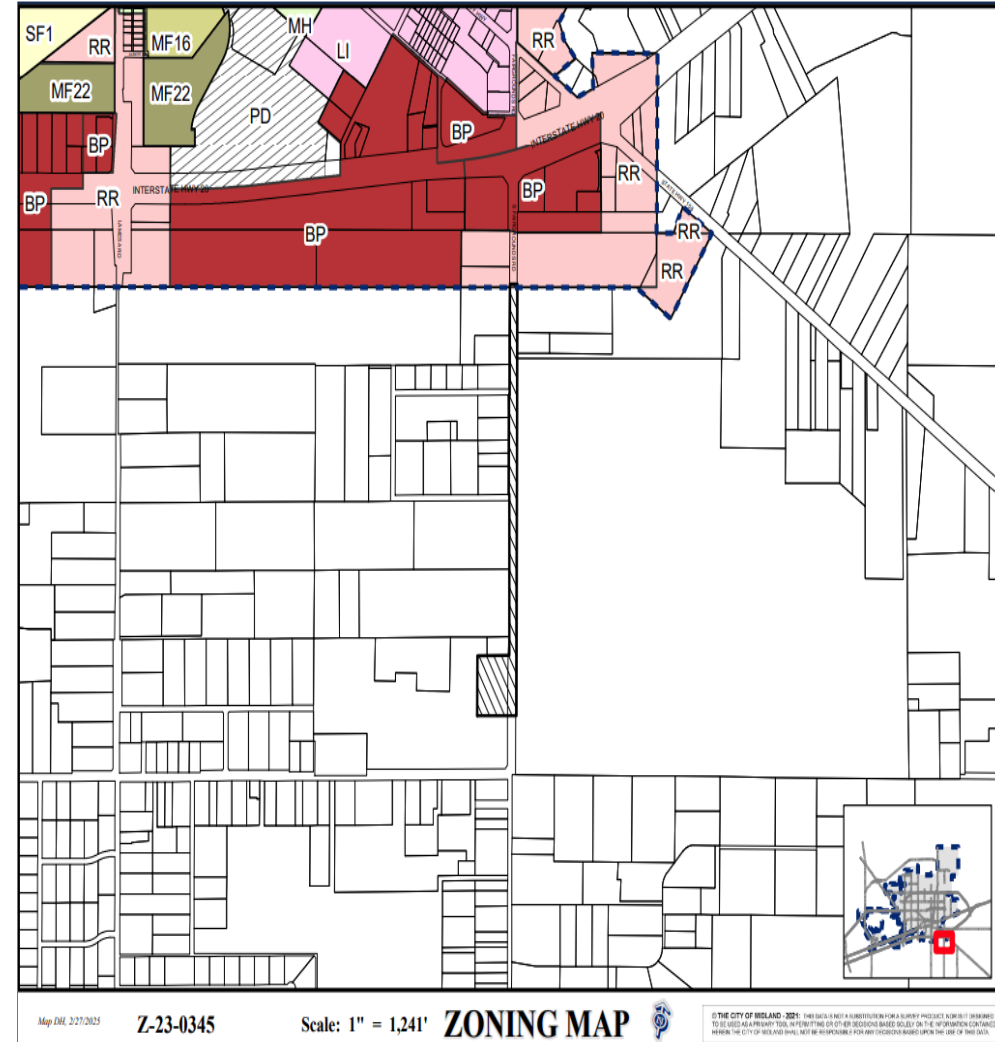
APPLICATION SUMMARY

- **Property Owner & Developer:** Midland County
- **Representative:** Terry Johnson, with Midland County
- **Application Type:** Initial Zoning
- **Location:** Generally located on the west side of Farm-to-Market Road 715, approximately 500 feet north of East County Road 120 (ETJ)



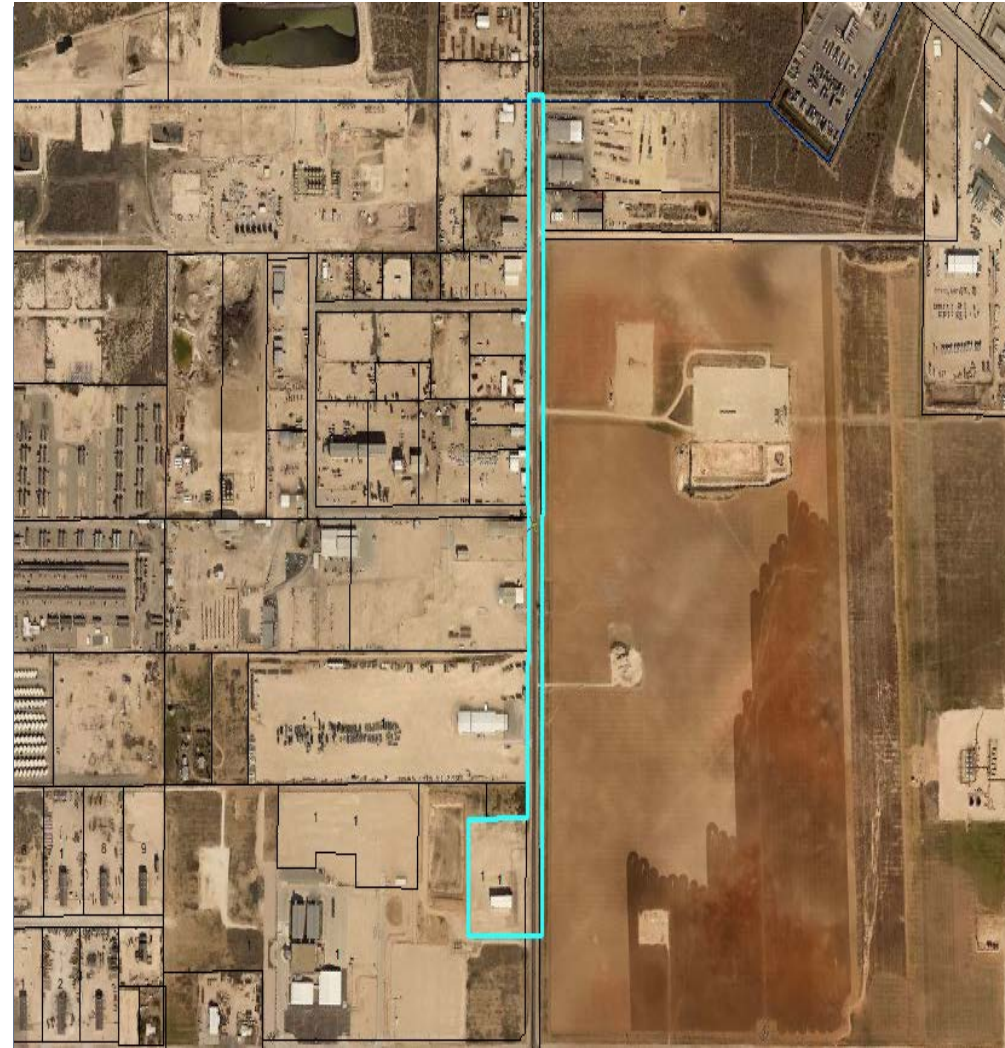
ZONING

- **Current Zoning:** None
- **Surrounding Zoning:**
 - **North:** RR, Regional Retail District
 - **South/East/West:** Extraterritorial Jurisdiction



LAND USE

- **Current Use:** Right-of-Way
- **Surrounding Uses:**
 - **North:** Right-of-Way
 - **South/East/West:** Industrial uses



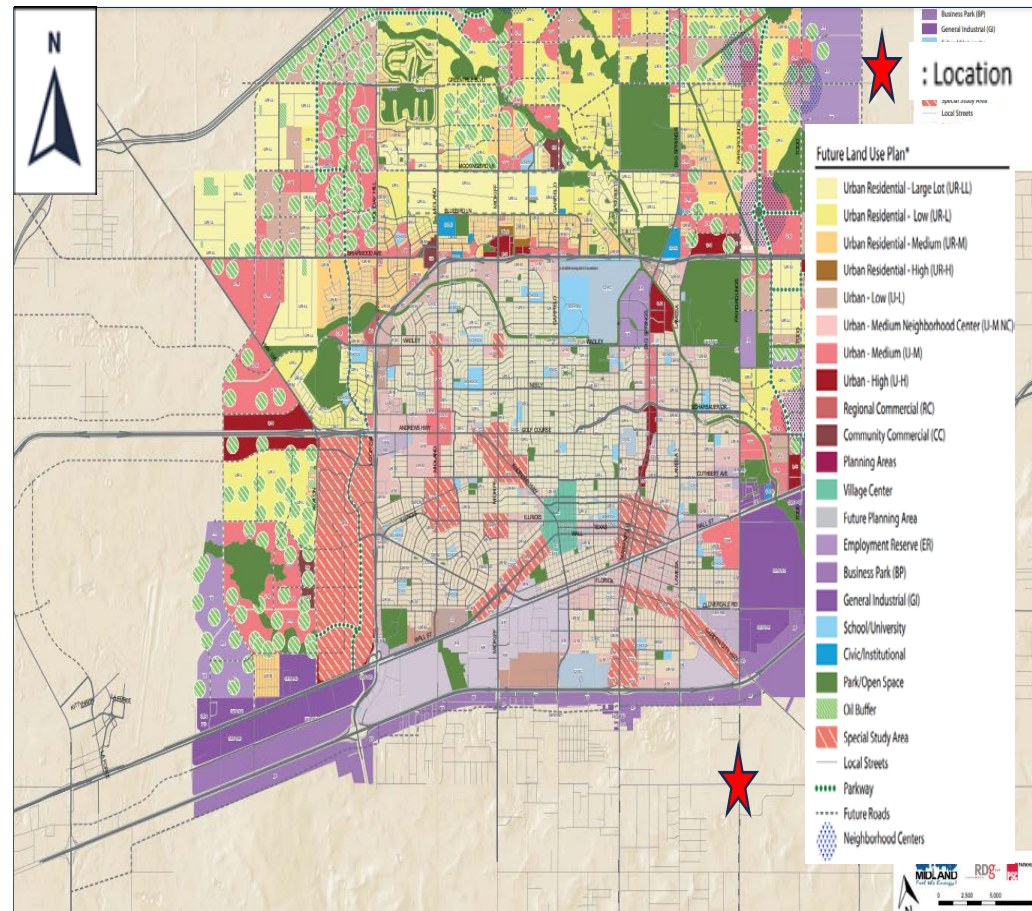
LAND USE



On Farm to-Market Road 715, Looking West

COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - No designation



RELATED ITEMS

- The associated annexation request is scheduled for the April 22, 2025, City Council meeting.



STAFF RECOMMENDATION

- Staff recommends approval of this request for an initial zoning of RR, Regional Retail District.



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 17, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Hold a public hearing and consider a request by Heliodoro Gaytan for a Specific Use Designation without Term for Automobile or Other Motorized Vehicle Sales and Service for the west half of Lot 6 and all of Lots 7 and 8, Block 3, Parklea Addition, City and County of Midland, Texas. (Generally located on the north side of West Wall Street, approximately 80 feet east of West Circle Drive.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ X Approve ☐ Deny ☐ Directional/Informational

Details of Request:

Heliodoro Gaytan is requesting a Specific Use Designation without Term for an Automobile or Other Motorized Vehicle Sales and Service on a property located at 2810 West Wall Street.

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The surrounding zoning to the north is SF-2, Single-Family Dwelling District. The surrounding properties to the south, east and west are zoned RR, Regional Retail District.

Surrounding land uses to the north consist of a residential neighborhood and a tire shop. Land use to the west consists of a residential neighborhood and a bakery store. Surrounding land use to the east and south consists of a moving company and an auto parts store.

Analysis:

The property is located at 2810 West Wall Street and is currently being developed into an *Automobile or Other Motorized Vehicle Sales and Service*. The property is zoned RR, Regional Retail District which allows for the use of *Automobile or Other Motorized Vehicle Sales and Service* with a Specific Use Designation without Term. Per the definition of *Automobile or Other Motorized Vehicle Sales and Service* as defined in Section 11-1-2.01.33:

A business providing sales, display and service of new and used motorized vehicles, including motorcycles, RVs, and boats – not including semi-truck or heavy truck sales. [11-1-2.01.33]

The hours of operation for the Doksa Motors Dealership are:

Monday through Saturday from 9:00 a.m. to 7:00 p.m.

The proposed hours of operation for the Automobile or Other Motorized Vehicle Sales and Service are:

Monday through Saturday from 9:00 a.m. to 7:00 p.m.

The Tall City Tomorrow Comprehensive Plan designated this area as a Special Study Area. The special study area designation has no specific policies established for future land use. The Doksa Motors Dealership and the Automobile or Other Motorized Vehicle Sales and Service is a use that is complementary to the surrounding land use.

The request is also in compliance with Chapter 6-Character Plan Goal 4, which is to "Identify partnerships to produce neighborhood and commercial centers that are attractive, functional, and of high quality." This Automobile or Other Motorized Vehicle Sales and Service will contribute to the production of more quality products that meet the needs of today's residents, reflect the pride residents have in their community, and that will last well into the future.

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

Fire: (Approved)

No objections

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

Oil and Gas: (Approved)

No Oil & Gas issues

Planning:

This request meets all requirements; therefore, staff recommends approval of the request for the Specific Use Designation without Term for an *Automobile or Other Motorized Vehicle Sales and Service*, subject to Conditions A through C.

Conditions:

- A. That the use and development of the Property for the Specific Use shall significantly conform to the site plan, which is attached hereto as Exhibit “A” and incorporated herein for all purposes.**
- B. That the use and development of the Property for the Specific Use shall conform to standards set forth in Section 11-1-4.04.A.6 of the City Code.**
- C. That the operator of the Specific Use 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 March 14, 2025, staff no objections have been received.

Attachments:

Application
Site Plan (Exhibit A)
Maps
Photos
PowerPoint



**Specific Use Designation
Application (Non-Alcohol)**

Case Number: Sub 200-25-0047

Ord. Number: _____

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

Printed Name: _____

Phone ()
Email _____

Address _____

City _____

State _____

Zip _____

Property Owner

Printed Name: Helialoro Gaytan

Phone (432) 528-1670
Email: h.gaytan@yahoo.com

Address 1318 E Jax

City Midland

State TX

Zip 79701

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Phone ()
Email _____

Address _____

City _____

State _____

Zip _____

Type of Permit:

For Office Use Only

☐ with Term

☐ without Term

Is there any Code Enforcement action pending on property? ☐ Yes ☐ No

Street Address: 2810 W WALL ST

Legal Description

Lot: 7 & 8 Block: 003 Subdivision: Parklea

Current Zoning:

Maximum Floor Area: _____

Maximum Occupancy: _____

Proposed hours and days of use or operation: 9-7

Reason for request: Required By zoning

Applicant's opinion as to why the request will not adversely affect the public safety, health, morals, general welfare, and convenience: NO

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

Applicant (signature):

Anita Martinez

Date:

1/22/25

Applicant (printed):

Anita Martinez

Property Owner (signature):

Heliodoro Graytan

Date:

1/22/25

Property Owner (printed):

Heliodoro Graytan

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.

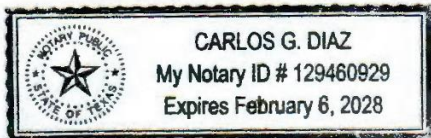
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Anita Martinez who, being by me duly sworn, upon oath says: That (s)he is authorized by Heliodoro Graytan, 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 22nd day of January, 2025, to certify which witness my hand and seal of office.



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 # _____

Received By: _____

Date: _____

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

PARKLEA ADDITION
CAB. B, PG. 116
P.R.M.C.T.

ALLEY (20' R.O.W.)

N 38°53'00" E 125.00' (RECORD)

CHAIN LINK FENCE

W/2 LOT 6
LOTS 7-8
BLOCK 3

CHAIN LINK FENCE

EXISTING
BUILDING
±600 SF

CHAIN LINK FENCE

ASPHALT DRIVE

EXISTING BUILDING
±3,750 SF
11 PARKING SPACES
PROVIDED

N 51°10'00" W 132.64' (RECORD)

CHAIN LINK FENCE

S 51°10'00" E 132.64' (RECORD)

ASPHALT DRIVE

S 38°53'00" W 125.00' (RECORD)

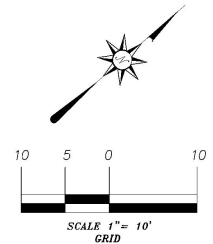
W. WALL STREET

PACKET

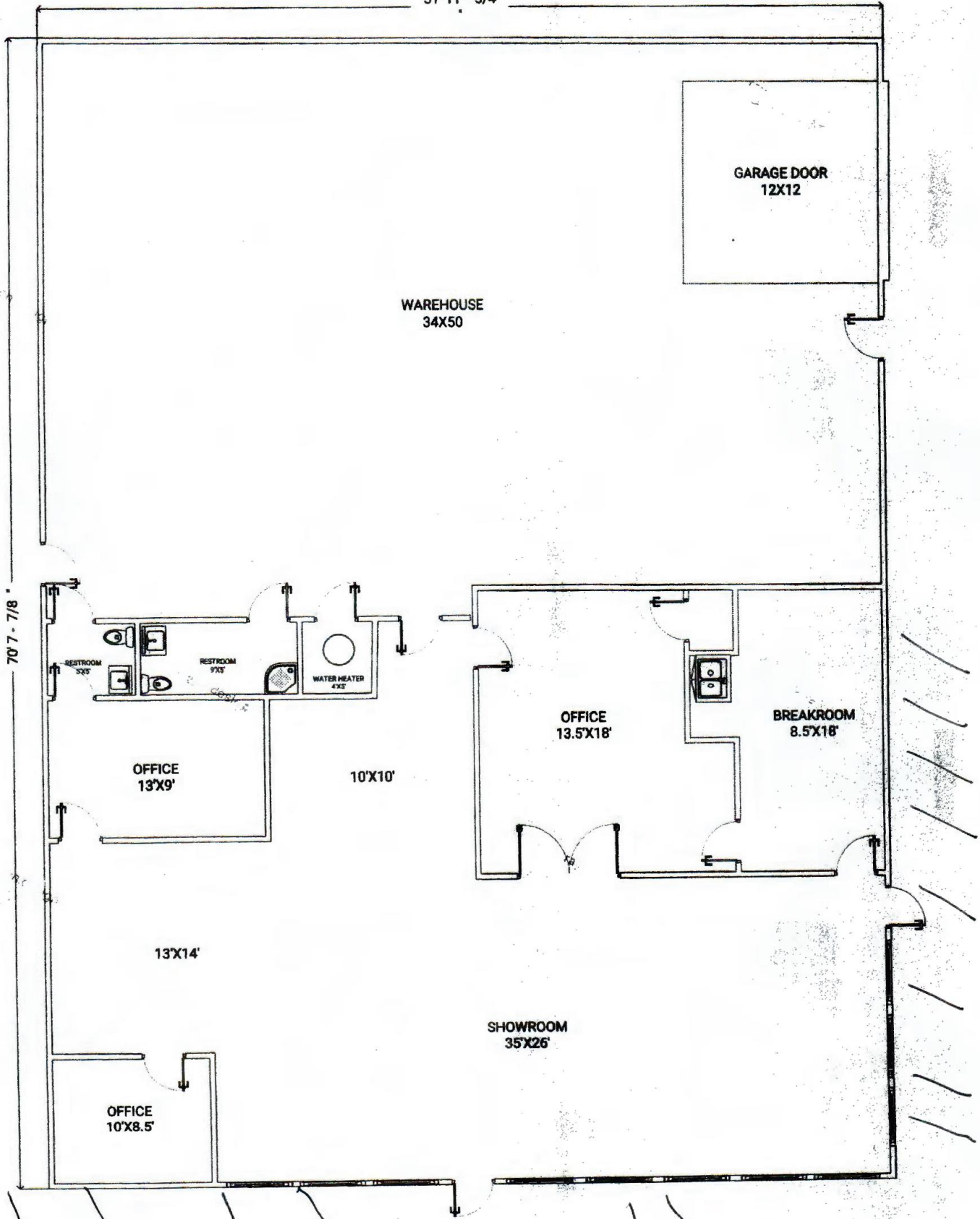
Page 11.170

SITE PLAN 2810 W. WALL ST.

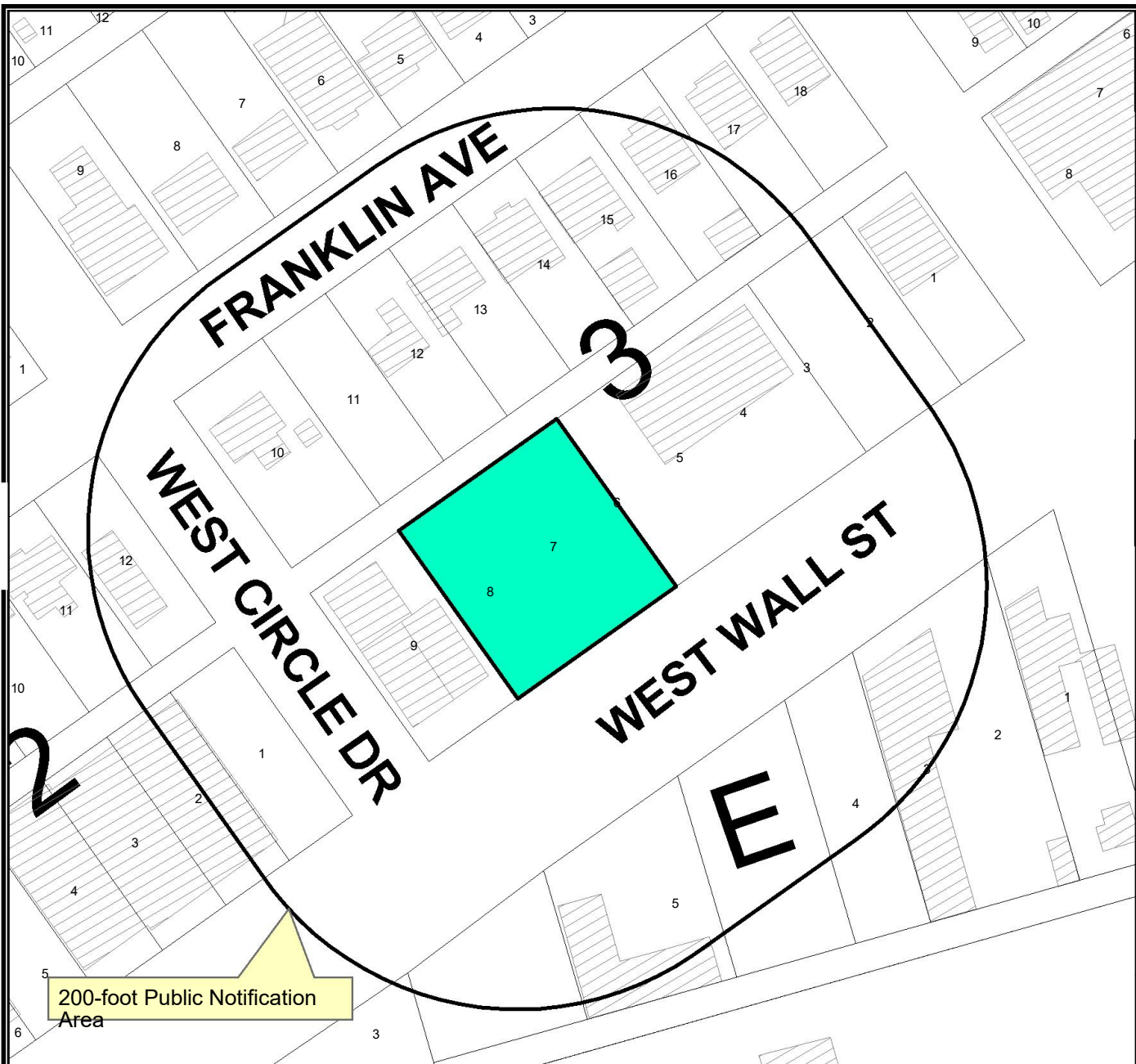
WEST-HALF OF LOT SIX (6) AND ALL OF LOTS
SEVEN (7) AND EIGHT (8), BLOCK THREE (3),
PARKLEA ADDITION, AN ADDITION TO THE CITY
OF MIDLAND, MIDLAND COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN CABINET B, PAGE 116, PLAT
RECORDS, MIDLAND COUNTY, TEXAS



51' 11 - 3/4



2810 W. WALL ST.
MIDLAND, TX 79701



Location Map

SUDwo-25-0047

Scale: 1" = 93'

