

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

**April 7, 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 17, 2025.
3. Motion approving a Final Plat of East Midland Addition, Section 26, being a replat of all of Block 88, East Midland Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Cuthbert Avenue and North Fairgrounds Road.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

PUBLIC HEARINGS

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

4. Hold a public hearing and consider a request by Louis Clay for a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lot 8, Block 28, Moody Addition, City and County of Midland, Texas. (Generally located on the east side of North Madison Street, approximately 80 feet north of East Wall Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
5. Hold a public hearing and consider a request by Maverick Engineering, on behalf of Chet Gray and Wesley Gray, for a zone change from RR, Regional Retail District, in part, and PD, Planned Development District for a Shopping Center, in part, to RR, Regional Retail District, on Lot 20A, Block 109, Wilshire Park Addition, Section 17, City and County of Midland, Texas. (Generally located on the north side of Thomason Drive, approximately 230

feet east of State Loop 250 West.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

6. Hold a public hearing and consider a request by David Chin for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages on premises consumption in a lounge on the east 50 feet of Lots 10 through 12, Block 61, Original Town, City and County of Midland, Texas. (Generally located on the south side of West Wall Street, approximately 110 feet east of South Carrizo Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
7. Hold a public hearing and consider a request by Jacked LP for a Zone Change from AE, Agriculture Estate District, to SF-1, Single-Family Dwelling District, on 16.50-acre tract of land located in Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Todd Drive, approximately 1,070 feet north of East County Road 77.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
8. Hold a public hearing and consider a request by Louis Clay for a Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District, on Lot 1, Block 28, Greenwood Addition, Third, Fourth, and Fifth Sections, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East New York Avenue and South Stonewall Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
9. 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)**
10. Hold a public hearing and consider a Final Plat of Westcliff Addition, Section 5, being a residential replat of the east 43 feet of Lot 24 and the west 7 feet of Lot 25, Block 3, Westcliff Addition, City and County of Midland, Texas. (Generally located on the south side of Harvard Avenue, approximately 165 feet west of Woodcrest Drive.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
11. Hold a public hearing and consider a Preliminary Plat of Belmont Addition, Section 27, being a replat of all of Lot 11 and the northern half of Lot 10, Block 8, Belmont Addition, City and County of Midland, Texas. (Generally located on the east side of South Colorado Street, approximately 60 feet south of Collins Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

12. Motion approving, with staff's recommended conditions, a Preliminary Plat of Richland Addition, being a 79.22-acre tract of land out of the southeast quarter of Section 13, and northeast quarter of Section 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1232, approximately 455 feet north of West County Road 133.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

13. Motion approving, with staff's recommended conditions, a Preliminary Plat of Crossroads Addition, being a plat of 14.41-acre tract of land located in Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North County Road 1280, approximately 590 feet north of West County Road 74.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
14. Motion approving, with staff's recommended conditions, a Preliminary Plat of Redneck Retreat, Section 7, being an 17.11-acre tract of land located in the north half of Section 1, Block 38, T-2-S, B.F. Walcott Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of East County Road 140 and South County Road 1160.) **(EXTRATERRITORIAL JURISDICTION) (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 17, 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 17, 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: Landon Ochoa, Alexis M. Martinez, Elizabeth Triggs, Sophie Smith, Madelim Jaquez, Beatriz Quezada, Britton Murry, Daniel Humbert

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)**

J. Brian Martin moved to approve; 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 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)**

Planner Britton Murry, presented this item.

The public hearing was opened at 3:34 pm.

No one wished to speak on this item.

The public hearing was closed at 3:34 pm.

Joshua Sparks moved to approve this request; seconded by J. Brian Martin.

~~PACKET~~ The motion passed by the following vote Page 2.5

P&Z MINUTES

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AYE: Berry, Sisniega, Martin, Bejil, Ofield, Sparks, Richardson
NAY: None
ABSTAIN: None
ABSENT: Garza, Hunter

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)**

Planner Beatriz Quesada, presented this item. The public hearing was opened at 3:52 pm.

No one wished to speak on this item.

The public hearing was closed at 3:53 pm.

Lucy Sisniega moved to approve this request; seconded by Brennan Berry.

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 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)**

Senior Planner Daniel Humbert, presented this item.

There was a brief discussion between Commissioners.

The public hearing was opened at 3:58 pm.

No one wished to speak on this item.

The public hearing was closed at 3:58 pm.

Lucy Sisniega moved to defer this request; seconded by Brennan Berry.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Ofield, Sparks, Richardson
NAY: Bejil
PACKET
P&Z MINUTES

ABSTAIN: None
ABSENT: Garza, Hunter

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)**

Planner Britton Murry, presented this item.

The public hearing was opened at 4:02 pm.

No one wished to speak on this item.

The public hearing was closed at 4:03 pm.

Dara Richardson moved to approve this request; 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

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 Midkiff Road.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Madelim Jaquez, presented this item.

The public hearing was opened 4:08 pm.

No one wished to speak on this item.

The public hearing was closed at 4:08 pm.

Joshua Sparks moved to approve this request; seconded by J. Brian Martin.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

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)**

Brennan Berry 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

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)**

Brandon Ofield moved to approve this request; seconded by J. Brian Martin.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

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)**

J. Brian Martin moved to approve this request; 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

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)**

J. Brian Martin 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

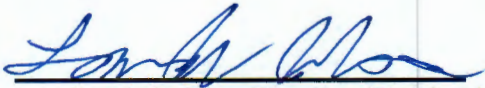
ABSTAIN: None

ABSENT: Garza, Hunter

With no further items or business to come before the Commission, Chair Bejil adjourned the meeting at 4:18 pm.

Abraham Bejil, Chair

Date



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

4/3/25

Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: April 07, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Motion approving a Final Plat of East Midland Addition, Section 26, being a replat of all of Block 88, East Midland Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Cuthbert Avenue and North Fairgrounds Road.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

C, Commercial District

Preliminary Plat Approval:

Maverick Engineering, on behalf of JDCOM Midland TX Realty Fairgrounds, LLC, is requesting to replat a property located at 921 North Fairgrounds Road into 2 lots for future commercial development.

The preliminary plat was approved at the February 3, 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: (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: Fairgrounds roadway okay as is. Cuthbert roadway okay as is. [For Applicant's Information Only.]

WATER: 16" water exists in Cuthbert Street, okay as is. 16" water exists in Fairgrounds Street, okay as is. 6" water exists in Garden Street, okay as is. Deferral request for paving improvements were administratively approved on 02/19/2025. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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)

Staff recommends approval of the Final Plat of East Midland Addition, Section 26.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

SUB-24-0807

Case Number:

P-25-2231

Proposed Subdivision Plat Name: EAST MIDLAND ADDITION, SECTION 26**Legal Description (attached sealed Metes and Bounds):** BEING A REPLAT OF ALL OF BLOCK 88 EAST MIDLAND ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS**Property Owner**

Printed Name: JDCOM MIDLAND TX REALTY FAIRGROUNDS LLC

Phone (432) 684-8005

Email
luis@cdgmidland.com

Address 15718 BARDENIA WAY

City LOS GATOS

State CA

Zip 95032

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: C-COMMERCIAL**Reason for Platting:** SUBDIVIDING TO DEVELOP THE SOUTH LOT**Plat Information**

Total Acreage: 10.30

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
- 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

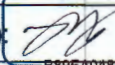
Recording Fee (Payable to 'Midland County Clerk')

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):  Date: 2/18/2025

Property Owner (printed): Dr. Mauro Ruffy

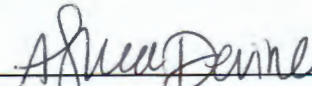
The Final Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application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

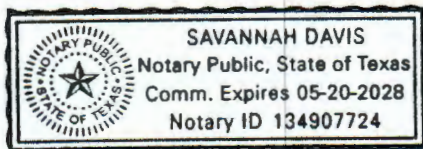
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

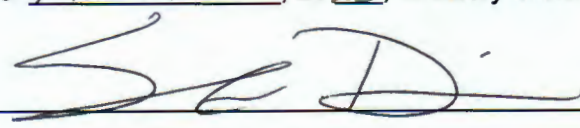
STATE OF TEXAS
COUNTY OF MIDLAND

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 Dr. Mauro Ruffy, 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 10th day of March, 2025, to certify which witness my hand and seal of office.




NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☒ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>5200</u>	☒ Tax Certificates	Check # <u>5201</u>
Received By: <u>Brian Mung</u>		Date: <u>MAR 20 2025</u>

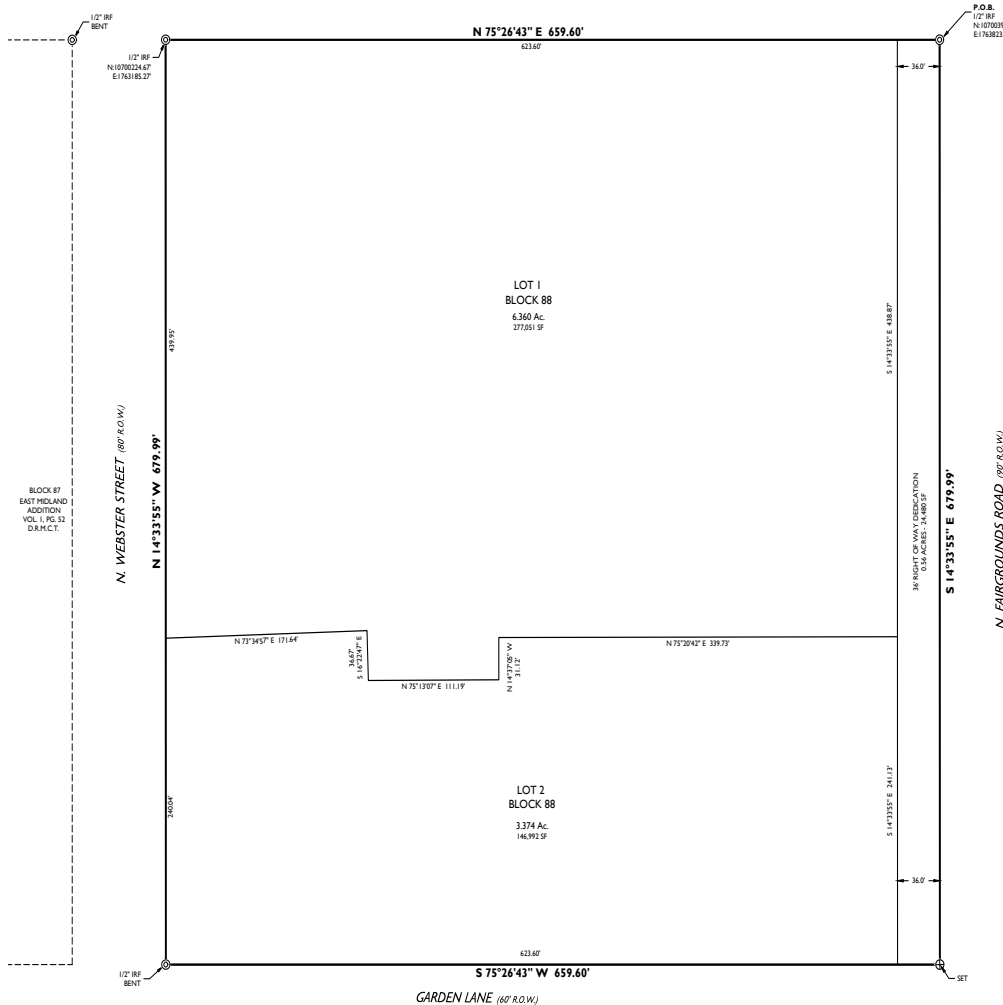
Initial

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

EAST MIDLAND ADDITION SECTION 26

BEING A REPLAT OF ALL OF BLOCK 88
EAST MIDLAND ADDITION, AN ADDITION TO THE
CITY AND COUNTY OF MIDLAND, TEXAS

E. CUTHBERT AVENUE (80' R.O.W.)



BLOCK 87
EAST MIDLAND
ADDITION
VOL. 1, PG. 52
D.A.M.C.T.

LOTS 7 THRU 12
BLOCK 8
MONTGOMERY ADDN

LOTS 1 THRU 4
BLOCK 8
MONTGOMERY ADDN

LOT 1A
BLOCK 8
MONTGOMERY ADDN
SECTION 4

LOT 1B
BLOCK 8
MONTGOMERY ADDN
SECTION 4

PACKET

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, GREGORY W. SHOLTS, 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. Sholts
GREGORY W. SHOLTS
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS JOCIM MIDLAND TX REALTY FARGROUNDS LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 26, BLOCK 88, T-1-S, R-1-E, CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT JOCIM MIDLAND TX REALTY FARGROUNDS LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFTER DESCRIBED PROPERTY AS EAST MIDLAND ADDITION, SECTION 26, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT _____, TX, ON _____ DAY OF _____, 2025.

Jocim Midland TX Realty Fargrounds LLC
FOR JOCIM MIDLAND TX REALTY FARGROUNDS LLC

ACKNOWLEDGEMENT

LOT 1
BLOCK 14
FARGROUNDS
SEC 3

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025
BY _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.
BY: *Mark Lueb*
ATKINS ENERGY
BY: *Mark Lueb*
BY: *Jerry Underwood*
BY: *Jerry Underwood*
BY: *Luis Montez*
BY: *Luis Montez*
BY: *Ruben Guerra*
BY: *Ruben Guerra*
BY: *Ryan Canavos*
BY: *Ryan Canavos*

SURVEY NOTES

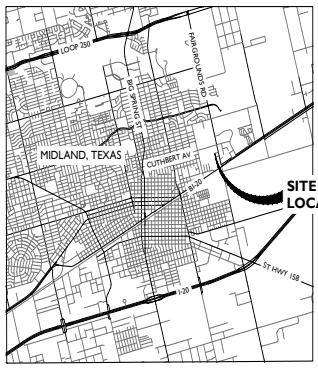
1. BASIS OF BEARING, COORDINATES, DISTANCE AND AREA ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.999999111 AT NEAR MIDLAND.
2. 1/2" IRF ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
3. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
4. LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SERVICE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKING AT THE TIME OF THIS SURVEY. ONE-CALL IS RECOMMENDED. CALL 1-800-DIG-TEST FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

PROPERTY OWNER

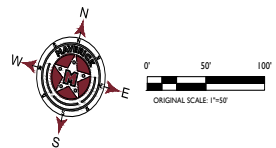
JOCIM MIDLAND TX REALTY FARGROUNDS LLC
1517 E GARDEN WAY
LOS GATOS, CA 95032
4152 66-4805, 4152 362-0999
DEED INSTRUMENT #2020-13944
OPRACIT

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____



VICINITY MAP
N.T.S.



LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- ⊗ "x" IN CONCRETE
- BOUNDARY LINE
- PROPERTY LINES
- OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- P.A.M.C.T. PLAT RECORDS, MIDLAND CO., TX
- D.A.M.C.T. DEED RECORDS, MIDLAND CO., TX

FEENA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #18032C0003C DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADOWED PORTION OF "ZONE X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC.

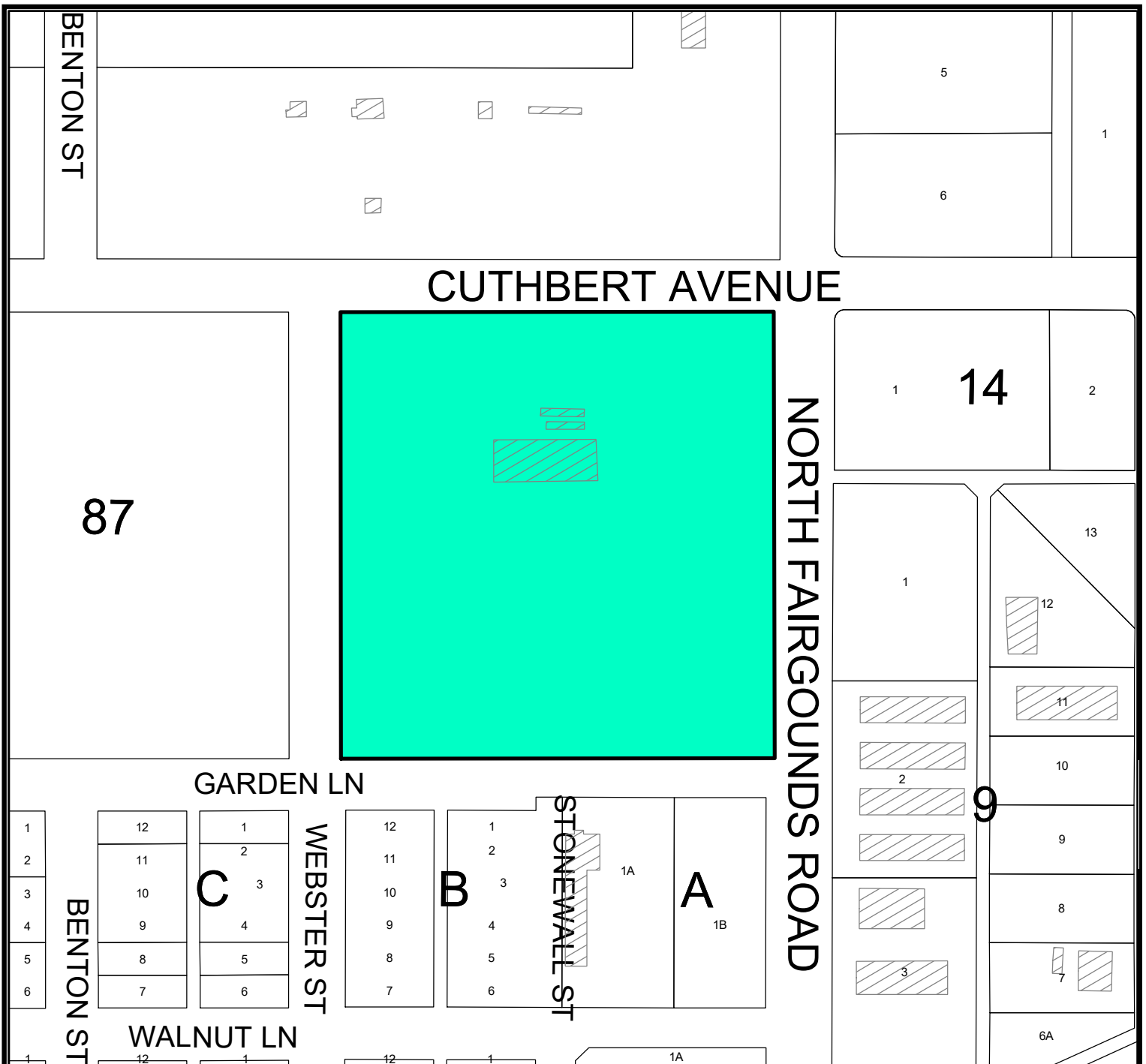
DEVELOPMENT NOTES

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



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

EAST MIDLAND ADDITION
April 7, 2025
SECTION 26



Location Map

SUB-24-0807

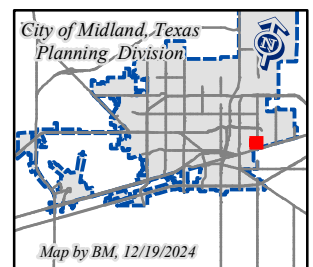
Scale: 1" = 219'

Proposed plat of East Midland Addition, Section 26, being a replat of all of Block 88, East Midland Addition, City and County of Midland, Texas.

Generally located at the southwest corner of the intersection of East Cuthbert Avenue and North Fairgrounds 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.

BENTON ST

CUTHBERT AVENUE

C

GARDEN LN

WEBSTER ST

STONEMWALL ST

BENTON ST

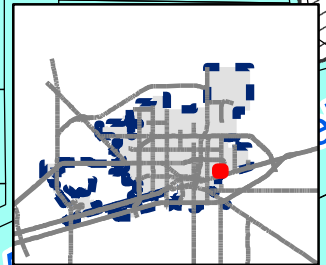
WALNUT LN

NORTH FAIRGOUNDS ROAD

TP

WOLFCAMP CR

PD



PACKET

Page 3.19

April 7, 2025





BENTON ST

CUTHBERT AV

GARDEN LN

WEBSTER ST

STONEWALL ST

FAIRGOUNDS

BENTON ST

PACKER ALNUT LN



EAST MIDLAND ADDITION, SECTION 26

FINAL PLAN

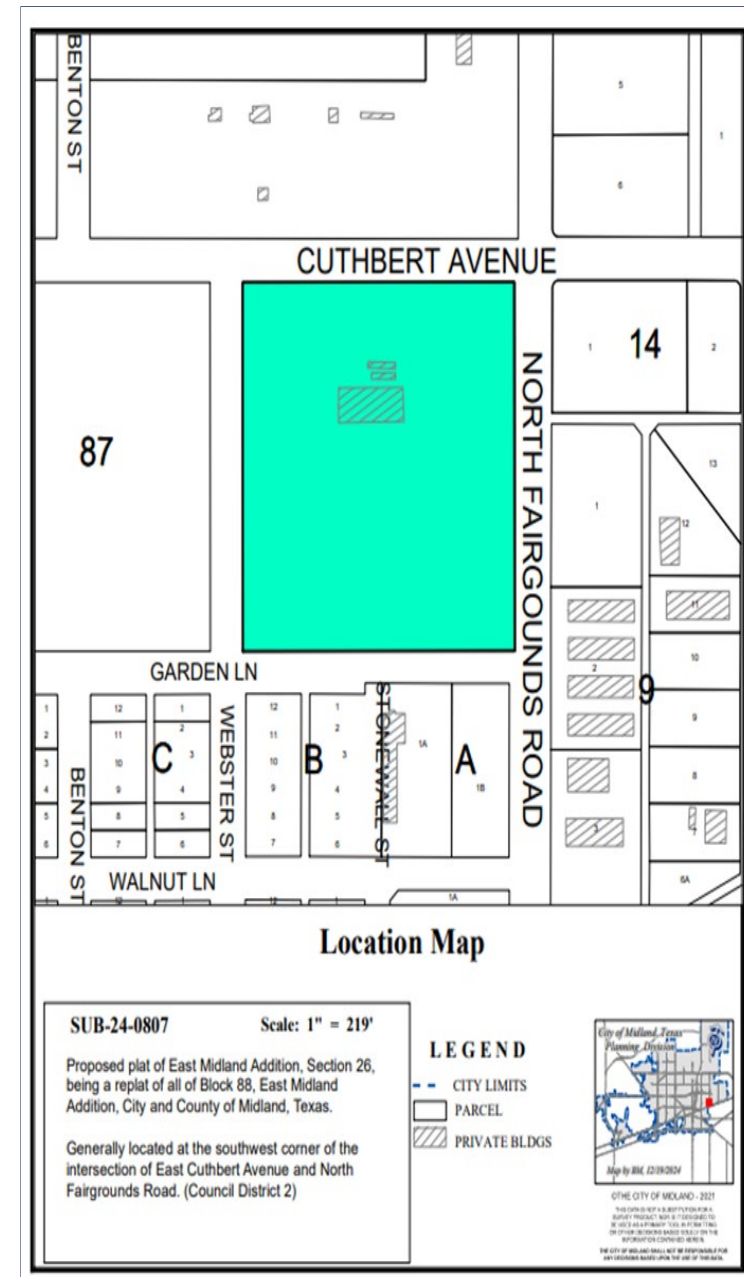


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner & Developer:** JDCOM Midland TX Realty Fairgrounds, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Final Plat
- **Address:** 921 North Fairgrounds Road (Council District 2)



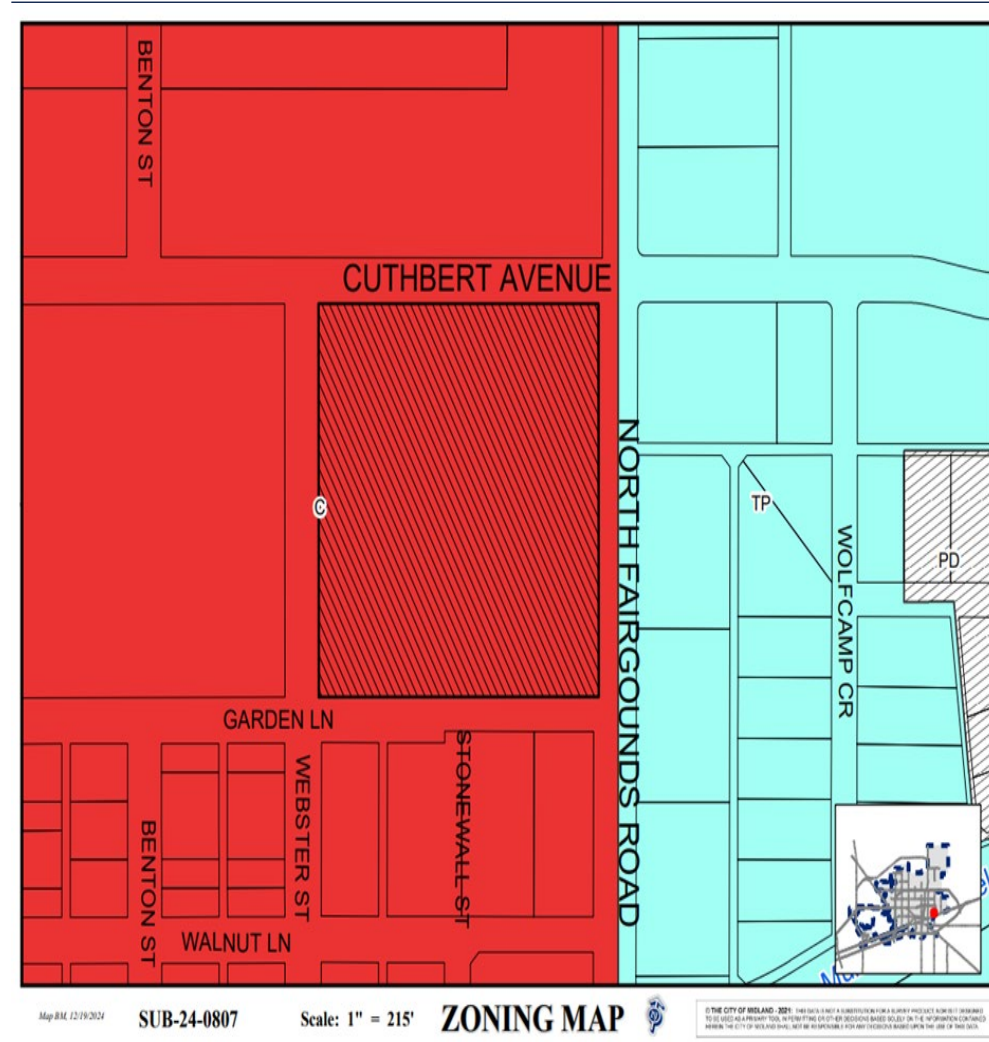
3

- # PACKET



ZONING

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



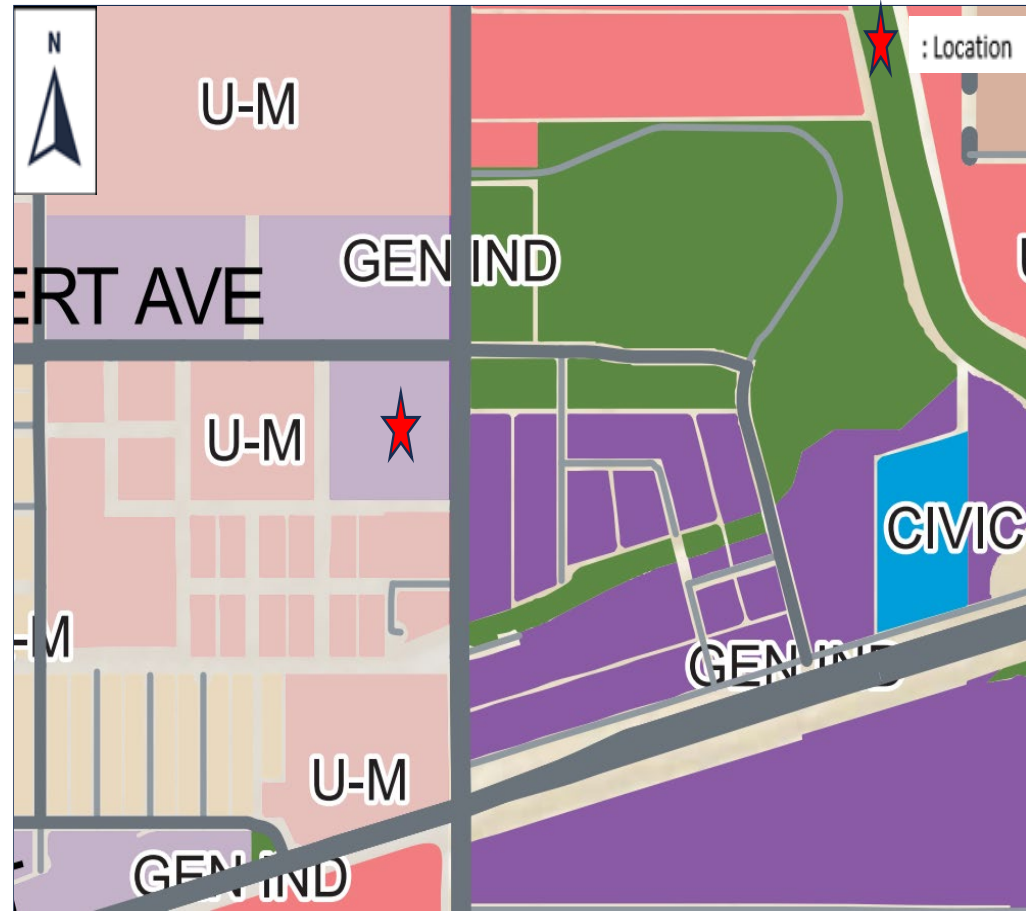
LAND USE

- **Current Use:** Commercial Buildings
- **Proposed Use:** Commercial Buildings
- **Surrounding Uses:**
 - **North:** Commercial Buildings
 - **South/East:** Commercial buildings and vacant
 - **West:** Vacant



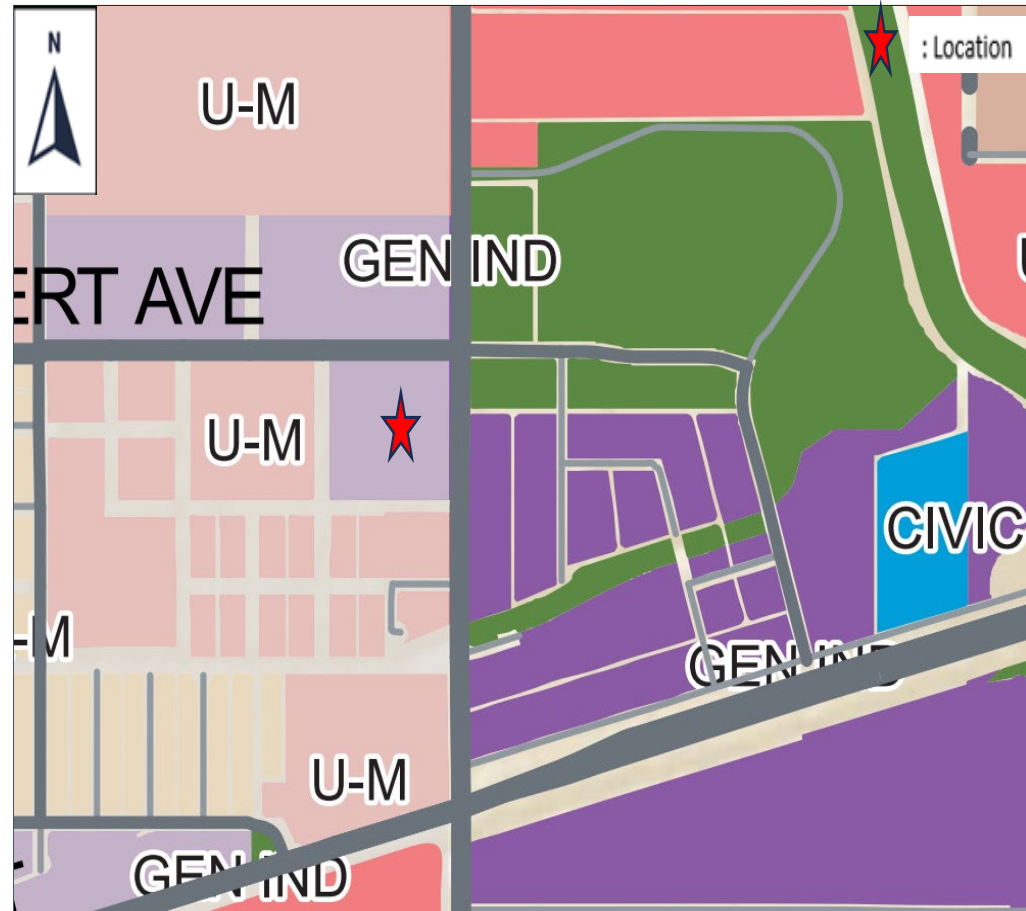
COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
 - General Industrial (GI)
- **Supported Uses:**
 - All types of industrial: manufacturing, warehousing, distribution, and office/industrial flex space. Uses in this area can be smaller in size than in the Business Park areas and aesthetic standards are less stringent.