Consider a request by Heliodoro Gaytan, for a Specific Use Designation without Term for Automobile or Other Motorized Vehicle Sales and Service on all of Lots 7 and 8, and the western quarter of lot 6, Block 3, Parklea Addition, City and County of Midland, Texas, generally located on the north side of West Wall Street, approximately 80 feet east of West

Circle Drive. (Council District 2)

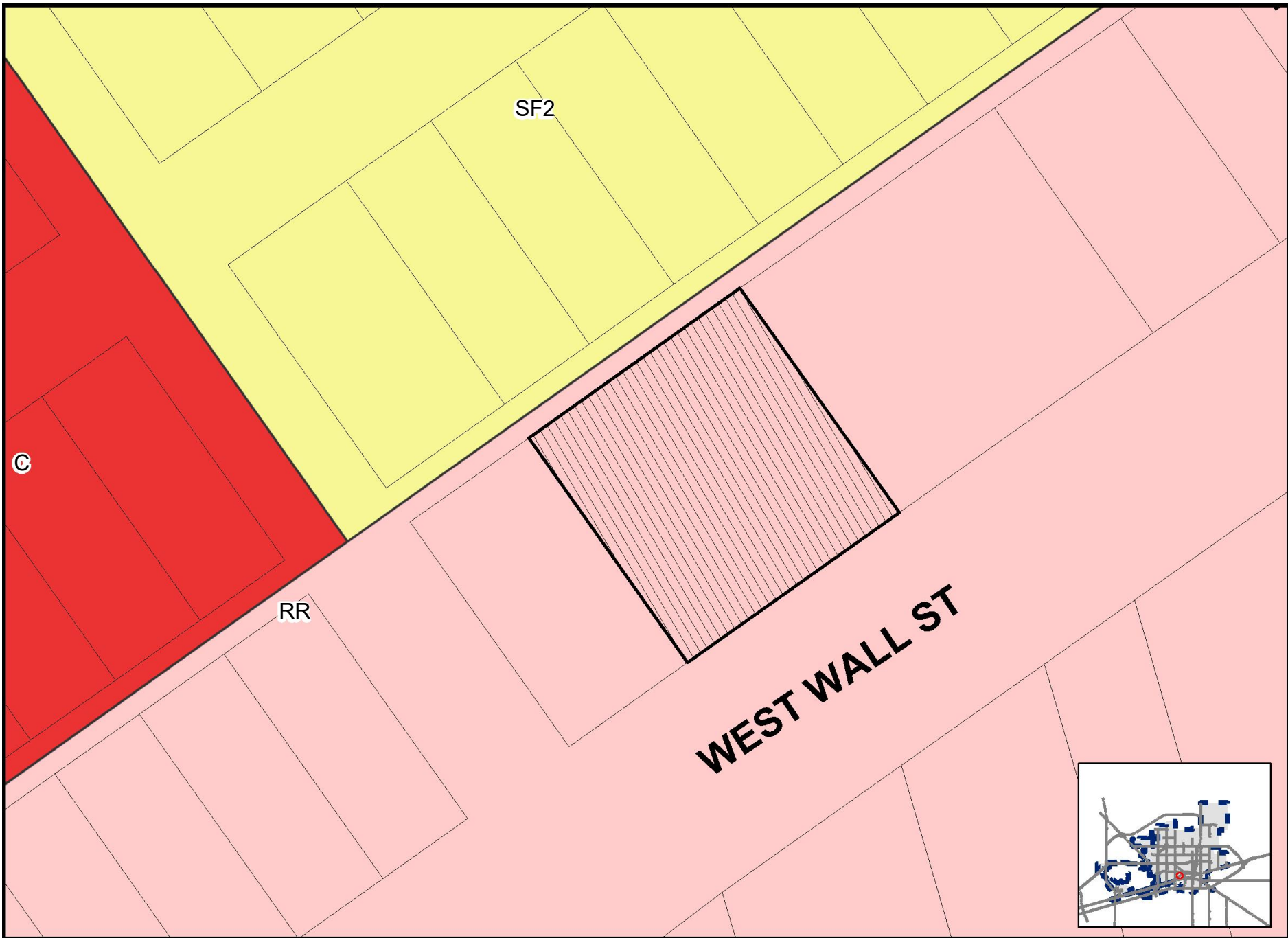
LEGEND

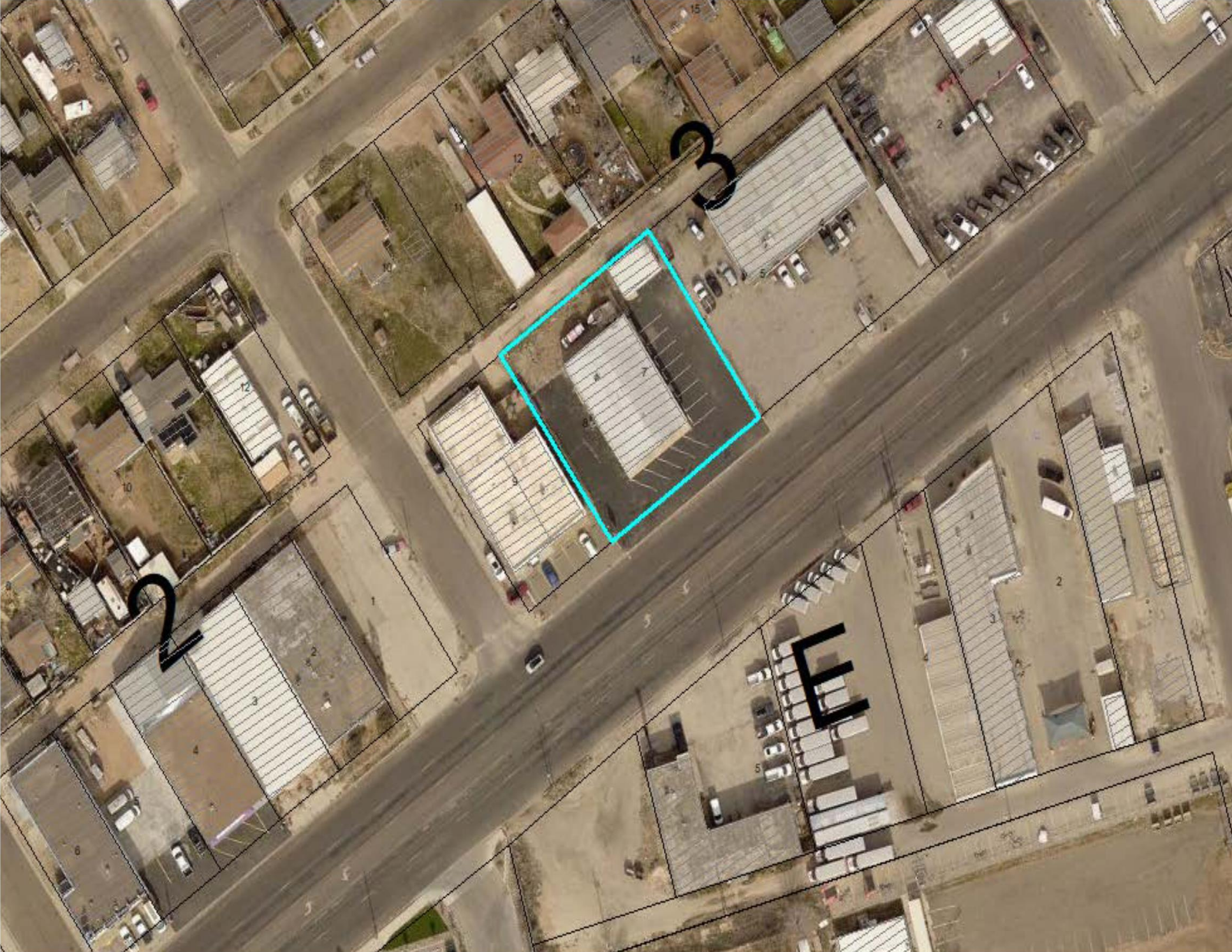
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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2810 WEST WALL STREET

SPECIFIC USE DESIGNATION WITHOUT TERM

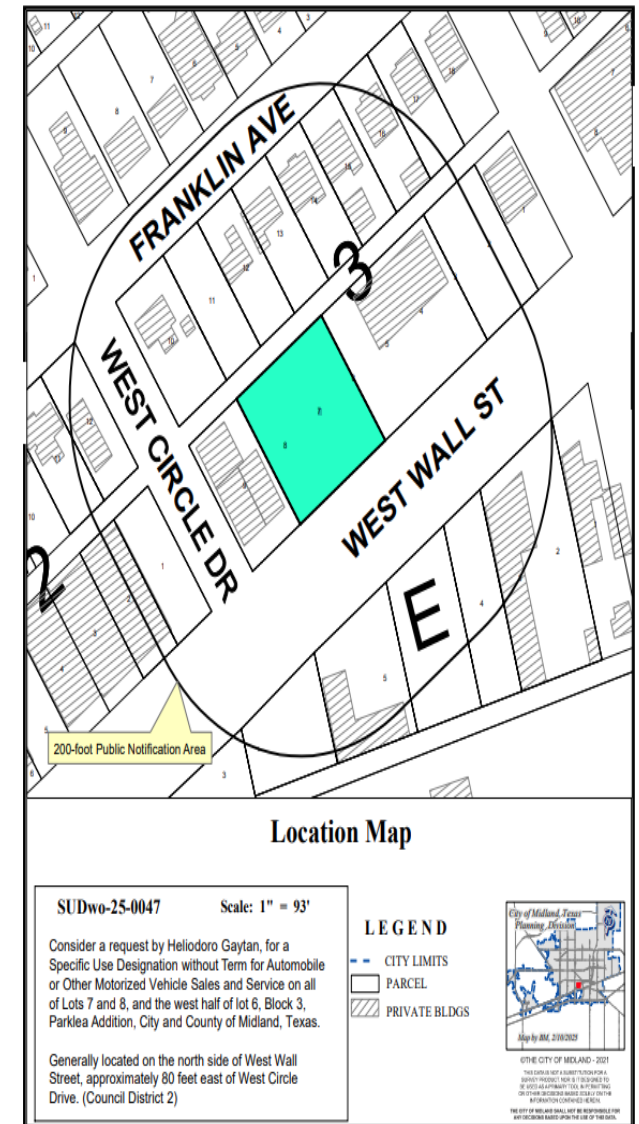


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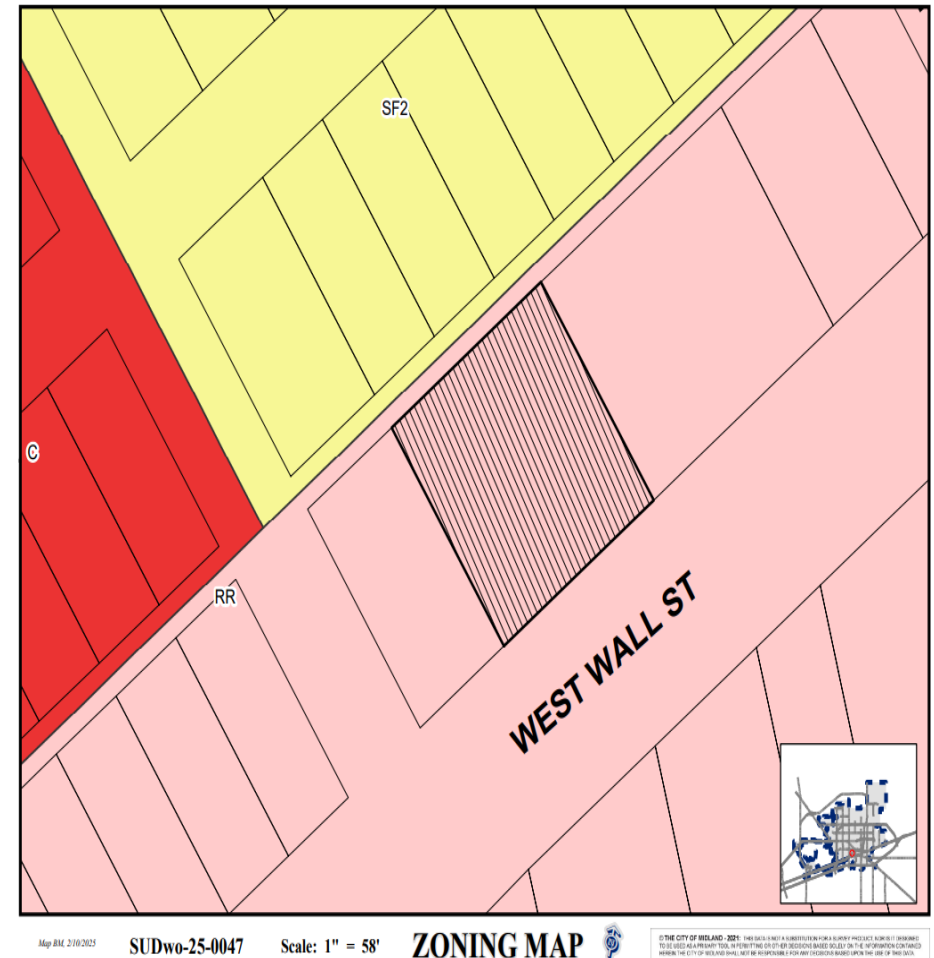
APPLICATION SUMMARY

- **Property Owner/Applicant:** Heliodoro Gaytan
- **Type:** SUD Without Term for an Automobile or Other Motorized Vehicle Sales and Service
- **Address:** 2810 West Wall Street (District 2)



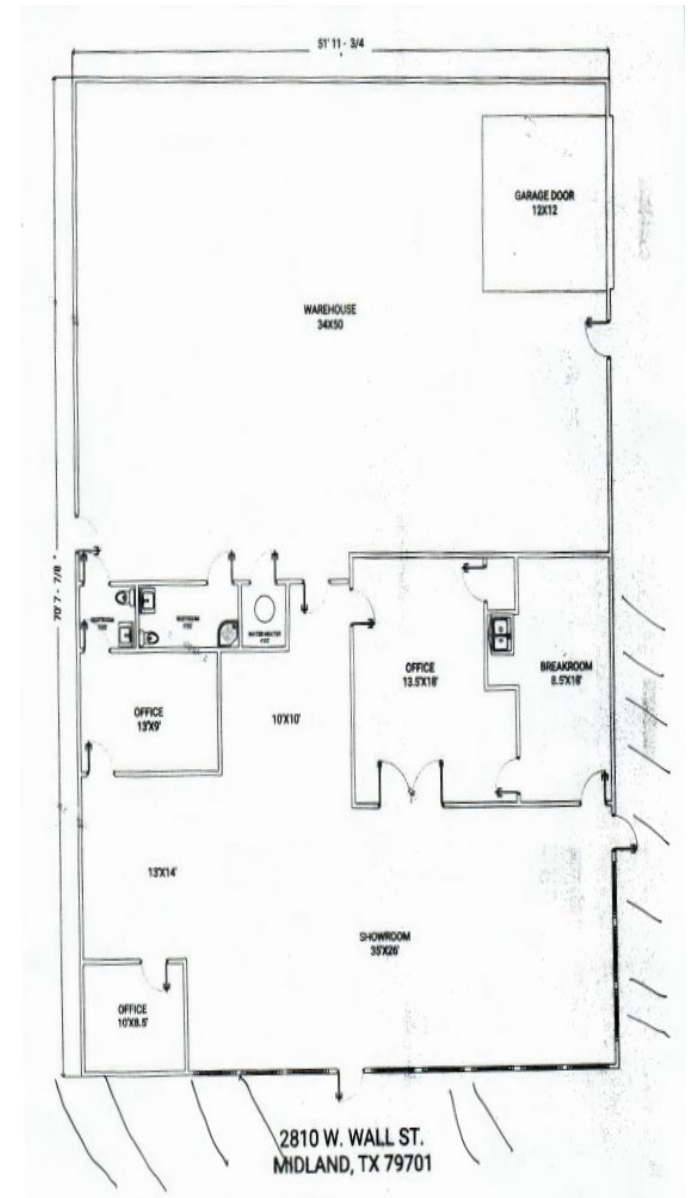
ZONING

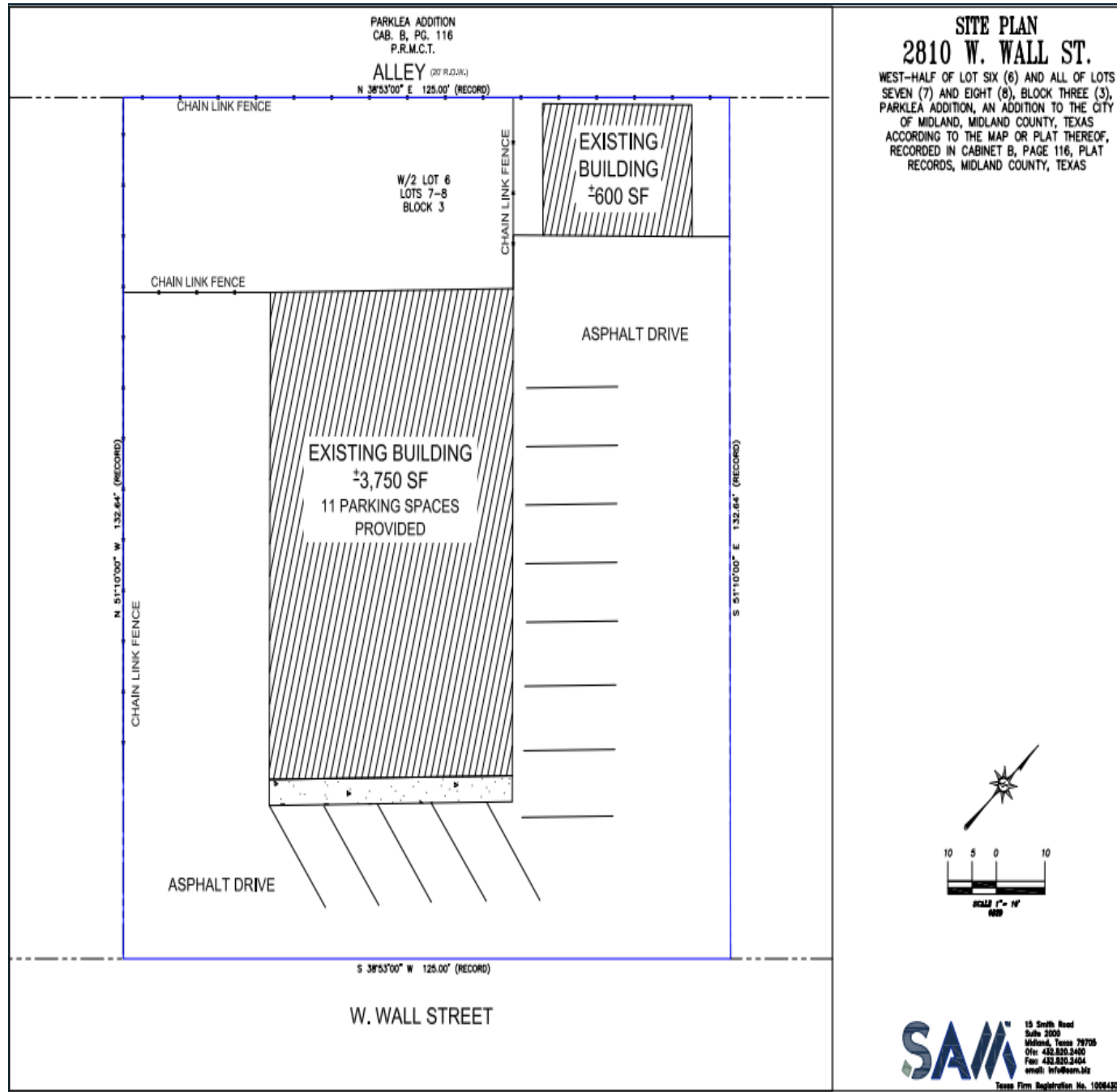
- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
 - **North:** SF-2, Single-Family Dwelling District
 - **South/East/West:** RR, Regional Retail District



INFORMATION

- **Proposed Days and Hours of Operation:**
 - Monday – Saturday, 9:00 a.m. to 7:00 p.m.
- **Proposed Days and Hours of SUDwo:**
 - Monday – Saturday, 9:00 a.m. to 7:00 p.m.

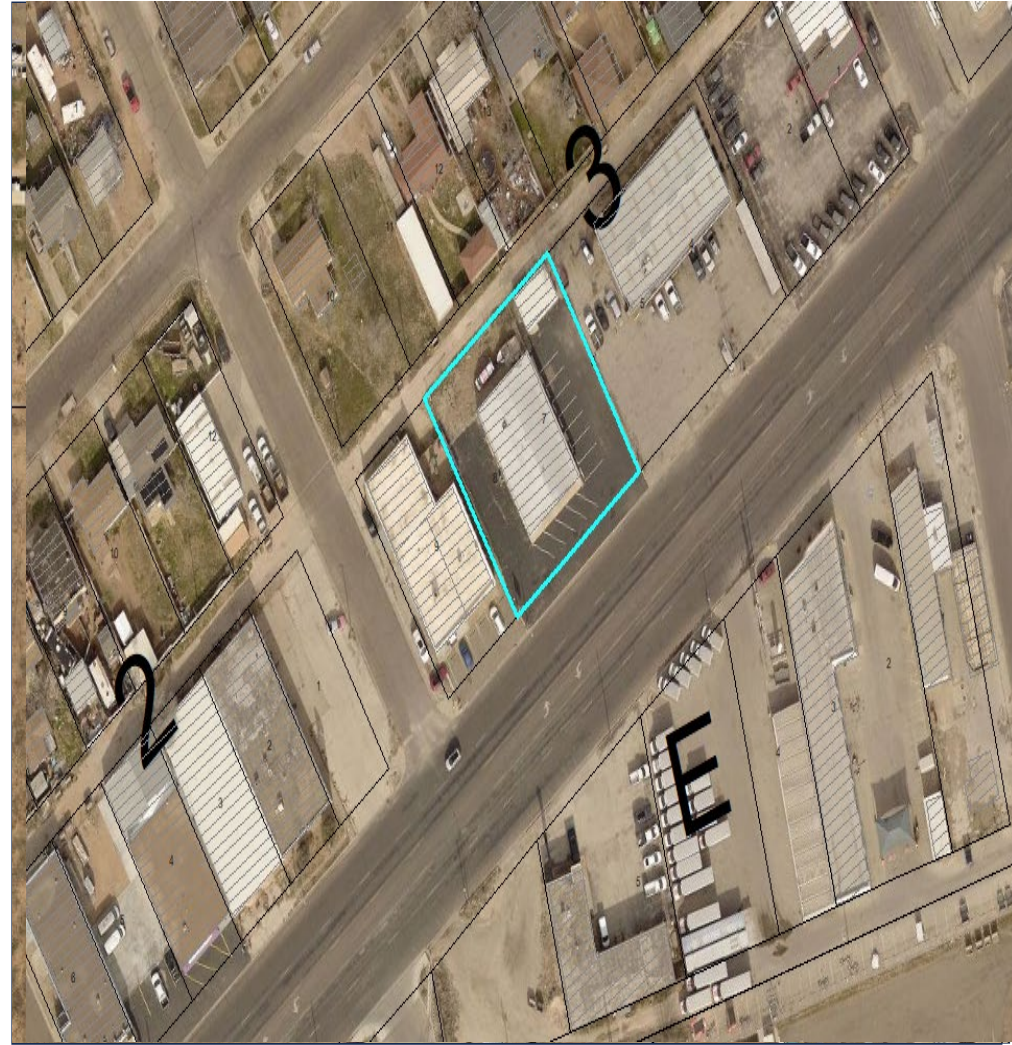




SITE PLAN

LAND USE

- **Current Use:** Vacant Building
- **Proposed Use:** Automobile sales and service center
- **Surrounding Uses:**
 - **North:** Neighborhood and tire shop
 - **South:** Auto parts shop
 - **West:** Neighborhood and bakery
 - **East:** Moving company



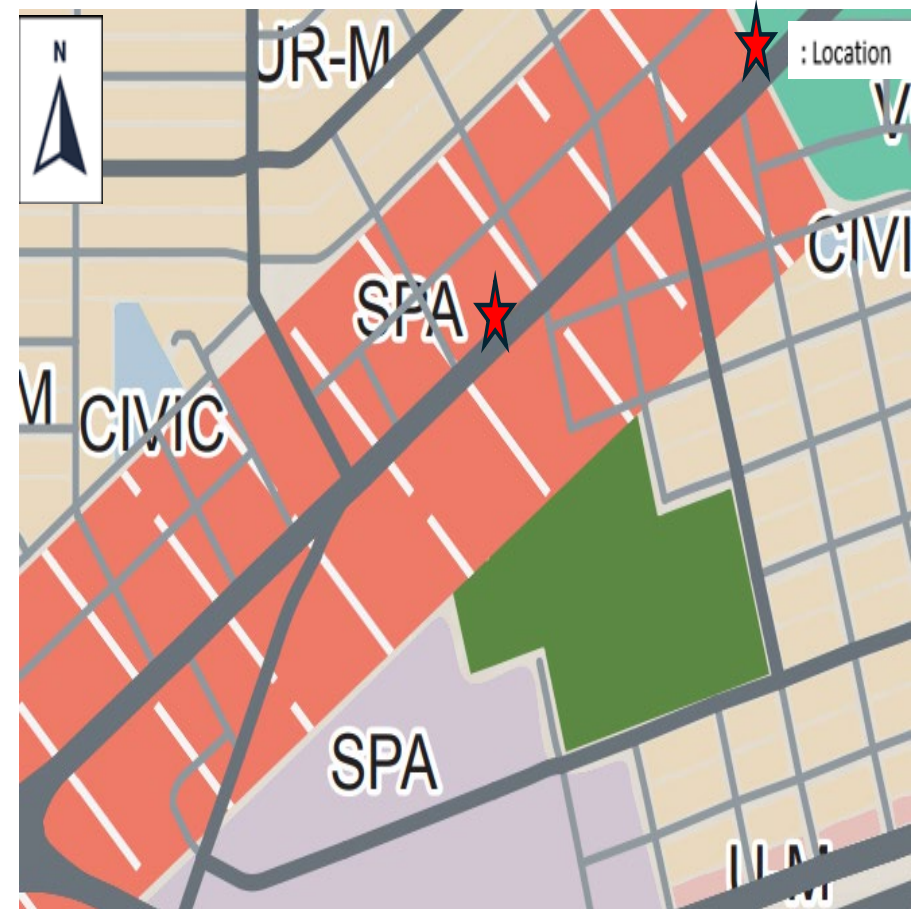
Site Photo



On West Wall Street, Looking north

COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
Special Study Area
- **Supported Uses:**
 - This is a special study area and there are no policies established for this location.
- Request is compatible with the surrounding area and the Tall City Tomorrow Plan.



STAFF'S RECOMMENDATION

- No objections received.
 - Staff recommends **APPROVAL** of the request of the Specific Use Designation Without Term for an Automobile or Other Motorized Vehicle Sales and Service, subject to Conditions A through C.
- A. That the use and development of the Property for the Specific Use shall significantly conform to the site plan, which is attached hereto as Exhibit “A” and incorporated herein for all purposes.**

STAFF'S RECOMMENDATION

- B. That the use and development of the Property for the Specific Use shall conform to standards set forth in Section 11-1-4.04.A.6 of the City Code.**
- C. That the operator of the Specific Use 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.



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: March 17, 2025

TO: Planning and Zoning Commission

FROM: Madelim Jaquez, Planner

SUBJECT: Hold a public hearing and consider a request by Maverick Engineering for a Zone Change from RR, Regional Retail District, in part, and C, Commercial District, in part to RR, Regional Retail District, on a 0.994-acre tract of land out of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South Midkiff Road.) (District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve ☐ Deny ☐ Direction/Informational

Details of Request:

The applicant, Maverick Engineering is requesting a Zone Change from RR, Regional Retail District, in part, and C, Commercial District, in part to RR, Regional Retail District to develop a Murphy's Gas Station and Convenience Store on a property located at the southeast corner of the intersection of West Wall Street and South Midkiff Road.

Current Zoning:

RR, Regional Retail District, in part, and C, Commercial District, in part

Surrounding Zoning and Land Use:

The properties to the north are zoned RR, Regional Retail District, and the land is currently being used as a gas station, gym, and motel. The properties to the east are zoned C, Commercial District, and are currently an electrical supply store, window tinting shops, and a collision center. The properties to the west are zoned RR, Regional Retail District, and C, Commercial District, and are currently used with a gas station, fast food restaurants, and Inns. The properties to the south are zoned C, Commercial District, and consist of a vacant building and Inns.

Analysis:

The applicant is seeking this zone change from RR, Regional Retail District, in part, and C, Commercial District, in part, to RR, Regional Retail District, in order to develop a Murphy's Gas Station and Convenience Store, which is an allowed use in the RR, Regional Retail District and C, Commercial District, zoning [Midland City Code 4.03]. Changing this zoning would help the future retail development of this area. This lot does meet the minimum lot requirements for the RR, Regional Retail District.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3; which designated this area as Special Study Area, which has no current policies.

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas well concern for Zoning.

Informational: Future plats will need to identify any Oil or Gas wells and include 500 ft. radius for a city permitted well or the 135 ft. radius for non-permitted well radius on plat. Please note if oil & gas wells are not identified or left off a plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified with comments- No structure shall be built over an abandoned well.

Engineering: (Approved)

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

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

Code: (Approved)

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

Transportation: (Approved)

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

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

Planning: (Approved)

Therefore, staff recommends approval of this Zone Change from RR, Regional Retail District, in part, and C, Commercial District, in part to RR, Regional Retail District.

Letters of Objection:

Staff has not received any letters of objection as of March 14, 2025.

Attachments:

Application
Survey
Maps
PowerPoint



**Zone Change/Planned District
Amendment/Site Plan Approval**

Project Number: _____
Case Number: 2-25-0412

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>SEE REPRESENTATIVE</u>		Phone () Email	
Address	City	State	Zip

Property Owner Printed Name: <u>RED SKY MIDLAND, RE LLC</u>		Phone (918) 760-7793 Email <u>phil@redskyholdings.com</u>	
Address <u>15110 DALLAS PARKWAY #440</u>	City <u>DALLAS</u>	State <u>TX</u>	Zip <u>75248</u>

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

Street Address: <u>SEE ATTACHED</u>		
Legal Description Lot: Block: Subdivision:		

Current Zoning: <u>RR AND C</u>	Proposed Zone: <u>RR</u> (List by tracts if more than one district is requested)
Reason for Zone Change Request: <u>TO PLAT AND MAKE A SINGLE ZONE DESIGNATION</u>	
Present Use of Property: <u>CURRENTLY BEING USED AS A RESTURANT</u>	
Proposed Use of Property: <u>DEVELOPED INTO A MURPHYS GAS STATION AND CONVIENCE STORE</u>	
How would this zone change affect the public health, safety and welfare? <u>NO AFFECT</u>	
Describe how conditions affecting the property have changed since present zoning designation: <u>CURRENTLY GOING THROUGH THE PLATTING PROCESS AND WILL BE REDEVELOPED</u>	

Submittal and Fees

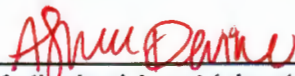
Items to be submitted with this application form:

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Site Plan
- Digital Copies of Site Plan (PDF/JPEG)

Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): SEE PROPERTY OWNER	Date:
Applicant (printed): SEE PROPERTY OWNER	
Property Owner (signature): 	Date: 2/17/25
Property Owner (printed): <u>Kevin Mutton - Manager</u>	
<i>The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> 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.</i> <i>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.</i>	

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear ASHLEE DEWINE who, being by me duly sworn, upon oath says: That (s)he is the owner of Red Sky Midland RE or authorized by Kevin Mutton, 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.

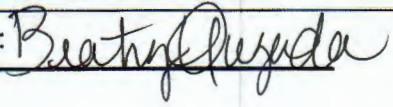

Authorized Agent (signature)

Subscribed and sworn to before me, this 17th day of February, 2025, to certify which witness my hand and seal of office.

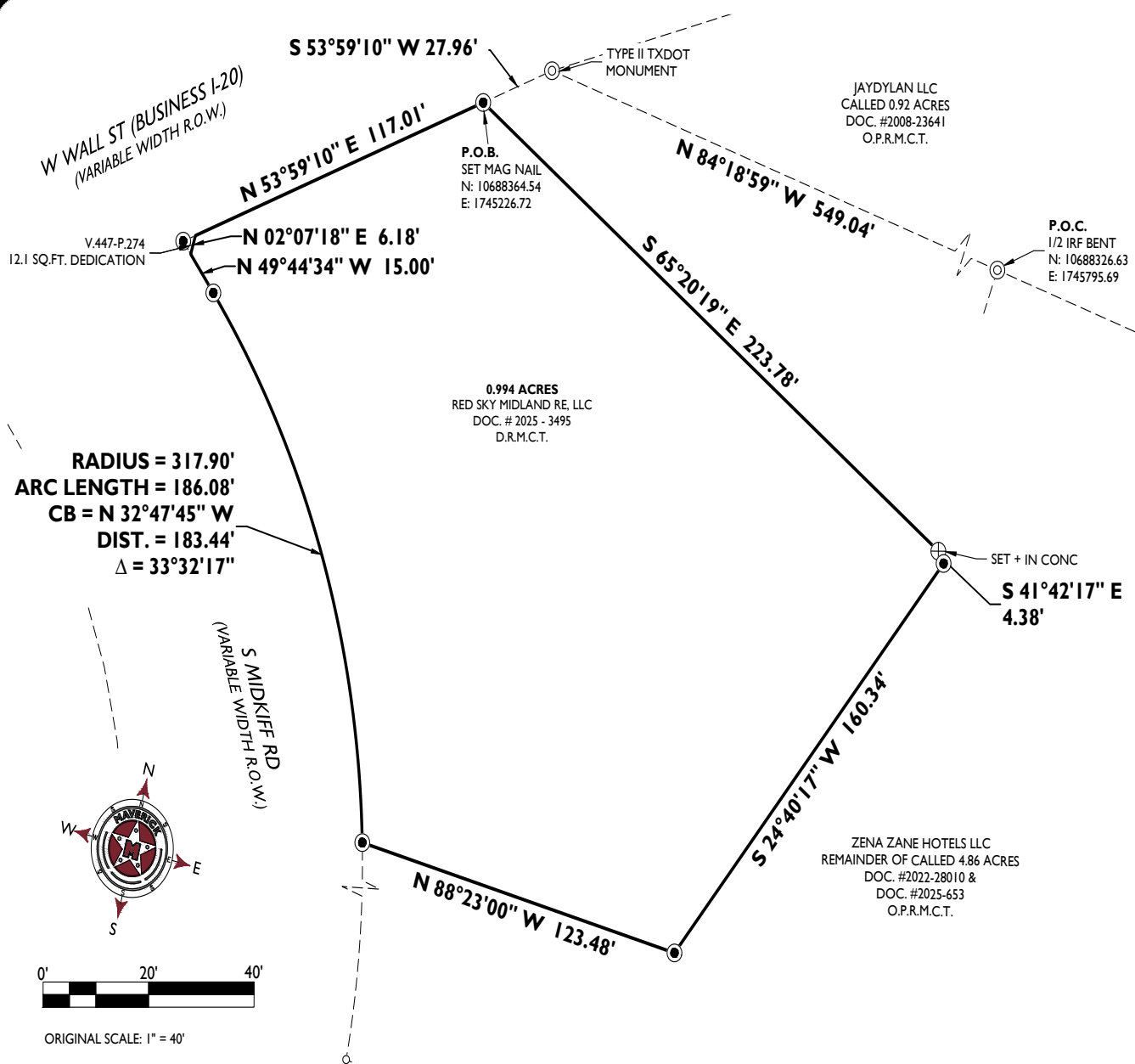


SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 13490772


NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
☒ Property Owner Authorization ☒ Application Fee Check # <u>5188</u>	☒ Dimensioned Site Plan ☒ Plans in Digital Format (PDF/JPEG)
Received By: <u></u>	Date: <u>FEB 19 2025</u> Initial: <u> </u>

Drawing: F:\2024\240162-RED SKY HOLDINGS-MURPHY'S MIDLAND-MIDKIFF AND WALL STREET\DRAWINGS\EXHIBIT\240162 - ZONING EXHIBIT.DWG Last Saved By: Adevine on 2/18/25



LEGEND

⊗	"+" SET IN CONCRETE	—	PROPOSED EASEMENT
●	MAG NAIL SET	- - - -	PROPERTY LINES
⊙	FOUND MONUMENT AS NOTED	O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
○	LOT CORNER		

METES & BOUNDS

FIELD NOTE DESCRIPTION OF A 0.994 ACRE TRACT OF LAND, SITUATED IN SECTION 33, BLOCK 39, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING A PORTION OF A CALLED 4.86 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2022-28010 AND CORRECTED IN DOCUMENT NUMBER 2025-653 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT N.(y):10688326.63, E.(x):1745795.69, A BENT ONE HALF INCH IRON ROD FOUND IN THE SOUTH LINE OF LOT 2, BLOCK 6, BANKHEAD ADDITION SECTION 12 AS SHOWN ON A PLAT RECORDED IN CABINET M ON PAGE 43 OF THE PLAT RECORDS OF SAID MIDLAND COUNTY, AT THE NORTHWEST CORNER OF A CALLED 1 ACRE TRACT AS DESCRIBED IN VOLUME 1030 ON PAGE 342 OF SAID "OPR"; BEING THE NORTHEAST CORNER OF SAID CALLED 4.86 ACRE TRACT, **THENCE** N.84°18'59"W, 549.04 FEET (550.00') TO A TYPE II TXDOT MONUMENT, FOUND ON THE SOUTHEAST LINE OF BUSINESS IH 20, **THENCE** S.53°59'10"W, 27.96 FEET TO A MAG NAIL SET FOR THE **POINT OF BEGINNING** AND BEING THE NORTH CORNER HEREOF;

THENCE S.65°20'19"E, SEVERING SAID 4.86 ACRE TRACT, 223.78 FEET TO A "+" MARKED IN CONCRETE FOR THE NORTH, NORTHEAST CORNER HEREOF;

THENCE S.41°42'17"E, 4.38 FEET TO A MAG NAIL SET FOR THE SOUTH, NORTHEAST CORNER HEREOF;

THENCE S.24°40'17"W, 160.34 FEET TO A MAG NAIL SET FOR THE SOUTHEAST CORNER HEREOF;

THENCE N.88°23'00"W, 123.48 FEET TO A MAG NAIL SET IN THE EAST LINE OF MIDKIFF ROAD FOR A POINT OF DEFLECTION RIGHT FOR A CURVE TO THE LEFT HAVING A RADIUS OF 317.90 FEET AND A CHORD BEARING AND DISTANCE OF N.32°47'45"W, 175.08 FEET;

THENCE ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THIS TRACT AN ARC DISTANCE OF 186.08 FEET TO A MAG NAIL SET AT THE POINT OF TANGENCY HEREOF;

THENCE N.49°44'34"W, ALONG SAID MIDKIFF ROAD, 15.00 FEET TO A POINT AS DESCRIBED IN A DEDICATION DEED RECORDED IN VOLUME 447 ON PAGE 274 OF SAID "OPR" FOR A CUTBACK CORNER HEREOF;

THENCE N.02°07'18"E, ACROSS SAID CUTBACK, 6.18 FEET TO A POINT IN THE SOUTHEAST LINE OF BUSINESS IH 20 FOR THE MOST NORTHERLY WEST CORNER HEREOF;

THENCE N.53°59'10"E, ALONG SAID BUSINESS IH 20 117.01 FEET TO THE **POINT OF BEGINNING** CONTAINING 43,322 SQUARE FEET OR 0.994 ACRE OF LAND.

SURVEY NOTES:

1. 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" AND A COMBINED SCALE FACTOR OF 0.999896911 AT NGS MIDLAND.



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 THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM FIELD NOTES 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. 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
GREGORY W. SHOULTS, RPLS #5356
FIRM NO. TX #10194514

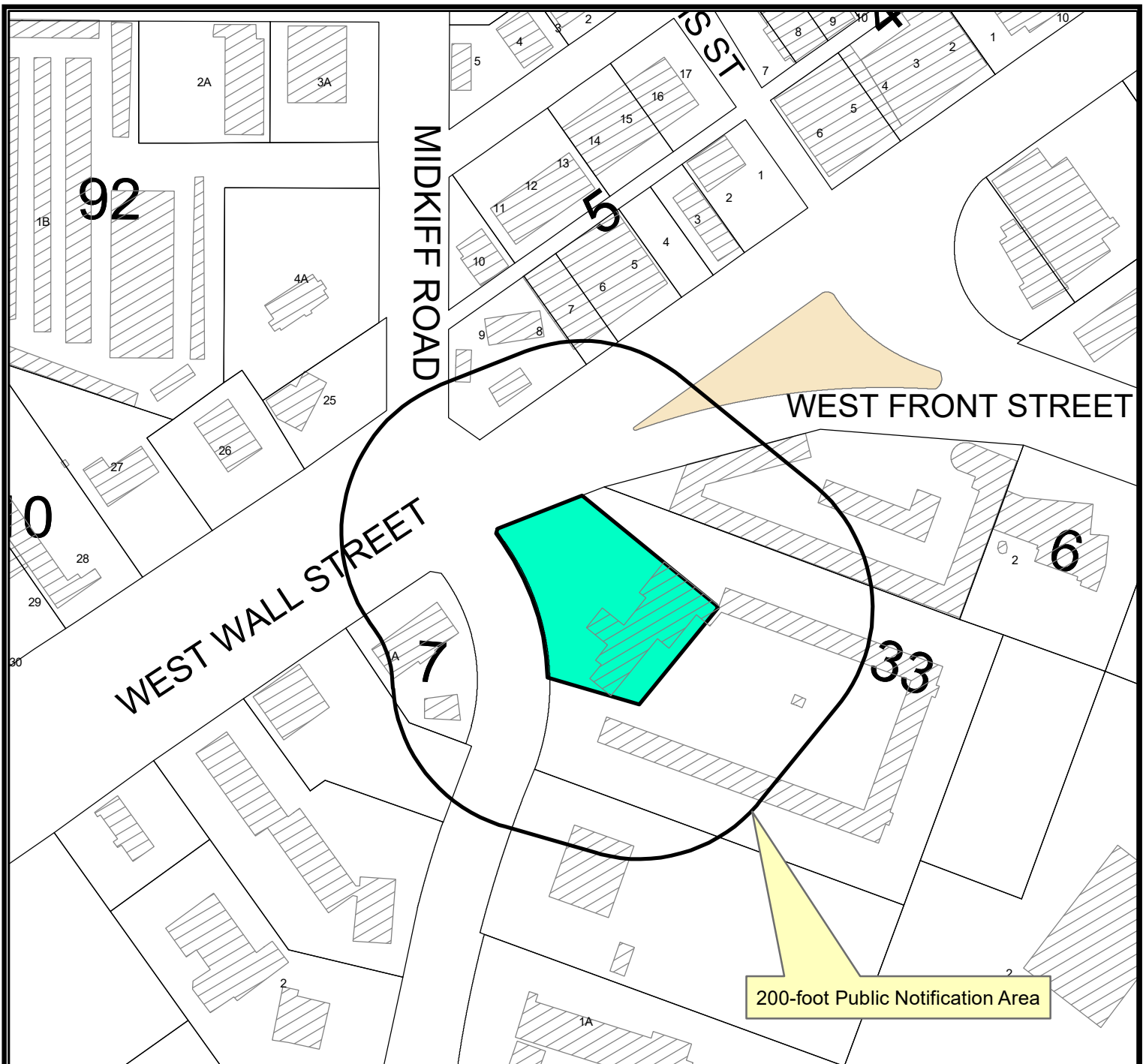
FEBRUARY 18, 2025
Page 12.192



EXHIBIT A

ZONING BOUNDARY EXHIBIT

BEING A 0.994 ACRE TRACT OF LAND, SITUATED IN SECTION 33, BLOCK 39, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS.
March 17, 2025



Location Map

Z-25-0412

Scale: 1" = 186'

Consider a request by Maverick Engineering for a zone change from RR, Regional Retail District, in part, and C, Commercial District, in part to RR, Regional Retail District on a 0.994-acre tract of land out of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of West Wall Street and South Midkiff Road. (Council District 2)

LEGEND

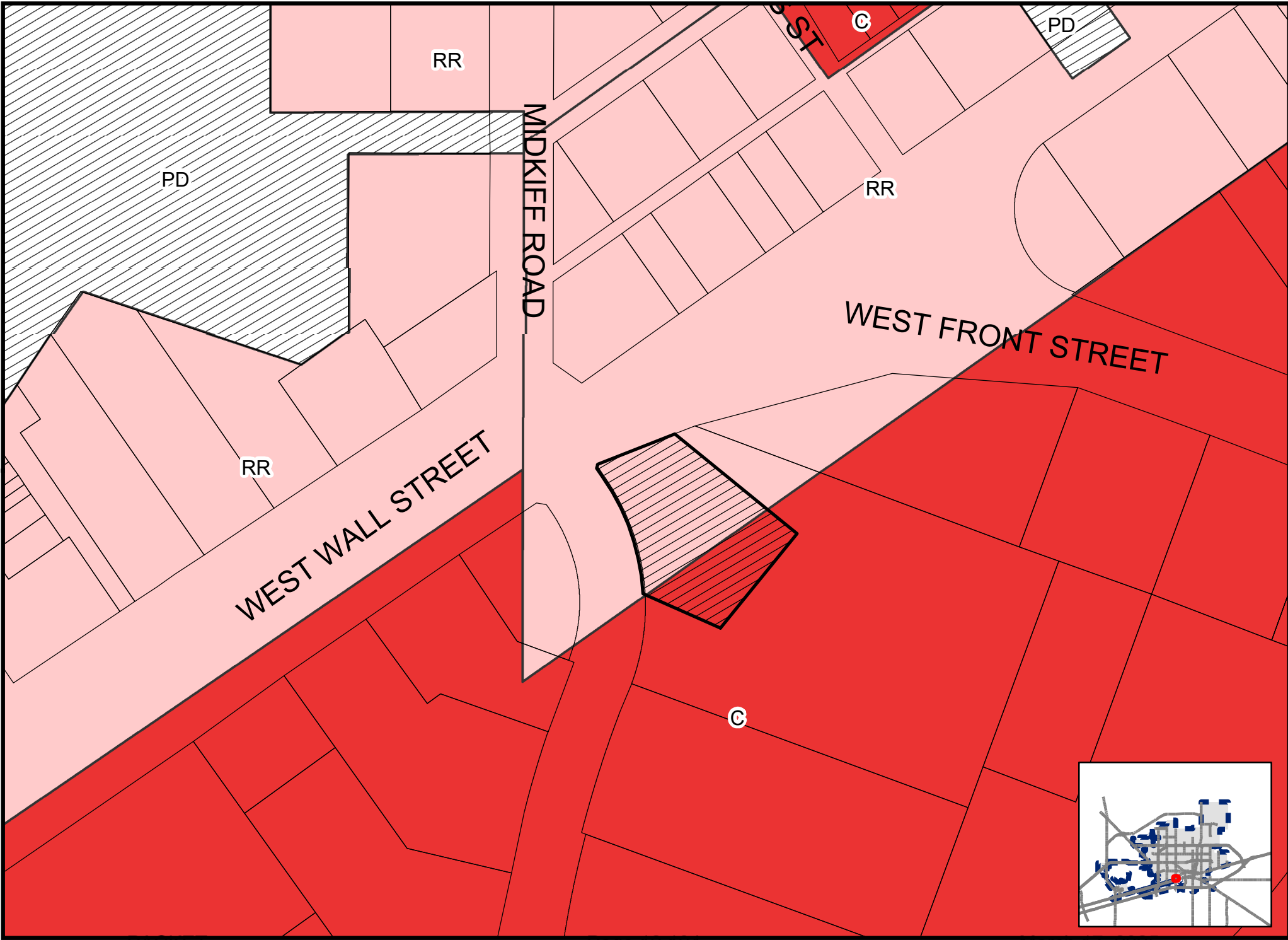
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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



MIDKIFF RD

WEST FRONT ST

An aerial photograph of a street intersection. A large, thick black arrow is superimposed on the image, pointing horizontally from left to right. The arrow starts near the top left and ends near the bottom right, following the path of the street. The street itself is visible as a light-colored road with lane markings. On the right side of the road, there are some buildings and parked cars. The text "WEST WALL ST" is written in large, bold, black capital letters across the top right portion of the image, partially overlapping the road and the arrow.