COMPREHENSIVE PLAN ANALYSIS

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



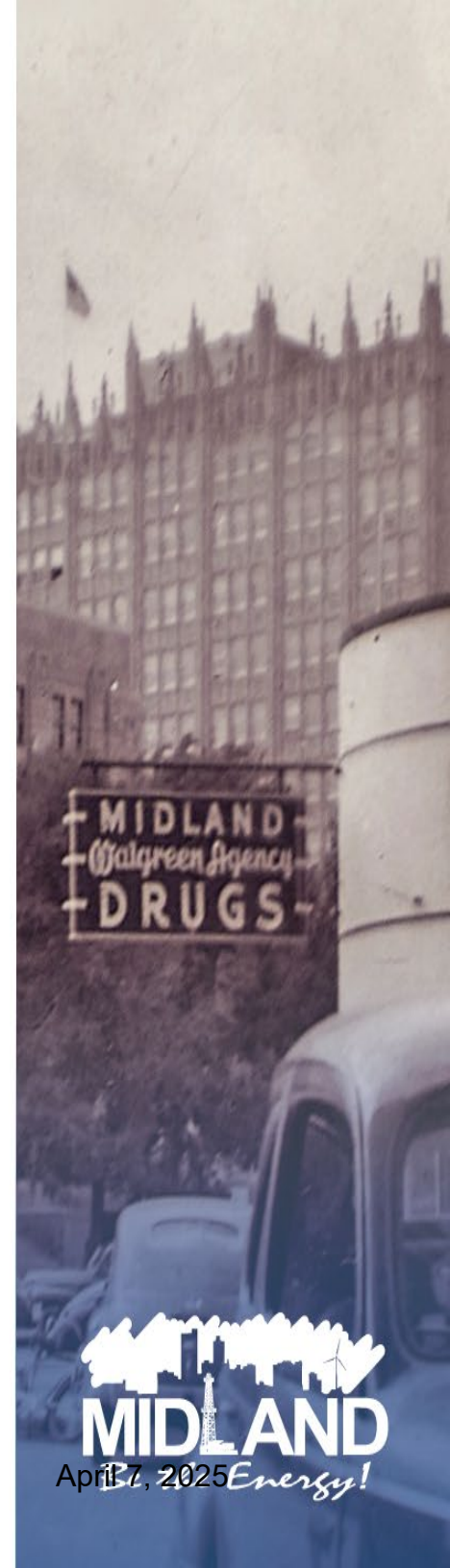
RELATED ITEMS

- The preliminary plat associated with this request was approved on February 3, 2025, by the Planning & Zoning Commission.



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the final plat of East Midland Addition, Section 26.



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: April 07, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Hold a public hearing and consider a request by Louis Clay for a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lot 8, Block 28, Moody Addition, City and County of Midland, Texas. (Generally located on the east side of North Madison Street, approximately 80 feet north of East Wall Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Louis Clay is requesting a Zone Change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District for the construction of a single-family residence on a property located at 102 North Madison Street.

Current Zoning:

MF-22, Multiple-Family Dwelling District

Surrounding Zoning and Land Use:

The property to the north is zoned SF-3, Single-Family Dwelling District, and is a vacant lot. The properties to the south and west are zoned MF-22, Multiple-Family Dwelling District, and are used for single-family housing. The property to the east is zoned MF-22, Multiple-Family Dwelling District, and is a vacant lot.

Analysis:

The applicant is seeking this zone change in in order to construct a single-family residence, which is not allowed in the MF-22, Multiple-Family Dwelling District. This vacant lot is located in a residential neighborhood that is developed with single-family

homes. Changing this zoning would help the future residential development of this area. This lot does meet the requirements for the SF-3, Single-Family Dwelling District zoning.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban Residential-Medium (UR-M). This designation calls for any single-family zoning 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.

Engineering: (Approved)

No objection 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. Our staff has examined the FEMA flood map and it appears that this property lies entirely within Zone AE, which is a Special Flood Hazard Area subject to inundation by the 1% annual chance flood. An elevation certificate based off of construction drawings will be required to get a building permit to show compliance to the 1 foot of freeboard above the base flood elevation for residential structures. An elevation certificate based off of finish construction will be required for the Certificate of Occupancy. [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 MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District.

Letters of Objection:

Staff has not received any letters of objection as of April 4, 2025.

Attachments:

Application
Site Plan
Maps
PowerPoint



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

Project Number: _____
Case Number: 2-25-0415

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

Printed Name: Louis Clay

Phone (432) 631-2909

Email: talkcityboss@yahoo.com

Address: 1215 Lynn

City: Midland

State: TX

Zip: 79705

Property Owner

Printed Name: Louis Clay (Clay Homes LLC)

Phone ()

Email

Address: 1215 Lynn

City: Midland

State: TX

Zip: 79705

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Phone ()

Email

Address

City

State

Zip

Street Address: 102 N. Madison

Legal Description

Lot: 009 Block: 028 Subdivision: MOODY

Current Zoning: MF22

Proposed Zone: SF-3

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

Reason for Zone Change Request: To Build a Single family Home

Present Use of Property: Vacant

Proposed Use of Property: Single family Home

How would this zone change affect the public health, safety and welfare? N/A

Describe how conditions affecting the property have changed since present zoning designation: _____

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)

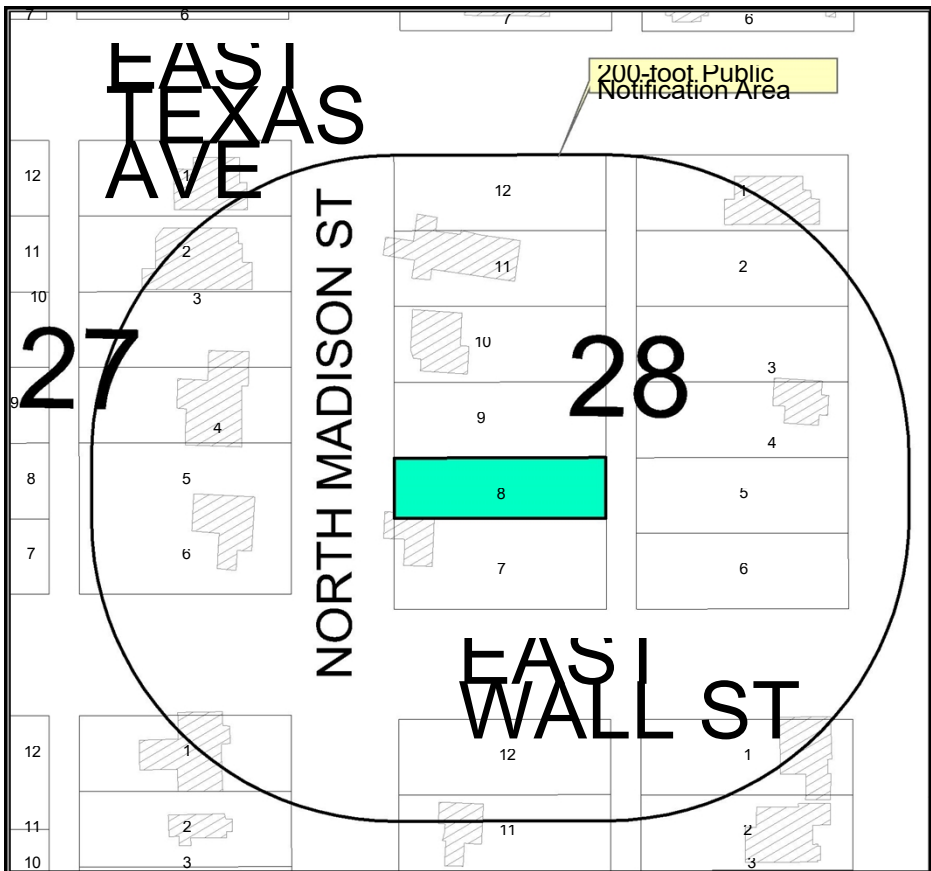
Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): <u>Louis Clay</u>	Date: <u>2-28-2025</u>
Applicant (printed): <u>Louis Clay</u>	
Property Owner (signature): <u>Louis Clay</u>	Date: <u>2-28-2025</u>
Property Owner (printed): <u>Louis Clay</u>	
The 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. 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 _____ who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or 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 ☐ Application Fee Check # <u>invoiced</u>	☒ Dimensioned Site Plan ☒ Plans in Digital Format (PDF/JPEG)
Received By: <u>Beatriz Perez</u>	Date: <u>RECEIVED</u>

FEB 28 2025

Initial: _____



Location Map

7-25-0415

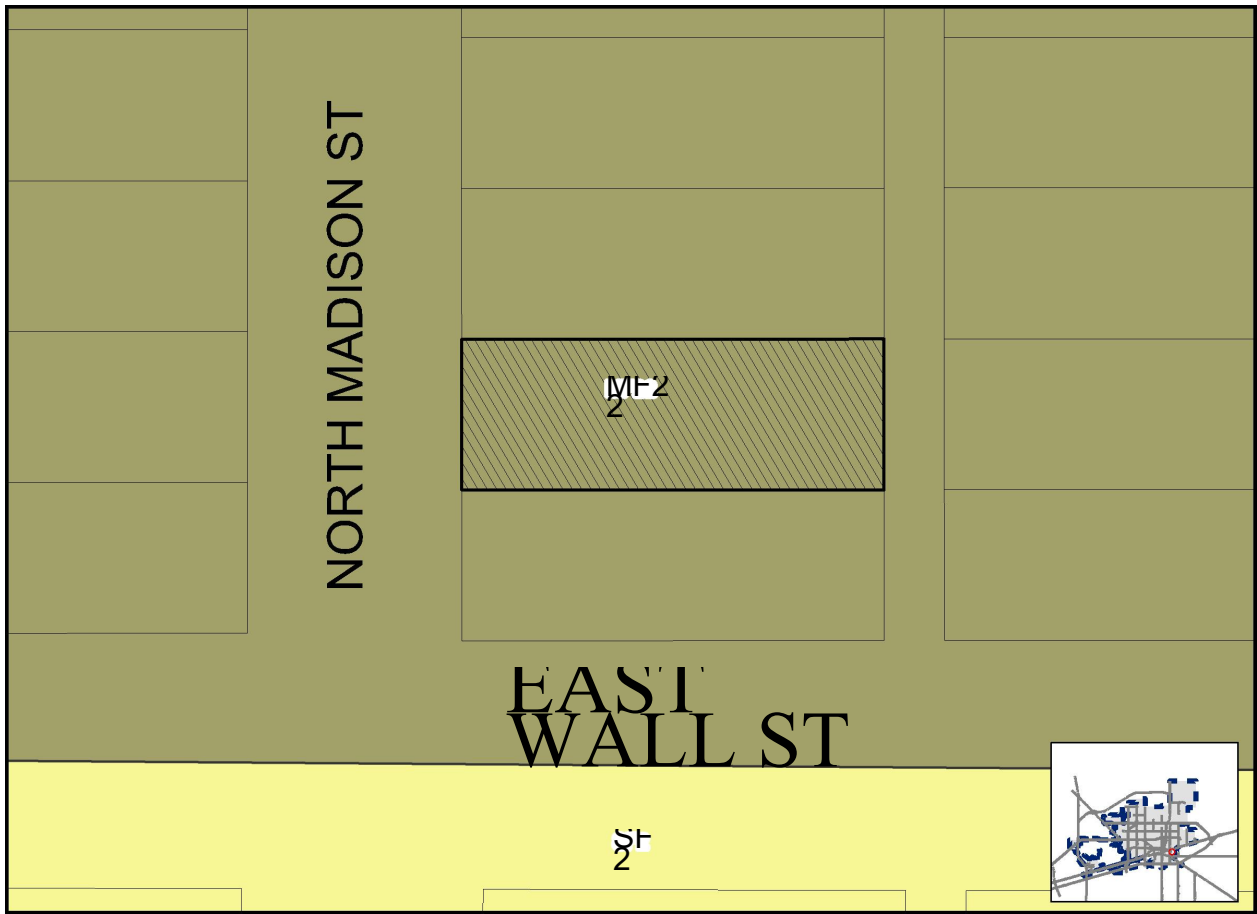
Scale: 1" = 78'

Consider a request by Louis Clay for a zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District, on Lot 8, Block 28, located on the east side of North Madison Street approximately 80 feet north of East Wall Street. (Council District 2)

LEGEND
 CITY LIMITS
 PARCEL
 PRIVATE BLDGS



City of Midland, Texas
 Planning Division
 Map by: B.M.
 3/15/2023
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 THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map by: BM,
3/17/2025

4-25-
0415

Scale: 1" = 39'

ZONING
MAP



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102 N MADISON ST

ZONE CHANGE

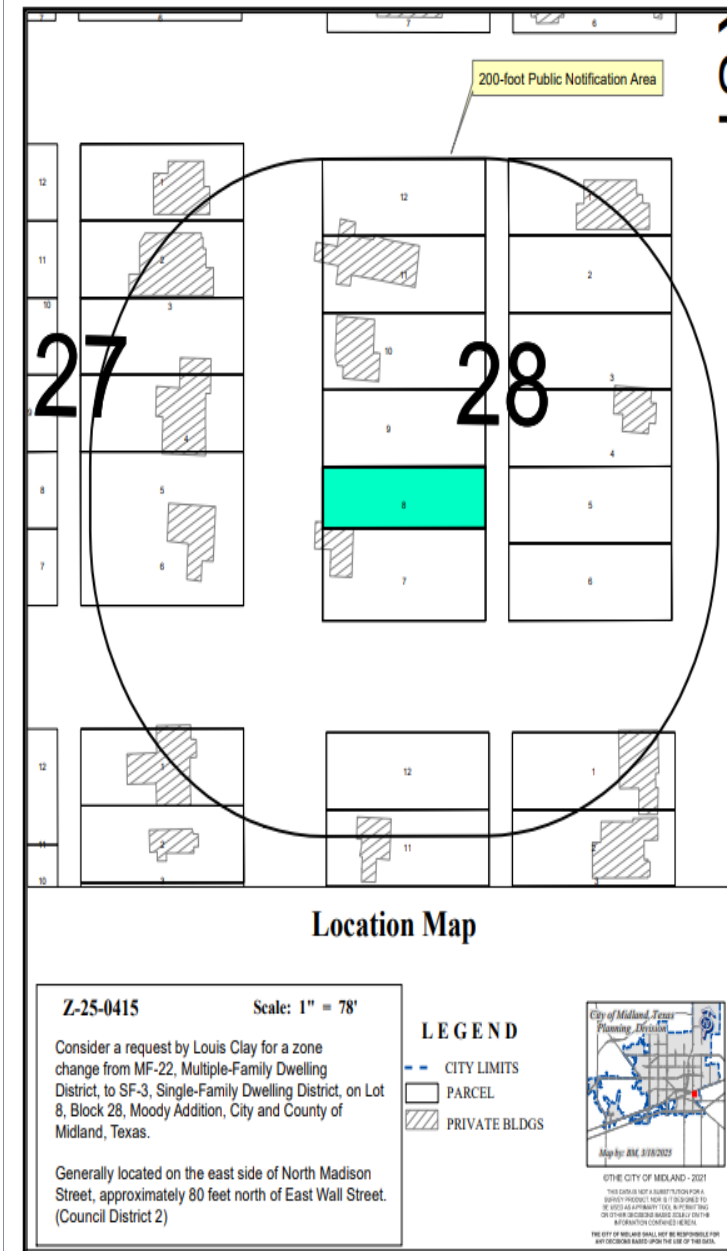


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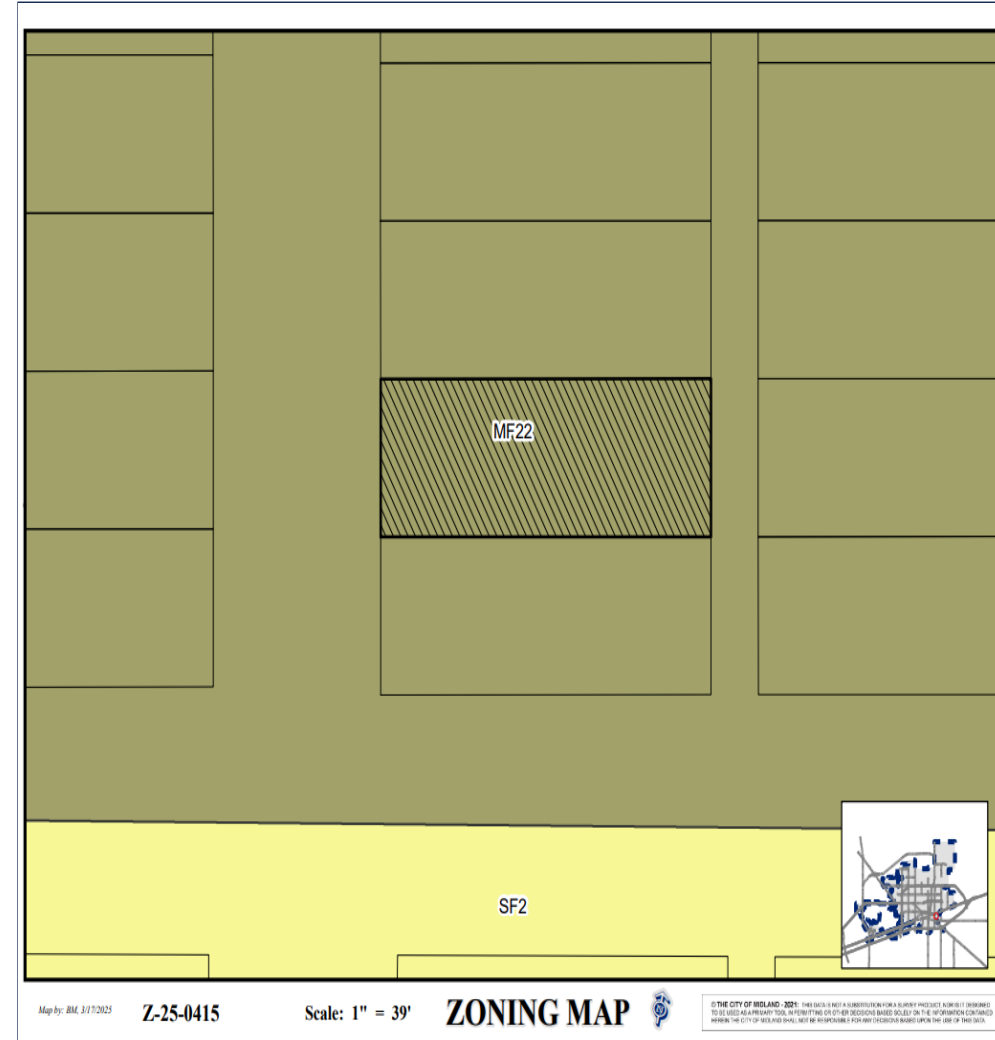
APPLICATION SUMMARY

- **Property Owner & Developer:** Louis Clay
- **Zone Change**
- **Address:** 102 North Madison Street



ZONING

- **Current Zoning:** MF-22, Multiple-Family Dwelling District
- **Surrounding Zoning:**
 - **North/South/East/West:** MF-22, Multiple-Family Dwelling District
- **Proposed Zoning:** SF-3, Single-Family Dwelling District



LAND USE

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



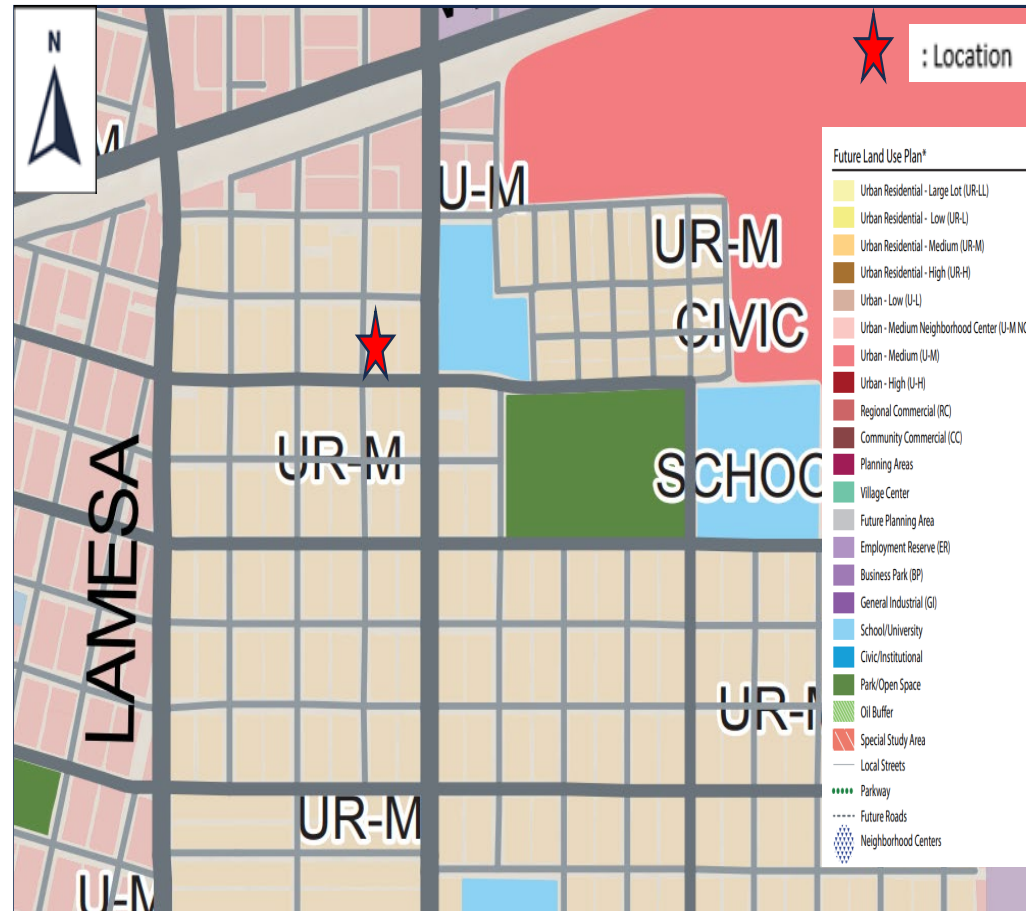
SITE PHOTO



On North Madison Street, Looking East

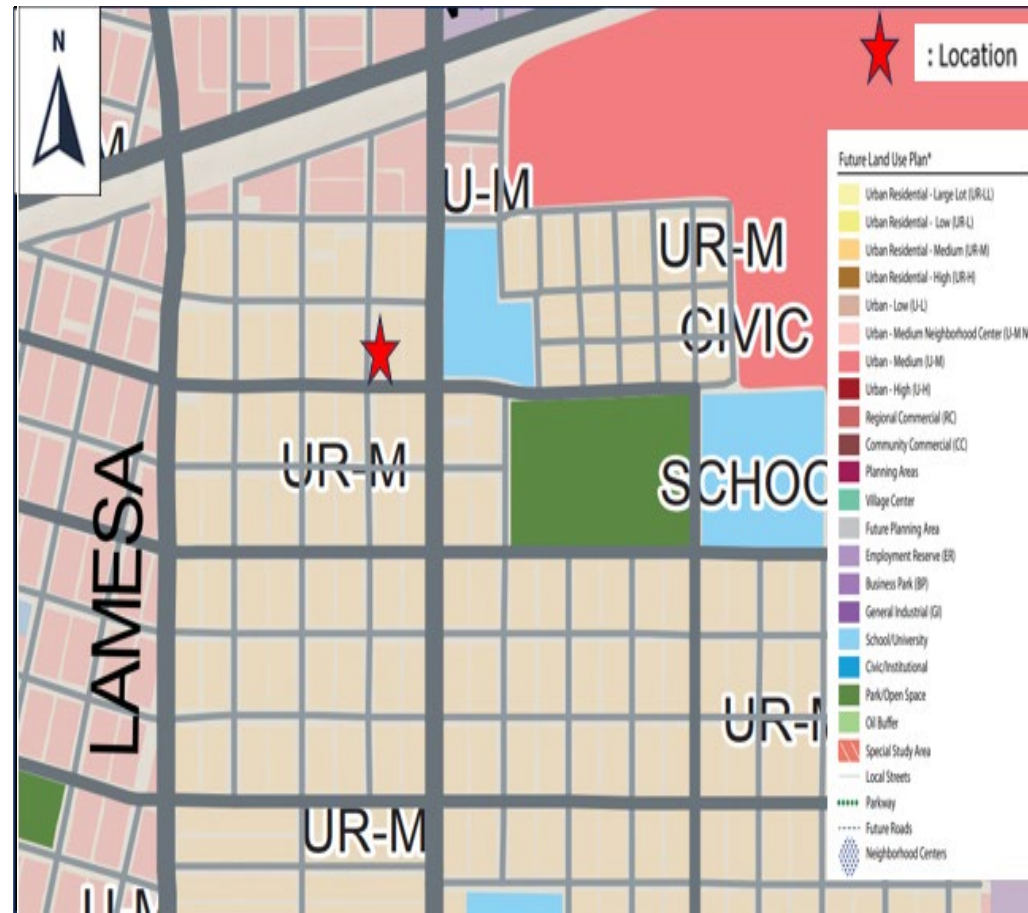
COMPREHENSIVE PLAN ANALYSIS

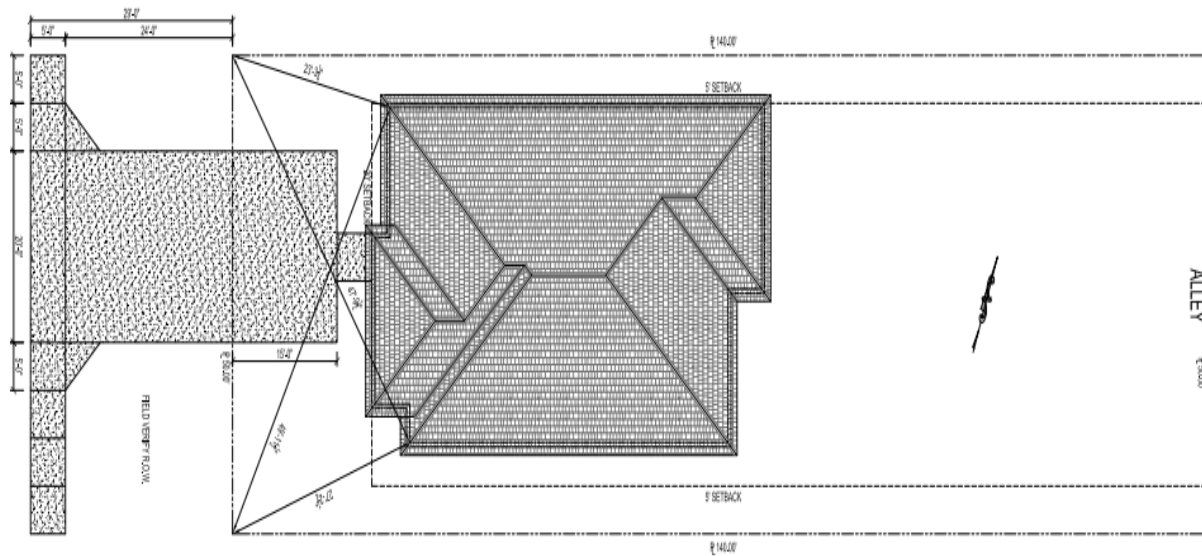
- **TCT Land Use Designation:**
 - Urban Residential-Medium (UR-M)
- **Supported Uses:**
 - Restrictive land use, emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses.



COMPREHENSIVE PLAN ANALYSIS

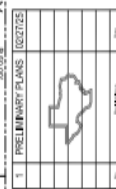
- **Supported Uses:**
 - Civic uses are generally allowed, with special permission for higher intensity uses.
- Request is **compatible** with the surrounding area and the Tall City Tomorrow Plan.





PRELIMINARY - NOT
FOR CONSTRUCTION
THESE DOCUMENTS ARE PRELIMINARY AND
ARE NOT TO BE USED FOR CONSTRUCTION OR
AS A BASIS FOR ANY OTHER PURPOSES.