PACKET

Page 12.195

March 17, 2025





BANKHEAD ADDITION, SECTION 13 ZONE CHANGE

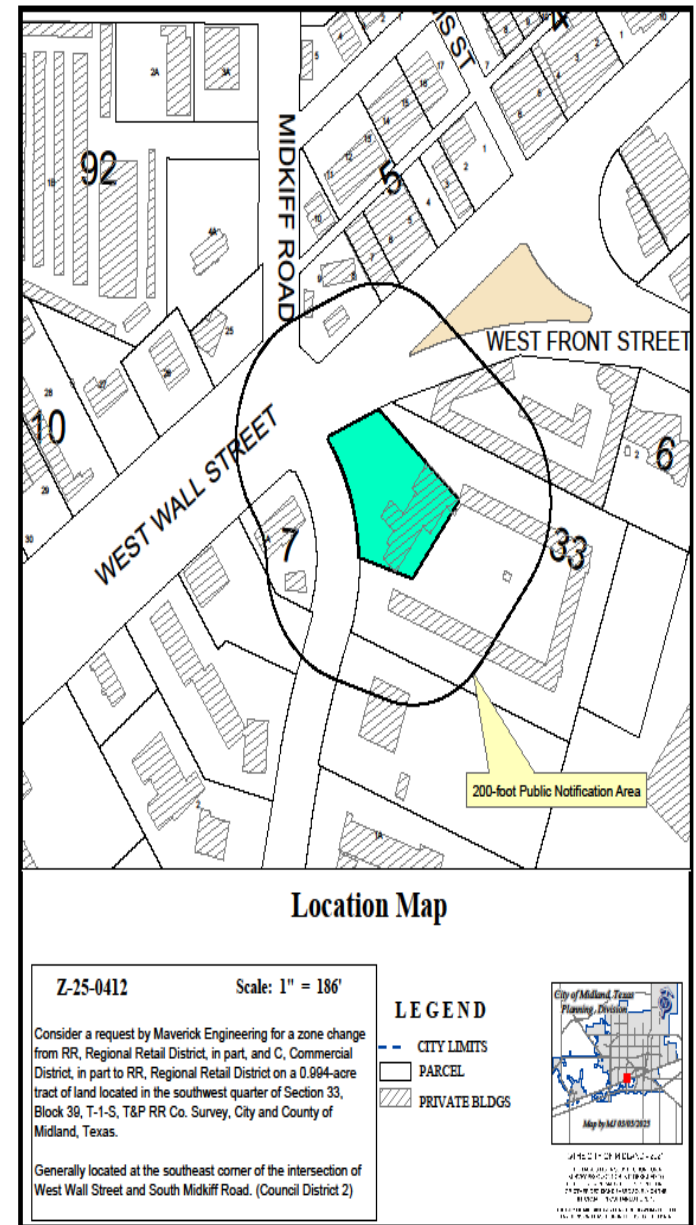


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MIDLANDTEXAS.GOV

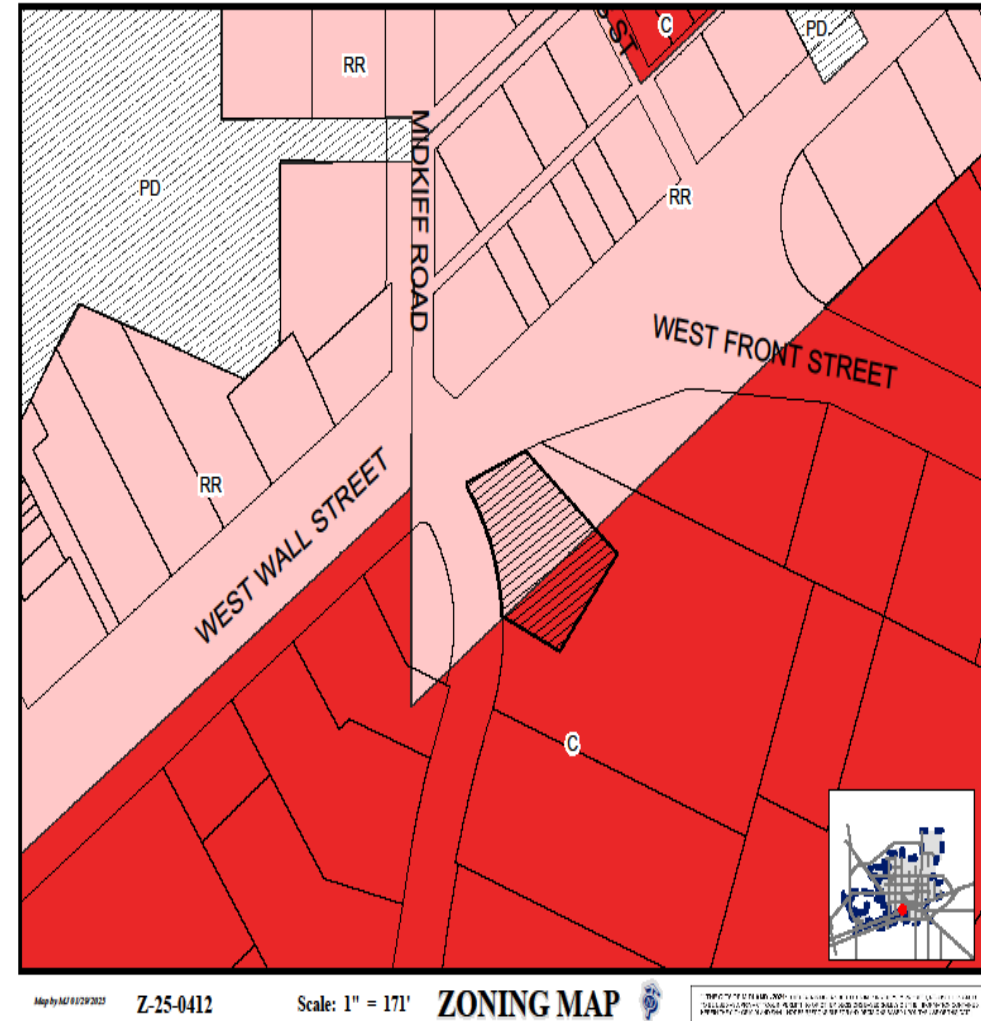
APPLICATION SUMMARY

- **Property Owner:** Red Sky Midland, RE LLC
- **Applicant/Representative:** Maverick Engineering
- **Zone Change**
- **Address:** 3601 West Wall Street



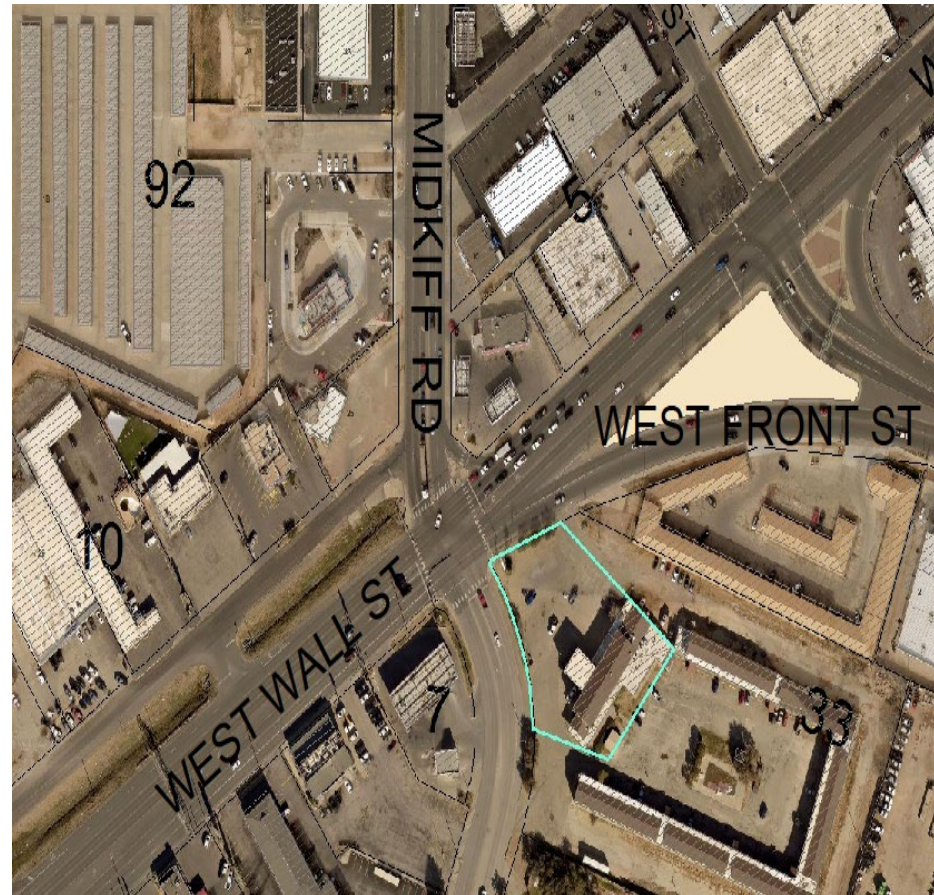
ZONING

- **Current Zoning:** RR, Regional Retail District, in part, and C, Commercial District, in part.
- **Proposed Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
 - **North:** RR, Regional Retail
 - **West:** RR, Regional Retail District, and C, Commercial District
 - **South/East:** C, Commercial District



LAND USE

- **Current Use of the Property:**
Restaurant
- **Proposed Use of the Property:**
Murphys Gas Station and Convenience Store
- **Surrounding Uses:**
- **North:** Gas station, gym and motel
- **South:** Vacant building, and Inns
- **East:** Electrical supply store, window tinting shops, and a collision center
- **West:** Gas station, fast food restaurants, and Inns

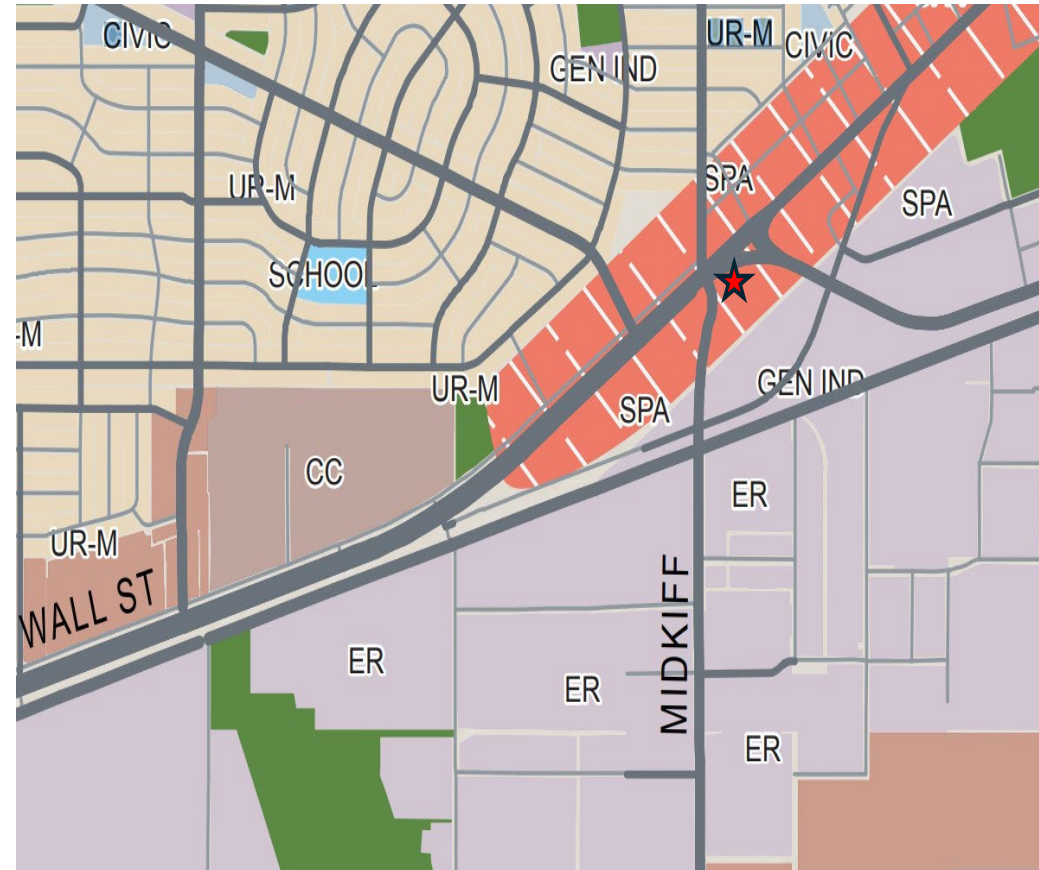




On West Wall Street, Looking South

COMPREHENSIVE PLAN

- **TCT Land Use Designation:**
Special Study Area
- **Supported Uses:**
 - This is a special study area and there are no policies established for this location.
 - Request is compatible with the surrounding area and the Tall City Tomorrow Plan.



RELATED ITEMS

- The preliminary plat associated with this request is scheduled to go to the March 17, 2025, Planning & Zoning Commission meeting.



STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends APPROVAL of this zone change from RR, Regional Retail District, in part, and C, Commercial District, in part, to RR, Regional Retail District.



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 17, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Westlake Addition, Section 2, being a replat of Lots 1 and 2, Block 1, Westlake Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Westlake Road and State Highway 191.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Parkhill, on behalf of Mid-Cities Community Church, is requesting to replat property located at 8700 State Highway 191, 8600 State Highway 191, and 8608 State Highway 191, into 2 lots for future commercial development.

Current Zoning:

RR, Regional Retail District.

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

ROW: Refer to transportation's comment's. PAVING: SH 191 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. W CR-78 roadway is not built to City Standards, construct to City standards for entire platted frontage. [For Applicant's Information Only.]

WATER: 8" water exists in W CR 78 Street N of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: None existing. Construct to City standards along entire platted frontage, serving all lots within the subdivision and to adjacent lot lines along exterior roadways. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: Show compliance with Westlake Addition, Section 2 Drainage Study, prepared by Parkhill and approved by City on 03/03/2025. [Reference City Code Sect. 11-2-3(D)8]

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

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

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas issues

GIS: (Approved)

Provide recording info and purpose of easement along northern portion of plat. Provide recording info for easement above W C R 78 as well.

CRMWD: (Approved)

Refer to the sketch comments and see letter

PLANNING: (Approved with)

Change the chairman to Abraham Bejil [Informational]

The lot to the east should be “3” not “30” [11-2-3(A)1(d)]

The lot to the northwest should be “7” [11-2-3(A)1(d)]

Staff recommends approval of the Preliminary Plat of Westlake Addition, Section 2, subject to condition A.

Conditions:

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

Attachments:

Application
Preliminary Plat
Location Map
Zoning Map



Preliminary Plat Application

Project Number: Sub-25-0814Case Number: P-25-2209Proposed Subdivision Plat Name: Westlake Addition, Section 2Legal Description (attached sealed Metes and Bounds): Being a Replat of Lots 1 and 2, Block 1, Westlake Addition, City and County of Midland, Texas**Property Owner**Printed Name: Mid-Cities Community ChurchPhone (432) 563-9444

Email

Address 3001 N Big Spring St.City MidlandState TxZip 79705**Developer (if different than Owner)**

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)Firm: ParkhillPrinted Name: Josh Wallender

(PROJ # 40060.22)

Phone (432) 697-1447

Email

jwallender@Parkhill.comAddress 1700 West Wall, Suite 100City MidlandState TexasZip 79701Current Zoning: RRReason for Platting: Development of land for commercial use.**Plat Information**

Total Acreage:

20.30 Ac.Type: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: 2Number of Multi-family Dwelling Units: N/A**Submittal and Fees**

Items to be submitted with this application form:

- 1 FOLDED Copy of Dimensioned Plat
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Application Fee – Payable to the 'City of Midland'

Request for a Development AgreementDo you expect to request a development agreement with the City? ☐ Yes ☐ No

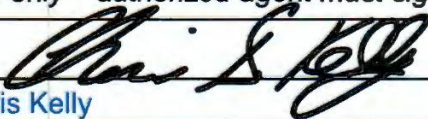
If yes, contact the City Engineer at (432) 685-7286

Provisions

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and ***all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved***, or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Planning and Zoning Commission agenda for consideration under the time requirements set out in Section 212.009.

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

Property Owner (signature):



Date: 2/20/2025

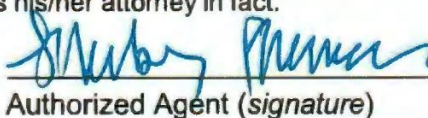
Property Owner (printed): Chris Kelly

The Preliminary 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.

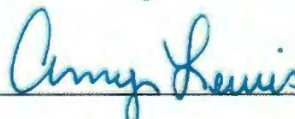
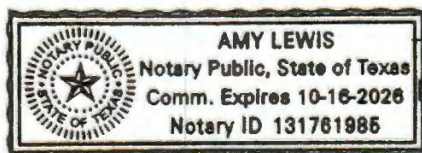
STATE OF TEXAS COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Shelby Freeman who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or is authorized by Mid-Cities Community Church 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 19th day of February, 20 25, to certify which witness my hand and seal of office.


NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☐ Property Owner Authorization

☐ 1 Copy of Dimensioned Plat

☐ Plat in Digital Format (PDF/JPEG)

☐ Application Fee

☐ 1 Copy of Plat (11x17)

Check # invoice

RECEIVED

Received By: 

Date: FEB 20 2025

Initial: D.H.

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

PRELIMINARY
PLAT
WESTLAKE
ADDITION
SECTION 2

Being a portion of Block 1, Westlake Addition, City and County of Midland, Texas



0 100' 200'

LEGEND
ND
City Limits
Proposed Aerial Limits
Proposed Aerial Lot Lines
Proposed Easements
Existing Lot Easements
Existing Aerial Line
Existing 1' Contours
Floodway

SPECIAL STATE PLANE
COORDINATE SYSTEM
The coordinates are relative to the Texas State Plane Coordinate System (Central Zone 1983 NAD), with a combined grid factor of 0.999993 for mean project datum. The theta angle is equal to -00° 54' 48.89" at US&GS station "Midland", with published values of N=10,690,154.70 and E=1,746,696.78 in U.S. Survey Feet.

SURVEYOR'S
CERTIFICATE
I, Chris 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 thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

R.P.L.S. #XXXX

OWNER'S
CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND
I, MID-CITIES COMMUNITY CHURCH, is the record owner of 20.30 Acres of Land located in Section 32, Block 40, T-1-S T&P RR Co. Survey, City and County of Midland, Texas, and more particularly, as shown by the plat hereon. That we, MID-CITIES COMMUNITY CHURCH do hereby adopt this plat designating the herein above described property as WESTLAKE ADDITION SECTION 2 to the City and County of Midland, Texas and we do hereby dedicate to the public use, under this plat, and easements shown thereon.

By: Chris Kelly Executive Pastor

STATE OF TEXAS
COUNTY OF MIDLAND
This instrument was executed on this 17th day of March, 2025, by MID-CITIES COMMUNITY CHURCH.

Notary Public
Signature

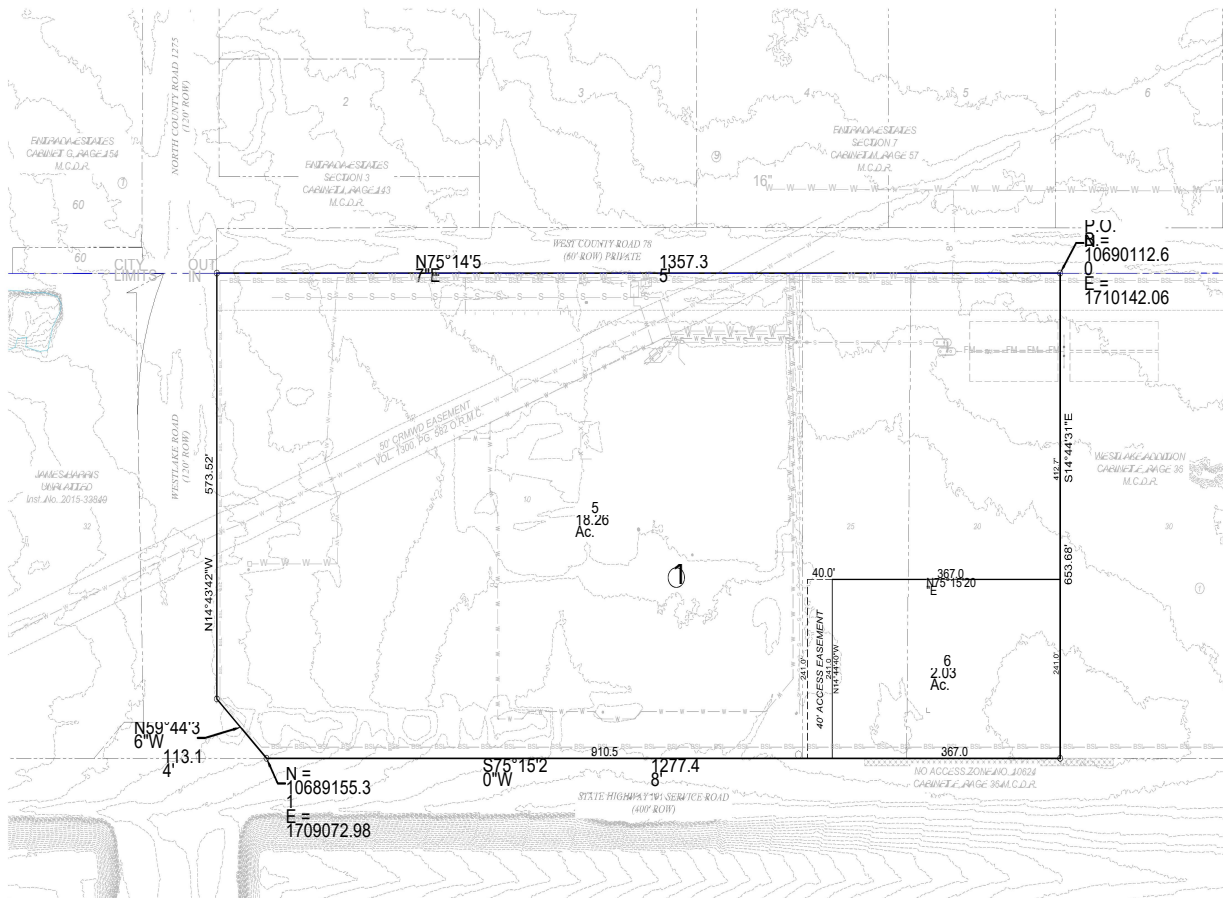
CERTIFICATE OF
APPROVAL
For approval by the Commission, this is to certify that the above and foregoing plat of WESTLAKE ADDITION SECTION 2 was approved by proper action of the City Planning and Zoning Commission of the City of Midland.

Chairman - Lucy Siniega Secretary - Landon Ochoa

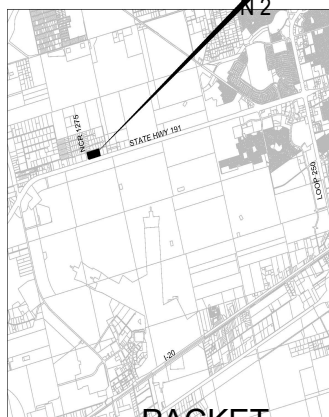
PLAT FILED FOR
RECORD
MIDLAND
COUNTY, TEXAS
DATE

WESTLAKE
ADDITION
SECTION 2
Parkhill

TBP&S FIRM REGISTRATION
NO. 10194091



WESTLAKE
ADDITION
ON
SECTION
2



PACKET
LOCATION MAP

UTILITY COMPANY'S
This plat has been checked for
accessibility of
utilities.

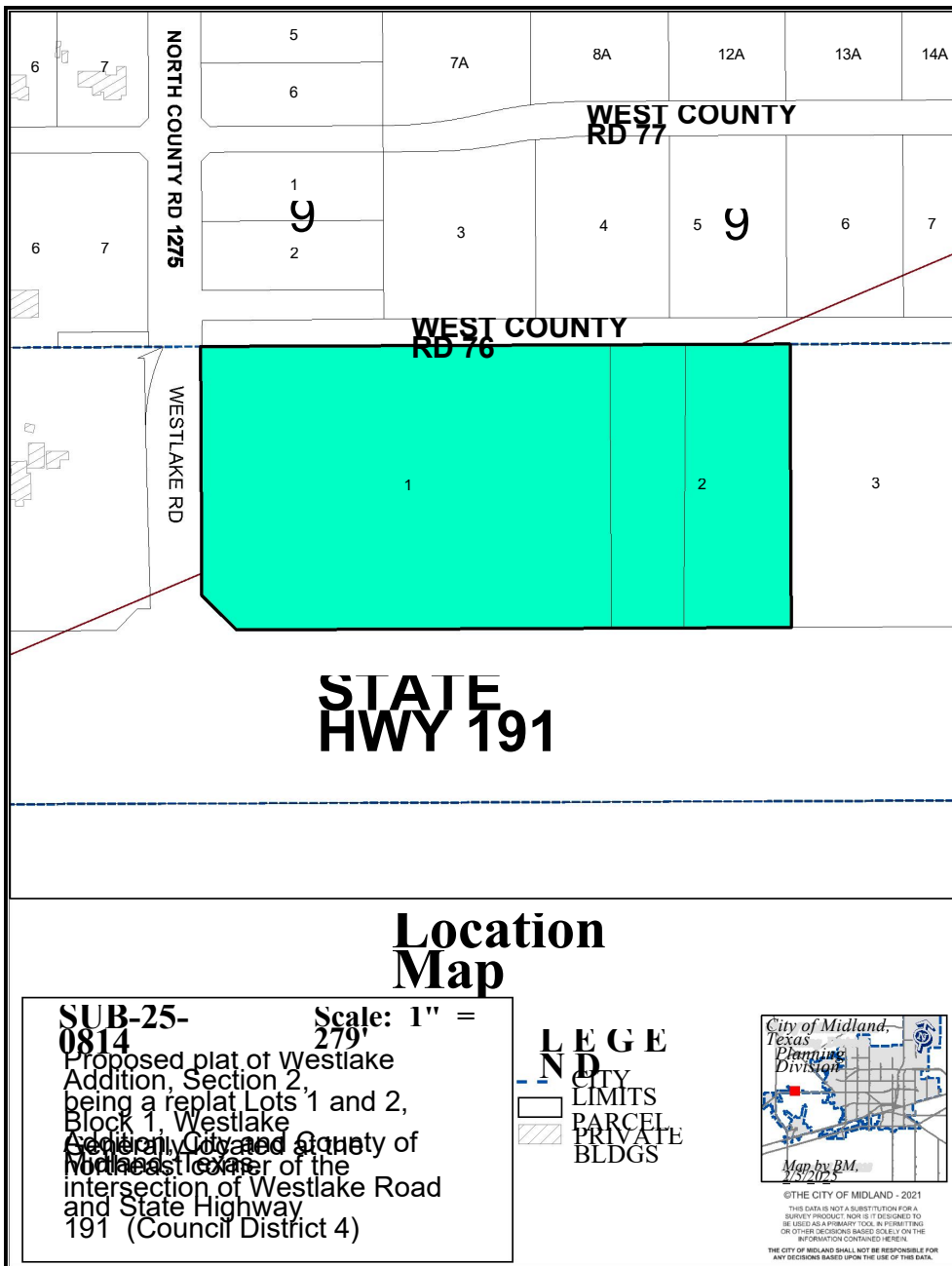
Orion Electric Delivery Service
(PLEASE PRINT)

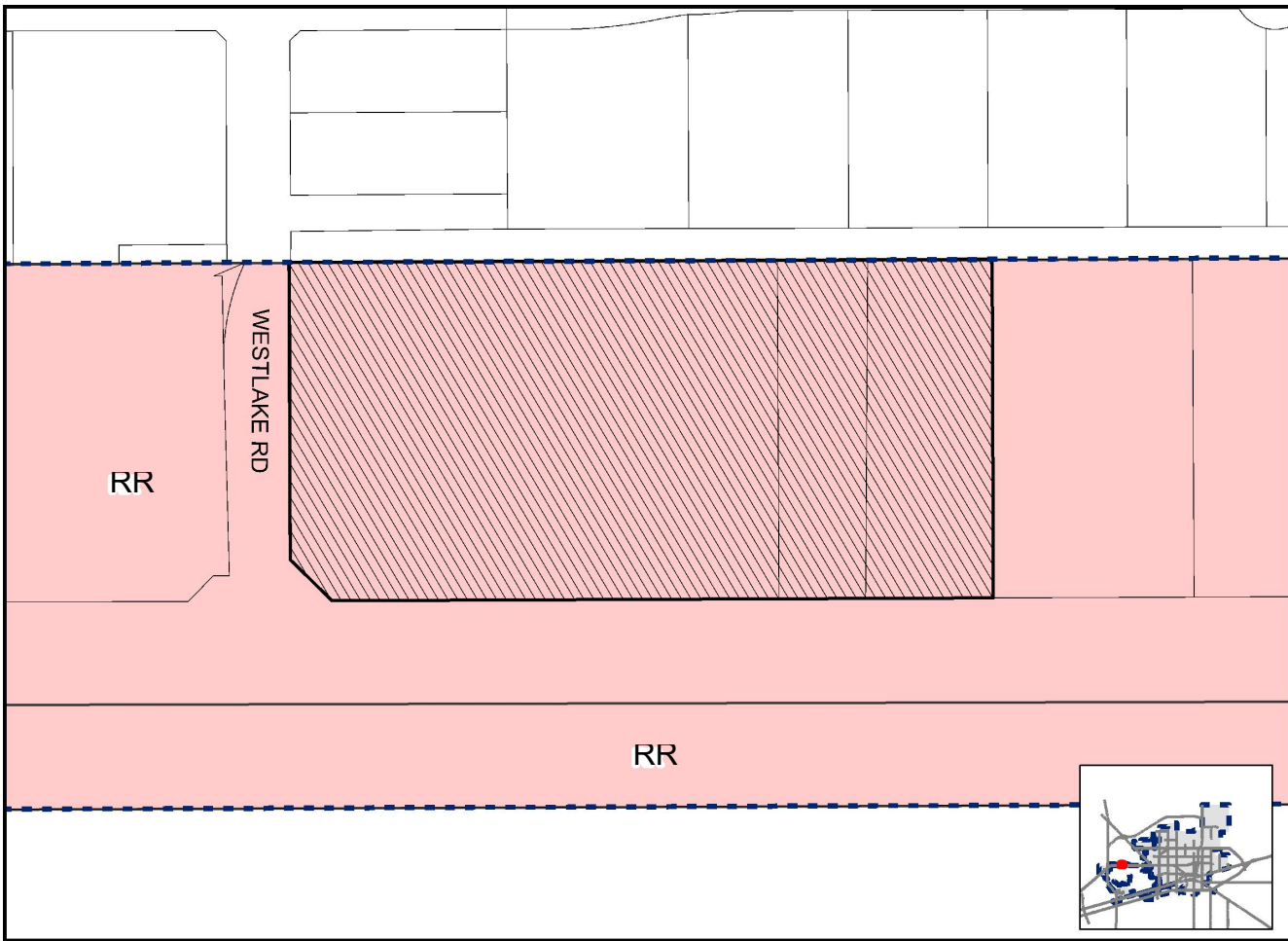
AT&T
Texas (PLEASE PRINT)

Atmos
Energy (PLEASE PRINT)

Optimum
(PLEASE PRINT)

Astound
Broadband (PLEASE PRINT)





Map.BM.
2/5/2025

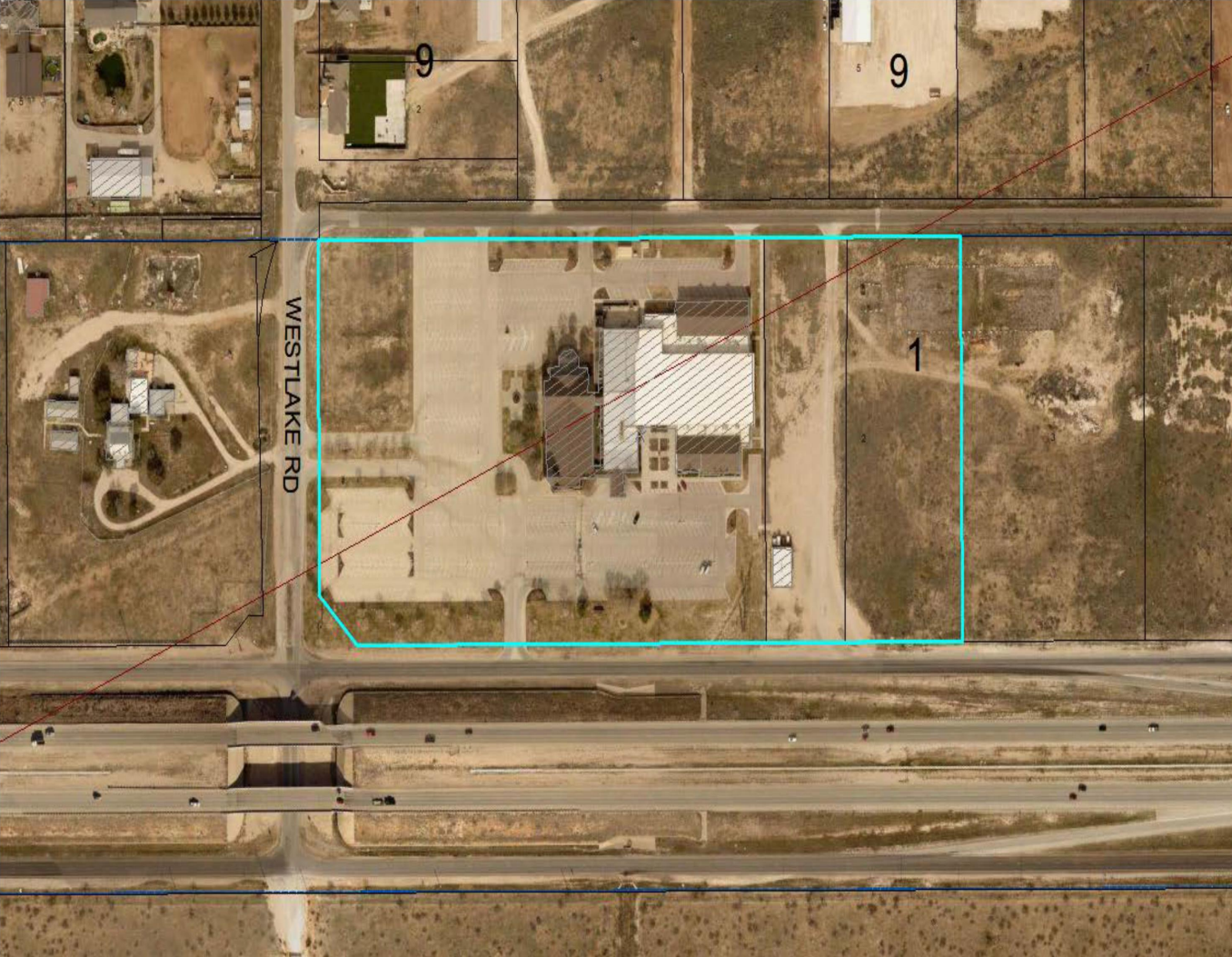
**SUB-25-
0814**

Scale: 1" =
233'

**ZONING
MAP**



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WESTLAKE ADDITION, SECTION 2

PRELIMINARY PLAT

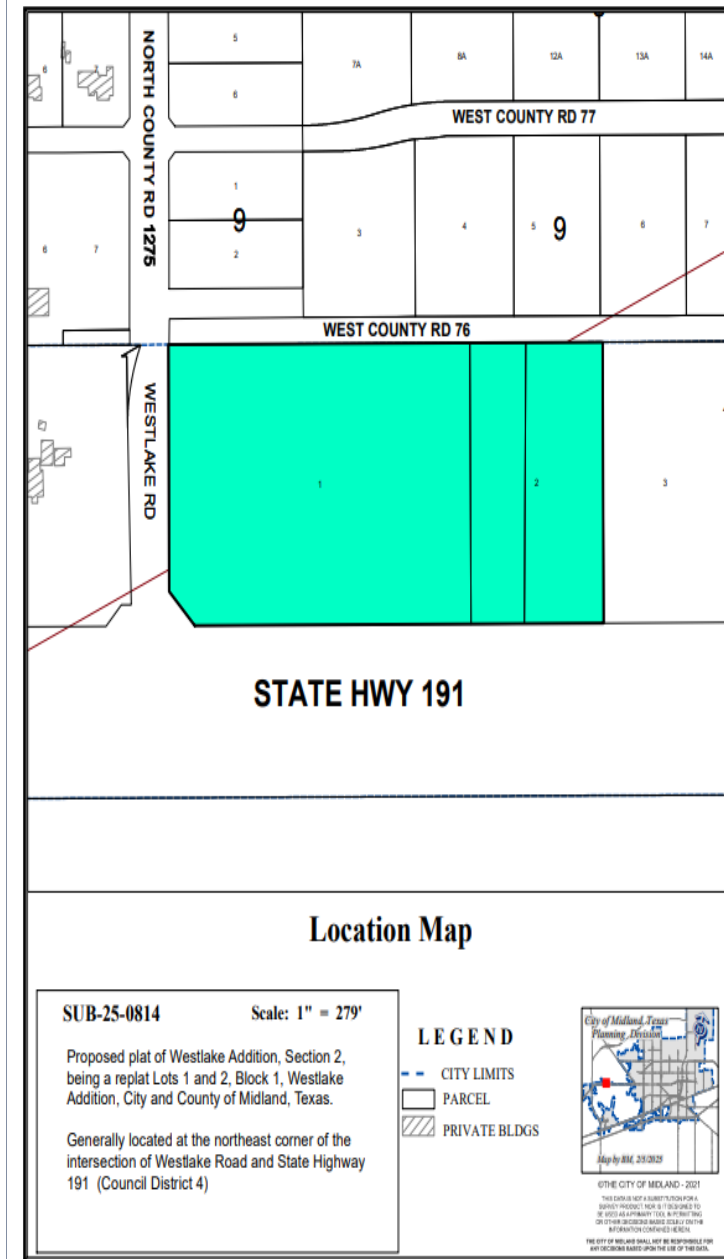


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APPLICATION SUMMARY

- **Property Owner & Developer:** Mid-Cities Community Church
- **Representative:** Parkhill
- **Application Type:** Preliminary Plat
- **Address:** 8700 State Highway 191 (District 4)



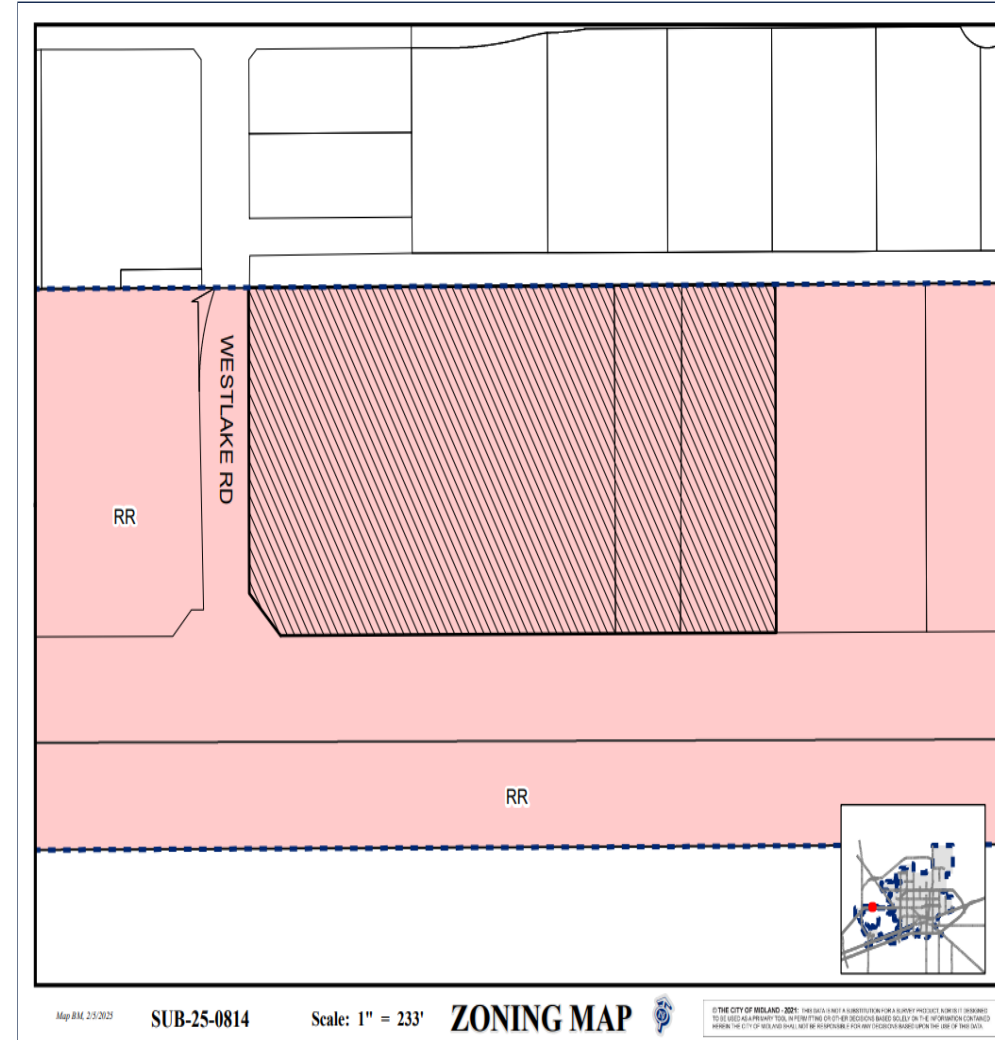
3

- # PACKET



ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
 - **North:** ETJ
 - **South/East/West:** RR, Regional Retail District



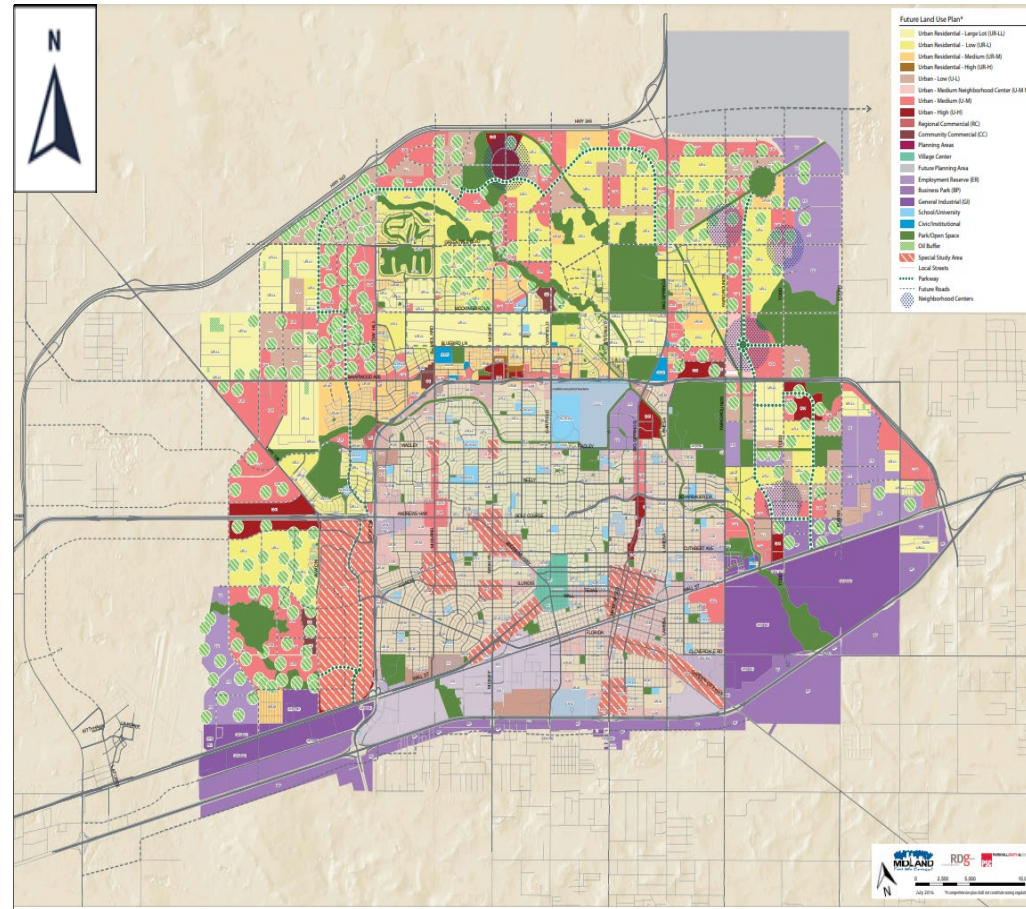
LAND USE

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



COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - Not designated



STAFF RECOMMENDATION

- Staff recommends approval of the Preliminary Plat of Westlake Addition, Section 2, subject to condition A.

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



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: March 17, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Bankhead Addition, Section 13, being a plat of a 0.994-acre tract of land located in the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South Midkiff Road.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering is requesting to plat a 0.994-acre portion of a property located at 3601 West Wall Street into one lot to develop a Murphy's Gas Station and Convenience store.

Current Zoning:

RR, Regional Retail District, in part, and C, Commercial District, in part.

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

ROW: Refer to transportation's comment's. [For Applicant's Information Only.]

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

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

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

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

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

DRAINAGE: Show compliance with Bankhead Addition, Section 14 Drainage Study, prepared by Maverick Engineering and approved by City on 2/28/2025. [Reference City Code Sect. 11-2-3(D)8]

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

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

TRANSPORTATION: (Approved with Conditions)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas issues

GIS: (Approved)

No comments.

CRMWD: (Approved)

We have not comments on this one either.

PLANNING: (Approved with Conditions)

Update Chairman to Abraham Bejil. [Informational]

Legal description should read "Being a plat of a 0.994-acre tract of land located in the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas." [Informational]

Staff recommends approval of the Preliminary Plat of Bankhead Addition, Section 13, subject to the following conditions A, B and C.

Conditions:

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

Attachments:

Application
Preliminary Plat
Maps
PowerPoint Presentation



Preliminary Plat Application

Project Number: SUB-25-0810
Case Number: P-25-2203

Proposed Subdivision Plat Name: BANKHEAD ADDITION, SECTION 13

Legal Description (attached sealed Metes and Bounds): BEING A PLAT OF A 0.994 ACRE TRACT OF LAND, SITUATED IN SECTION 33 BLOCK 39, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: RED SKY MIDLAND, RE LLC

Phone (918) 760-7793

Email phil@redskyholdings.com

Address 15110 DALLAS PARKWAY #440 City DALLAS State TX Zip 75248

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: RR- REGIONAL RETAIL DISTRICT AND C-COMMERICAL DISTRICT

Reason for Platting: COMMERCIAL DEVELOPMENT

Plat Information

Total Acreage: 0.994 Ac.

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

Number of Lots: 1 Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

- 1 FOLDED Copy of Dimensioned Plat
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Application Fee – Payable to the 'City of Midland'

Request for a Development Agreement

Do you expect to request a development agreement with the City? ☐ Yes ☐ No

If yes, contact the City Engineer at (432) 685-7286

Provisions

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and ***all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved***, or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Planning and Zoning Commission agenda for consideration under the time requirements set out in Section 212.009.

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

Property Owner (signature):

Date: 2/17/25Property Owner (printed): Kevin Mattson-Mahinger

The Preliminary 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.

STATE OF TEXAS
COUNTY OF MIDLAND

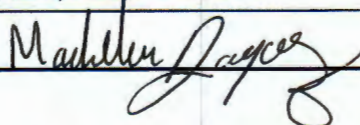
Before me, the undersigned authority, on this day personally appeared ASHLEY DEANE who, being by me duly sworn, upon oath says: That (s)he is the owner of Red Sky Midland Blvd or is authorized by Kevin Mattson the owner of the above described property, to fully represent him/her in this application and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

ASHLEY DEANE
Authorized Agent (signature)

Subscribed and sworn to before me, this 17th 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☒ 1 Copy of Dimensioned Plat☒ Plat in Digital Format (PDF/JPEG)☒ Application Fee☒ 1 Copy of Plat (11x17)Check # 5187

Received By:



Date:

2/17/25****Application will not be considered for scheduling until reviewed by a planner.****

Preliminary Plat Application

2

Revised 07/01/19

MIDKIFF RD

WEST FRONT ST

An aerial photograph of a street intersection. A large, thick black arrow is superimposed on the image, pointing horizontally to the right. The arrow starts from the left edge and extends across the middle of the frame. In the background, a street is labeled "WEST WALL ST" in large, bold, black capital letters. The street runs diagonally from the top right towards the bottom left. There are some buildings and parked cars visible along the street. The overall image is in grayscale.