LOUIS CLAY
102 N MADISON ST
MIDLAND, TX
LOT 009; BLOCK 028
MOODY



CHANCE JONES
409-599-9800
CHANCEJONES@TXDGC.COM

PROJECT MANAGER	
DRAWN BY	RCJ
CHECKED BY	RCJ

1" = 5' - 8"
C-1.0

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SYSTEMS WITHOUT PERMISSION IN WRITING FROM WEST TEXAS DESIGN GROUP.

A SITE PLAN
C-1.0

I. DRIVEWAY DETAILS
ON SHEET D-1.0

Site Plan (Exhibit A)

STAFF RECOMMENDATION

- No objections received.
- Staff recommends **APPROVAL** of this zone change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling 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: April 07, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Hold a public hearing and consider a request by Maverick Engineering, on behalf of Chet Gray and Wesley Gray, for a zone change from RR, Regional Retail District, in part, and PD, Planned Development District for a Shopping Center, in part, to RR, Regional Retail District, on Lot 20A, Block 109, Wilshire Park Addition, Section 17, City and County of Midland, Texas. (Generally located on the north side of Thomason Drive, approximately 230 feet east of State Loop 250 West.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Maverick Engineering, on behalf of Chet Gray and Wesley Gray, for a zone change from RR, Regional Retail District, in part, and PD, Planned Development District for a Shopping Center, in part, to RR, Regional Retail District, on a property located at 5400 Thomason Drive to operate a car wash.

Current Zoning:

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

Surrounding Zoning and Land Use:

Surrounding zoning includes LR, Local Retail District, to the north and east and RR, Regional Retail District, to the west and south. Surrounding land use includes City owned Communication Towers to the north, a Dollar General to the north and east, a Frost Bank to the west and gas stations to the west and south.

Analysis:

The subject property is zoned RR, Regional Retail District, in part, and PD, Planned Development District for a Shopping Center, in part. Maverick Engineering is seeking this zone change in order to operate a currently abandoned car wash. Bank or Financial Institution is an allowed use in the RR, Regional Retail District, zoning as well as the PD, Planned Development District for a Shopping Center, underlying LR- 1, Local Retail District zoning. The reason for this request is due to the PD ordinance for this property requiring that any development shall conform to an included site plan.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3; which designated this area as Community Commercial, a designation which has no policies established.

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

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 with Conditions)

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 PD, Planned Development District for a Shopping Center, in part, to RR, Regional Retail District.

Letters of Objection:

Staff has not received any letters of objection as of April 4, 2025.

Attachments:

Application
Site Plan
Maps
PowerPoint



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

Project Number: _____

Case Number: 2-25-0417

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

Printed Name: SEE REPRESENTATIVE

Phone ()

Email

Address

City

State

Zip

Property Owner

Printed Name: **CHET GRAY AND WESLEY GRAY**

Phone (432) 262-0999

Email
midlanddentist@aol.com

Address

2701 W CUTHBERT AVE

City

MIDLAND

State

TEXAS

Zip

79701

Representative (if different from Applicant or Property Owner)

Firm: MAVERICK ENGINEERING

Printed Name: ASHLEE DEVINE

Phone (432) 262-0999

Email

adevine@maverick-eng.com

Address

1909 W WALL STREET SUITE K

City

MIDLAND

State

TEXAS

Zip

79701

Street Address: 5400 THOMASON DRIVE

Legal Description

Lot: 20A Block: 109 Subdivision: WILLSHIRE PARK ADDITION, SECTION 17

Current Zoning:

RR AND PD (ORDINANCE NO. 7858)

Proposed Zone: RR

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

Reason for Zone Change Request: TO MATCH THE EXISTING ZONING DESIGNATION FOR MOST OF THE PROPERTY

Present Use of Property: ABANDONED CAR WASH

Proposed Use of Property: CAR WASH

How would this zone change affect the public health, safety and welfare? NO CHANGE SINCE IT IS A CAR WASH STILL

Describe how conditions affecting the property have changed since present zoning designation:

THE OWNER WOULD LIKE TO MAKE UPGRADES/ IMPROVMENTS TO THE SITE. SEE CIVIL CONSTRUCTION PLANS ON FILE IN THE PERMITS DEPARTMENT.

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 REPRESENTATIVE

Date:

Applicant (printed):

Property Owner (signature): [Signature]

Date: 3/3/25

Property Owner (printed): Wesley Gray

Chet Gray

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.

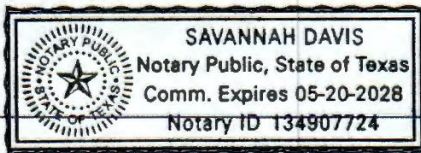
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of Lot 20A BLK 109 or authorized by Chet & Wesley, 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 10th day of March, 20 25, 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

☒ Plans in Digital Format (PDF/JPEG)

Check # 5204

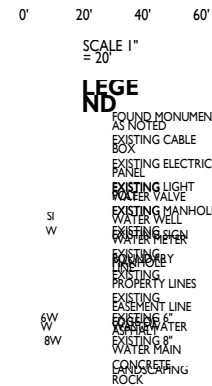
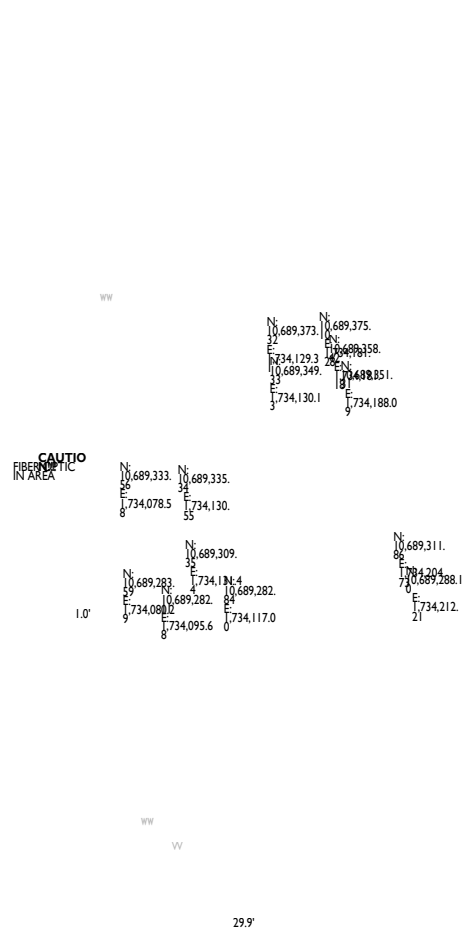
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Date:

MAR 10 2025

Initial: _____

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



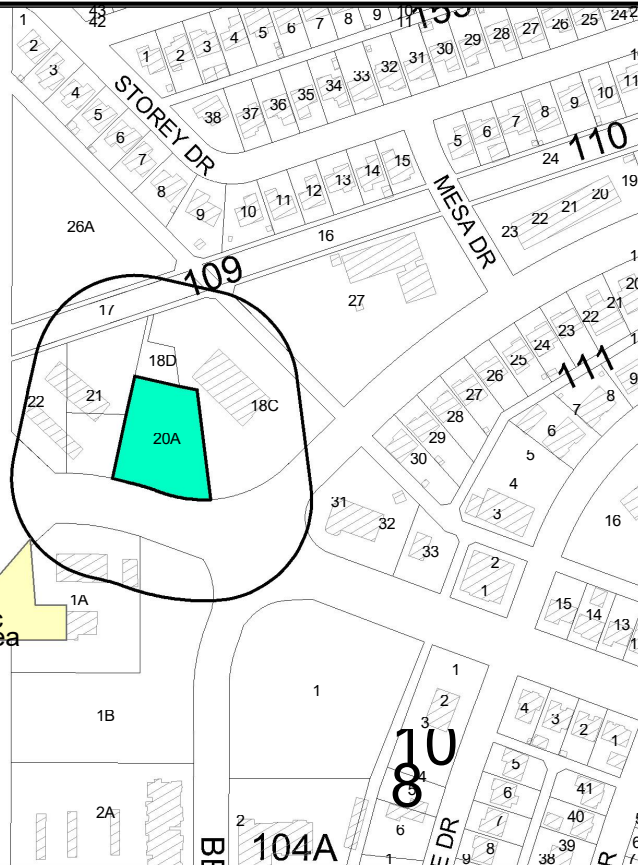
BENCHMARK:
BEARINGS, DISTANCES AND COORDINATES
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CONFORMING TO NAVD 83
SURVEY PERMIT NO. 00000000000000000000
ENGINEERING CONTRACT NUMBER:
BENCHMARKS OR CONTROL STAKING
422-262-0999

DIMENSIONAL NOTE:

- DIMENSIONS SHOWN ARE TYPICALLY TO BACK OF CURB UNLESS NOTED OTHERWISE
- SIDEWALKS WILL BE 5 FT. IN WIDTH UNLESS NOTED OTHERWISE

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112

Location Map

6-25-
0417

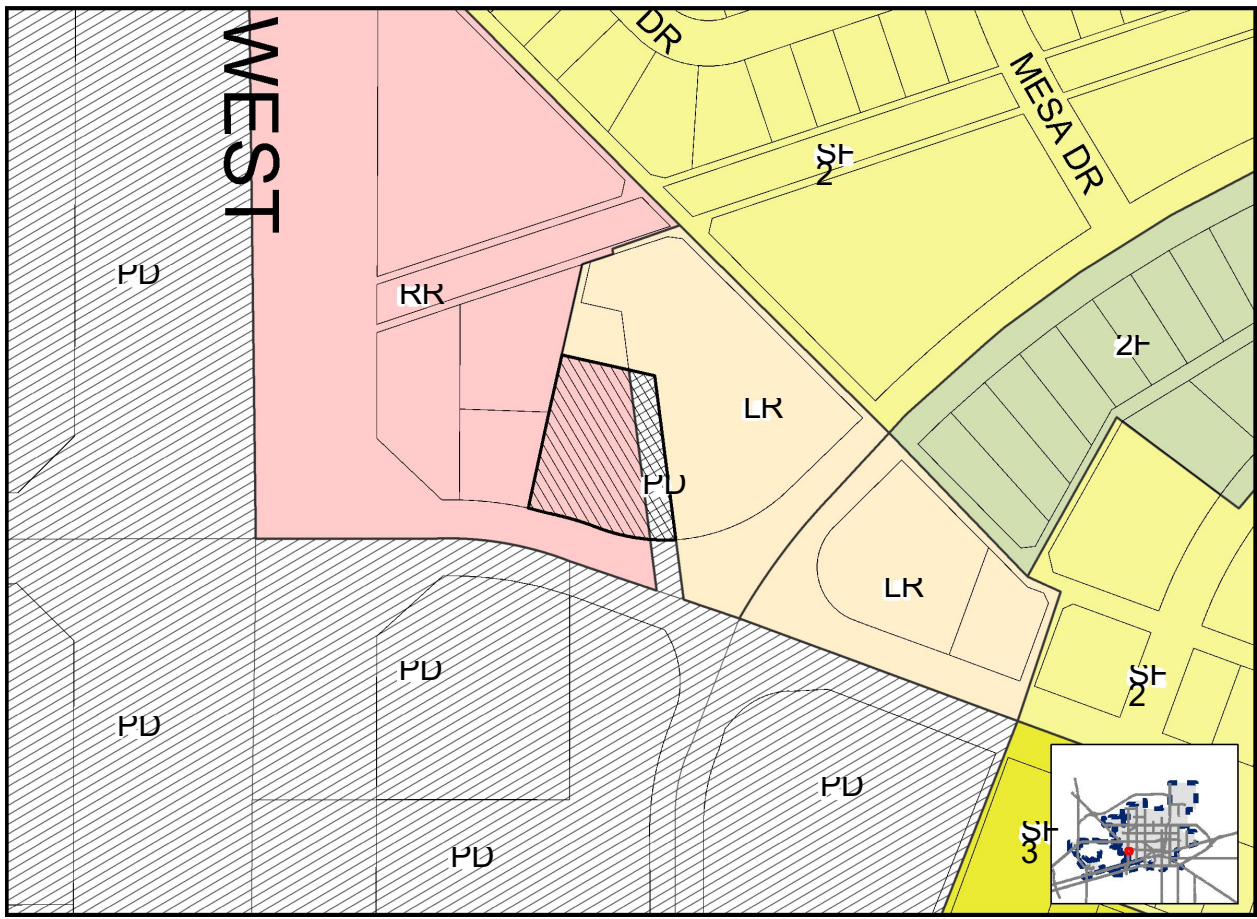
Scale: 1" = 233'

Consider a request by Maverick Engineering, on behalf of Chet Gray and Wesley Gray, for a zone change from RR Regional Retail District, in part, and PD, Planned Development District for a Shopping Center, in part, to RPD, Regional Professional District, on Lot 20A, Block 104, West of 104A, Section 26, West City and County of Midland, (Council District 4)

LEGEND
CITY LIMITS
PARCEL
BLDGS



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



Map 2025

4-25-
0417

Scale: 1" = 155'

ZONING
MAP



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5400 THOMPSON DR

ITEM —
ZONE CHANGE

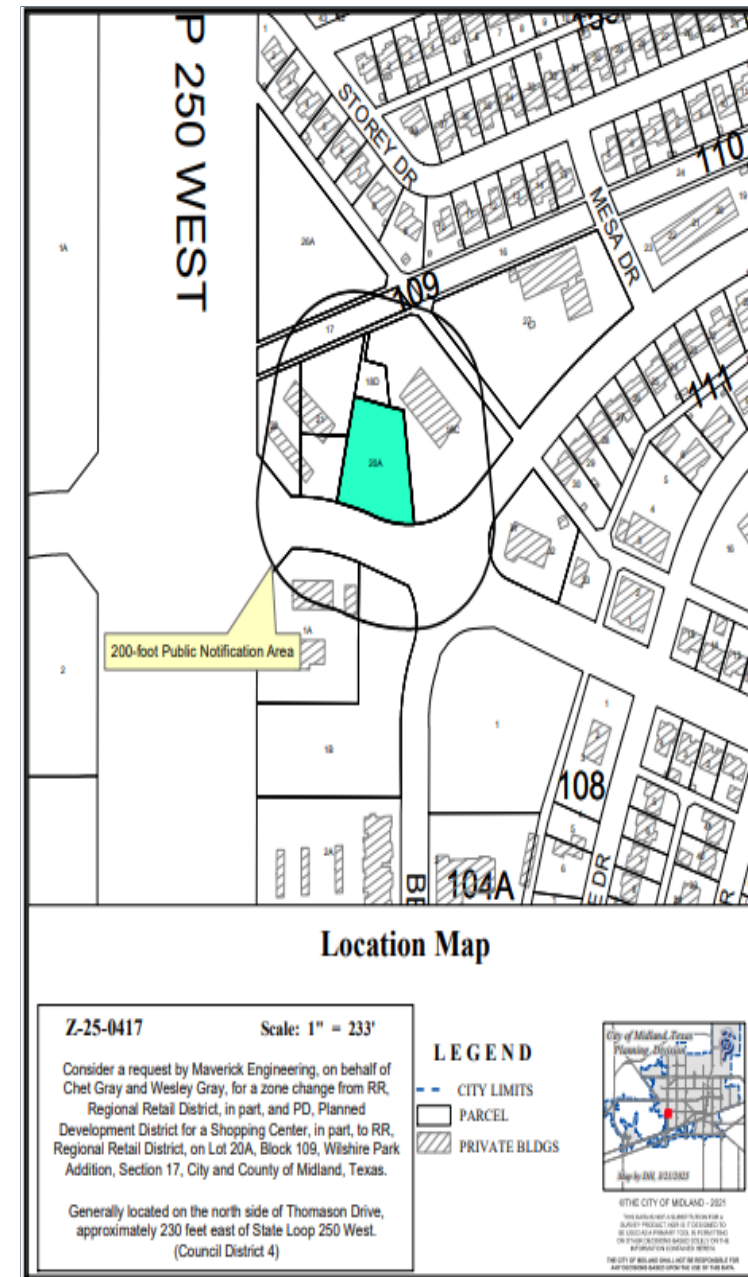


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner & Developer:** Chet Gray and Wesley Gray
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Zone Change
- **Address:** 5400 Thomason Drive (District 4)





	PLANNING/IMPLEMENTATION OF MATHS
	REVIEWING CURRICULUM
	REVIEWING ELECTRIC POWER
	REVIEWING LIGHT POWER
	REVIEWING POWER/WORK
	REVIEWING WATER VOLUME
	REVIEWING WATER WASTE
	REVIEWING IDEAS
	REVIEWING WATER HISTORY
	REVIEWING POWER/WORK
	REVIEWING IDEAS
	REVIEWING PROPERTIES/VALUES
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	REVIEWING WATER WASTE
	REVIEWING IDEAS
	REVIEWING PROPERTIES/VALUES

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Know what's below.
Call before you dig.

THOMSON CARWASH
 BEING LOT 30A OF WILLIAMS PARK SECTION 17
 CITY AND COUNTY OF DENVER, COLORADO, TEXAS

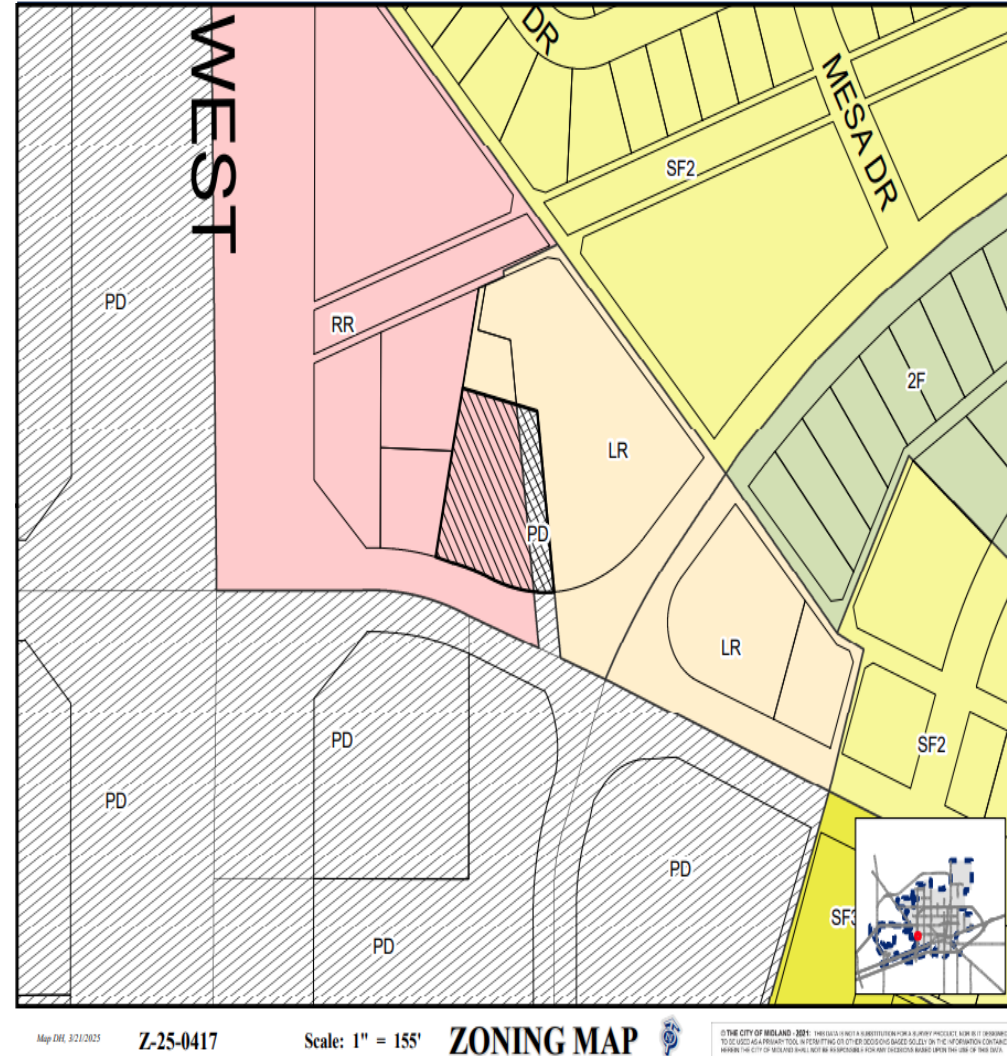


01/11/1025

C200

ZONING

- **Current Zoning:** RR, Regional Retail District, in part, and PD, Planned Development District for a Shopping Center, in part
- **Proposed Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
 - **North/East:** LR, Local Retail District
 - **South/West:** RR, Regional Retail District



LAND USE

- **Current Use:** Abandoned car wash
- **Proposed Use:** Car wash
- **Surrounding Uses:**
 - **North:**
 - City owned Communication Towers
 - Dollar General
 - **South:** Gas stations
 - **East:** Dollar General
 - **West:**
 - Gas stations
 - Frost Bank



LAND USE



On Thomason Drive, Looking North

COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - Community Commercial
- Supported Uses:
 - No policies established



STAFF RECOMMENDATION

Therefore, staff recommends **APPROVAL** of this Zone Change from RR, Regional Retail District, in part, and PD, Planned Development District for a Shopping Center, 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: April 7, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Hold a public hearing and consider a request by David Chin for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages on premises consumption in a lounge on the east 50 feet of Lots 10 through 12, Block 61, Original Town, City and County of Midland, Texas. (Generally located on the south side of West Wall Street, approximately 110 feet east of South Carrizo Street.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, David Chin, is requesting a Specific Use Designation (SUD) with Term for Alcoholic Beverages Sales for On-Premises Consumption in a lounge on a property located at 615 West Wall Street for Hot Shots.

Current Zoning:

CB, Central Business District

Surrounding Zoning and Land Use:

All surrounding properties are zoned CB, Central Business Districts. Property to the north is office buildings. Property to the east is BTA Oil. Property to the south is The Bar. The property to the west is Double Bar Saloon.

Analysis:

The property is zoned CB, Central Business District. CB zoning allows Alcoholic Beverages Sales for On-Premises Consumption in a lounge with the approval of an SUD. The business has received citations for selling alcohol with an expired SUD.. However, they are attempting to come into compliance by requesting this SUD. Additionally, due to the volume of incidents reported at this business, staff is recommending that a condition which, if approved by Council, will require the business to have two security guards present during 9pm and 1:45am. The total area of the lounge, Hot Shots, is 4,200 square feet and the proposed alcohol serviceable area is 4,000 square feet.

The proposed hours of operation:

Tuesday through Saturday from 6 p.m. to 1:45 a.m.

The proposed hours of alcohol service:

Tuesday through Saturday from 6 p.m. to 1:45 a.m.

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

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

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

The request is in compliance with the Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4, which is to “Encourage the development of places where Midland residents can gather and socialize to build connections.” Hot Shots, is a destination where Midland residents will gather and socialize.

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

Fire: (Approved)

No additional comments or objections.

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

Planning: (Approved with Conditions)

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

Conditions:

A. That the serviceable area of the establishment shall be limited to approximately 4,000 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to:

Tuesday through Saturday from 6 p.m. to 1:45 a.m.

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

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

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

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

H. That the operator of the Establishment shall provide a minimum of two certified peace officers as security guards during hours of operation that occur between 9 p.m. and 1:45 a.m.

Letters of Objection:

As of April 4, 2025, staff received one letter resulting in a 32.4% objection. Per 11-1-9.02.E, a three-fourths vote is required for approval.

Attachments:

Application

Floor Plan (Exhibit A)

Site Plan

Maps

Powerpoint



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

Project Number: _____

Case Number: _____

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

Printed Name: DAVID CHIN

Phone (432) 352-7986

Email MANIX782@YAHOO.COM

Address 615 W. WALL STREET

City MIDLAND

State TX

Zip 79701

Property Owner

Printed Name: Same as above

Phone ()

Email

Address

City

State

Zip

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Phone ()

Email

Address

City

State

Zip

Street Address: 615 W. WALL STREET MIDLAND, TEXAS 79701

Business Name: HOT SHOTS

Legal Description

Lot: _____ Block: _____ Subdivision: _____

Current Zoning: _____

Reason for Request: _____

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

Proposed/Current Days and Hours of Operation: TUESDAYS THROUGH SATURDAY

Proposed Days and Hours of Alcohol Service: 6:00 PM - 1:45 AM

Total Square Footage of Business: 4,200

Square Footage of Alcohol Serviceable Area: 4,000

Restroom Fixtures:

Men

Toilets/Urinals: 1 / 3

Bathroom Sinks: 1

Women

Toilets: 2

Bathroom Sinks: 1

Submittal and Fees

Items to be submitted with this application form:

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

Signatures

Applicant (signature):

[Signature]

Date:

3/5/25

Applicant (printed):

DAVID CHIN

Property Owner (signature):

[Signature]

Date:

3/5/25

Property Owner (printed):

DAVID CHIN

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

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

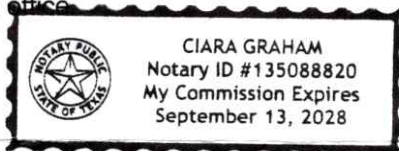
If an agent is authorized by the property owner to file and execute application on behalf of property owner, agent must complete the affidavit below.

STATE OF TEXAS COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared David Chin who, being by me duly sworn, upon oath says: That (s)he is authorized by David Chin, 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]

Subscribed and sworn to before me, this 6th day of March, 2025, to certify which witness my hand and seal of office.



[Signature]
Notary Public

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Floor Plan

☒ Application Fee

☒ Site Plan

Check # 8975

☐ Plans in Digital Format (PDF/JPEG)

RECEIVED

Received By: *[Signature]*

Date:

MAR 10 2025

Initials

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

PACKET

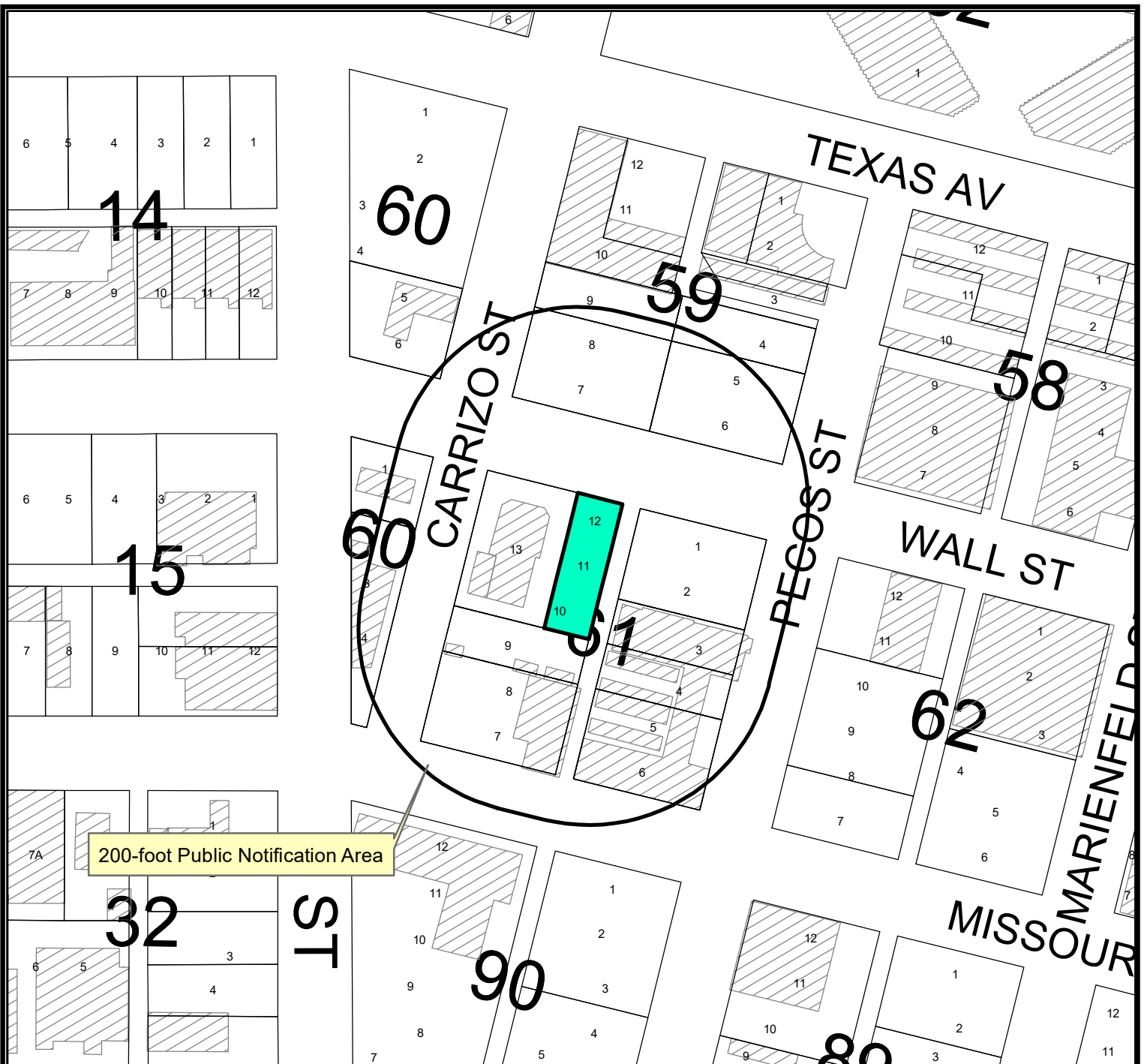
Page 6.75

April 7, 2025

SUD Alcoholic Beverages Application

2

Revised 07/02/19



Location Map

SUD-25-0195

Scale: 1" = 861'

Consider a request by David Chin for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a bar on the east 50 feet of Lot 10 through and 12, Block 39, Original Town, City and County of Midland, Texas.

Generally located on the south side of West Wall Street approximately 110 feet east of South Carrizo Street. (Council District 3)

PACKET

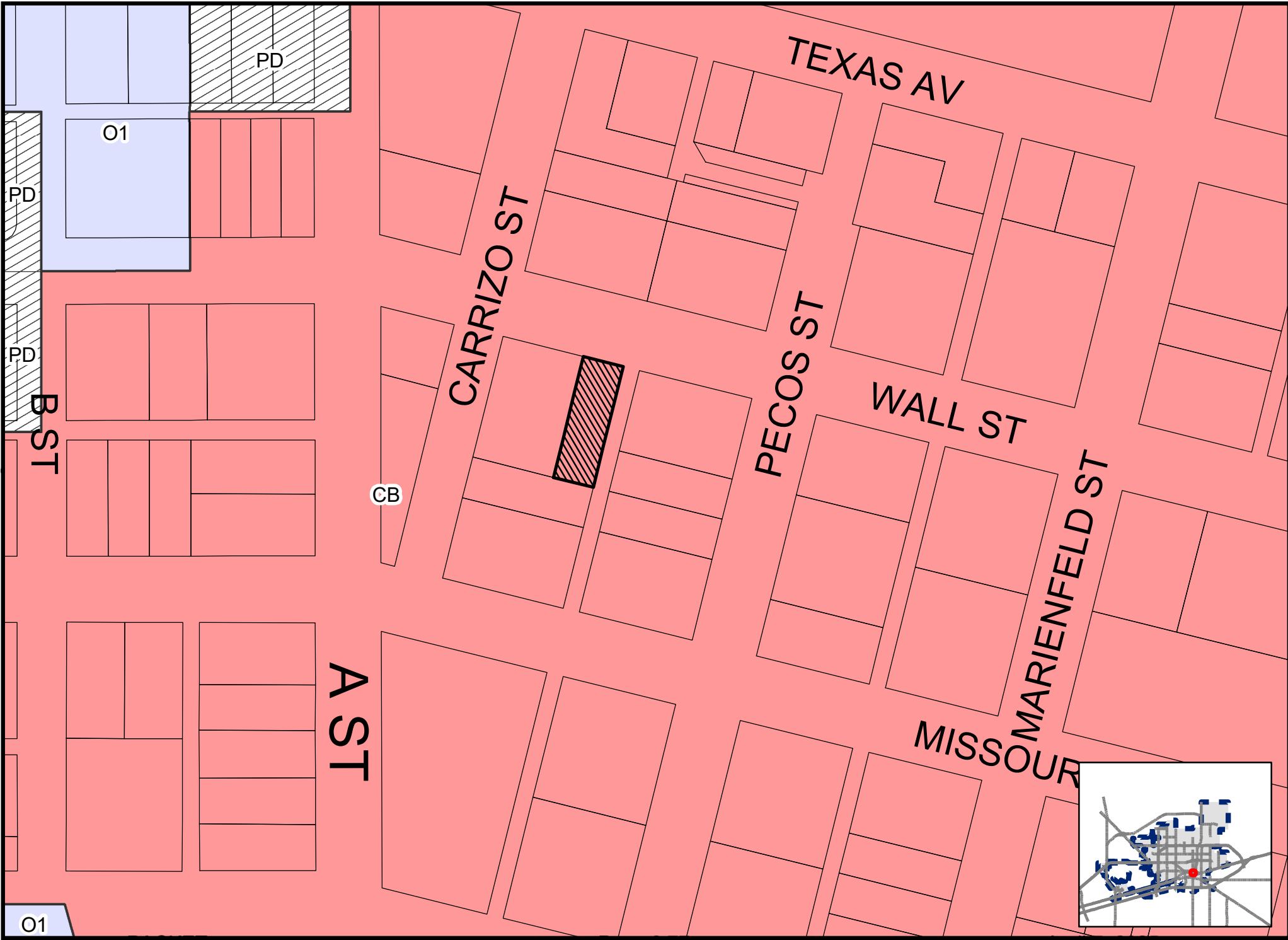
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Hot Shots PARTY CENTRAL

POOL TOURNAMENT TUES-SAT
KARAOKE TUES THRU SAT
ESTABLISHED 1999



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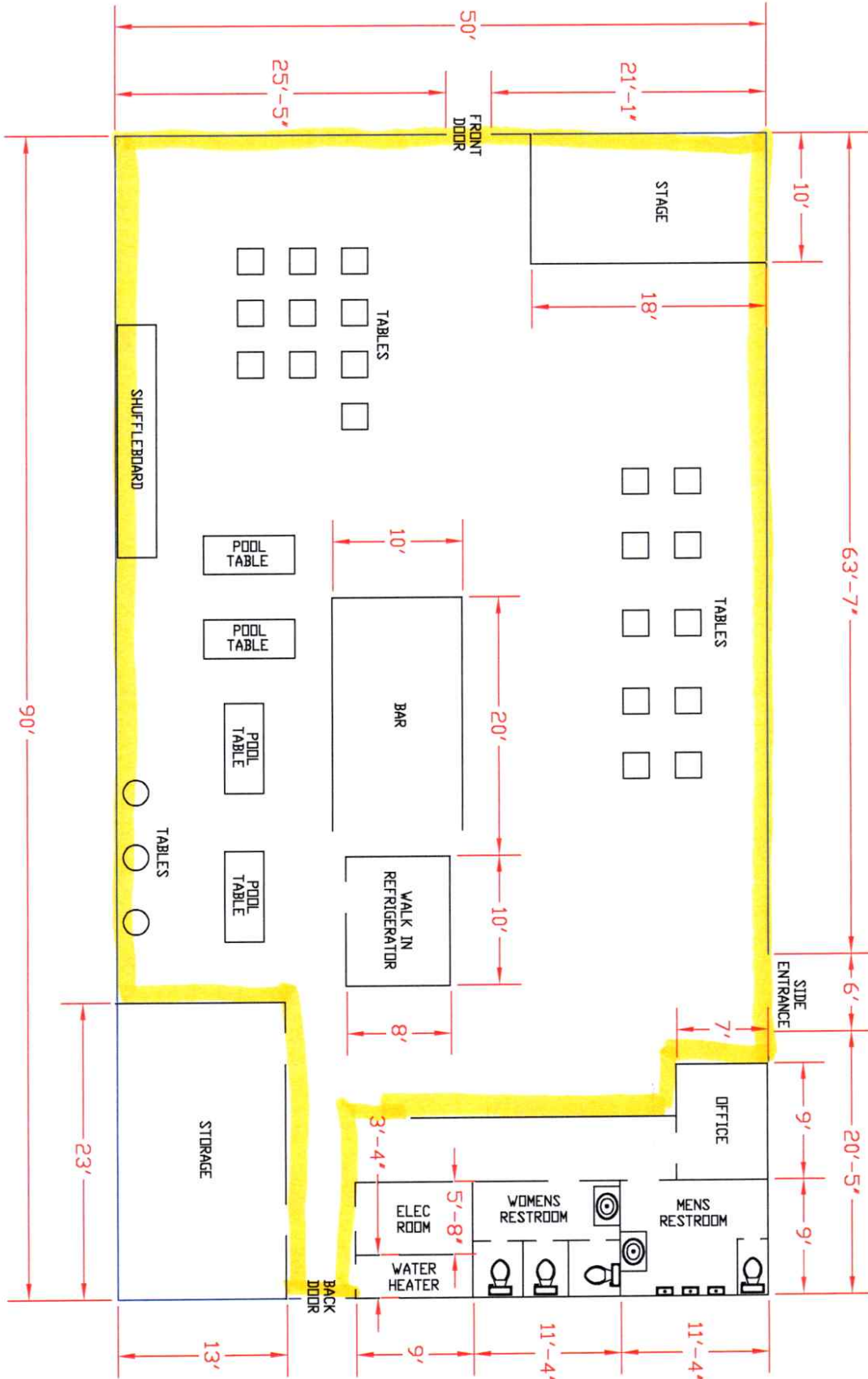
WALL ST

MARIENFELD ST
MISSOURI AVE

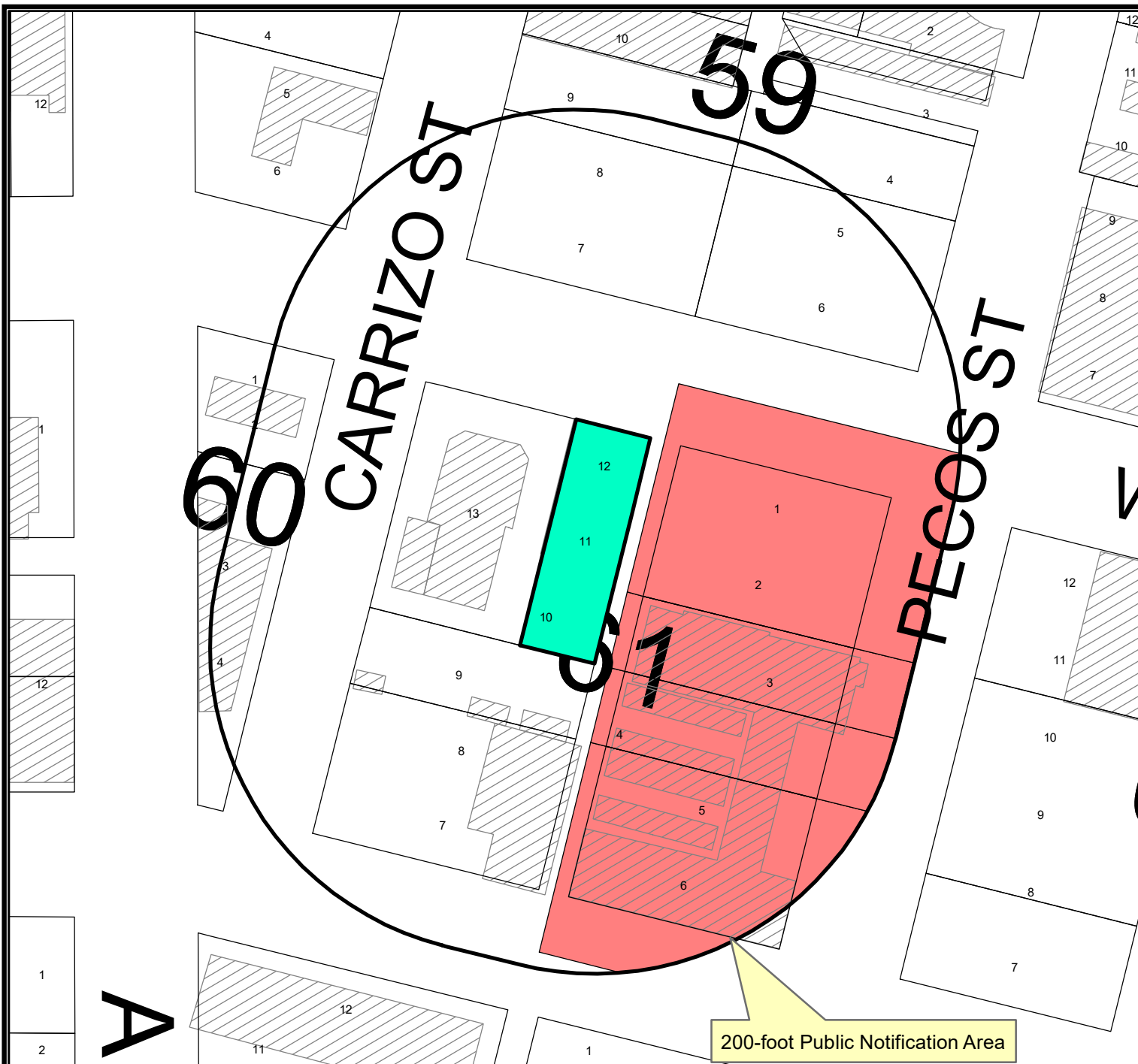
PACKET



HOT SHOTS
615 WEST WALL
MIDLAND, TX 79701



WALL
STREET



32.4% Objection

SUD-25-0195

Scale: 1" = 1,117'

Consider a request by David Chin for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a bar on the east 50 feet of Lots 10 through 12, Block 61, Original Town, City and County of Midland, Texas.

Generally located on the south side of West Wall Street approximately 110 feet east of South Carrizo Street. (Council District 3)

PACKET

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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HOT SHOTS

ITEM

SPECIFIC USE DESIGNATION WITH TERM

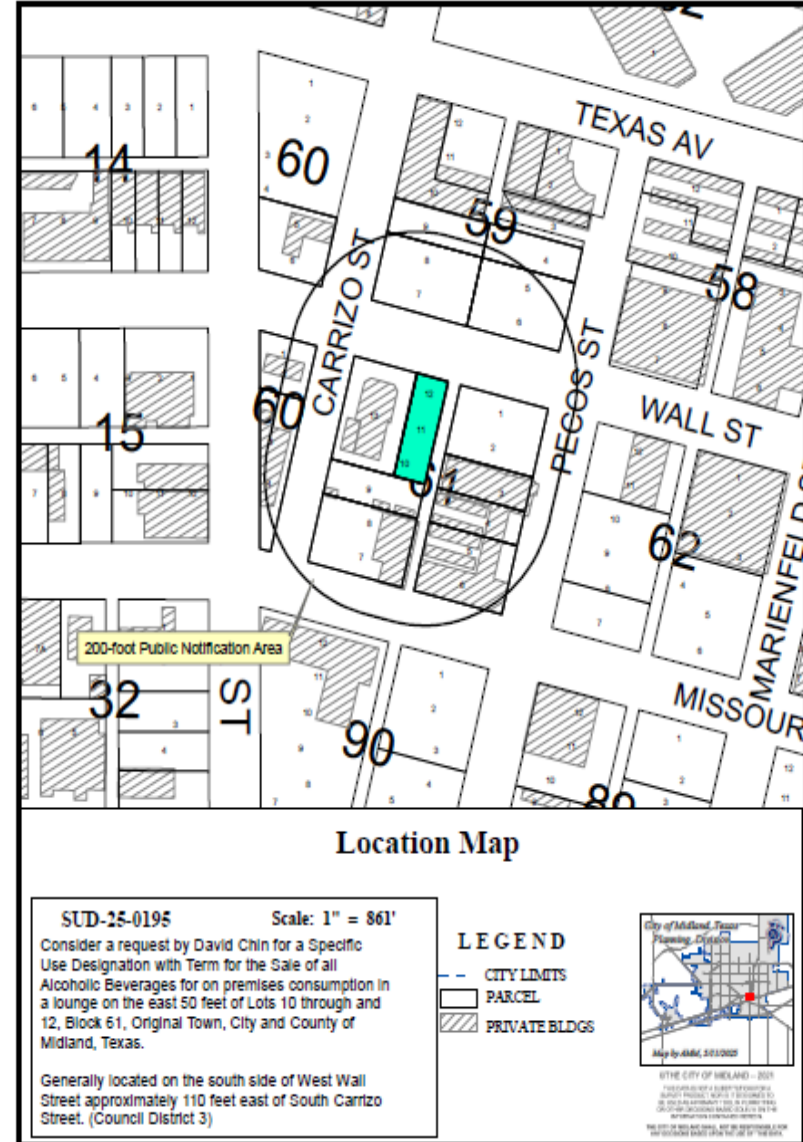


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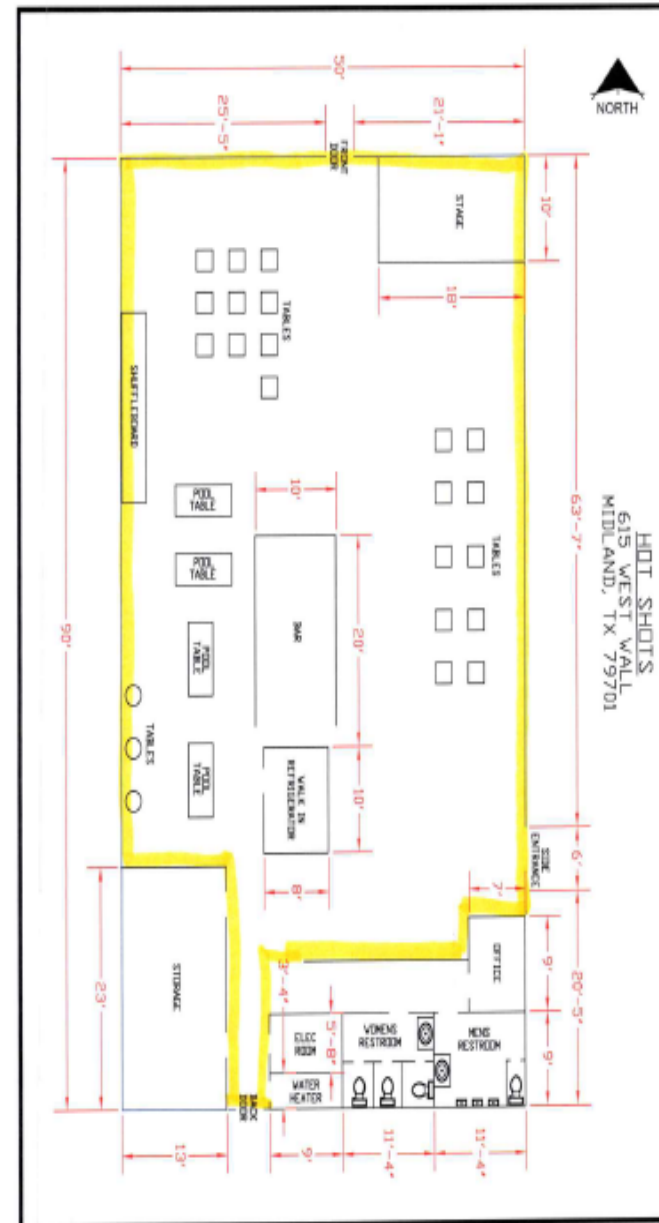
APPLICATION SUMMARY

- **Property owner:** David Chin
- **Application Type:** Specific Use Designation With Term
- **Address:** 615 West Wall Street (District 3)



SUD DETAILS

- **Square Footage of SUD:** 4,200 sq feet
- **Alcohol Serviceable Area:** 4,000 sq ft
- **Proposed Days and Hours of Operation:**
 - Tuesday through Saturday from 6 p.m. to 1:45 a.m.



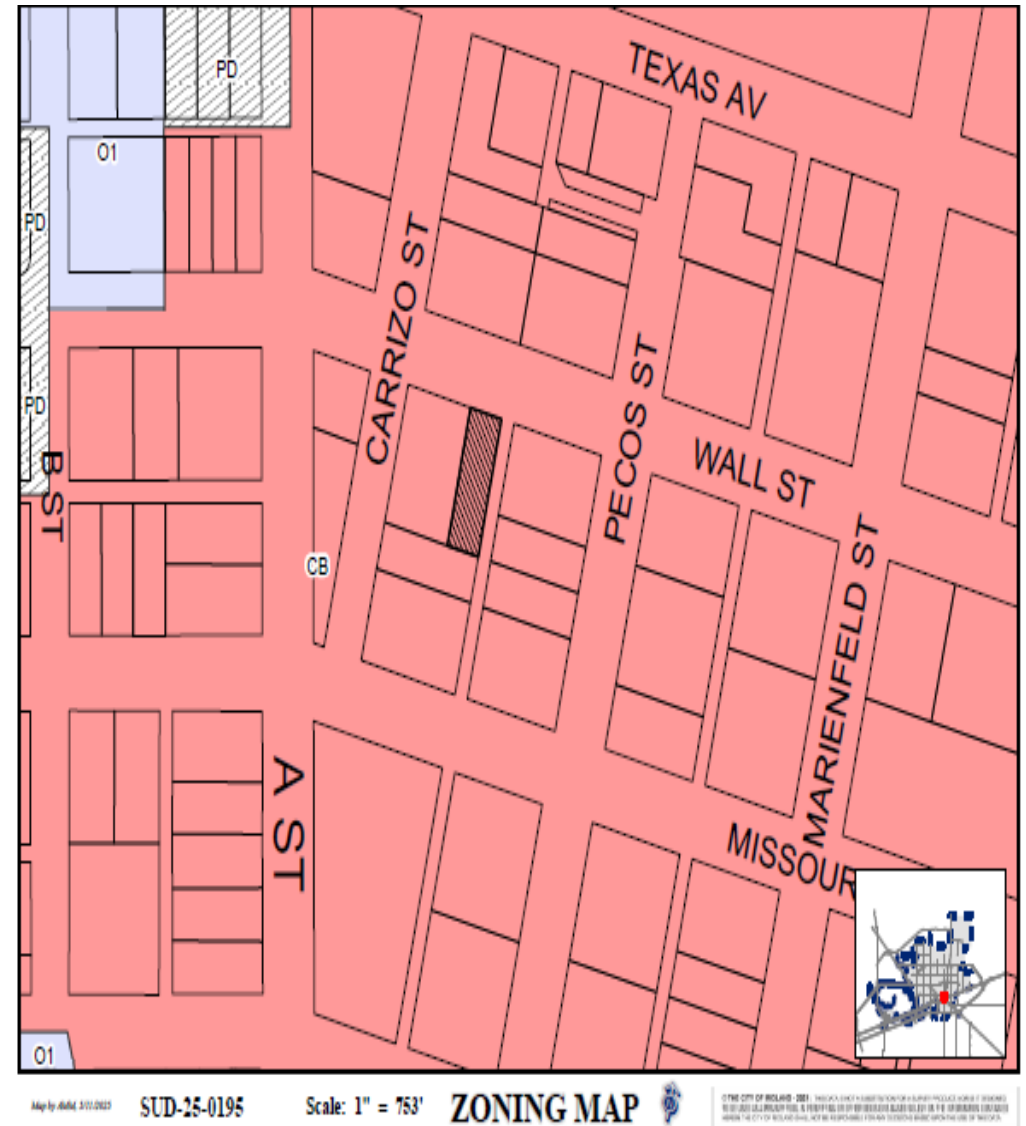
SUD DETAILS

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



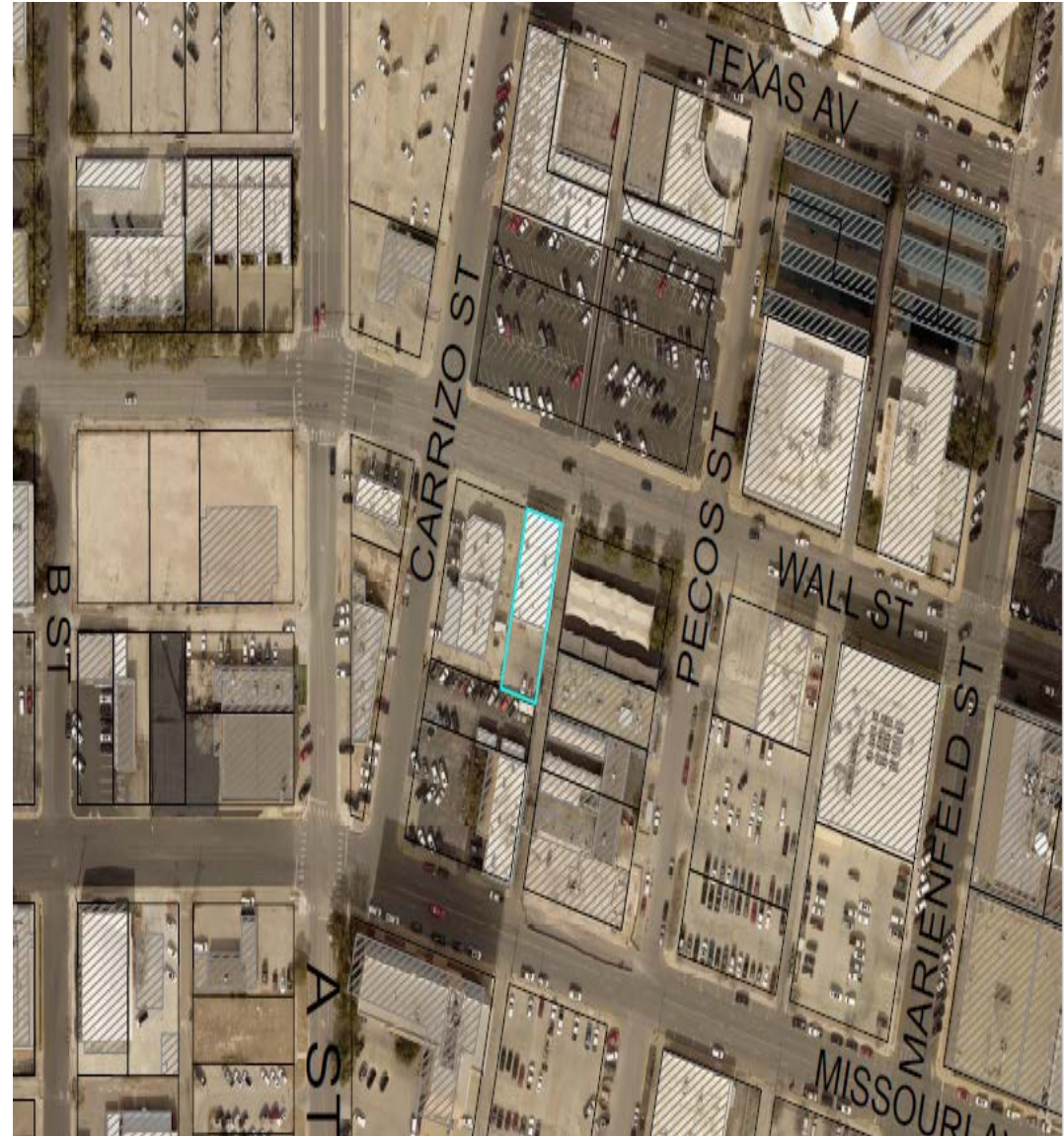
ZONING

- **Current Zoning:** CB, Central Business
- **Surrounding Zoning:** CB, Central Business.
- **Current Use of the Property:**
A Lounge: The use of Alcohol is allowed with a Specific Use Designation per the Use Chart in Section 11-1-4.03



LAND USE

- **Surrounding Uses:**
 - North: Commercial Building
 - South: The Bar
 - East: BTA Oil Building
 - West: Double Bar Saloon

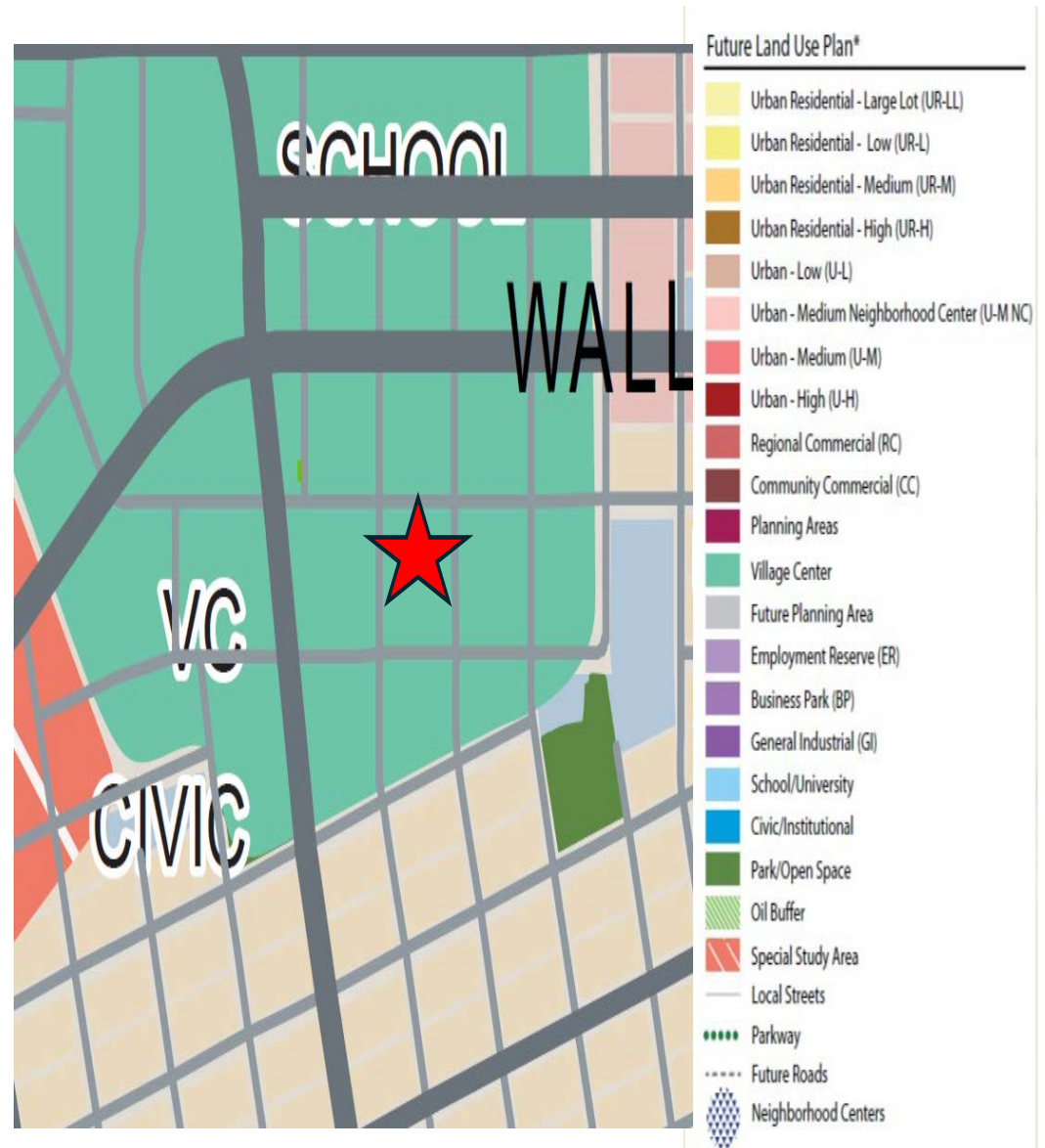


SITE PHOTO



COMPREHENSIVE PLAN

- **TCT Comprehensive Plan:**
 - Village Center
- **Supported Uses:**
 - This is a village center area and there are no policies established for this location.
 - Request is compatible with the surrounding area and the Tall City Tomorrow Plan.



STAFF RECOMMENDATION

- No objections have been received.
- Staff recommends **APPROVAL** of this Specific Use Designation With Term for a restaurant subject to the following conditions.
 - A. That the serviceable area of the establishment shall be limited to approximately 4,000 square feet as shown in Exhibit “A”.**
 - B. That the sale and on-premises consumption of alcoholic beverages shall conform to applicable state and local laws.**

STAFF RECOMMENDATION

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

Tuesday through Saturday from 6 p.m. to 1:45 a.m.

D. That the occupancy of the establishment shall not exceed the maximum occupancy determined by the building code and fire code.

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

STAFF RECOMMENDATION

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

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

STAFF RECOMMENDATION

H. That the operator of the Establishment shall provide a minimum of two certified peace officers as security guards during hours of operation that occur between 9 p.m. and 1:45 a.m.

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: April 7, 2025

TO: Planning and Zoning Commission

FROM: Beatriz Quezada, Planner

SUBJECT: Hold a public hearing and consider a request by Jacked LP for a Zone Change from AE, Agriculture Estate District, to SF-1, Single-Family Dwelling District, on 16.50-acre tract of land located in Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Todd Drive, approximately 1,070 feet north of East County Road 77.) (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 AE, Agriculture Estate District to SF-1, Single-Family Dwelling District on the property located at 2200 Todd Drive in order to be able to plat a total of nine lots.

Current Zoning:

AE, Agriculture Estate District.