PACKET

Page 14.231

March 17, 2025



BANKHEAD ADDITION, SECTION 13 PRELIMINARY PLAT

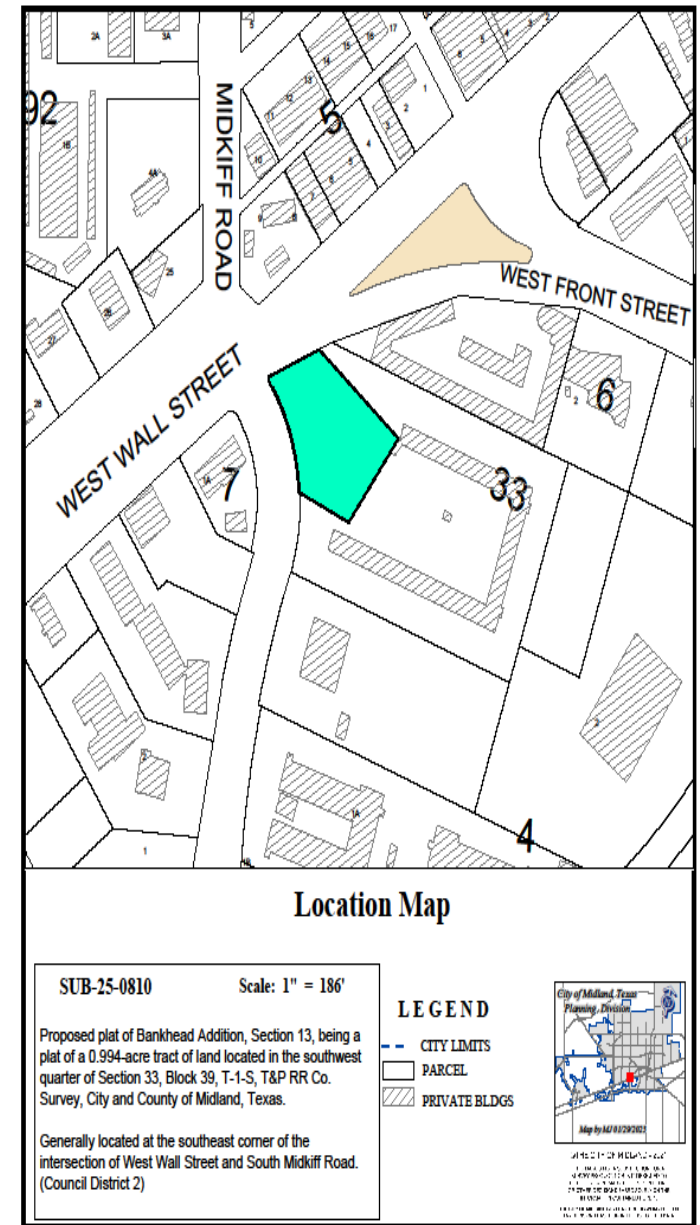


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APPLICATION SUMMARY

- **Property Owner:** Red Sky Midland, RE LLC
- **Applicant/Representative:** Ashlee Devine with Maverick Engineering
- **Preliminary Plat**
- **Address:** 3601 West Wall Street



3

Page 14.234

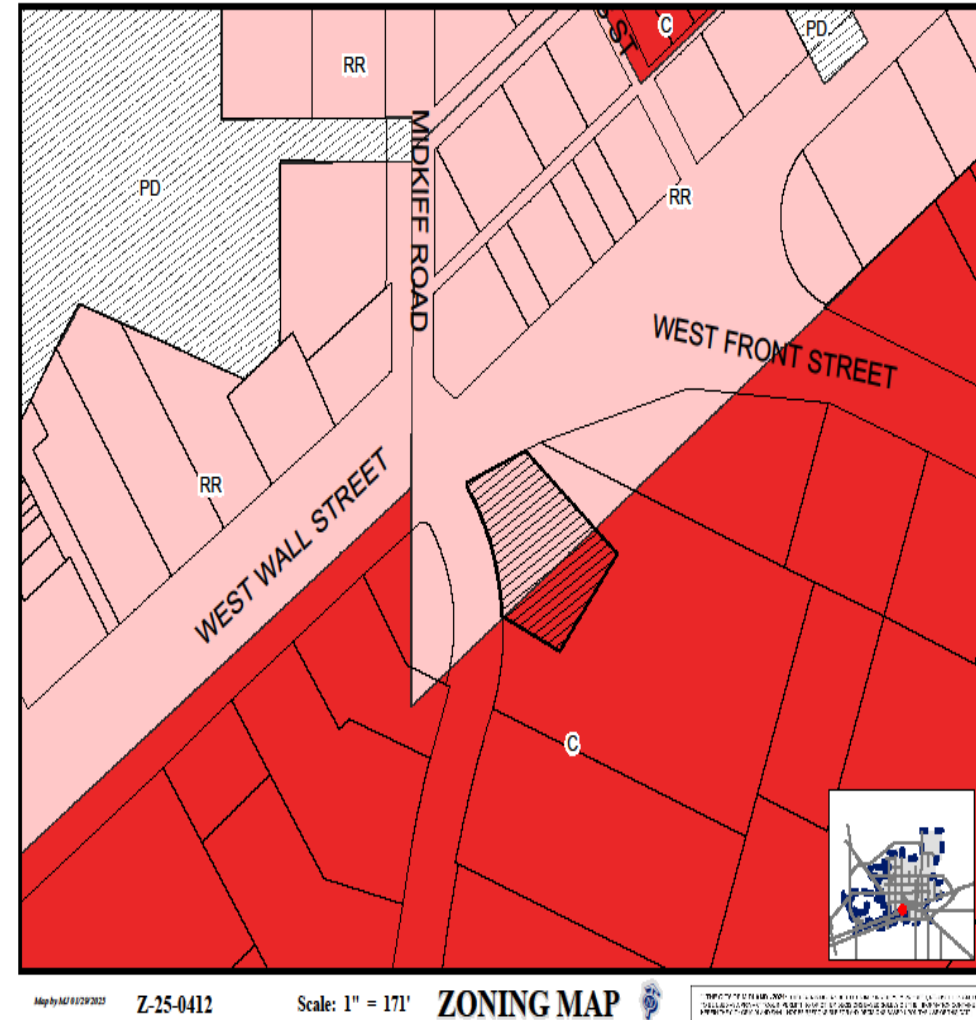
March 17, 2025

-
- MIDLAND**
Be the Energy!

[illegible]

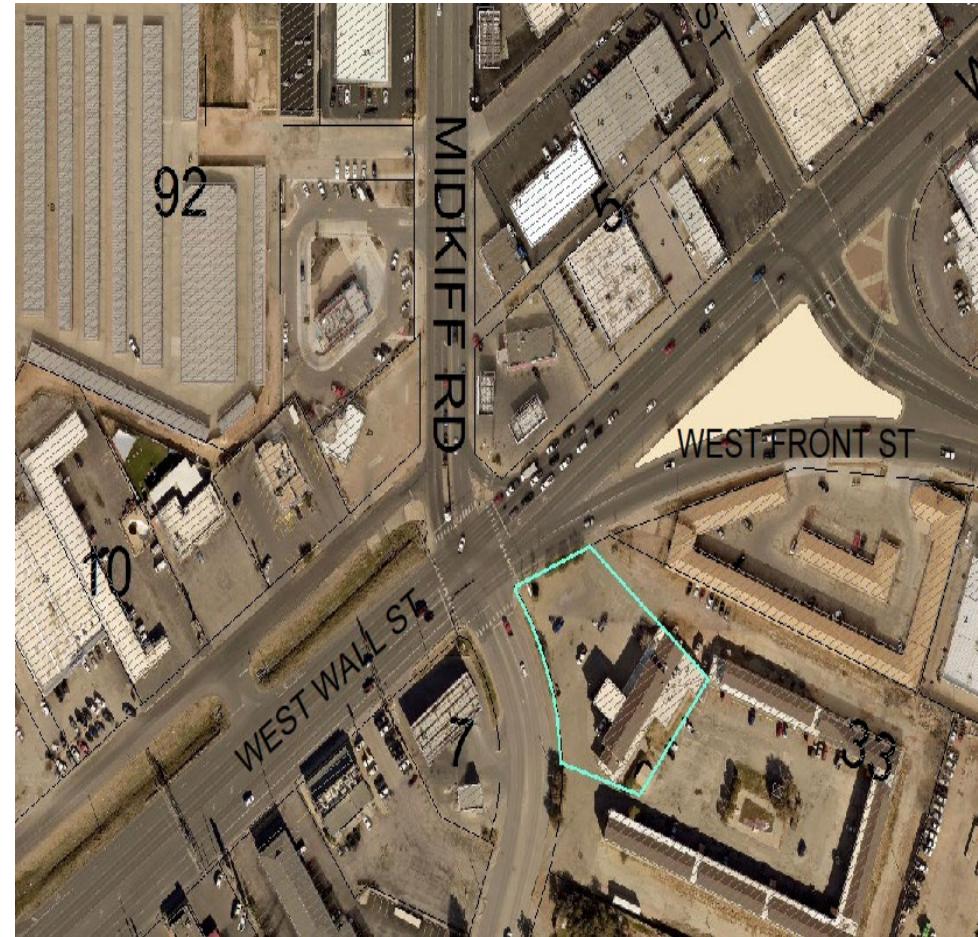
ZONING

- **Current Zoning:** RR, Regional Retail District, in part, and C, Commercial District, in part.
- **Proposed Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
 - **North:** RR, Regional Retail
 - **West:** RR, Regional Retail District, and C, Commercial District
 - **South/East:** C, Commercial District



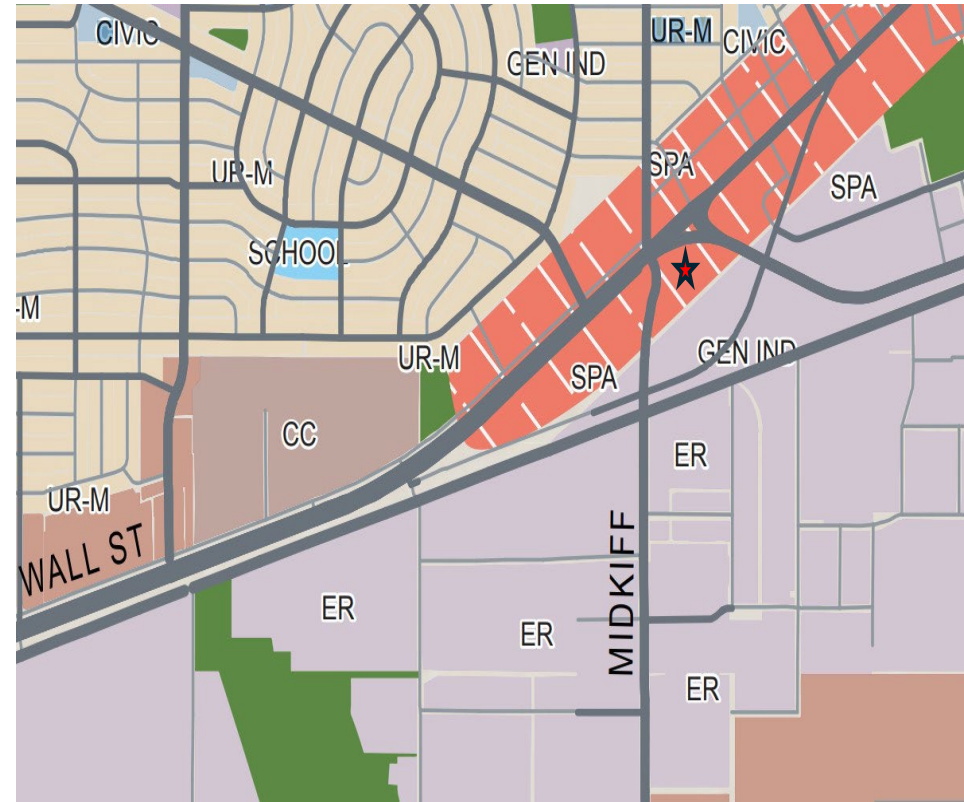
LAND USE

- **Current Use of the Property:**
Restaurant
- **Proposed Use of the Property:**
Murphys Gas Station and Convenience Store
- **Surrounding Uses:**
- **North:** Gas station, gym and motel
- **South:** Vacant building, and Inns
- **East:** Electrical supply store, and tint shops
- **West:** Gas station, fast food, and Inns



COMPREHENSIVE PLAN

- **TCT Land Use Designation:**
Special Study Area
- **Supported Uses:**
 - This is a special study area and there are no policies established for this location.
 - Request is compatible with the surrounding area and the Tall City Tomorrow Plan.



STAFF'S RECOMMENDATION

- Staff recommends APPROVAL of this Preliminary Plat of Bankhead Addition, Section 13, subject to the following conditions.
- **Conditions:**
 - A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]**
 - B. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]**

STAFF'S RECOMMENDATION

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

MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: March 17, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Midland Freshman Addition, being a replat of all of Blocks 26 and 35, Belmont Addition, all of Tracts 15 and 16, Bizzell-Kiser Subdivision, all of Blocks 45 and 46 and the west 0.156 acres of Block 44, South Park Addition, and the previously vacated portions of streets and alleyways, City and County of Midland, Texas, said portions being more specifically described in Ordinance 4201. (Generally located at the northeast corner of the intersection of South Main Street and East Gist Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Maverick Engineering, on behalf of Midland Independent School District, is requesting to replat a property located at 100 East Gist Avenue for a parking lot and building addition.

Current Zoning:

MH, Manufactured Housing District, in part, and MF22, Multiple-Family Dwelling District, in part.

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Main roadway okay as is. No public paving improvements required. Gist roadway okay as is. No public paving improvements required. Fort Worth roadway okay as is. No public paving improvements required. Hicks roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 12" water exists in Gist Street S of tract, okay as is. No public water improvements required. 6" water exists in Hicks Street N of tract, okay as is. No public water improvements required. 6" water exists in Fort Worth Street E of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 6" sewer exists in Hicks Street N of tract, okay as is. No public wastewater improvements required. 6" sewer exists in Fort Worth Street E of tract, okay as is. No public wastewater improvements required. 6" sewer exists through property E of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

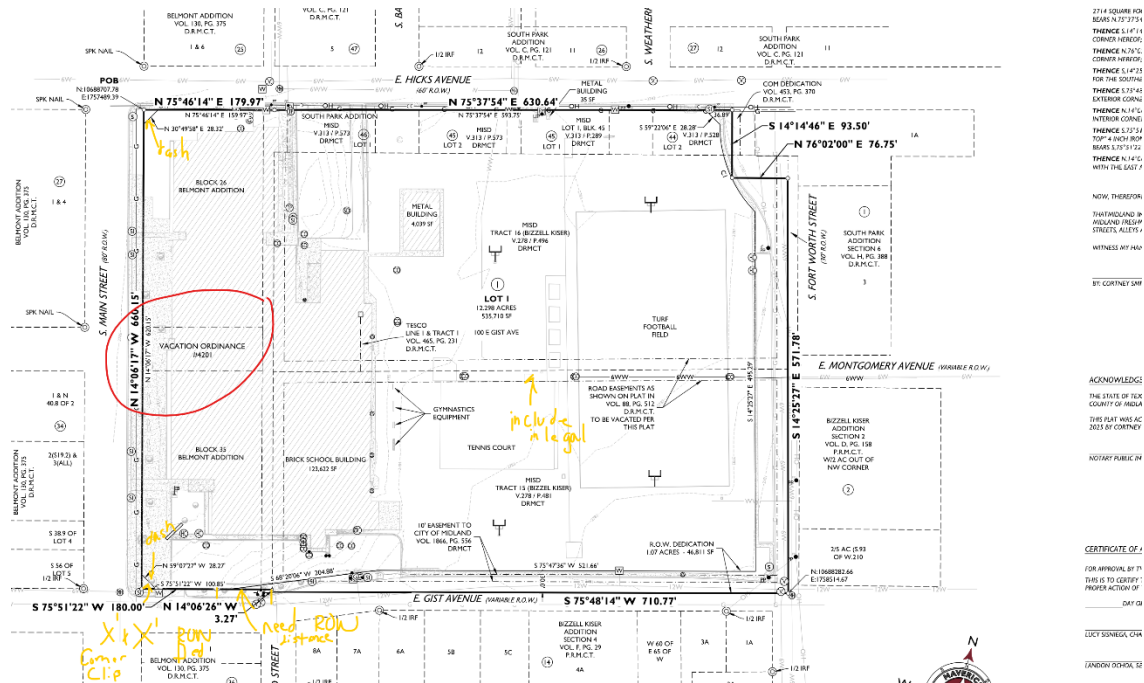
No Oil & Gas issues

GIS: (Approved)

Mention previously vacated ROW in legal description. (discussed with Planning)

For what I assume are corner clips, please provide dimensions of corner to be dedicated, provide the area being dedicated and depict that they are a ROW dedication. Dash diagonals or legs of corner clips. Provide distance of ROW dedication. (see markup)

This vacation in red, I think should have the purpose of what the vacation was then include the ordinance. (Just having the ordinance seems odd)



CRMWD: (Approved)

We do not have any comments on this plat.

PLANNING: (Approved with Conditions)

Update Chairman to Abraham Bejil. [Informational]

Revise Owner Certificate to show the correct Block number, Block should be 39. [11-2-3(H)3(m)(1)]

Staff recommends approval of the Preliminary Plat of Midland Freshman Addition, subject to conditions A and B.

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

Attachments:

Application
Preliminary Plat
Maps
PowerPoint Presentation



Preliminary Plat Application

Project Number: P-25-2211Case Number: Sub-24-0793
Proposed Subdivision Plat Name: MIDLAND FRESHMAN ADDITION
Legal Description (attached sealed Metes and Bounds): A PLAT OF A 13.38 ACRE TRACT OF LAND, BEING A REPLAT OF ALL OF BLOCKS 26 AND 35, BELMONT ADDITION, ALL OF TRACTS 15 AND 16, BIZZELL KISER SUBDIVISION, THE WEST 0.156 ACRES OF LOT 2, BLOCK 44, ALL OF BLOCKS 45 AND 46, SOUTH PARK ADDITION, ALL ADDITIONS TO THE CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner		Phone (432) 240-1000	
Printed Name: <u>MIDLAND INDEPENDENT SCHOOL DISTRICT</u>		Email <u>courtney.smith@midlandisd.net</u>	
Address <u>615 W. MISSOURI AVE</u>	City <u>MIDLAND</u>	State <u>TX</u>	Zip <u>79701</u>

Developer (if different than Owner)		Phone ()	
Printed Name:		Email	
Address	City	State	Zip

Representative (if acting as Agent, see affidavit on page 2)		Phone (432) 262-0999	
Firm: <u>MAVERICK ENGINEERING</u>		Email <u>adevine@maverick-eng.com</u>	
Printed Name: <u>ASHLEE DEVINE</u>			
Address <u>1909 W WALL ST, SUITE K</u>	City <u>MIDLAND</u>	State <u>TX</u>	Zip <u>79701</u>

Current Zoning: MF22- MULTIPLE-FAMILY DWELLING DISTRICT § MH
Reason for Platting: PARKING LOT AND BUILDING ADDITION

Plat Information <u>School</u>	Total Acreage: <u>13.38</u>
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: <u>1</u>	Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

- 1 FOLDED Copy of Dimensioned Plat
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Application Fee – Payable to the 'City of Midland'

Request for a Development Agreement

 Do you expect to request a development agreement with the City? ☐ Yes ☐ No
 If yes, contact the City Engineer at (432) 685-7286

Provisions

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and ***all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved***, or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Planning and Zoning Commission agenda for consideration under the time requirements set out in Section 212.009.

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

Property Owner (signature): Cortney Smith

Date: 2/19/2025

Property Owner (printed): Cortney Smith

The Preliminary 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.

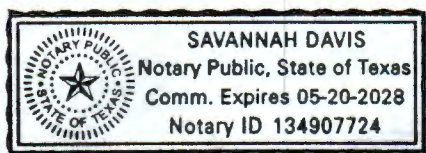
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashley Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of MISD or is authorized by MISD/Cortney Smith 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.

Ashley Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 19th day of February, 20 25, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☒ Application Fee

☒ 1 Copy of Plat (11x17)

Check # _____

RECEIVED

Received By: Melissa Jumper

Date: FEB 20 2025

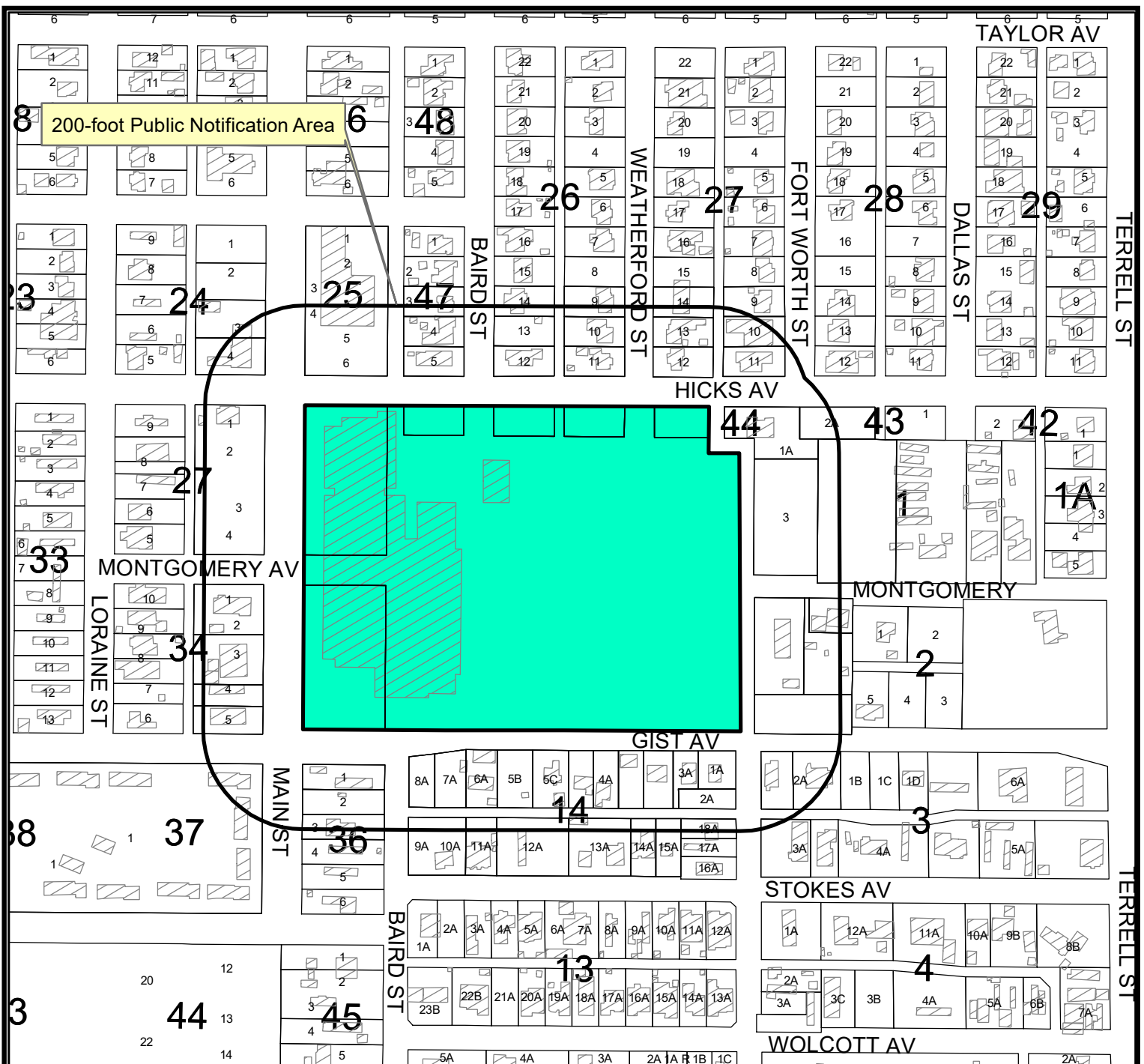
Initial: _____

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

Preliminary Plat Application

2

Revised 07/01/19



Location Map

SUB-24-0793

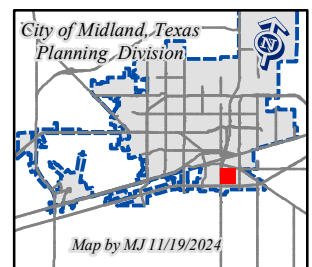
Scale: 1" = 288'