Surrounding Zoning and Land Use:

The surrounding land uses to the north and west of the property are currently undeveloped vacant lots. To the west side of the property, Endeavor Energy Resources operates several oil wells. South of the subject property are residential lots. All surrounding zoning for the subject property is AE, Agriculture Estate District.

Analysis:

The subject property is zoned AE, Agriculture Estate District. Jacked LP is seeking this zone change to plat nine residential lots with an acreage of less than two acres, which is the minimum lot area requirement for the current zoning [Midland City Code 5.04]. The property owner has started the platting process to subdivide the 16.60-acre tract of land into nine lots. Changing this zoning would help the future residential development of this area. This request would also be compatible with the surrounding area as the proposed lots do meet the 9,000 square feet minimum lot area requirement for the SF-1, Single-Family Dwelling District, zoning [Midland City Code 5.04]. There are two lots south of the property that are smaller than the required acreage.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designated this area as Urban Low (U-L). This designation calls for relatively low-density housing. A mix of complementary uses includes mostly single-family homes, with some attached, townhomes, and small multi-family projects.

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 AE, Agriculture Estate District, to SF-1, Single-Family Dwelling District.

Letters of Objection:

Staff has not received any letters of objection as of April 4, 2025.

Attachments:

Application
Survey (Exhibit A)
Maps
Power Point



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

Project Number: _____
Case Number: 2-25-0414

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

Property Owner Printed Name: JACKED, LP			Phone (432)262-0999 Email dkuhnert@crownquest.com	
Address 2104 DEEANNA DR		City MIDLAND	State TEXAS	Zip 79707

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

Street Address: 2200 TODD DRIVE		
Legal Description Lot: Block: Subdivision:		

Current Zoning: AE	Proposed Zone: SF1 (List by tracts if more than one district is requested)
------------------------------	--

Reason for Zone Change Request: TO BE ABLE TO PLAT LESS THAN 2 ACRES

Present Use of Property: VACANT WITH OLD BARNS, STABLES AND AN ABANDONED HOME

Proposed Use of Property: RESIDENTIAL DEVELOPMENT

How would this zone change affect the public health, safety and welfare? NO AFFECT

Describe how conditions affecting the property have changed since present zoning designation: NEW PROPERTY OWNER WANTS TO SUBDIVIDE THE LAND INTO 9 RESIDENTIAL LOTS FOR HIS FAMILY TO BUILD HOMES ON. EXISTING STRUCTURES ARE TO BE DEMOLISHED

- 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 REPRESENTATIVE	Date:
Applicant (printed):	
Property Owner (signature): <u>David Kuhnert</u>	Date: 2/25/2025
Property Owner (printed): <u>David Kuhnert</u>	
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. 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.	

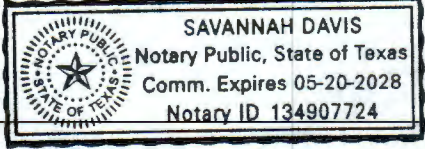
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of Jacked LP or authorized by David Kuhnert, 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)

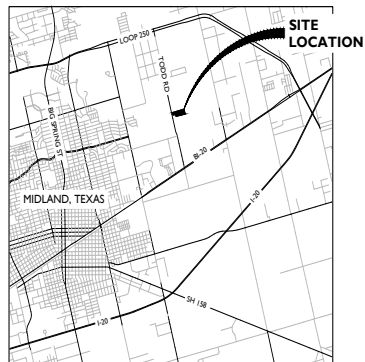
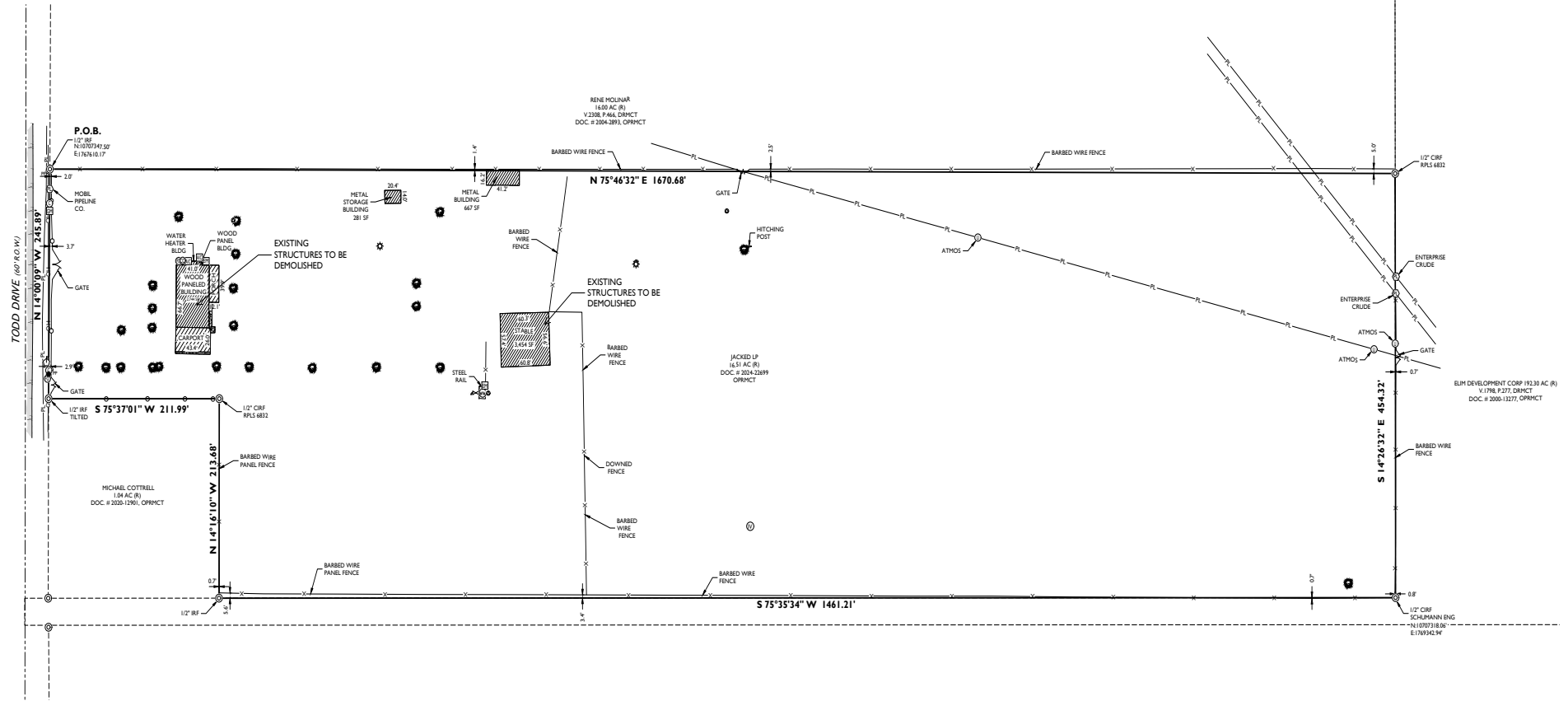
Subscribed and sworn to before me, this 28th day of February, 2025, to certify which witness my hand and seal of office.

[Signature]



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Site Plan
☐ Application Fee	☐ Plans in Digital Format (PDF/JPEG)
Check # <u>5205</u>	RECEIVED
Received By: <u>Beatriz Q J</u>	Date: FEB 28 2025



VICINITY MAP
N.T.S.



LEGEND

- FOUND MONUMENT AS NOTED
- A/C PAD
- CABLE PEDISTAL
- CLEAN OUT
- ELECTRIC METER
- POWER POLE
- STUB OUT
- WATER VALVE
- WATER WELL
- MAIL BOX
- IRRIGATION VALVE
- LIGHT POLE
- TREE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF ASPHALT
- FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC LINE
- BURIED PIPELINE
- CONCRETE
- PAVEMENT
- BUILDING

SURVEY NOTES

- BASE OF BEARING, COORDINATES, DISTANCES AND ACRES 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 (EMAX) OF -0°34'48.40" AND A COMBINED SCALE FACTOR OF 0.999998911 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 SOURCE, CITY OF MIDLAND GAS AND VISUAL EVIDENCE, OR BY ONE CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. ONE CALL IS RECOMMENDED. CALL 1-800-CALL-4-11 FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- FENCES ARE ON OR WITHIN 0.5' OF THE PROPERTY LINE UNLESS OTHERWISE NOTED OR SHOWN HEREON.

FIELD NOTE DESCRIPTION

FIELD NOTE DESCRIPTION OF A 16.50 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING THAT SAME CALLED 16.51 ACRE TRACT IN DOCUMENT NUMBER 2004-2899 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT N1/2 10707347.50, E1/2 1767410.17, A ONE HALF INCH IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF TODD DRIVE AT THE SOUTHWEST CORNER OF A CALLED 16.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2004-2893 IN SAID "OPR" FOR THE NORTHWEST CORNER HEREOF;

THENCE N 75°46'32"E, ALONG SAID CALLED 16.00 ACRE TRACT 1670.68 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "RPLS 6832" (6832) FOUND IN THE WEST LINE OF A CALLED 193.30 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2000-1327 IN SAID "OPR" FOR THE NORTHEAST CORNER HEREOF;

THENCE S 14°24'32"E, ALONG SAID CALLED 193.30 ACRE TRACT 454.37 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "SCHUMANN" FOUND AT AN INTERIOR CORNER OF SAID CALLED 193.30 ACRE TRACT FOR THE SOUTHEAST CORNER HEREOF;

THENCE S 75°35'34"W, CONTINUING ALONG SAID CALLED 193.30 ACRE TRACT 1461.21 FEET TO A ONE HALF INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.04 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2000-1290 FOR THE WEST SOUTHWEST CORNER HEREOF;

THENCE THE FOLLOWING TWO COURSES AND DISTANCES AROUND SAID CALLED 1.04 ACRE TRACT:
1. N 1/4°16'10"W, 213.68 FEET TO A "4832" FOUND FOR AN INTERIOR CORNER HEREOF;
2. S 75°37'01"W, 211.99 FEET TO A ONE HALF INCH IRON ROD FOUND IN SAID EAST RIGHT OF WAY FOR THE NORTH SOUTHWEST CORNER HEREOF;

THENCE N 14°50'09"W, ALONG SAID EAST RIGHT OF WAY, 245.89 FEET TO THE POINT OF BEGINNING, CONTAINING 16.50 ACRES OF LAND.

Drawing: F:\2024\04\08-DAVID KUMHART-TODD ROAD FAMILY DEVELOPMENT\DRAWINGS\BOUNDARY SURVEY\240168 BOUNDARY SURVEY.DWG Last Saved By: AKumhart on 10/30/24

SURVEYOR: GWS	SCALE: 1" = 60'	APPROVAL DATE: -
DRAWN BY: AK	JOB NO.: 240168	REV 1: -
APPROVED:	FIELD WORK DATE: 10.15.24	REV 2: -

TO DAVID KUMHART: THIS SURVEY WAS PERFORMED ON THE GROUND AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE TIRELLS STANDARDS FOR A BOUNDARY SURVEY.

David Kumhart
DAVID KUMHART, RLS #13356
FIRM NO. TX: 810194514
OCTOBER 30, 2024



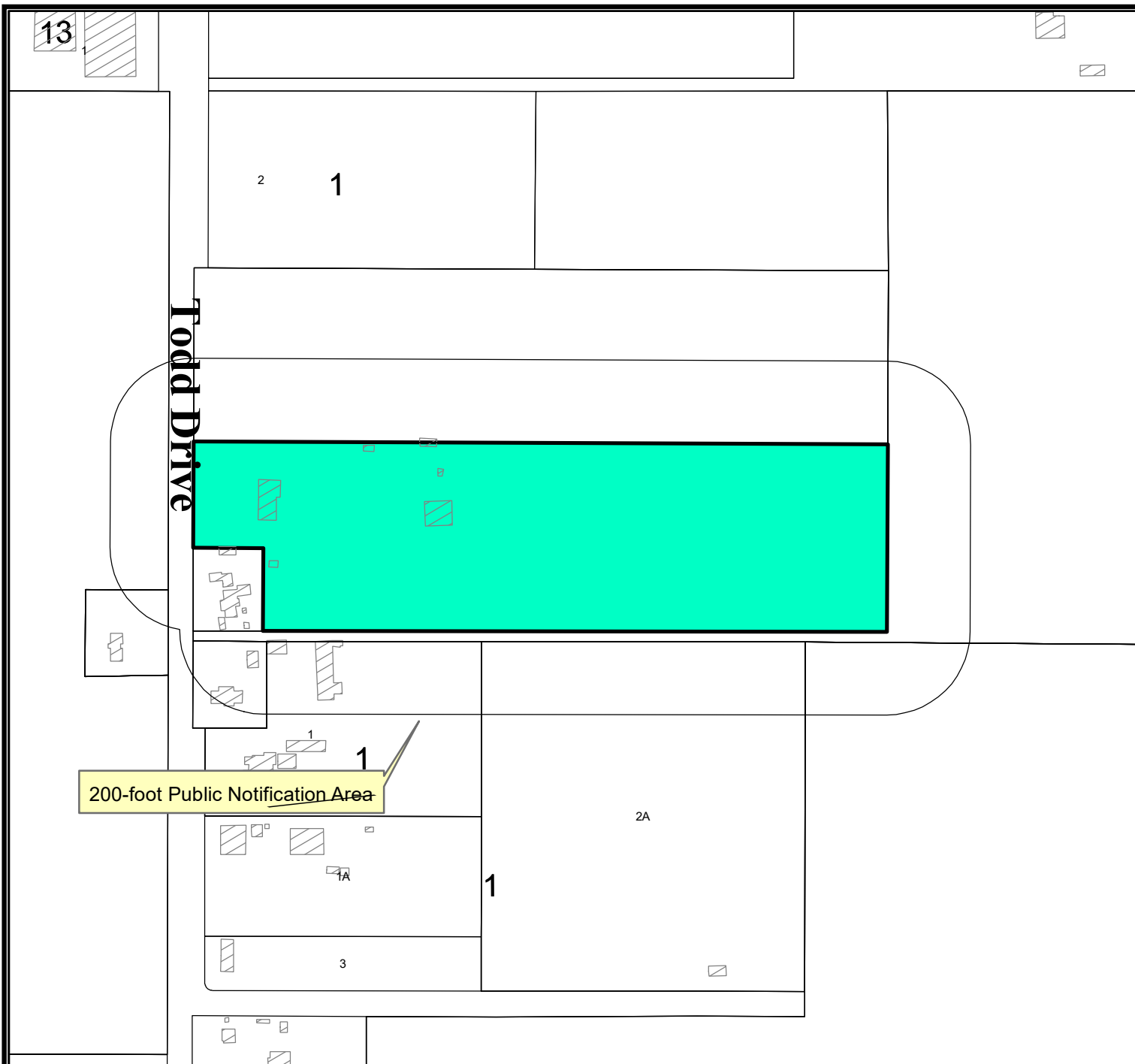
Page 7.100

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



EXHIBIT A

April 7, 2025
ZONING EXHIBIT
OF A 16.51 ACRE TRACT OUT OF
SECTION 32, BLOCK 38, TOWNSHIP 1 SOUTH, T&P RYBY CO. SURVEY
CITY AND COUNTY OF MIDLAND, TEXAS



Location Map

Z-25-0414

Scale: 1" = 600'

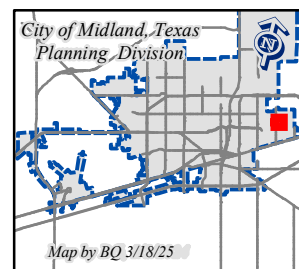
Consider a request by Maverick Engineering for a zone change from AE, Agriculture Estate District, to SF-1, Single-Family Dwelling District, on a 16.50-acre tract of land located in Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the east side of Todd Drive, approximately 1,070 feet north of East County Road 77.

(Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

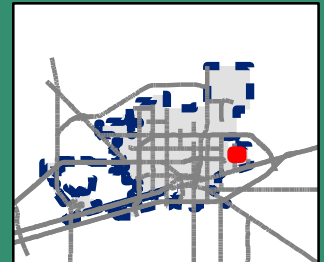


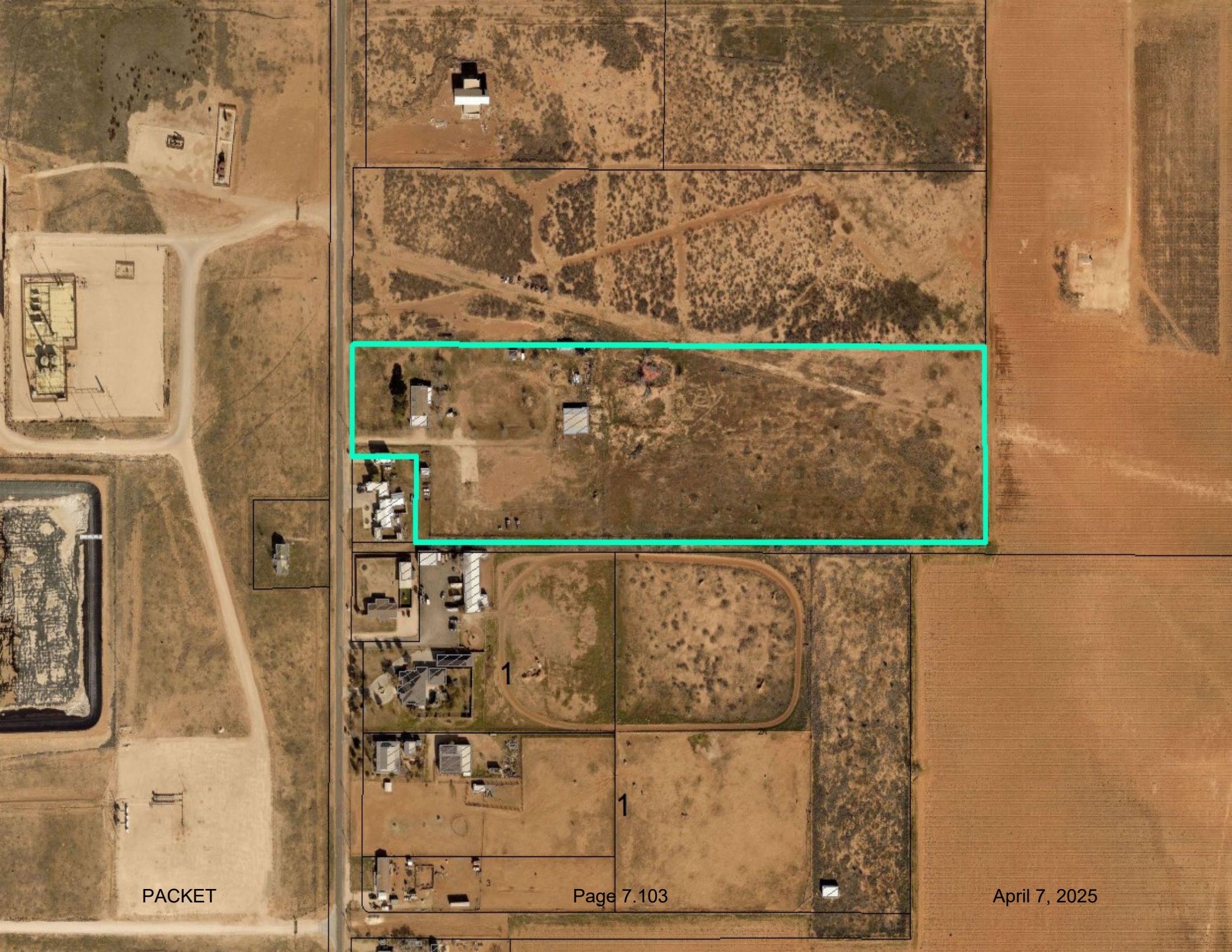
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Todd Drive

AE









2200 TODD DR

ITEM#

ZONE CHANGE REQUEST

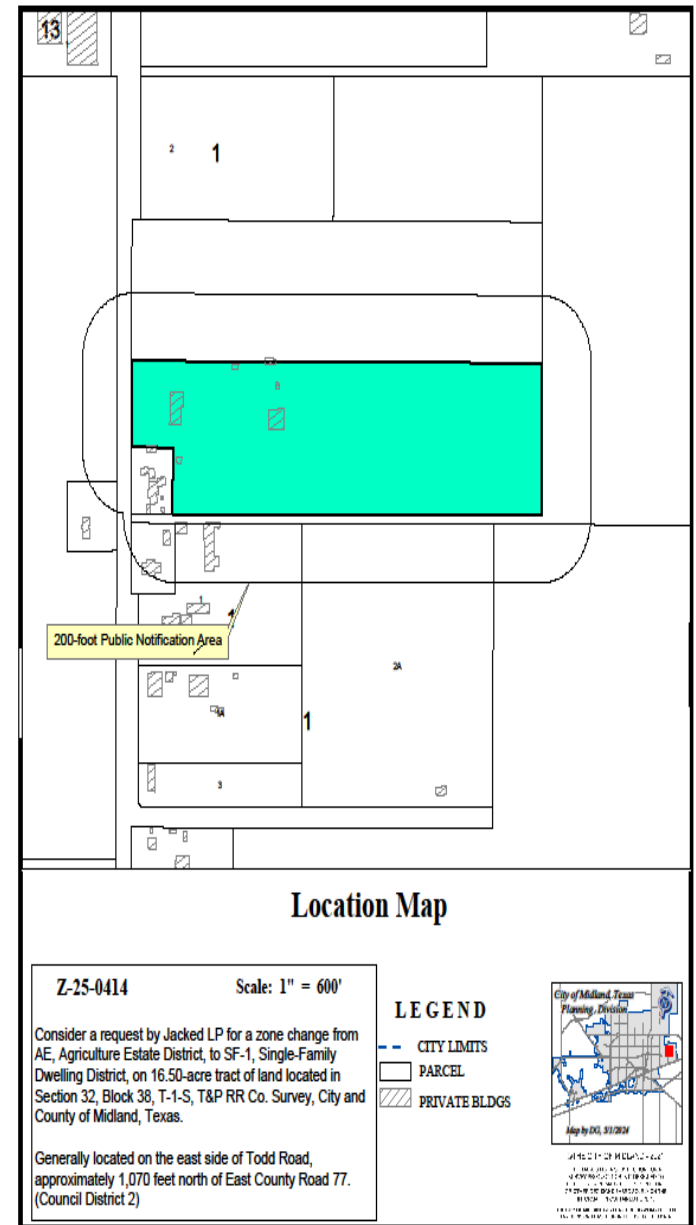


Visit Our Website

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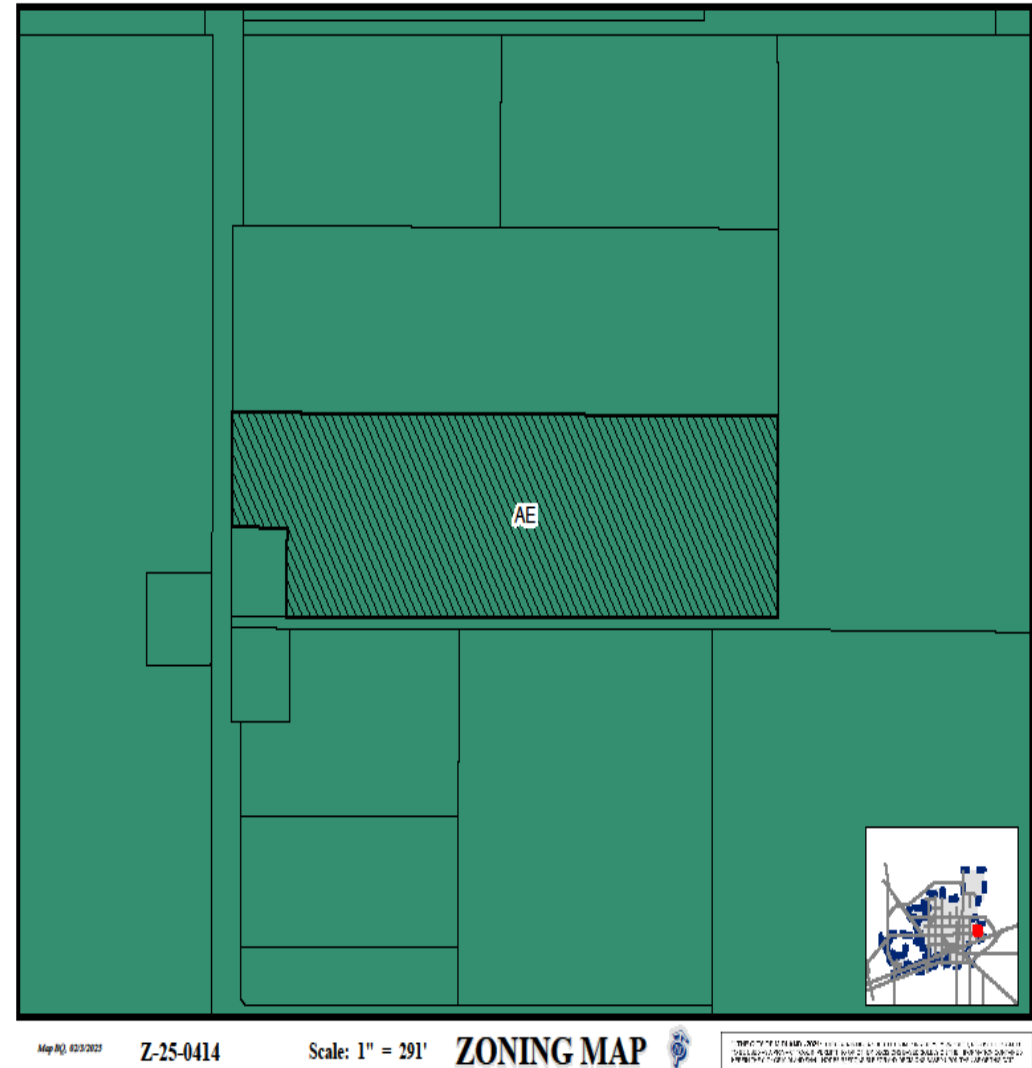
APPLICATION SUMMARY

- **Property Owner:** Jacked LP
- **Representative:** Ashlee Devine with Maverick Engineering
- **Zone Change**
- **Address:** 2200 Todd Drive.
(District 2)
- **Reason for Request:** To be able to plat property into nine lots to meet lot requirements.



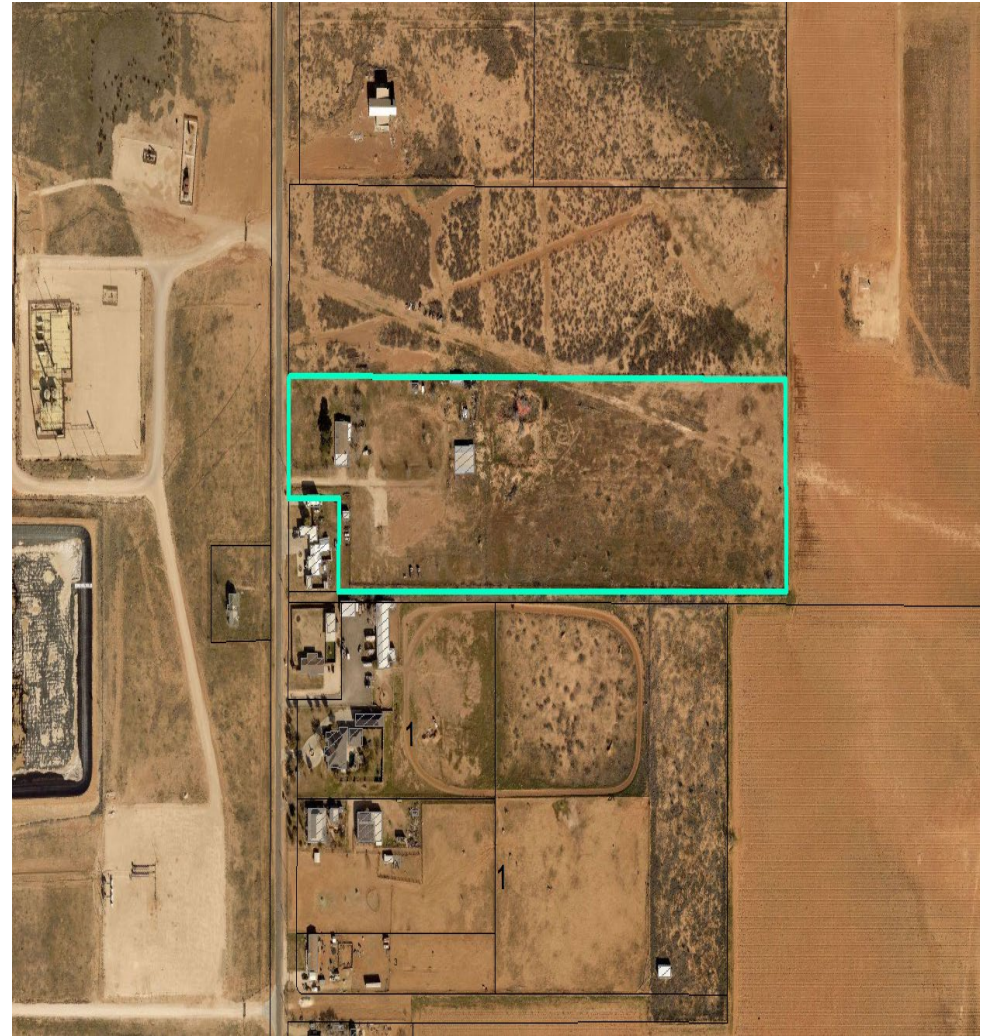
ZONING

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



LAND USE

- **Current Use of the Property:**
Residential
- **Proposed Use of the Property:**
Residential
- **Surrounding Uses:**
 - **North/East:** Vacant
 - **South:** Residential
 - **West:** Oil Wells

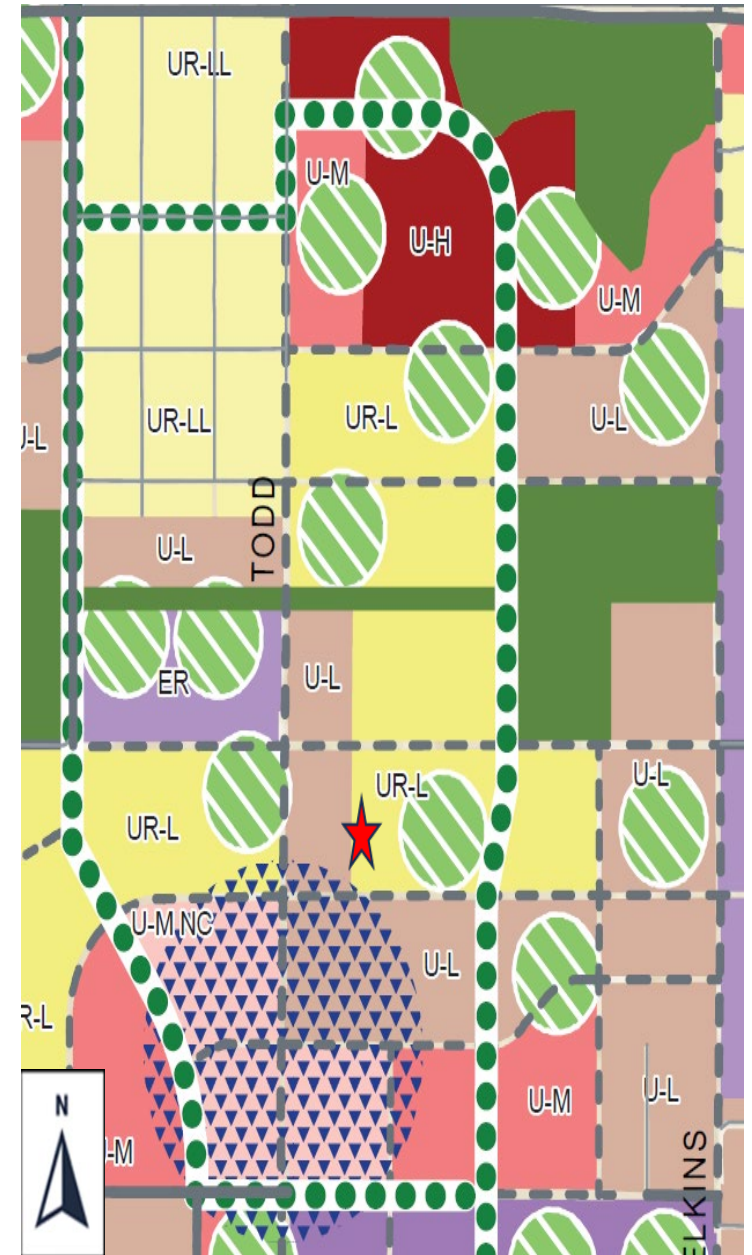




On Todd Drive, Looking North.

COMPREHENSIVE PLAN

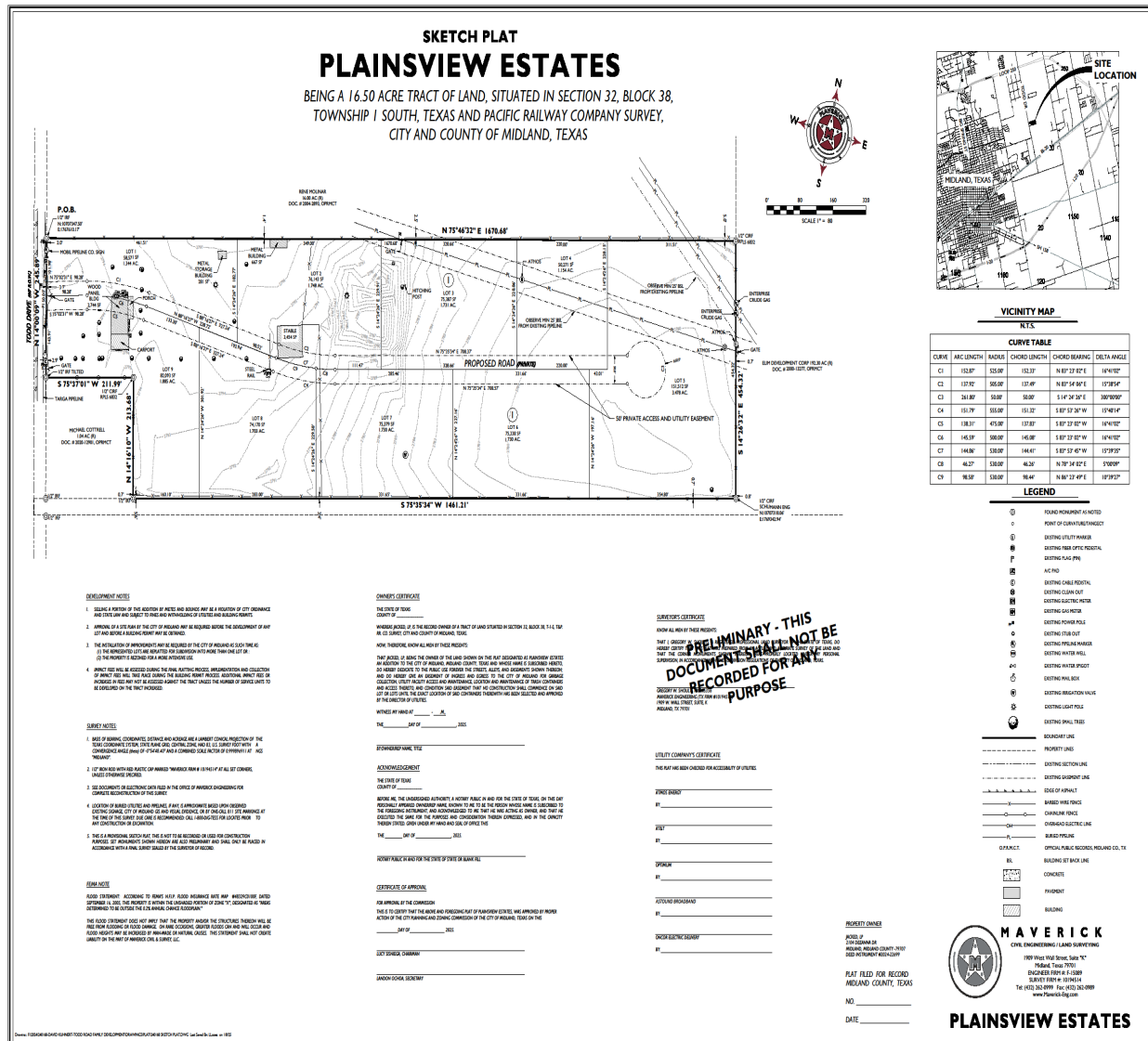
- TCT Land Use Designation: Urban Low, U-L
- Supported Uses:
 - Relatively low-density housing. A mix of complementary uses includes mostly single-family homes, with some attached, townhomes, and small multi-family projects.
- Request is compatible with the surrounding area and the Tall City Tomorrow Plan.



8

Page 7.112

Midland
Be the Energy!



STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends **APPROVAL** of this zone change from **AE, Agriculture Estate District** to **SF-1, Single-Family Dwelling 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: April 7, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Hold a public hearing and consider a request by Louis Clay for a Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District, on Lot 1, Block 28, Greenwood Addition, Third, Fourth, and Fifth Sections, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East New York Avenue and South Stonewall Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve ☐ Deny ☐ Direction/Informational

Details of Request:

The applicant, Louis Clay, is requesting a Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District for the development of a single-family residential dwelling unit on a property located at 600 South Stonewall Street.

Current Zoning:

C, Commercial District

Surrounding Zoning and Land Use:

The property is situated in an area with a mix of zoning designations and land uses. To the north and east, the surrounding properties are zoned as C, Commercial District. Directly south of the subject property, there is a single lot designated as SF-3, Single-Family Dwelling District. West of the subject property is zoned MF-22, Multiple-Family Dwelling District. The surrounding uses to the north, west, and south are predominantly residential. A church, Greater New Hope Baptist Church, is located to the east of the subject property.

Analysis:

The subject property is located at 600 South Stonewall Street. It is currently zoned C, Commercial District. This district does not permit a single-family detached dwelling. The property is currently vacant. The applicant has requested a zone change to SF-3, Single-Family Dwelling District, which would enable the construction of a residential home. The property will meet the minimum lot dimension requirements of the SF-3, Single-Family Dwelling District, zoning [Midland City Code 4.03]. Surrounding properties have progressively transitioned to SF-3 zoning, aligning with the evolving character of the neighborhood and its residential development.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designated this area as Urban Residential-Medium (UR-M). Potential zoning for this designation calls for Single-Family Dwelling Districts, making this request compatible.

Therefore, this request is compatible with both the surrounding area and with the Tall City Tomorrow Comprehensive Plan.

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.

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 C, Commercial District to SF-3, Single-Family Dwelling District.

Letters of Objection:

Staff has not received any letters of objection as of April 4, 2025.

Attachments:

Application
Site Plan
Maps
Power Point



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

Project Number: _____
Case Number: 2-25-0416

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>Louis Clay</u>		Phone (432) <u>631-2909</u> Email: <u>Talbertybos@yahoo.com</u>	
Address: <u>1215 Lynn</u>	City: <u>Midland</u>	State: <u>TX</u>	Zip: <u>79705</u>

Property Owner Printed Name: <u>Louis Clay</u>		Phone () _____ Email: _____	
Address: <u>1215 Lynn</u>	City: <u>Midland, TX</u>	State: _____	Zip: <u>79705</u>

Representative (if different from Applicant or Property Owner) Firm: _____ Printed Name: _____		Phone () _____ Email: _____	
Address: _____	City: _____	State: _____	Zip: _____

Street Address: <u>600 S. Stonewall</u>		
Legal Description Lot: <u>01</u> Block: <u>028</u> Subdivision: <u>Greenway</u>		

Current Zoning: <u>C</u>	Proposed Zone: <u>SF3</u> (List by tracts if more than one district is requested)
---------------------------------	---

Reason for Zone Change Request: <u>To Build a Single Family Home</u>
--

Present Use of Property: <u>Vacant</u>

Proposed Use of Property: <u>Single family Home</u>
--

How would this zone change affect the public health, safety and welfare? <u>None</u>

Describe how conditions affecting the property have changed since present zoning designation: <u>None</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):

Louis Clay

Date: *2-28-2025*

Applicant (printed):

Louis Clay

Property Owner (signature):

Louis Clay

Date: *2-28-2025*

Property Owner (printed):

Louis Clay

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 _____ who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or 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

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check #

invoiced

Received By:

Bea 150

Date:

FEB 28 2025

Initials

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

PACKET

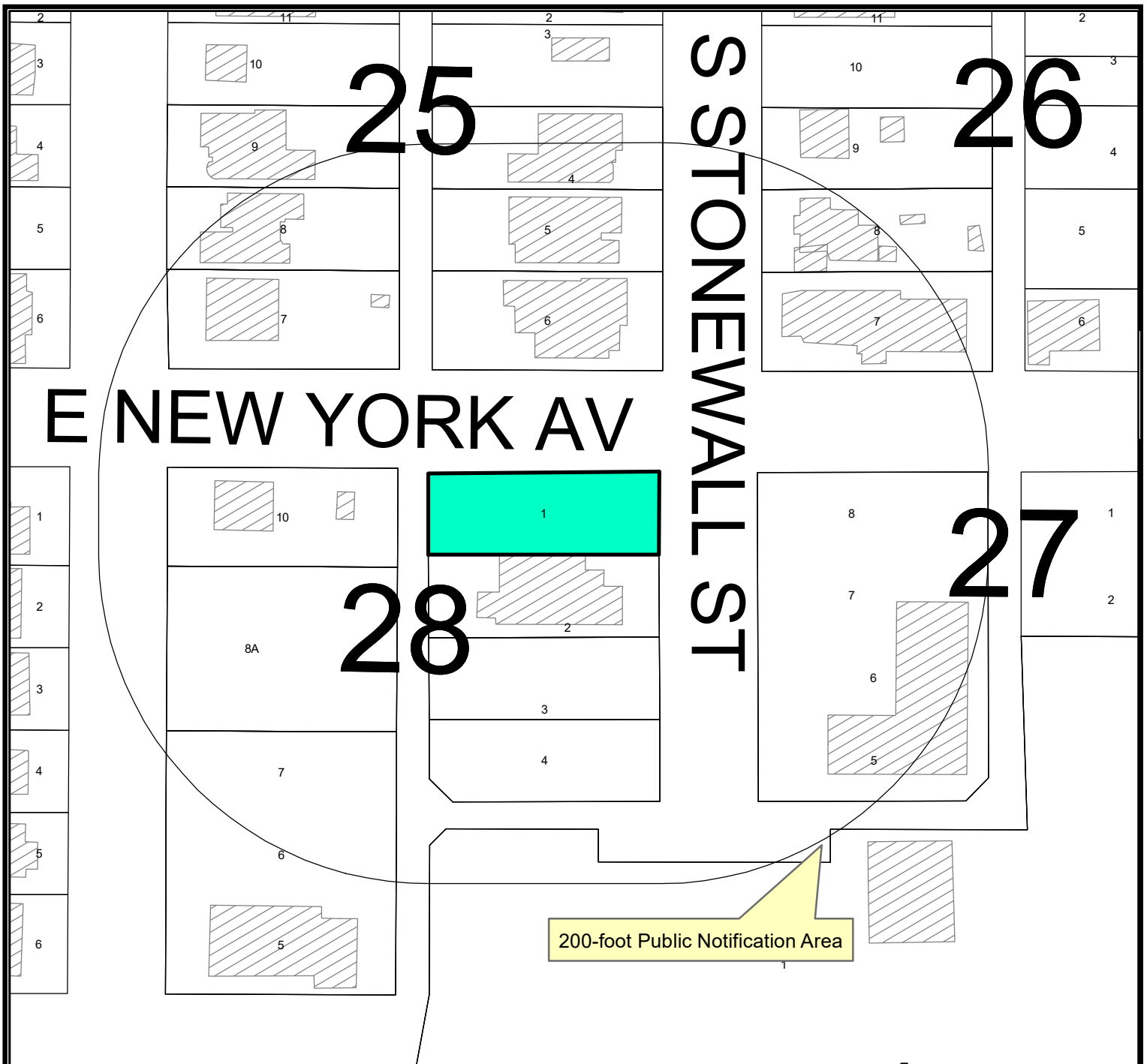
Page 8.119

April 7, 2025

Special Exception Application

2

Revised 12/6/16



Location Map

Z-25-0416

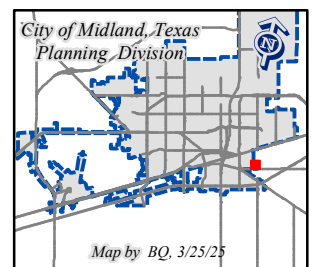
Scale: 1" = 500'

Consider a request by Louis Clay for a zone change from C, Commercial District to SF-3, Single-Family Dwelling District, on Lot 1, Block 28, Greenwood Addition, Third, Fourth and Fifth Sections, City and County of Midland, Texas.

Generally located at the intersection of East New York Avenue and South Stonewall Street. (Council District 2)

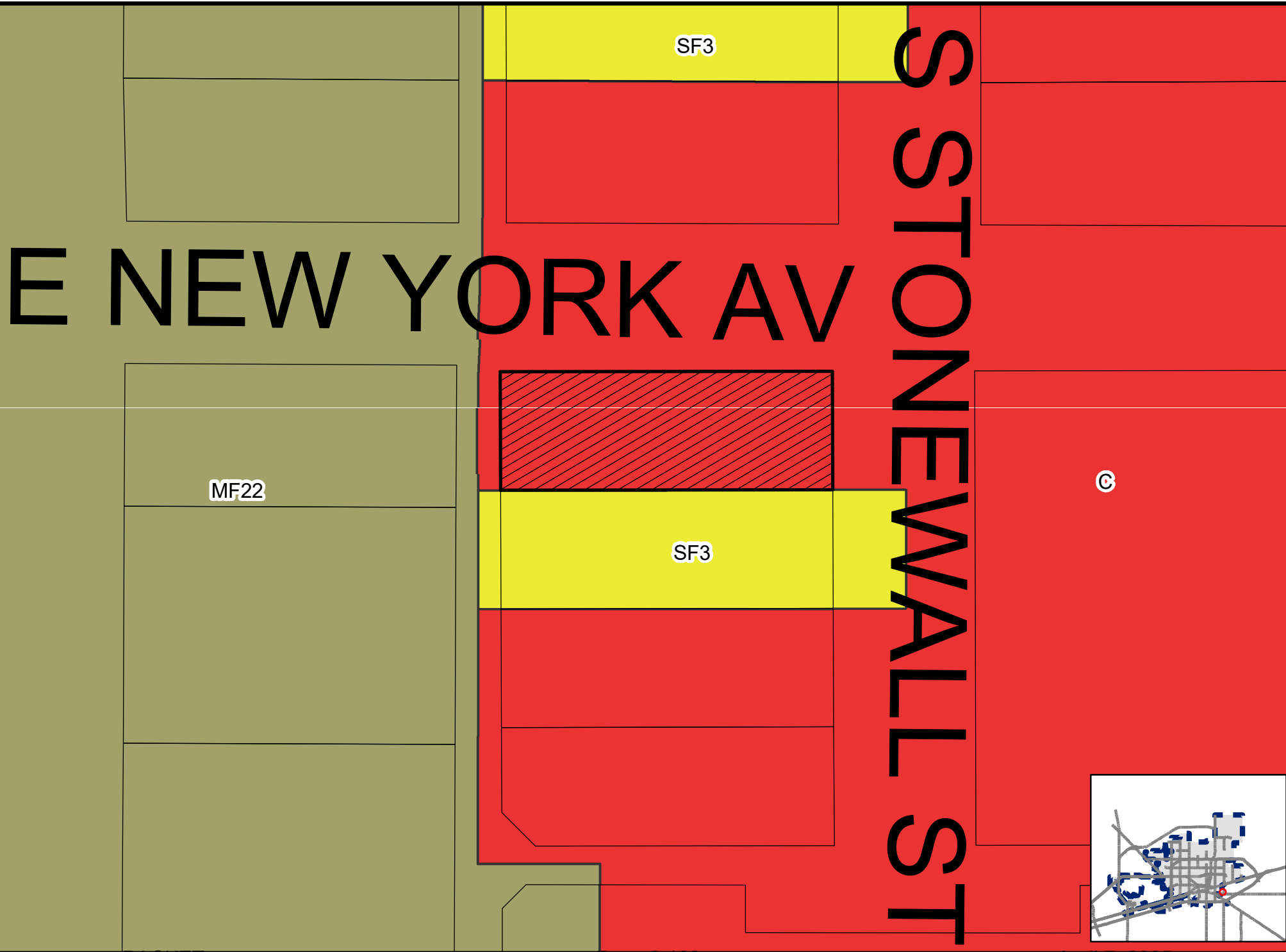
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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YORK AV

28

27





600 S STONEWALL ITEM # ZONE CHANGE REQUEST

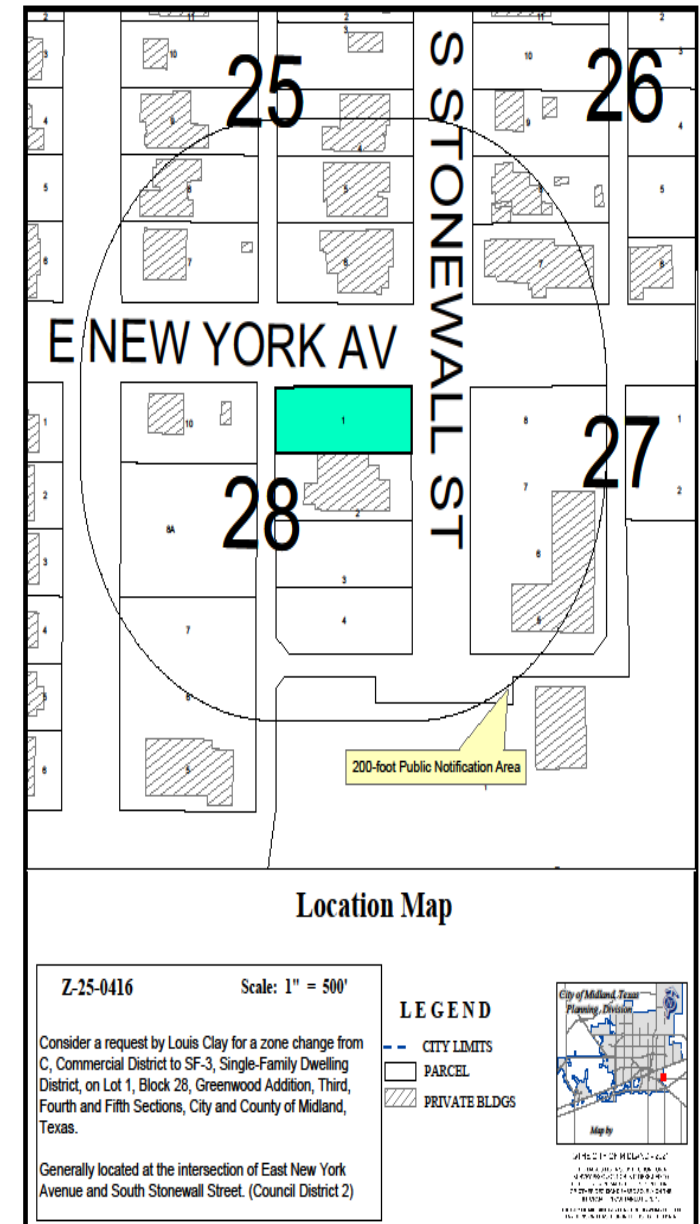


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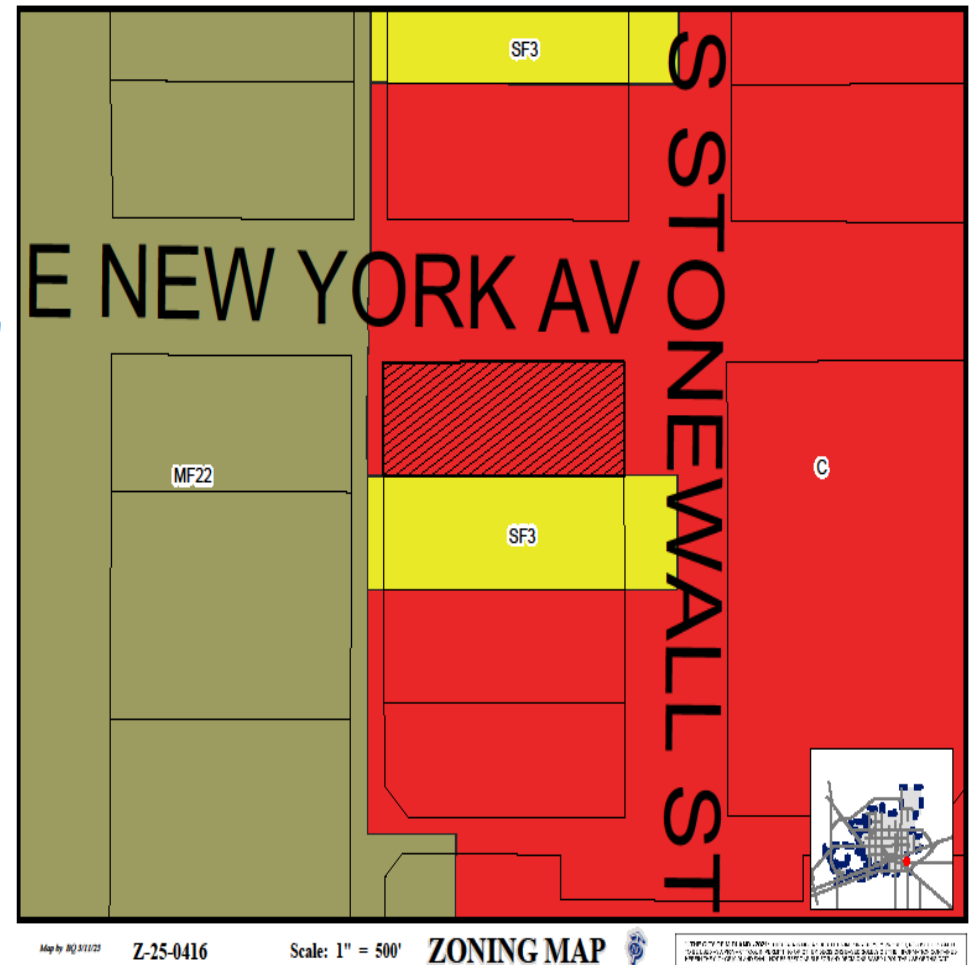
APPLICATION SUMMARY

- **Property Owner:** Louis Clay
- **Zone Change**
- **Address:** 600 South Stonewall (District 2)
- **Reason for Request:** To be able to build a single-family dwelling.



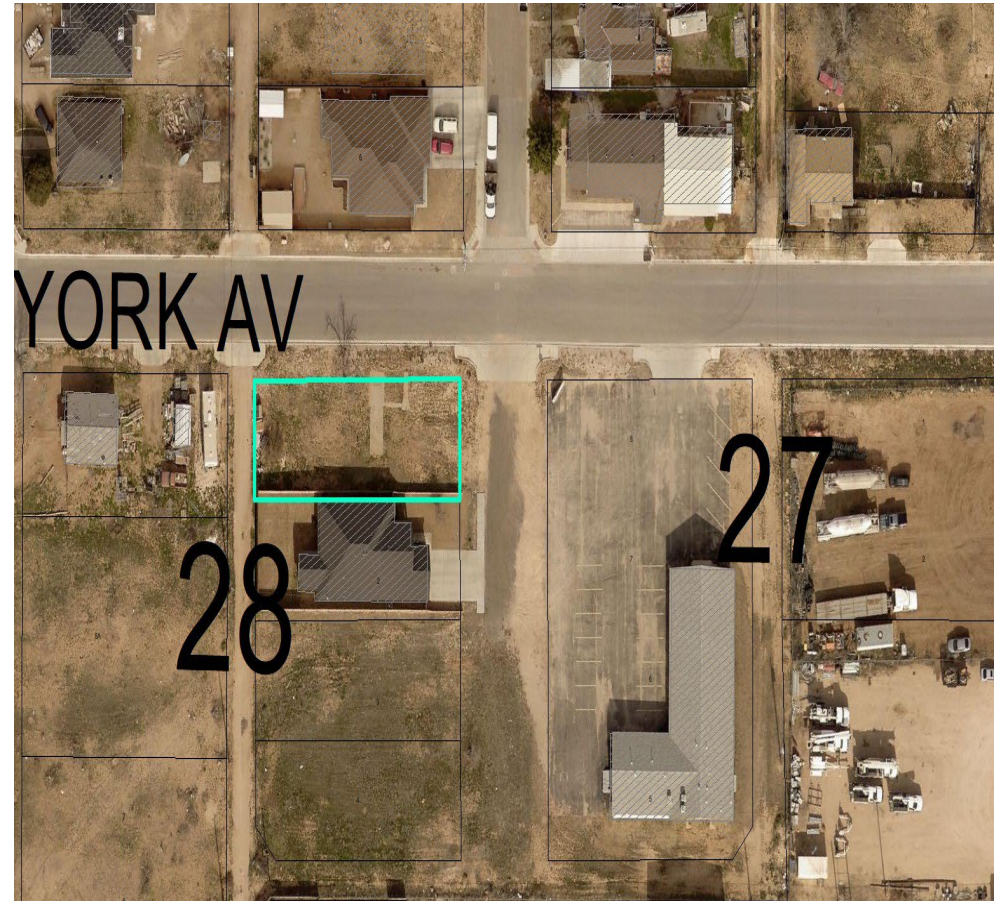
ZONING

- **Current Zoning:** AE, Agriculture Estate District
- **Surrounding Zoning:**
 - **North/East:** C, Commercial District
 - **South:** SF-3, Single-Family Dwelling District
 - **West:** MF-22, Multiple-Family Dwelling District
- **Proposed Zoning:** SF-1, Single-Family Dwelling District



LAND USE

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

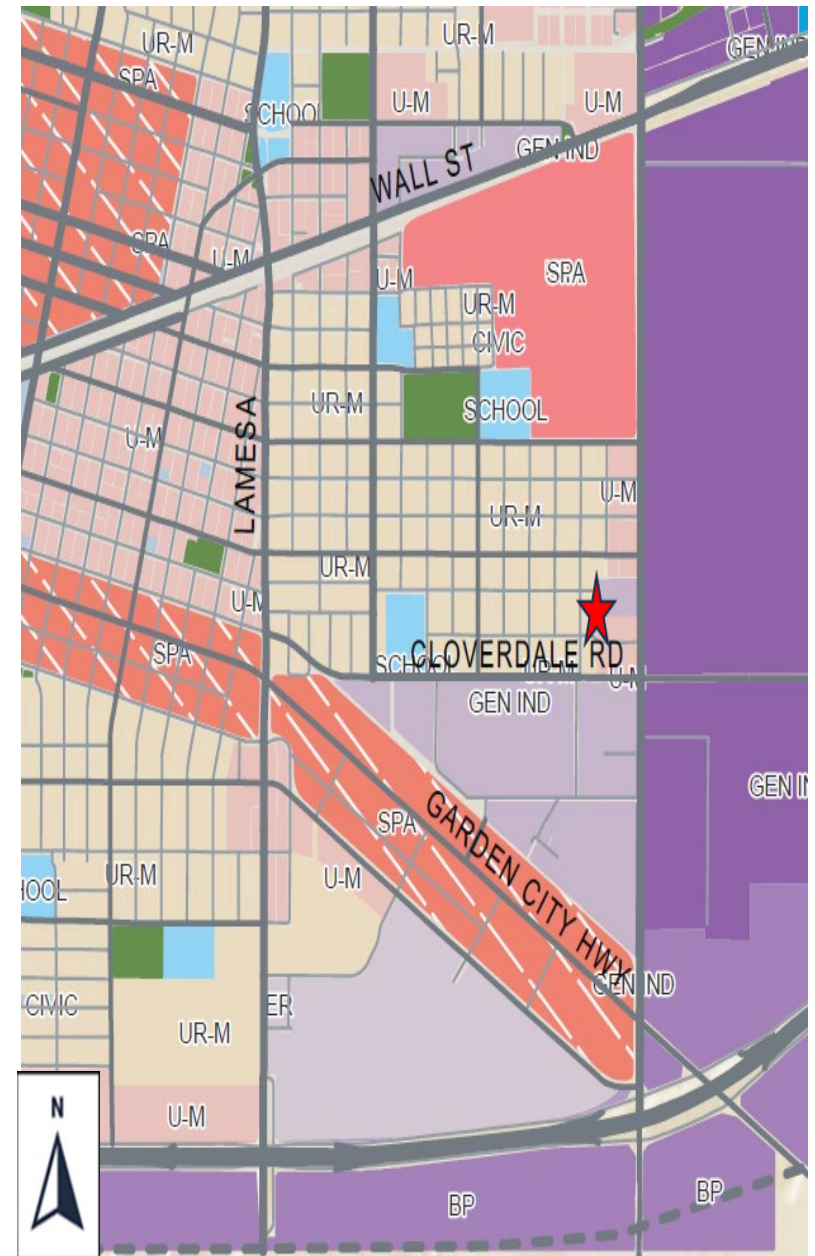




On East New York, Looking East.