Proposed Plat of Midland Freshman Addition being a replat of all of Block 26 and 35, Belmont Addition, all of tracts 15 and 16, Bizzell Kiser, all of Block 45 and 46 and the west .156 acres of Block 44, South Park Addition, and the previously vacated right-of-way of road from ordinance 4201, An Addition to the City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of South Main Street and East Gist Avenue. (Council District 2)

LEGEND

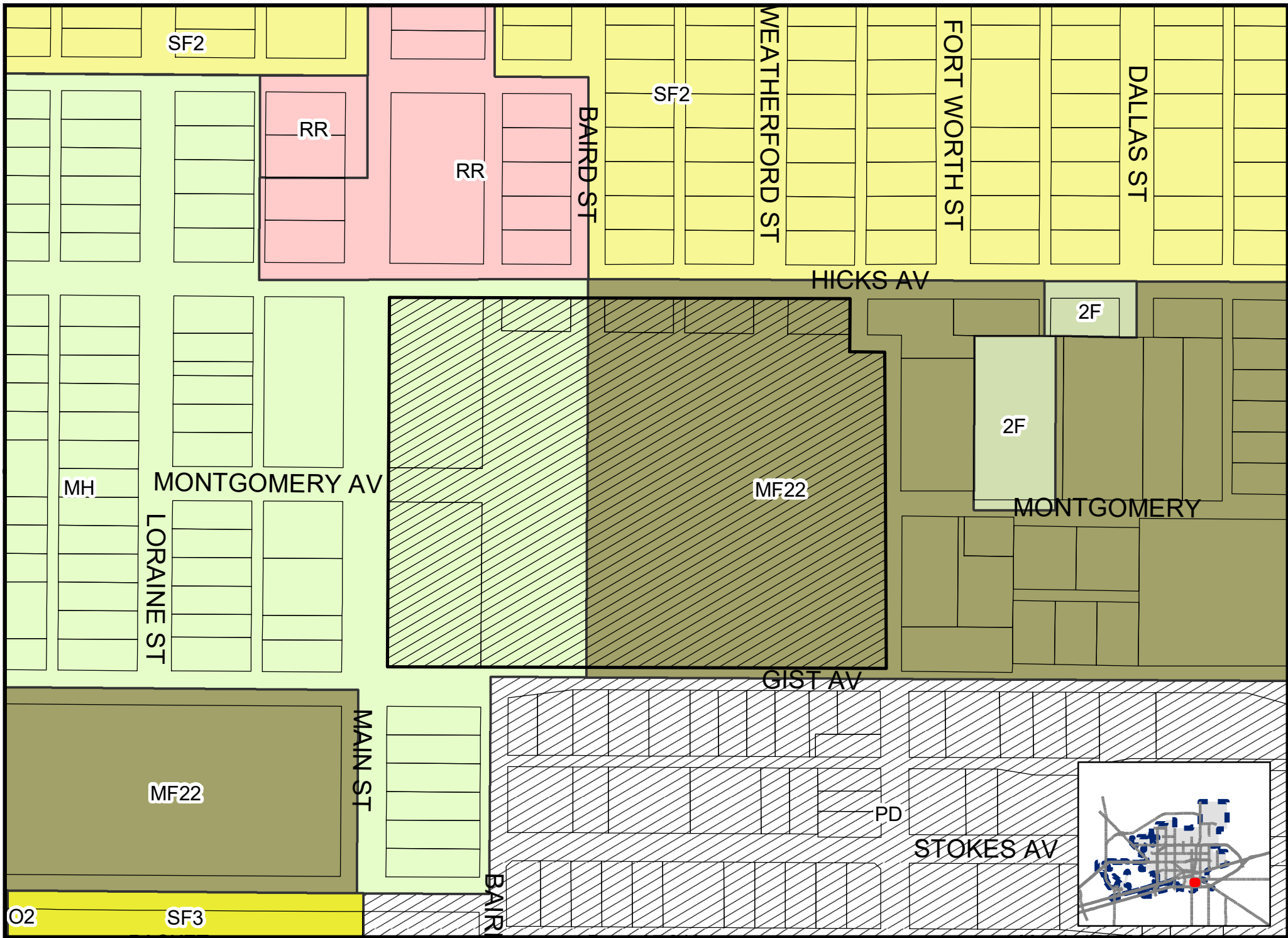
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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



PACKET

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March 17, 2025

Map by MJ 11/19/2024

SUB-24-0793

Scale: 1" = 213'

ZONING MAP



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MIDLAND FRESHMAN ADDITION PRELIMINARY PLAT ITEM#

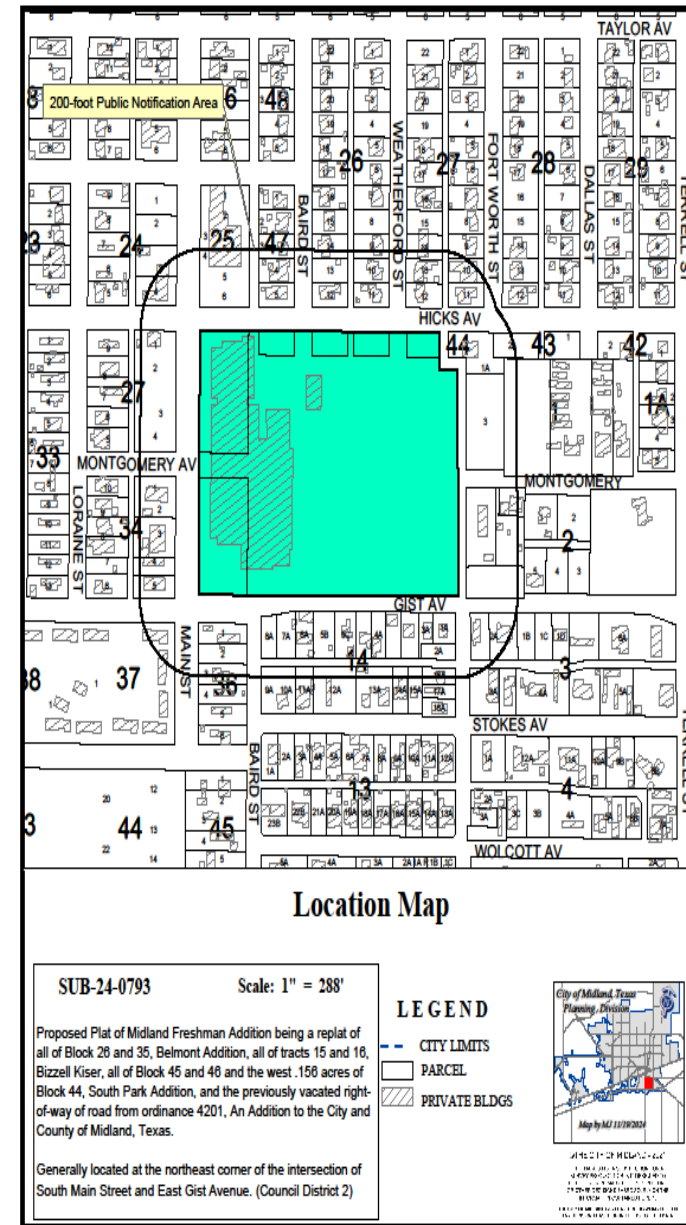


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APPLICATION SUMMARY

- **Property Owner:** Midland Independent School District
- **Applicant/Representative:** Maverick Engineering
- **Preliminary Plat**
- **Address:** 100 East Gist Avenue (District 2)



3

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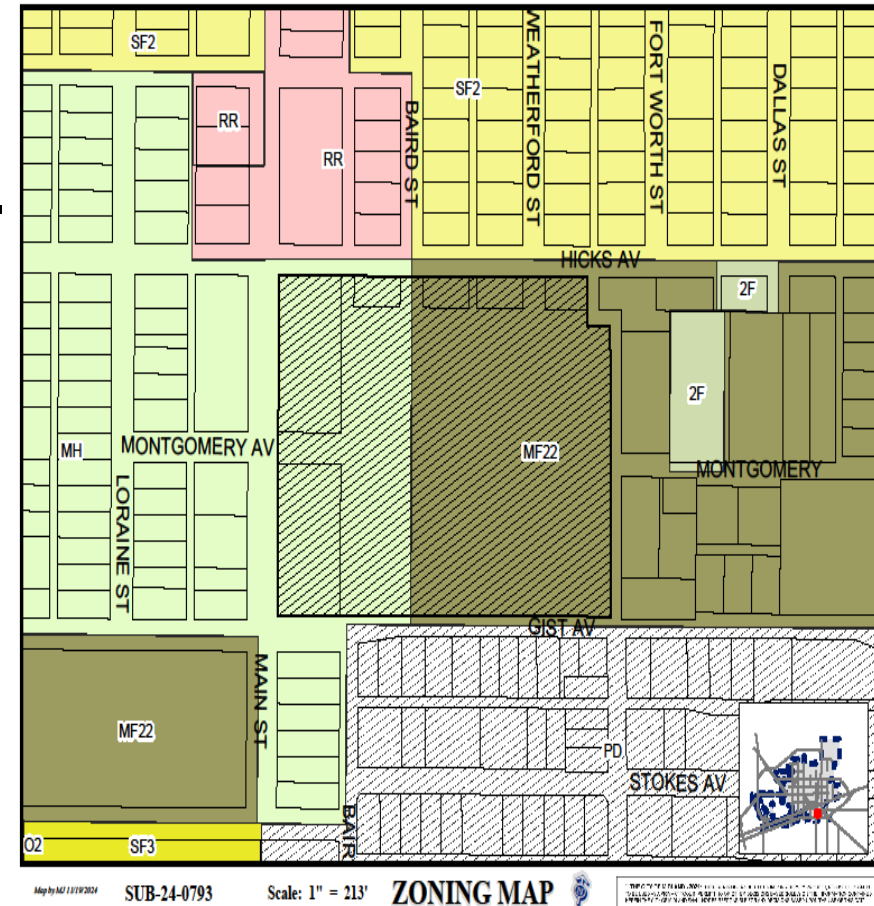
March 17, 2025

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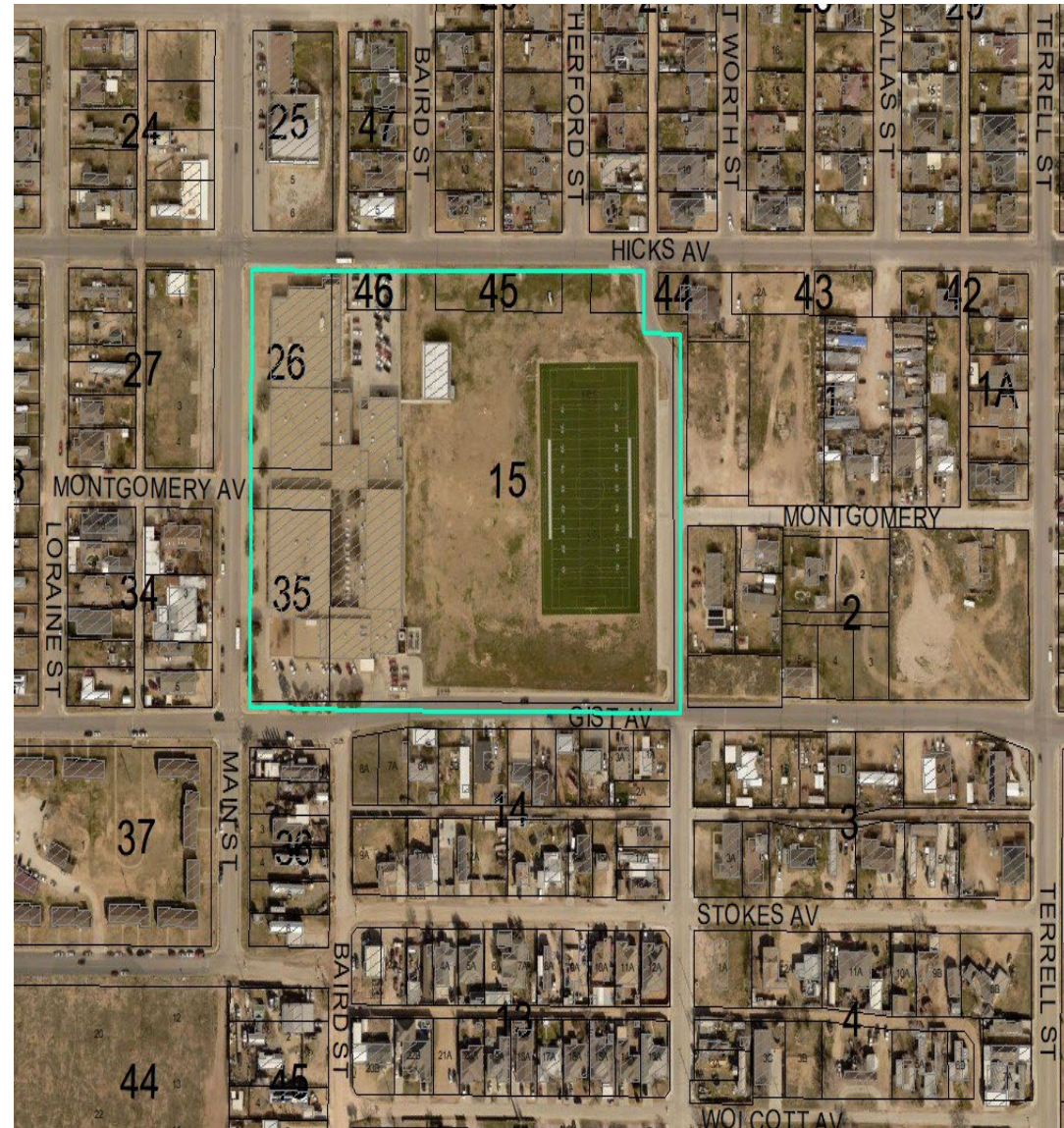
ZONING

- **Current Zoning:** MH, Manufactured Housing District, in part, and MF22, Multiple-Family Dwelling District, in part.
- **Surrounding Zoning:**
 - **North:** SF2, Single-Family Dwelling District, and RR, Regional Retail District.
 - **West:** MH, Manufactured Housing District
 - **South:** PD, Planned Development District for Housing Development
 - **East:** MF22, Multiple-Family Dwelling District, and 2F, Two-Family Dwelling District



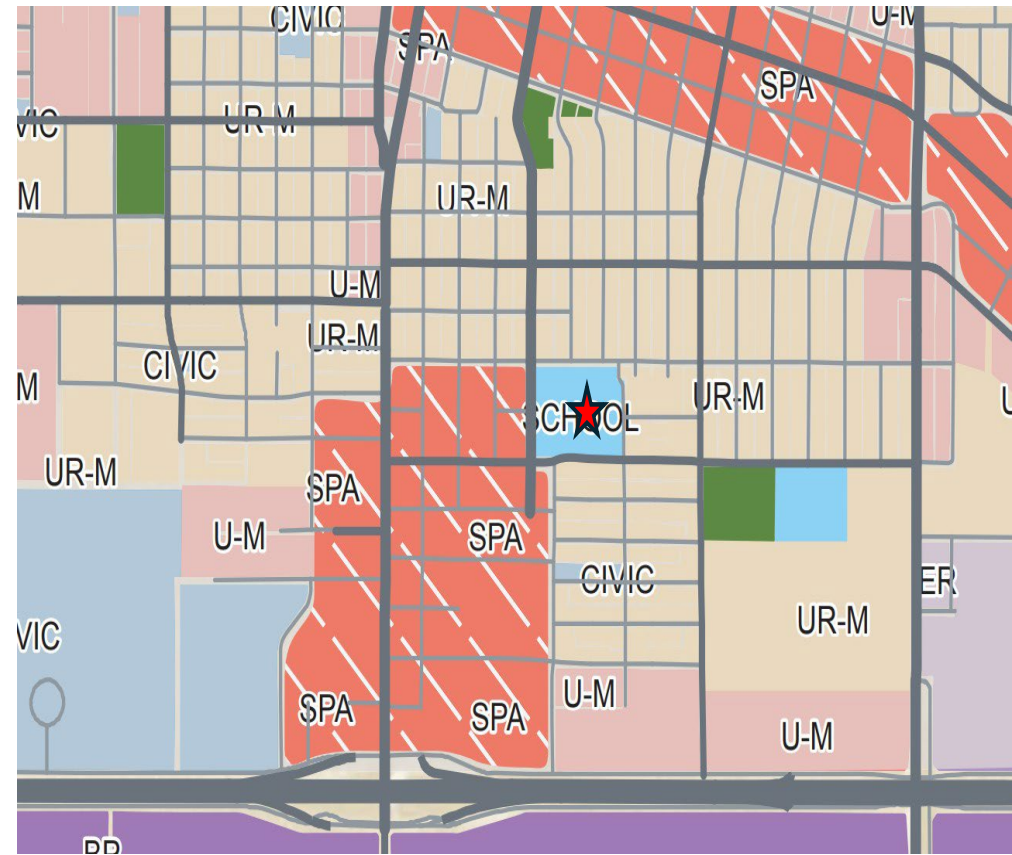
LAND USE

- **Current Use of the Property:**
Midland Freshman (School)
- **Proposed Use of the Property:**
Midland Freshman (School)
- **Surrounding Uses:**
 - **North/South/East/West:**
Residences and vacant buildings.



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends APPROVAL of this Preliminary Plat of Midland Freshman Addition, subject to conditions A and B.
- **Conditions:**
 - A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]**

STAFF'S RECOMMENDATION

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



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: March 17, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Original Town Addition, Section 30, being a replat of Lots 1 through 5, and the north 30-feet of Lot 6, Block 93, less the east 30-feet of said lots, and the north 30-feet of Lot 7, and all of Lots 8 through 12, Block 93, and a vacated 0.13-acre alley adjacent to said lots, Original Town of Midland, an addition to the City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Maverick Engineering is requesting to replat twelve lots into one lot located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue.

Current Zoning:

CB, Central Business District.

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

BUILDING CODE: (Approved)

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

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

ENGINEERING: (Approved with Conditions)

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

ROW: Refer to transportation's comment's. [For Applicant's Information Only.]

PAVING: W Indiana roadway okay as is. No public paving improvements required. S Marienfeld roadway okay as is. S Big Spring Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 6" water exists in Marienfeld Street W of tract, okay as is. No public water improvements required. 16" water exists in Indiana Street N of tract, okay as is. No public water improvements required. 6" water exists in S Big Spring Street E of tract, okay as is. No public water improvements required. 6" water exists in Utility Easement S of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 10" sewer exists in North-South alley of tract, okay as is. No public wastewater improvements required. 8" sewer exists in Utility Easement S of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas issues

GIS: (Approved)

Add the previously vacated portion of S Marienfield along with its acreage to the legal description.

Add direction to Indian Ave. (portion north of this plat shows to be private) Depict surrounding easements and provide recording info.

CRMWD: (Approved)

We do not have any comments on this plat.

PLANNING: (Approved with Conditions)

Update Chairman to Abraham Bejil. [Informational]

Revise the owner's certificate. It should be Section 35, Block 39. [11-2-3(H)3(m)(1)]

Revise the plat section number on Owner's certificate and Certificate of Approval. [11-2-3(H)3(m)(1)]

Depict adjacent utility easement to north with recording info. [11-2-3(D)4(e)]

Staff recommends approval of the Preliminary Plat of Original Town Addition, Section 30, subject to conditions A and B.

Conditions:

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

Attachments:

Application
Preliminary Plat



Preliminary Plat Application

Project Number: SUB-25-0816Case Number: P-25-2201Proposed Subdivision Plat Name: ORIGINAL TOWN ADDITION, SECTION 28

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF THE LOTS 1-5, AND THE NORTH PART OF LOT 6, BLOCK 93, LESS THE EAST 30-FEET OF SAID LOTS, AND THE NORTH PART OF LOT 7, AND ALL OF LOTS 8-12, BLOCK 93, AND A VACATED NORTH/SOUTH ALLEY ADJACENT TO SAID LOTS, ORIGINAL TOWN OF MIDLAND, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.

Property OwnerPrinted Name: RIMT PROPERTY, LP

Phone (682) 365-3381

Email james.lusty@type-six.comAddress 15275 QUORUM DRCity ADDISONState TXZip 75001**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 ENGINEERINGPrinted Name: ASHLEE DEVINE

Phone (432) 262-0999

Email adevine@maverick-eng.comAddress 1909 W WALL ST, SUITE KCity MIDLANDState TXZip 79701Current Zoning: CB- CENTRAL BUSINESS DISTRICTReason for Platting: COMMERCIAL USE, HOTEL**Plat Information**Total Acreage: 1.73Type: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: 1

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

- 1 FOLDED Copy of Dimensioned Plat
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Application Fee – Payable to the 'City of Midland'

Request for a Development AgreementDo you expect to request a development agreement with the City? ☐ Yes ☐ No

If yes, contact the City Engineer at (432) 685-7286

Provisions

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and **all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved**, or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Planning and Zoning Commission agenda for consideration under the time requirements set out in Section 212.009.

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

Property Owner (signature): RIMT PROPERTY, LP
BY: [Signature] - Vice President - CP Date: 2/10/25

Property Owner (printed): RIMT Property, LP - a Texas limited partnership

The Preliminary 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.

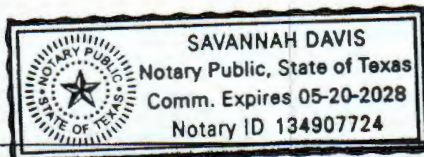
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared ASHLEEDAVINE who, being by me duly sworn, upon oath says: That (s)he is the owner of RIMT property LP or is authorized by RIMT property, LP 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.

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 18th day of February, 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 | ☒ Copy of Dimensioned Plat | ☒ Plat in Digital Format (PDF/JPEG) |
| ☐ Application Fee | ☒ 1 Copy of Plat (11x17) | |

Check # 5186

RECEIVED

Received By: [Signature]

Date: FEB 11 2025

Initial: _____

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

Preliminary Plat Application

2

Revised 07/01/19

**ORIGINAL TOWN
ADDITION, SECTION 30**

SITE LOCATION

W. THIRD ST.
W. SECOND ST.
W. FIRST ST.
WALL ST.
NEW YORK AVE.
13TH ST.
12TH ST.
11TH ST.
10TH ST.
9TH ST.
8TH ST.
7TH ST.
6TH ST.
5TH ST.
4TH ST.
3RD ST.
2ND ST.
1ST ST.
0TH ST.

1 MIDLAND, TEXAS

N.T.S.