COMPREHENSIVE PLAN

- TCT Land Use Designation: Urban Medium, UR-M
- Supported Uses:
 - A mix of housing types, including single-family detached, single-family attached and townhouses.
- 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 **C, Commercial District** to **SF-3, Single-Family Dwelling 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: April 7, 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 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 April 4, 2025, Staff has not received any letters of objection.

Attachments:

Petition
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: 6/12/23

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 planner****
PAGE 1 Page 9 of 158 April 7, 2025

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

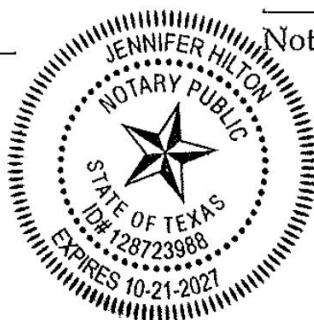
County Judge
Title

THE STATE OF TEXAS §
COUNTY OF MIDLAND §

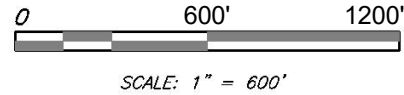
This instrument was acknowledged before me on the 8 day of JANUARY, 2025, by TERRY JOHNSON in the capacity herein stated.

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

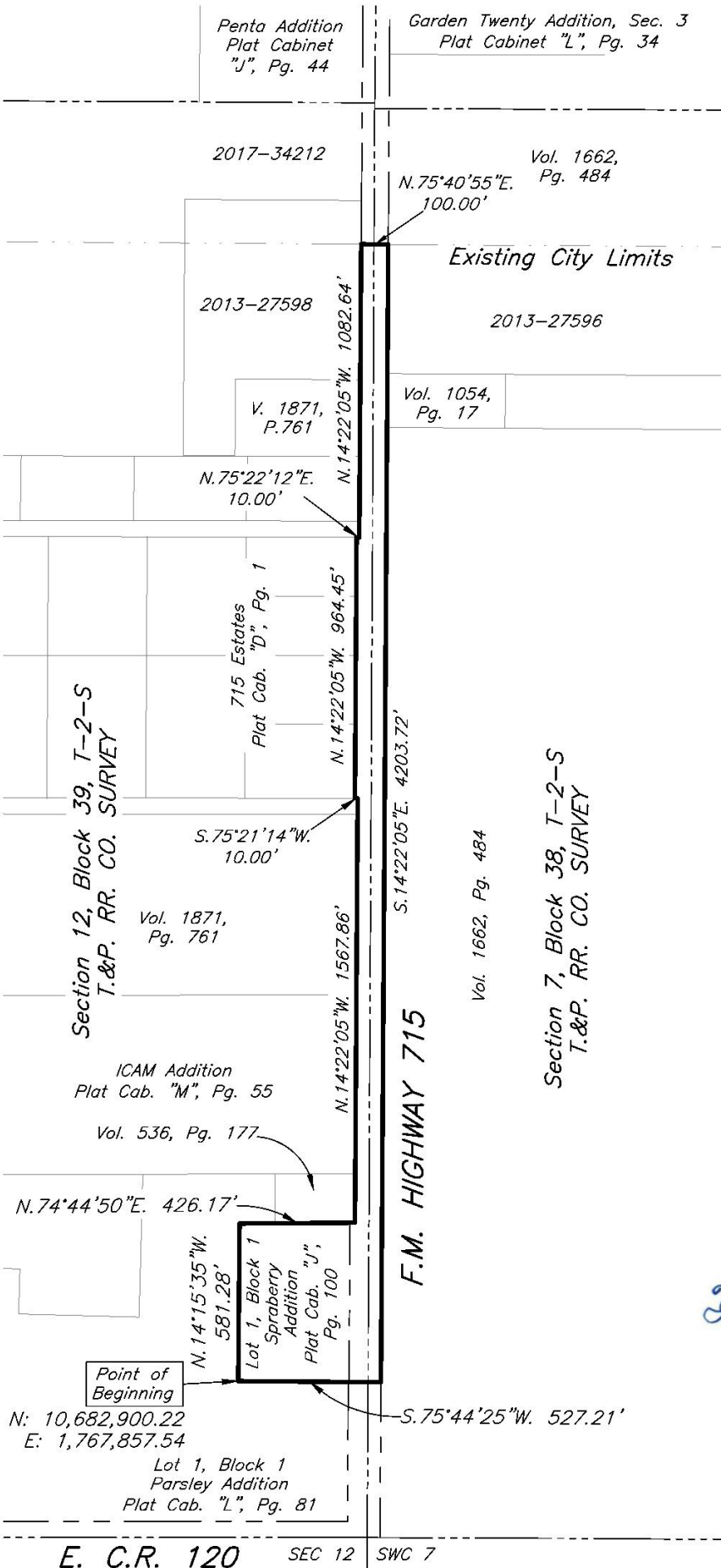
FRANKLIN LEAMONS
R.P.L.S. 6889

Parkhill

Parkhill.com

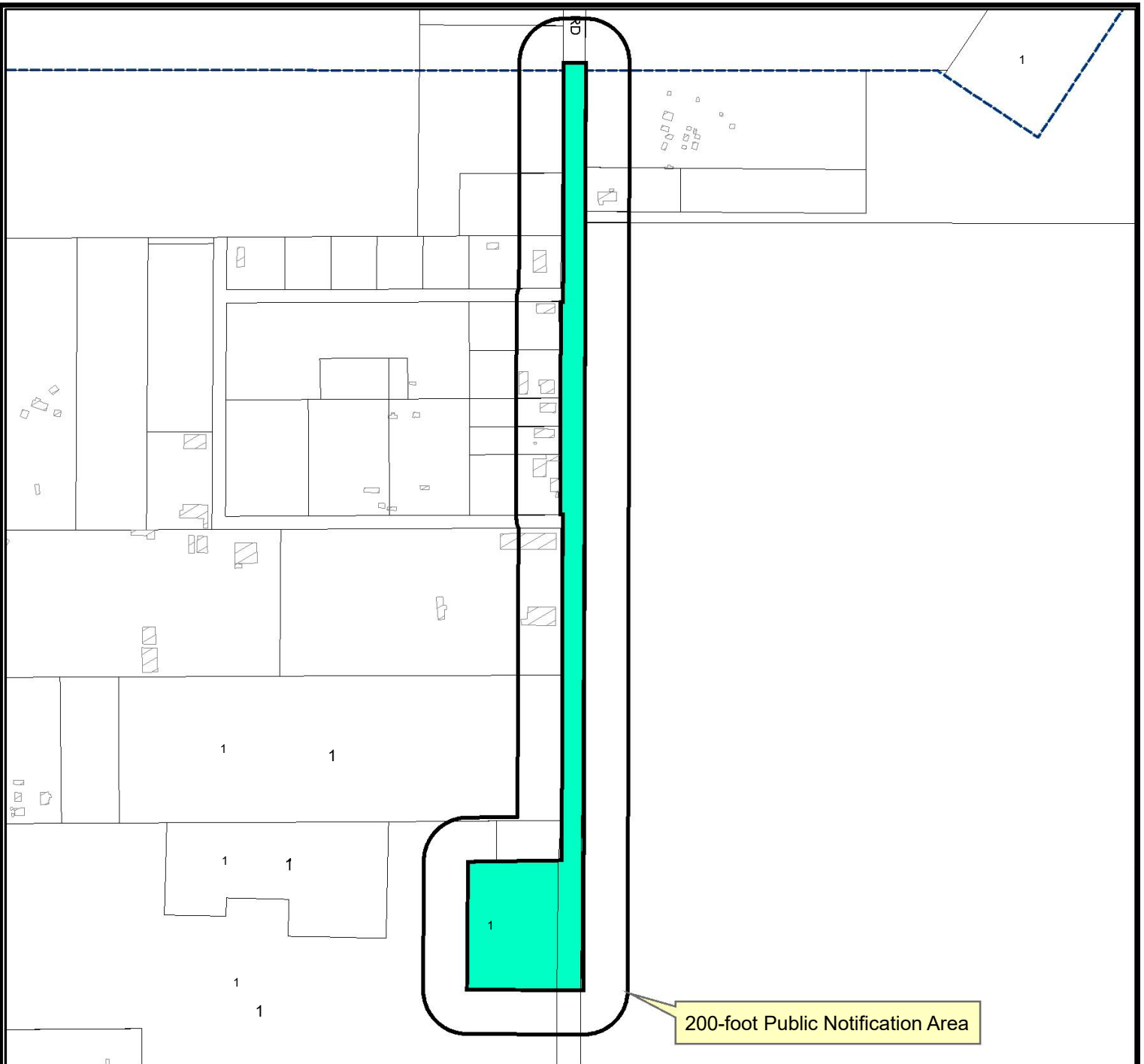
April 7, 2025

TBPEIS FIRM REGISTRATION NO. 10194091



E. C.R. 120 SEC 12 SWC 7

PACKET



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)

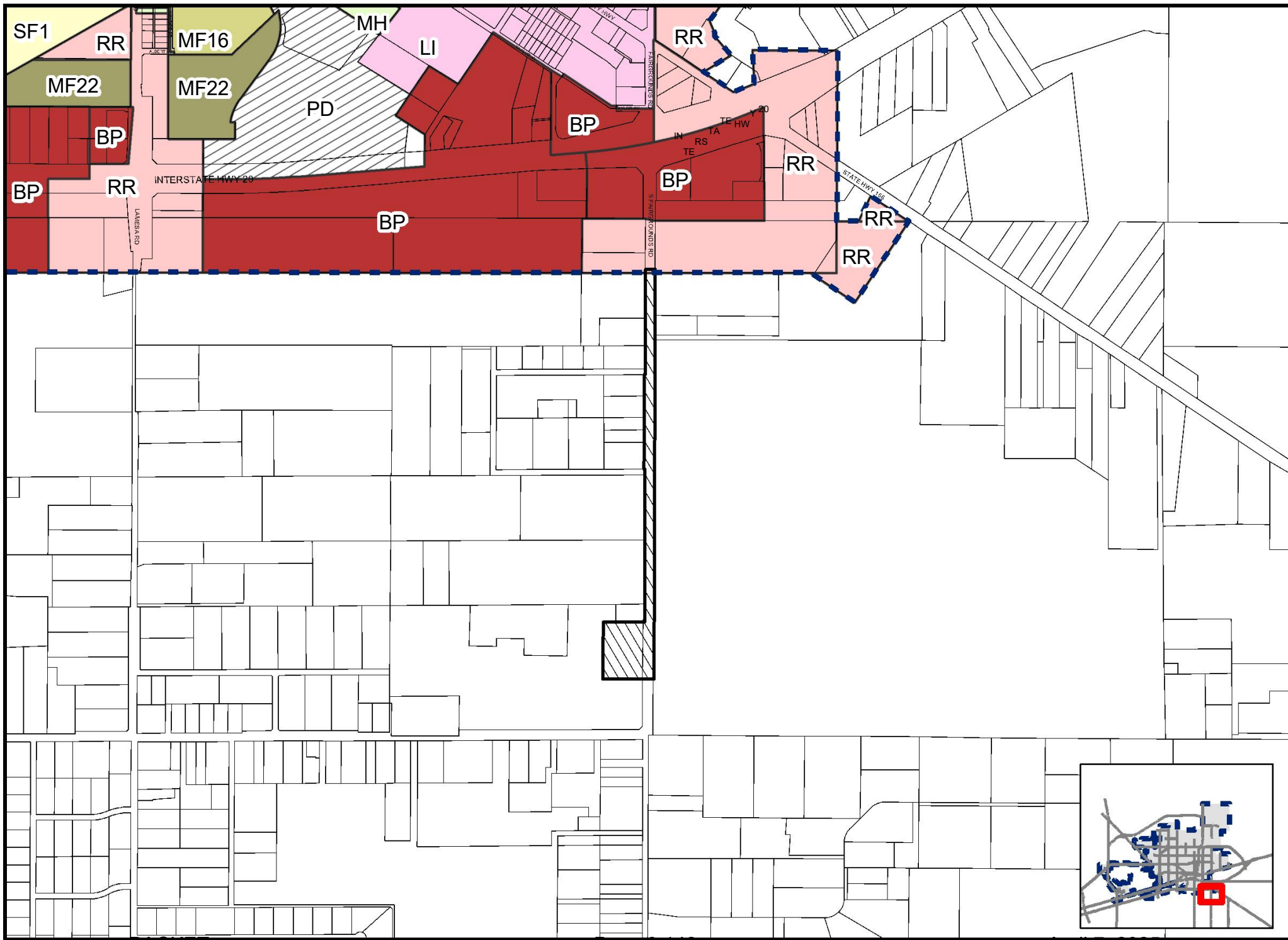
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.









SHERIFF'S OFFICE

ITEM INITIAL ZONING

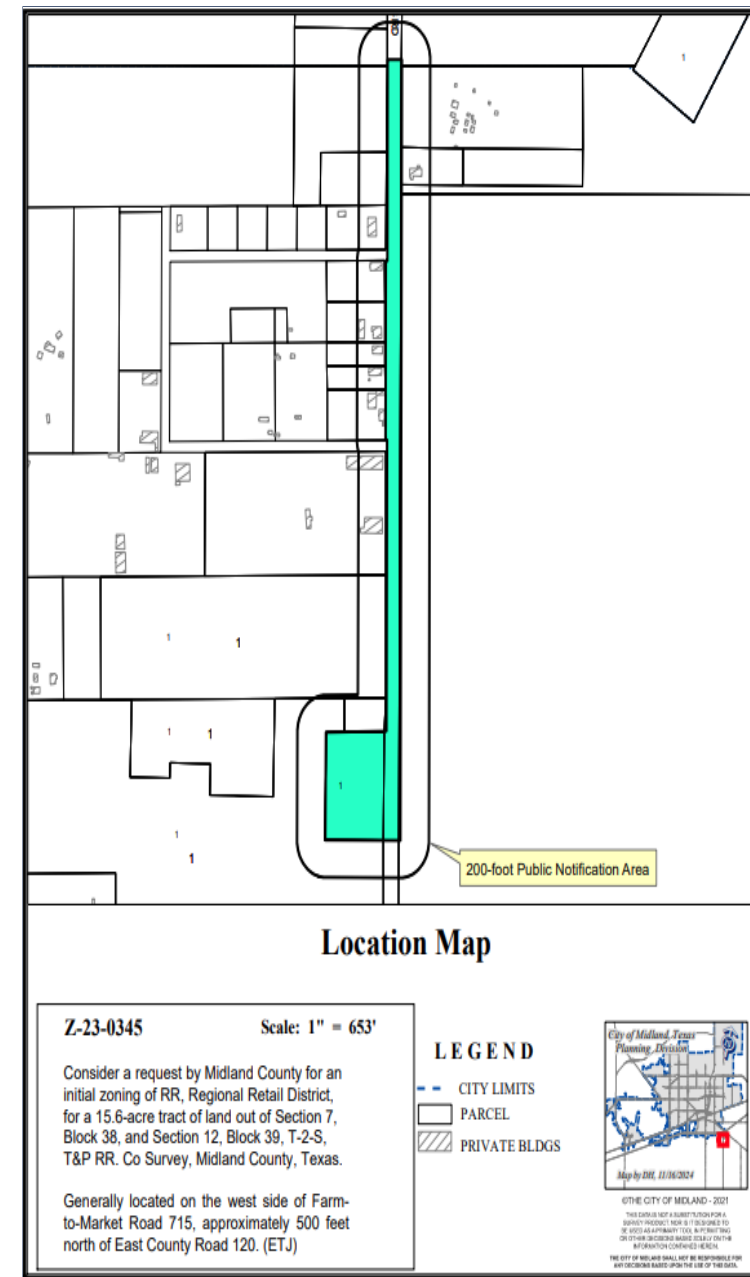


Visit Our Website

MIDLANDTEXAS.GOV

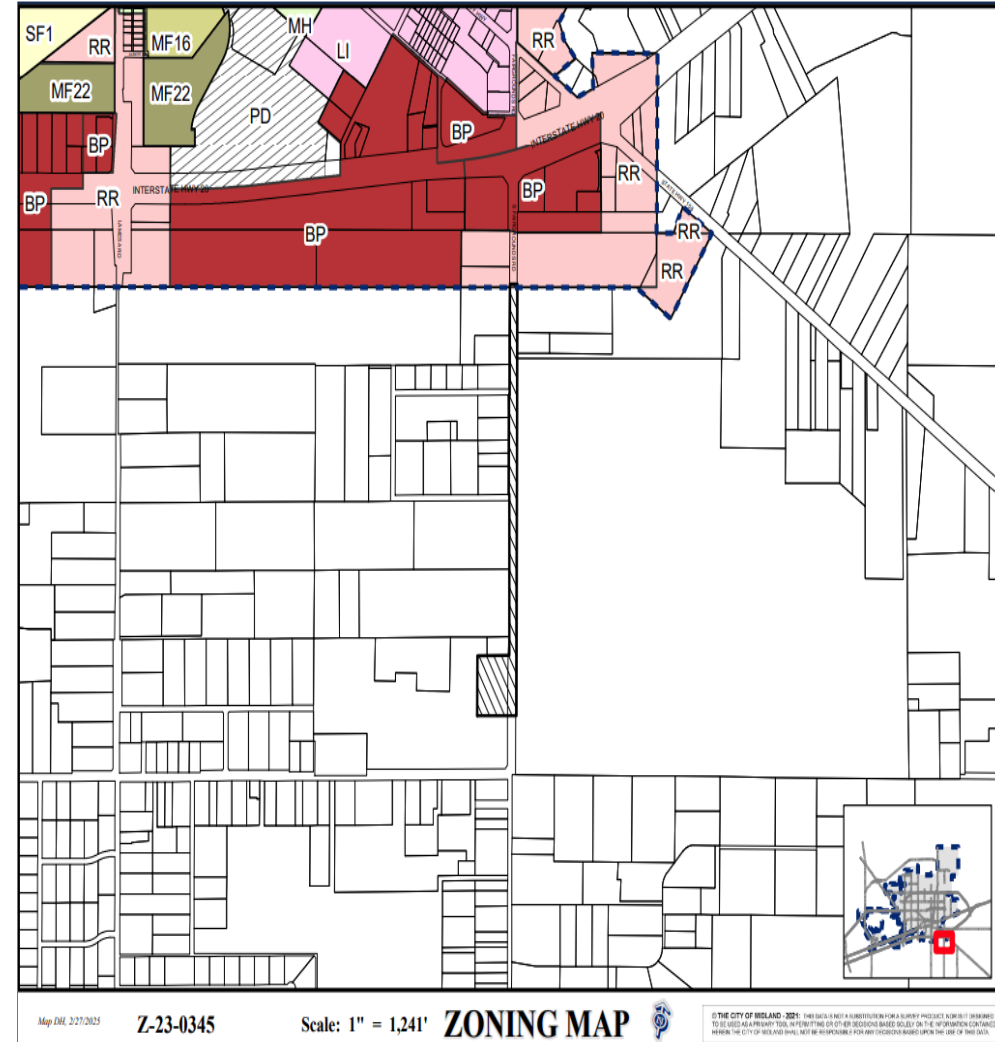
APPLICATION SUMMARY

- **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)



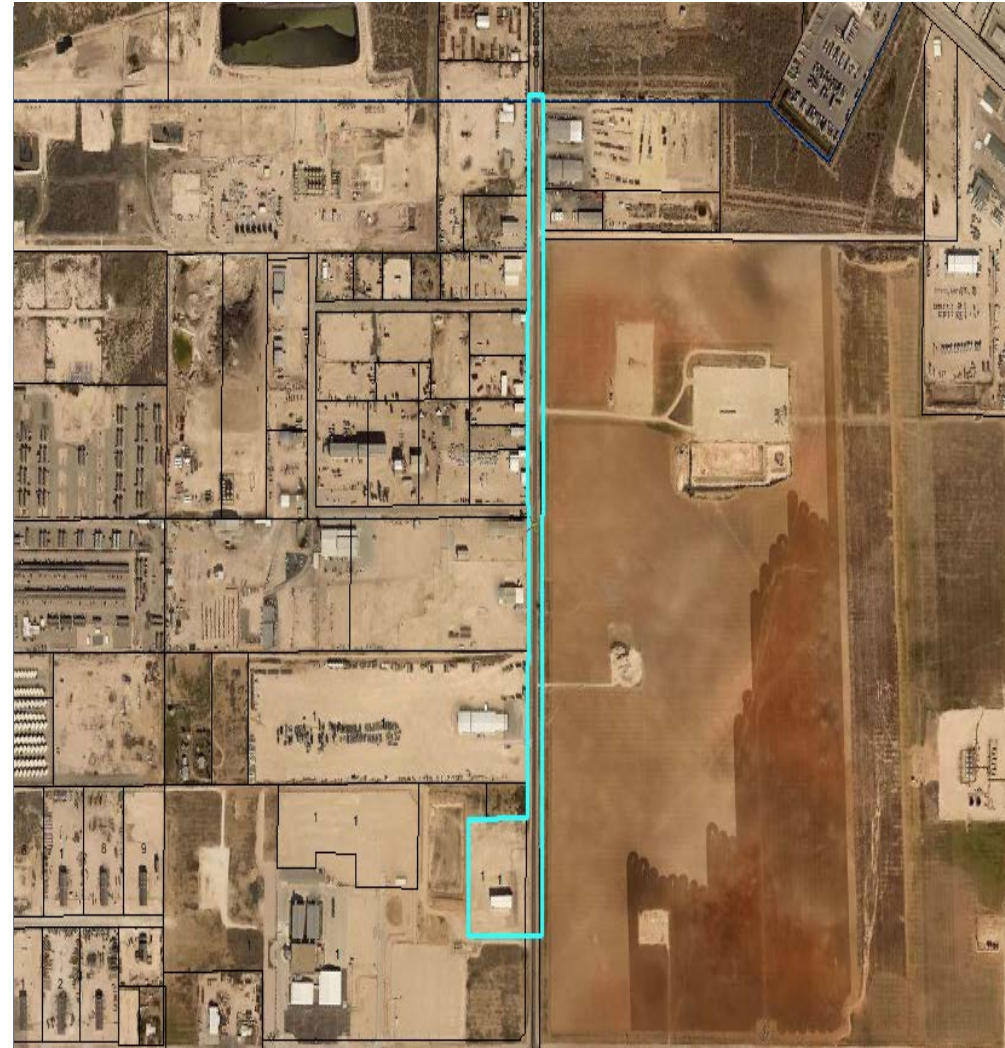
ZONING

- **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



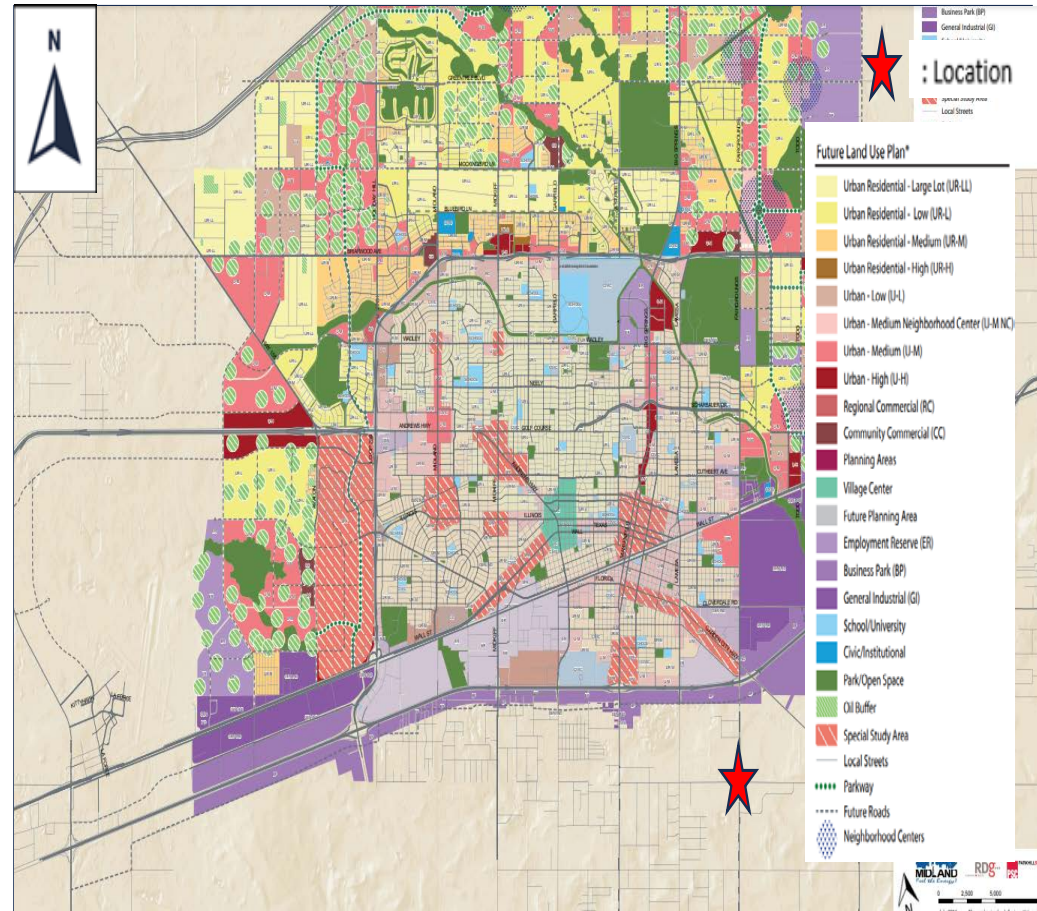
LAND USE



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: April 07, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Hold a public hearing and consider a Final Plat of Westcliff Addition, Section 5, being a residential replat of the east 43 feet of Lot 24 and the west 7 feet of Lot 25, Block 3, Westcliff Addition, City and County of Midland, Texas. (Generally located on the south side of Harvard Avenue, approximately 165 feet west of Woodcrest Drive.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

2F, Two-Family Dwelling District

Preliminary Plat Approval:

Magrym Consulting, on behalf of Eber Rodriguez, is requesting to replat a property located at 4703B Harvard Avenue into 1 lot to obtain a permit for an addition to an existing residential dwelling unit.

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

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

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

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

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

Transportation: (Approved)

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

Fire: (Approved)

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 comment.

Planning: (Approved)

Staff recommends approval of the Final Plat of Westcliff Addition, Section 5.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

SUB-25-0818

Case Number:

P-25-2223

Proposed Subdivision Plat Name: Westcliff Addition, Section 5**Legal Description (attached sealed Metes and Bounds):**

BEING A REPLAT OF THE EAST 43 FEET OF LOT 24 AND THE WEST 7 FEET OF LOT 25, BLOCK 3, WESTCLIFF, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.

Property Owner

Printed Name: Eber Rodriguez

Phone (432) 901-4103

Email

er7962101@gmail.com

Address 4703 Harvard Ace, Apt B

City Midland

State Texas

Zip 79703

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Magrym Consulting

Printed Name: Eduardo L. Aleman

Phone (432) 254-0327

Email

ed.aleman@magrym.com

Address 800 N. Marienfeld Suite 100

City Midland

State TX

Zip 79701

Current Zoning: 2F**Reason for Platting:**

TO fix legal description and to obtain permits for addition.

Plat Information

Total Acreage: 0.14

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

Number of Lots: 1

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

- 2 FOLDED Copies of Dimensioned Plat
- 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):

Eber Rodriguez

Date: 3/12/2025

Property Owner (printed): Eber Rodriguez

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.

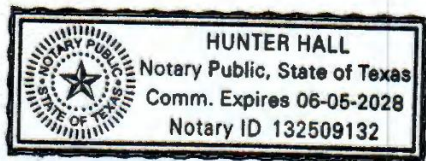
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Eber Rodriguez, 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.

Eduardo J. Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 12th day of March, 20 25, 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 # Invoiced

☒ 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 # 1893 **RECEIVED**

Received By: Beate

Date: 3/12/2025

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

WESTCLIFF ADDITION SECTION 5

BEING A REPLAT OF THE EAST 43 FEET OF LOT 24 AND THE WEST 7 FEET OF LOT 25,
BLOCK 3, WESTCLIFF, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, WE ARE THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN THE EAST 43 FEET OF LOT 24 AND THE WEST 7 FEET OF LOT 25, BLOCK 3, WESTCLIFF, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS;

FIELD NOTE DESCRIPTION OF A 0.14 ACRE TRACT OF LAND, BEING THE EAST 43 FEET OF LOT 24 AND THE WEST 7 FEET OF LOT 25, BLOCK 3, WESTCLIFF, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, SAID 0.14 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A REINFORCING BAR SET (N: 10693987.85, E: 1735121.58) FOR THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH THE CORNER OF LOT 26, BLOCK 3 BEARS NORTH 75°40'44" EAST 164.80 FEET;

THENCE SOUTH 14°22'16" EAST 122.00 FEET TO A REINFORCING BAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°40'44" WEST 50.00 FEET TO A PK NAIL FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°22'16" WEST 122.00 FEET TO A REINFORCING BAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°40'44" EAST 50.00 FEET TO THE PLACE OF BEGINNING.

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.

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WESTCLIFF ADDITION, SECTION 5 AN ADDITION OF 0.14 ACRES IN THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

EBER RODRIGUEZ

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 20__, BY EBER RODRIGUEZ.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WESTCLIFF ADDITION, SECTION 5 AN ADDITION OF 0.14 ACRES IN THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

GRISelda RODRIGUEZ

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 20__, BY GRISelda RODRIGUEZ.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

LEGEND:

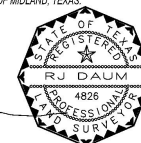
- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- SECTION LINE
- UTILITY EASEMENT

OWNER(S):

EBER RODRIGUEZ
AND GRISelda RODRIGUEZ
4703 HARVARD AV B
MIDLAND, TX 79703
432-901-4103
er7962101@gmail.com

SURVEYOR'S CERTIFICATE:

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



RJ DAUM
TEXAS RPLS 4826

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

MAGRYM
800 N. MARIENFELD STREET TEXAS FIRM
SUITE 100 No. 1014909
MIDLAND, TEXAS 79701 Office (432) 684-5549

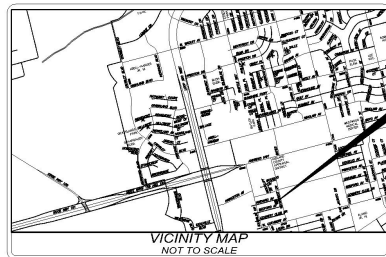
CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WESTCLIFF ADDITION, SECTION 5 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF ____, 20__.