- | | |
|---|---------------------------|
|  | BOUNDARY LINE |
|  | PROPERTY LINES |
|  | GAS LINE |
|  | EXISTING FIBER OPTIC LINE |
|  | EXISTING 4" WATER MAIN |
|  | EXISTING 12" WATER MAIN |
|  | EXISTING 16" WATER MAIN |
|  | EXISTING 8" WASTEWATER |
|  | EXISTING 10" WASTEWATER |
|  | EXISTING CHAINLINK FENCE |
|  | EXISTING PIPE RAIL FENCE |

- 

KNOW YOUR RIGHTS TO NOTICE

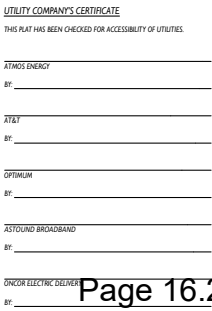
KNOW ALL MEN BY THESE PRESENTS,

THAT I, GREGORY W. SHOULDS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND DRAWN BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGISTRATION ACT FOR PROFESSIONAL ENGINEERS IN THE STATE OF TEXAS.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

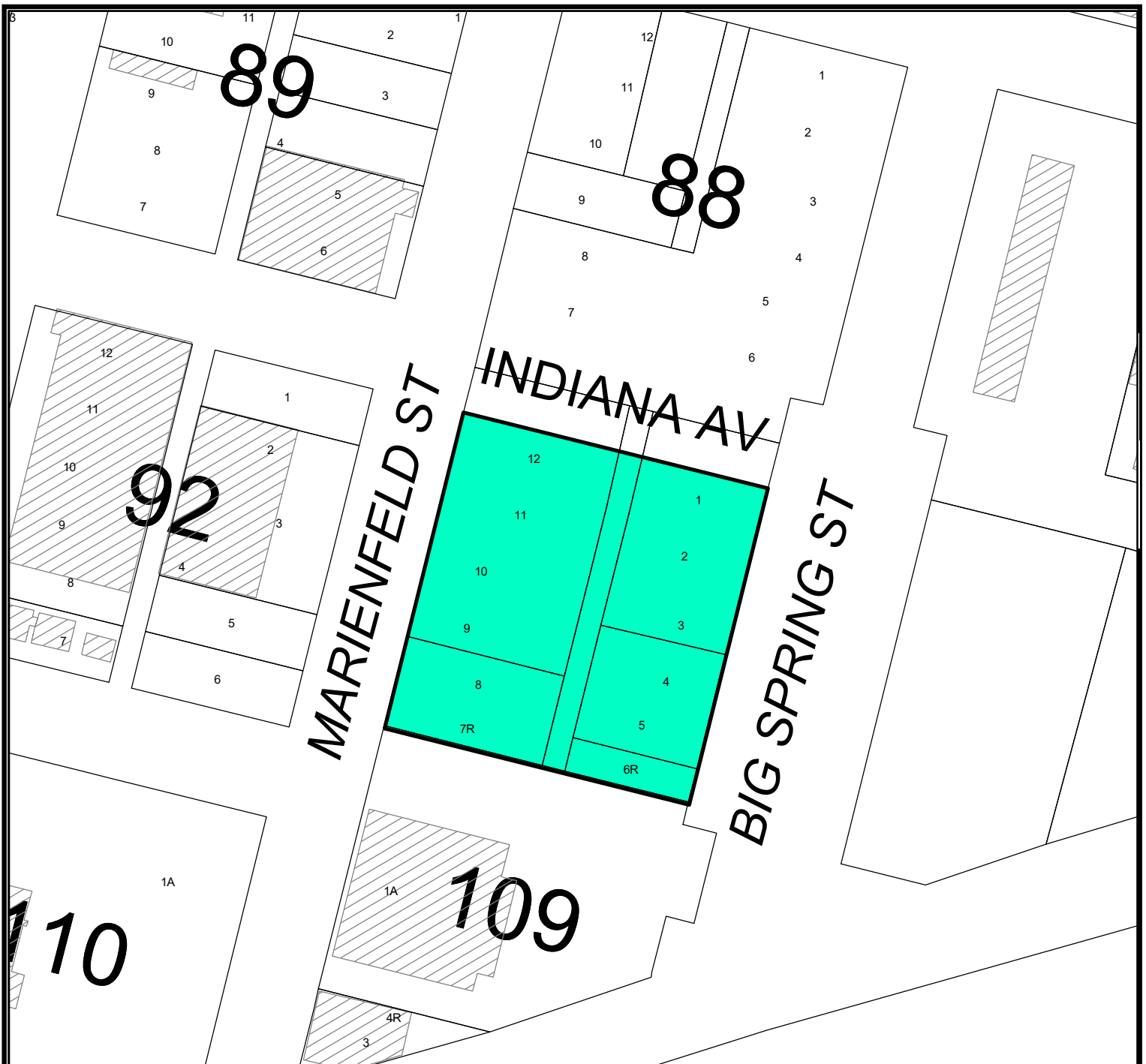
GREGORY W. SHOULDS B.E. 256
HARDWICK ENGINEERING, L.P. FROM #10180
1909 W. WALL STREET, SUITE K,
MIDLAND, TX 79701

ORIGINAL TOWN ADDITION
March 17, 2025
SECTION 30



LONDON OCHOA, SECRETARY

PROPERTY OWNER



Location Map

SUB-25-0816

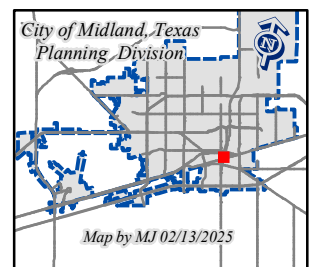
Scale: 1" = 124'

Proposed plat of Original Town Addition, Section 30, being a replat of Lots 1 through 5, and the north 30-feet of Lot 6, Block 93, less the east 30-feet of said lots, and the north 30-feet of Lot 7, and all of Lots 8 through 12, Block 93, and the vacated north/south .13-acre alley adjacent to said lots, Original Town of Midland, an addition to the City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue.
(Council District 3)

LEGEND

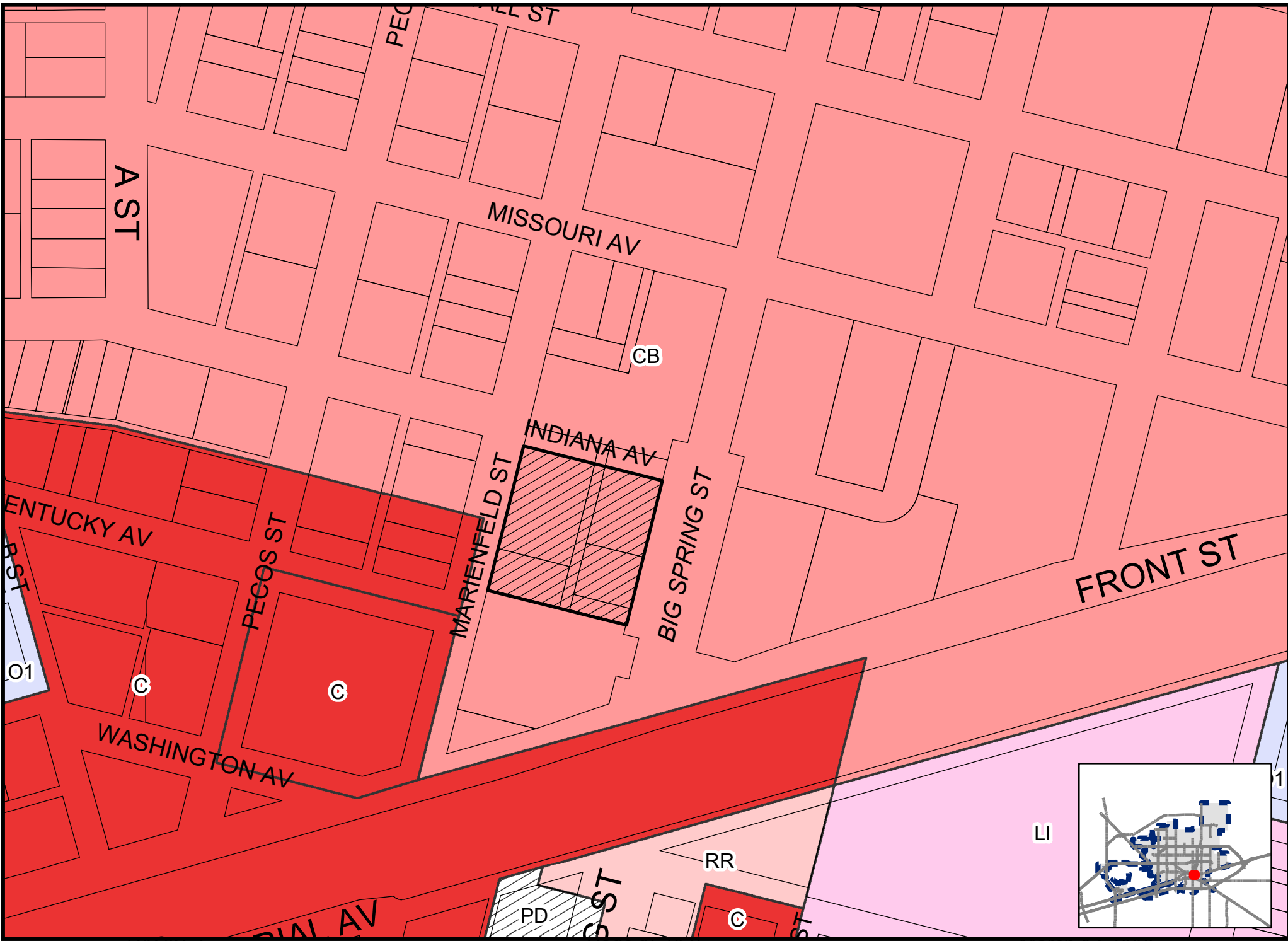
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



PACKET

SUB-25-0816

Scale: 1" = 229'

Page 16.268

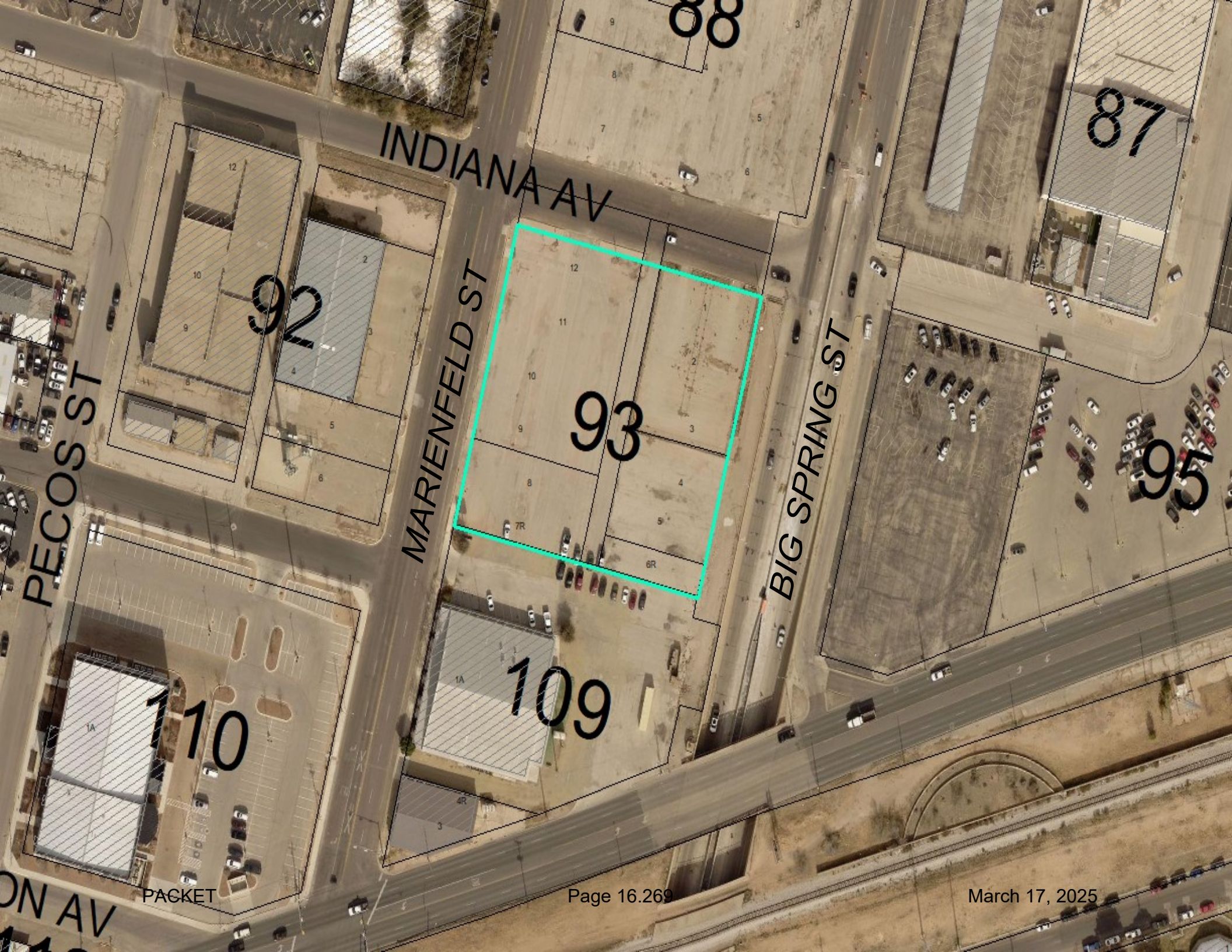
ZONING MAP



March 17, 2025

Map by MJ 02/13/2025

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ORIGINAL TOWN ADDITION, SECTION 30 PRELIMINARY PLAT

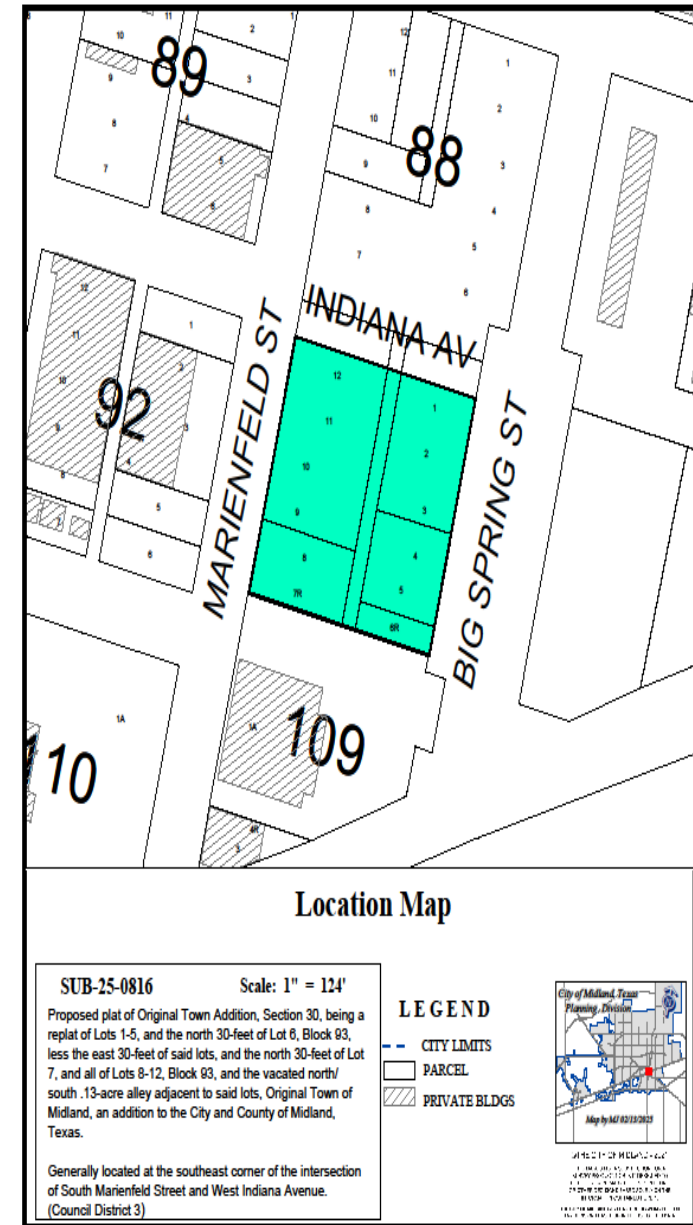


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

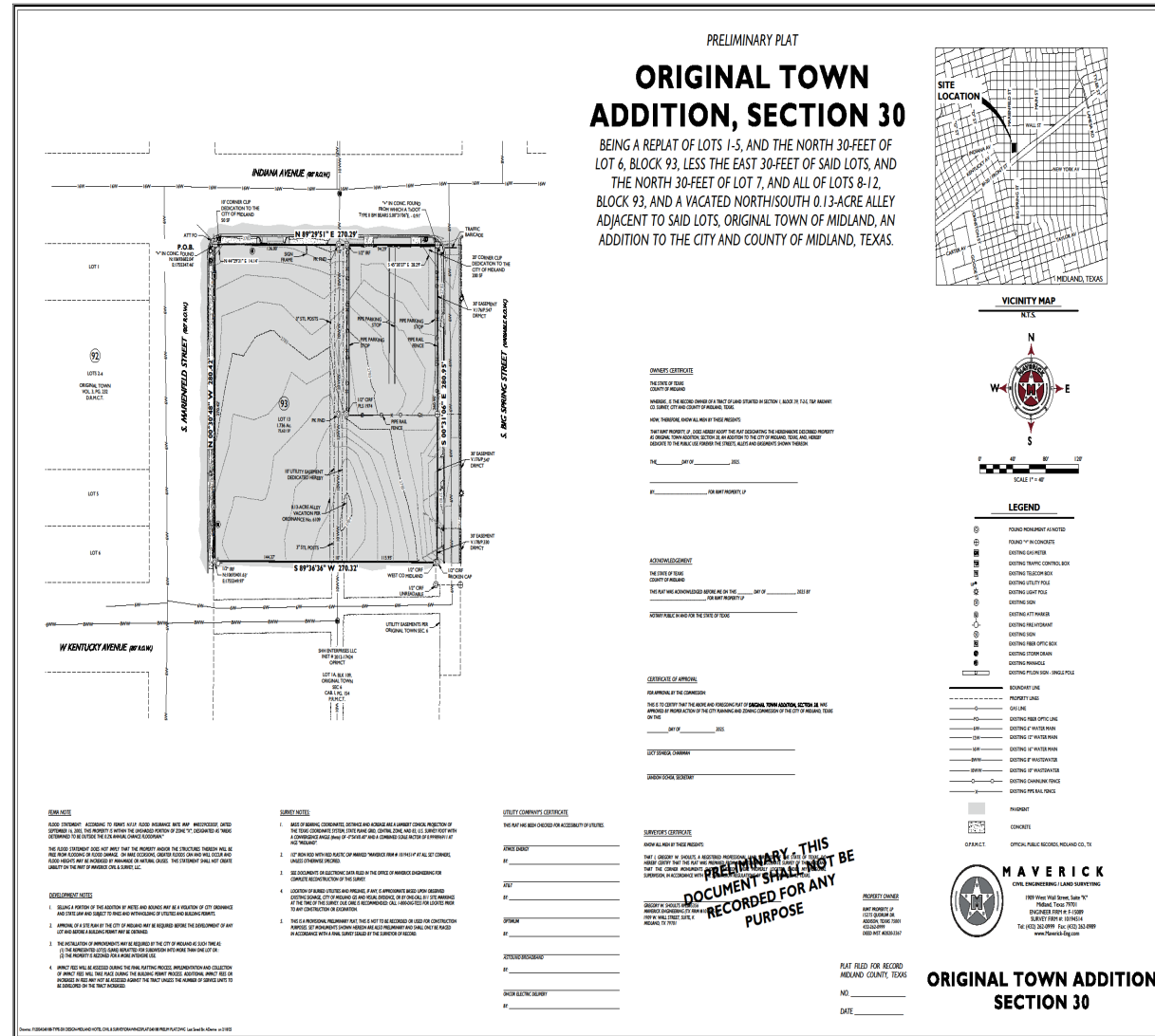
- **Property Owner:** RIMT Property, LP
- **Applicant/Representative:** Ashlee Devine, with Maverick Engineering
- **Preliminary Plat**
- **Location:** Generally located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue.



3

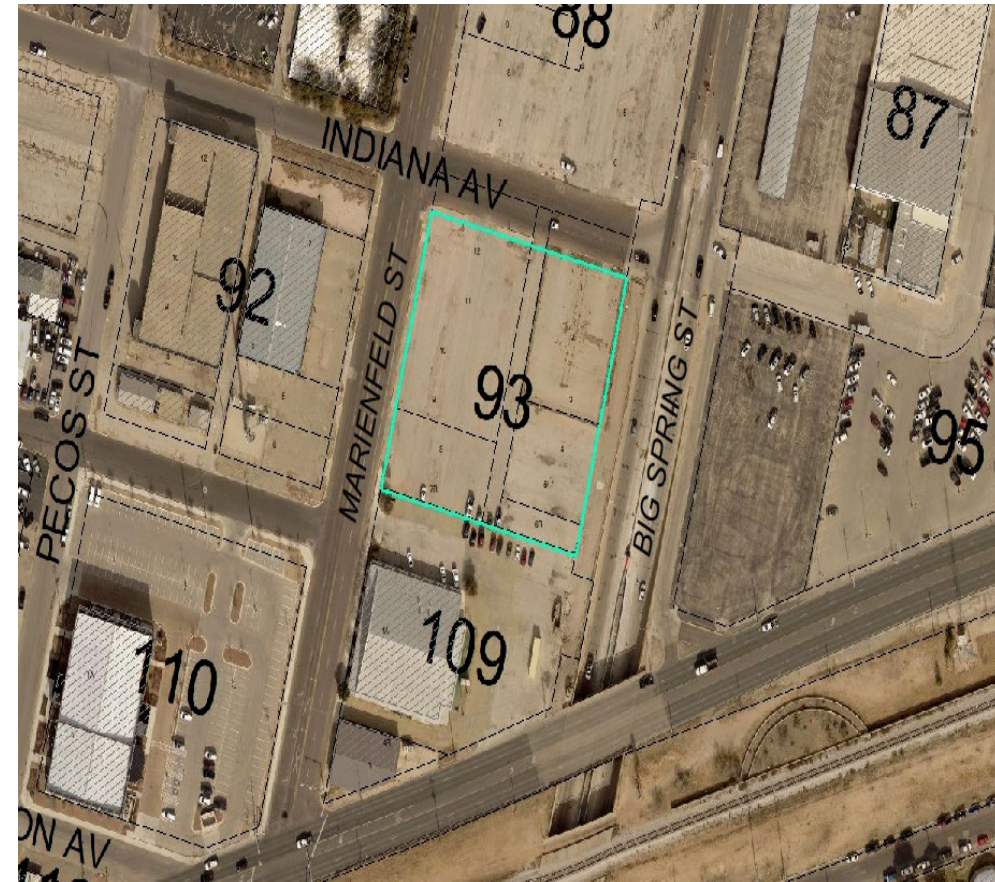
Page 16.272

- March 17, 2025



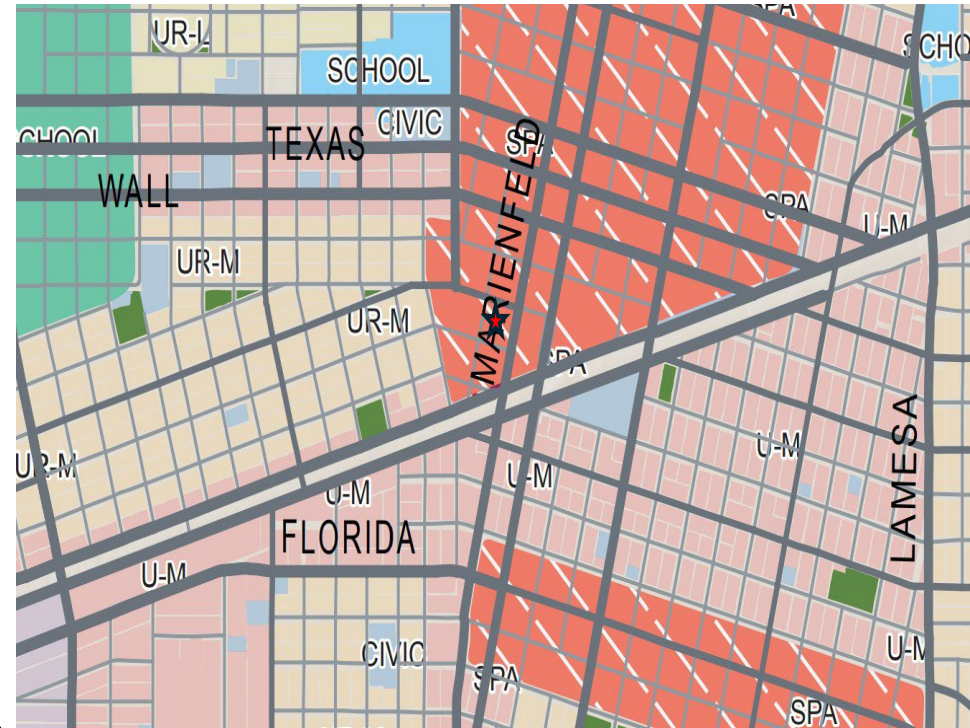
LAND USE

- **Current Use of the Property:**
Vacant
- **Proposed Use of the Property:**
Hotel
- **Surrounding Uses:**
 - **North:** Vacant lot
 - **South:** Candy factory/Gift store
 - **East:** Library/Library parking lot
 - **West:** Vacant buildings



COMPREHENSIVE PLAN

- **TCT Land Use Designation:**
- Special Study Area
- **Supported Uses:**
 - This is a special study area and there are no policies established for this location.
 - Request is compatible with the surrounding area and the Tall City Tomorrow Plan.



STAFF'S RECOMMENDATION

- Staff recommends APPROVAL of this Preliminary Plat of Original Town Addition, Section 30, subject to conditions A and B.
- **Conditions:**
 - A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]**

STAFF'S RECOMMENDATION

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

MISSION

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