SIGNED: CHAIRMAN: ABRAHAM BEJIL

ATTEST: SECRETARY: LONDON OCHOA



SUBJECT
TRACT

NOTES:

- BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM ENGINEERING" UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0102F WITH AN EFFECTIVE DATE OF 9/16/2005.

8. ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE OR ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE ADDITION MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-8, 11-11-9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

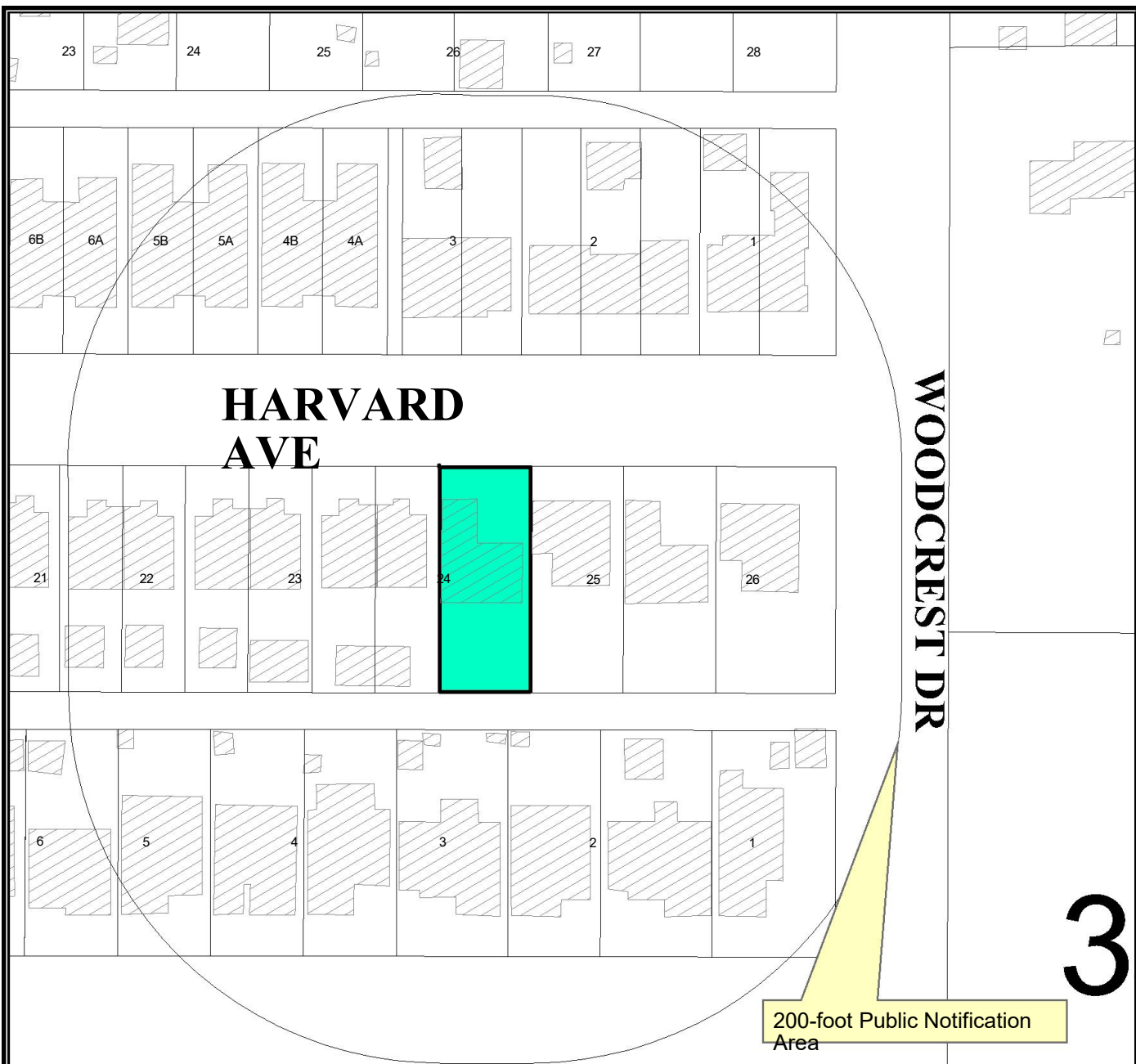
SIGNED: ONCOR ELECTRIC DELIVERY COMPANY
SIGNED: AT&T TEXAS
SIGNED: ATMOS ENERGY
SIGNED: OPTIMUM COMMUNICATIONS
SIGNED: ASTOUND COMMUNICATIONS

PACKET

Page 10

GRAPHIC SCALE
1 INCH = 150' FEET

NO.	DATE	DESCRIPTION	BY	DRAWN BY:	DATE:
1	01/29/2025	SKETCH PLAN PREP.	ELA	ELA	01/29/2025
2	03/12/2025	PRELIM. PLAT PREP.	ELA	ED/RJ	03/12/2025
		CHECKED BY:	ED/RJ	PROJECT NO. 24-738	
		JOB NO.:	24-738	SHEET: 1 OF 1	



Location Map

SUB-25-0818

Scale: 1" = 500'

Proposed plat of Westcliff Addition, Section 5, being a replat of the east 43 feet of Lot 24 and the west 7 feet of Lot 25, Block 3, Westcliff Addition, City and County of Midland, Texas. Generally located on the south side of Harvard Ave, approximately 165 feet west of Woodcrest Drive. (Council District 3)

LEGEND

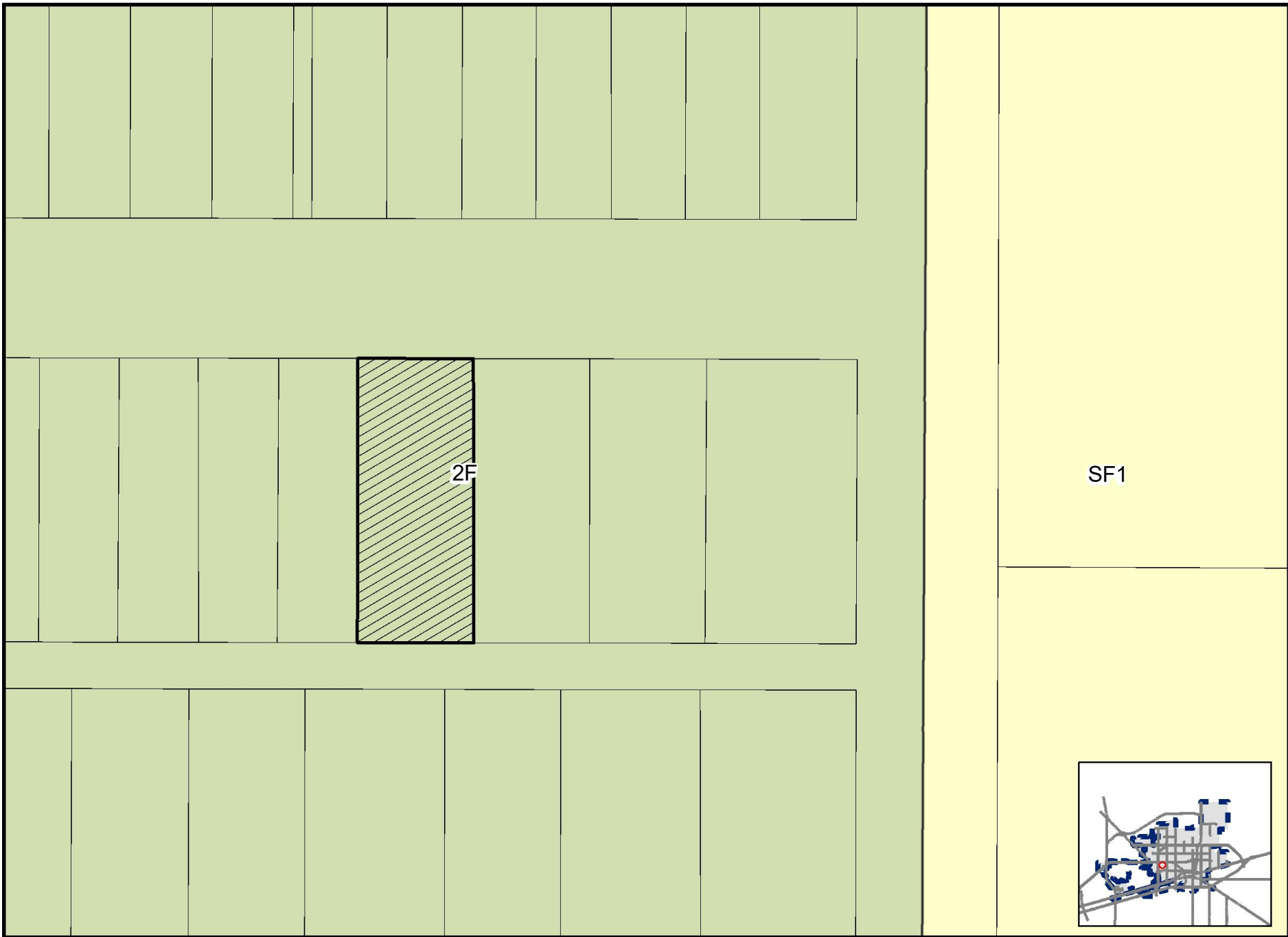
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Map by

SUB-

PACKET

Scale: 1" = 600'

**ZONING
MAP**



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WESTCLIFF ADDITION, SECTION 5

FINAL PLAT

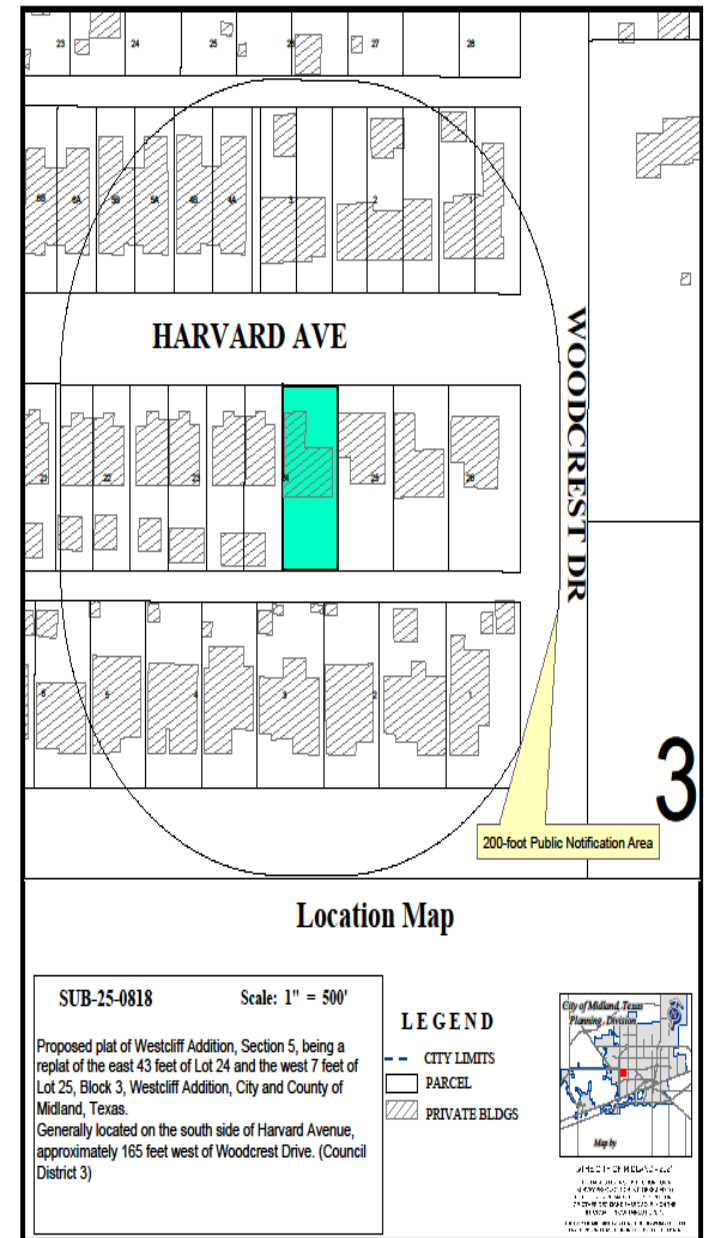


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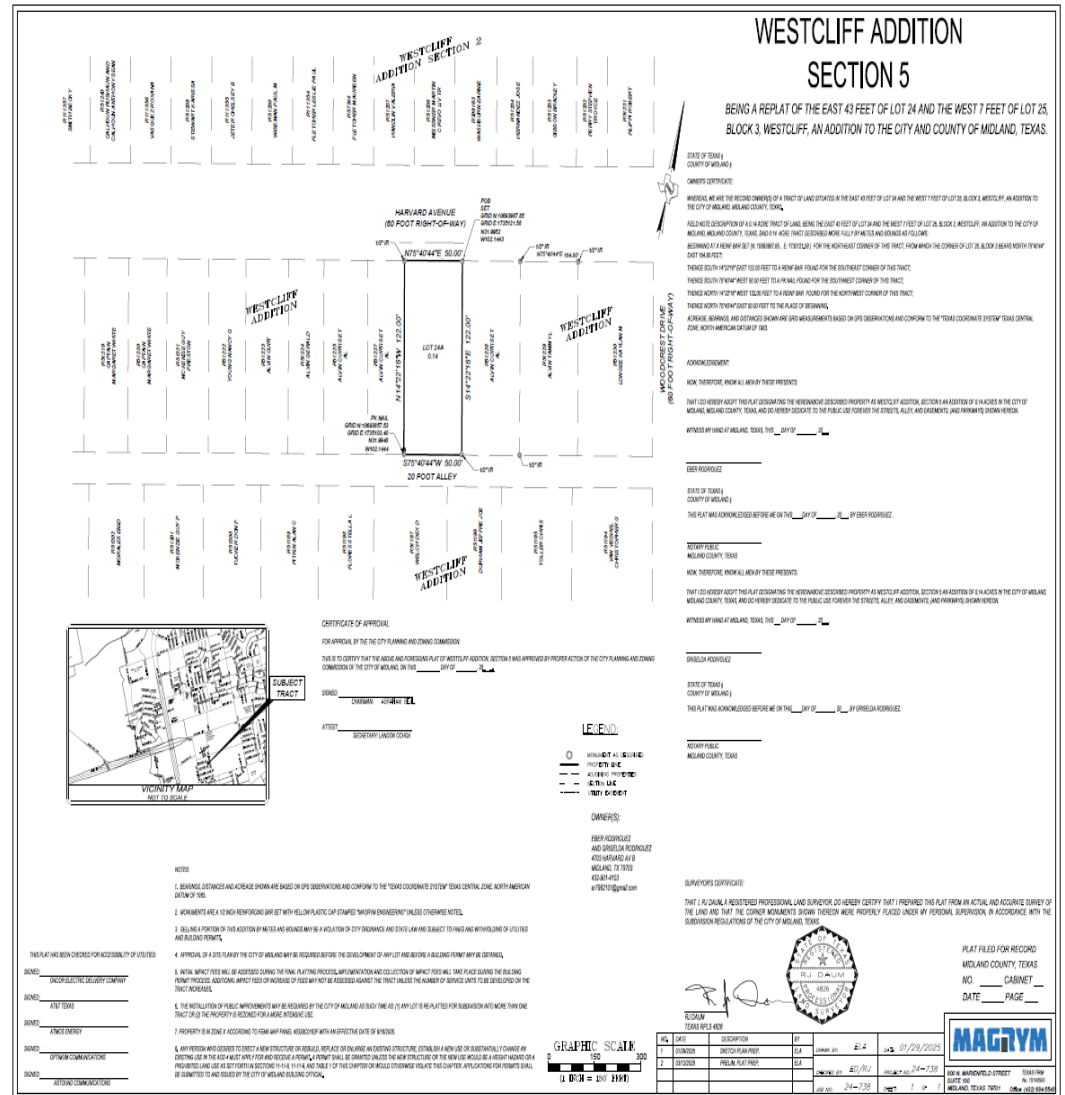
APPLICATION SUMMARY

- **Property Owner:** Eber Rodriguez
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Application Type:** Final Plat
- **Address:** 4703B Harvard Avenue (District 3)
- **Reason for request:** To obtain building permits.



3

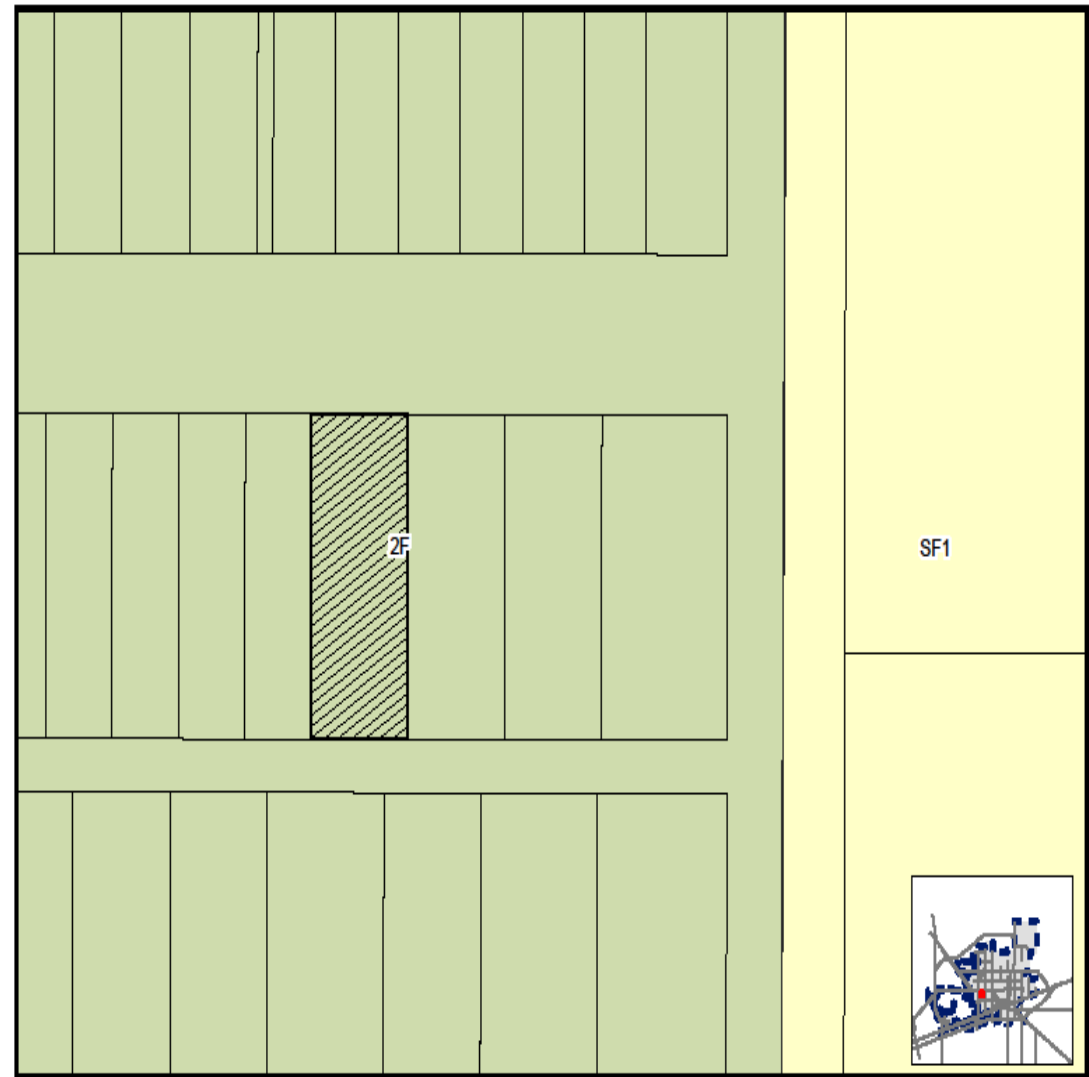
- WESTCLIFF ADDITION
SECTION 5

[illegible]

April 7, 2025

ZONING

- **Current Zoning:** 2F, Two-Family Dwelling District
- **Surrounding Zoning:**
 - **North/South/West:** 2F, Two-Family Dwelling District
 - **East:** 2F, Two-Family Dwelling District, SF-1, Single-Family Dwelling District



Map by HQ 3/2023

SUB-0818

Scale: 1" = 600'

ZONING MAP



THE CITY OF MIDLAND, TEXAS, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND, TEXAS, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

LAND USE

- **Current Use of the Property:**
Residential
- **Proposed Use of the Property:**
Residential
- **Surrounding Uses:**
 - **North/South/East/West:**
Residential

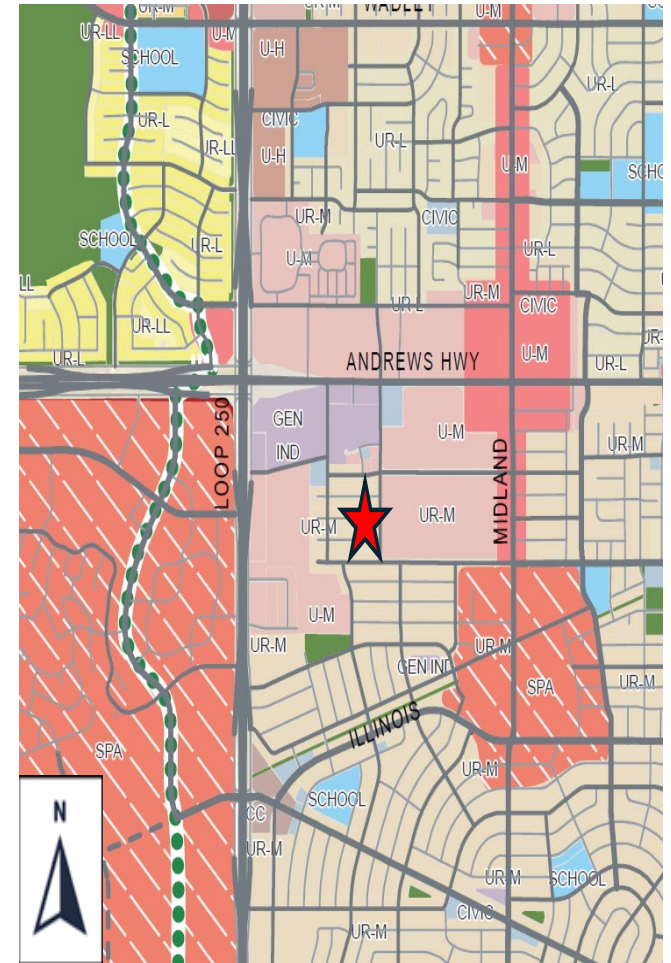




On Harvard Avenue, Looking East

COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation: Urban Residential – Medium (UR-M)
- Supported Uses:
 - Incorporate a mix of housing types, including single-family, two-family and townhomes.
- Request is compatible with TCT and the surrounding area.



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 Westcliff Addition, Section 5.



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: April 07, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Hold a public hearing and consider a Preliminary Plat of Belmont Addition, Section 27, being a replat of all of Lot 11 and the northern half of Lot 10, Block 8, Belmont Addition, City and County of Midland, Texas. (Generally located on the east side of South Colorado Street, approximately 60 feet south of Collins Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of Karen Munoz and Ricardo Soto, is requesting to replat a property located at 1303 South Colorado Street into 1 lot for future residential development.

Current Zoning:

SF-2, Single-Family Dwelling 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)

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

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas issues

GIS: (Approved)

Section number can be 27.

PLANNING: (Approved with Conditions)

This property is zoned SF-2, Single-Family Dwelling District, which qualifies as a residential replat. A public hearing will be required during the preliminary phase [Midland City Code 11-2-7(A)3(a)(2)]

Provide proof of ownership at final plat [Informational]

Staff recommends approval of the Preliminary Plat of Belmont Addition, Section 27 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-25-0820
Case Number: P-25-2219

Proposed Subdivision Plat Name: BELMONT ADDITION SECTION 28

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF LOT 11 AND THE NORTH HALF OF BLOCK 8 BELMONT ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner Printed Name: <u>KAREN MUNOZ AND RICARDO SOTO</u>		Phone (915) 203-7360 Email <u>xxrikardosotoxx@gmail.com</u>	
Address <u>1303 S COLORADO</u>	City <u>MIDLAND</u>	State <u>TX</u>	Zip <u>79701</u>

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

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

Current Zoning: SF2

Reason for Platting: TO BUILD A HOME (permitted)

Plat Information	Total Acreage: <u>0.24</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): Ricardo Soto Date: 3/4/2025

Property Owner (printed): Ricardo Soto

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.

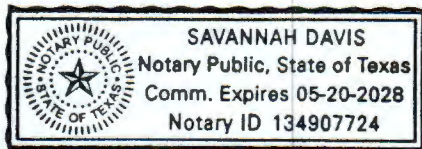
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of Belmont Add. Sec. 28 or is authorized by Ricardo Soto 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 10th day of March, 2025, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization ☒ 1 Copy of Dimensioned Plat ☒ Plat in Digital Format (PDF/JPEG)
☒ Application Fee ☒ 1 Copy of Plat (11x17)

Check # 3211

RECEIVED

Received By: [Signature]

Date: MAR 10 2025

Initials: [Signature]

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

Preliminary Plat Application

2

Revised 07/01/19

PACKET

Page 11.178

April 7, 2025

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): Karen Muñoz Date: 3/4/2025

Property Owner (printed): Karen Muñoz

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.

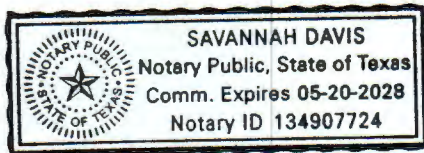
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STATE OF TEXAS
COUNTY OF MIDLAND

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 the owner of Belmont Add. Sec. 28 or is authorized by Karen Muñoz 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 10th day of March, 2025, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

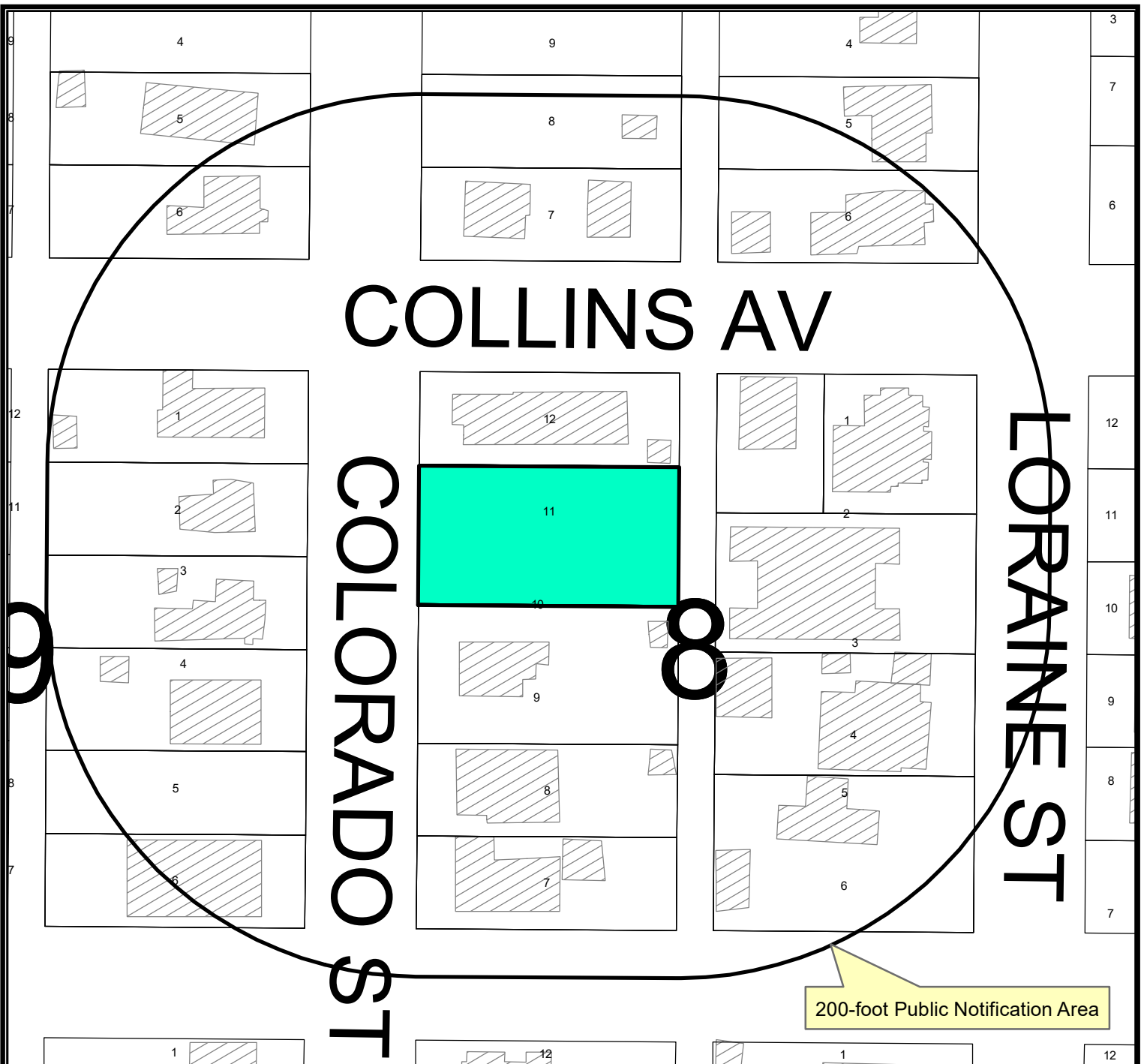
- | | | |
|---|---|--|
| ☐ Property Owner Authorization | ☐ 1 Copy of Dimensioned Plat | ☐ Plat in Digital Format (PDF/JPEG) |
| ☐ Application Fee | ☐ 1 Copy of Plat (11x17) | |

Check # _____

Received By: _____

Date: _____

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



200-foot Public Notification Area

Location Map

SUB-25-0820

Scale: 1" = 78'

Proposed plat of Belmont Addition, Section 27, being a replat of all of Lot 2 and the northern half of Lot 10, Block 8, Belmont Addition, City and County of Midland, Texas.

Generally located on the east side of South Colorado Street, approximately 60 feet south of Collins Avenue.
(Council District 2)

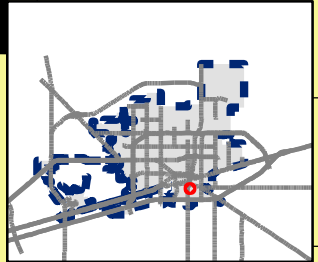
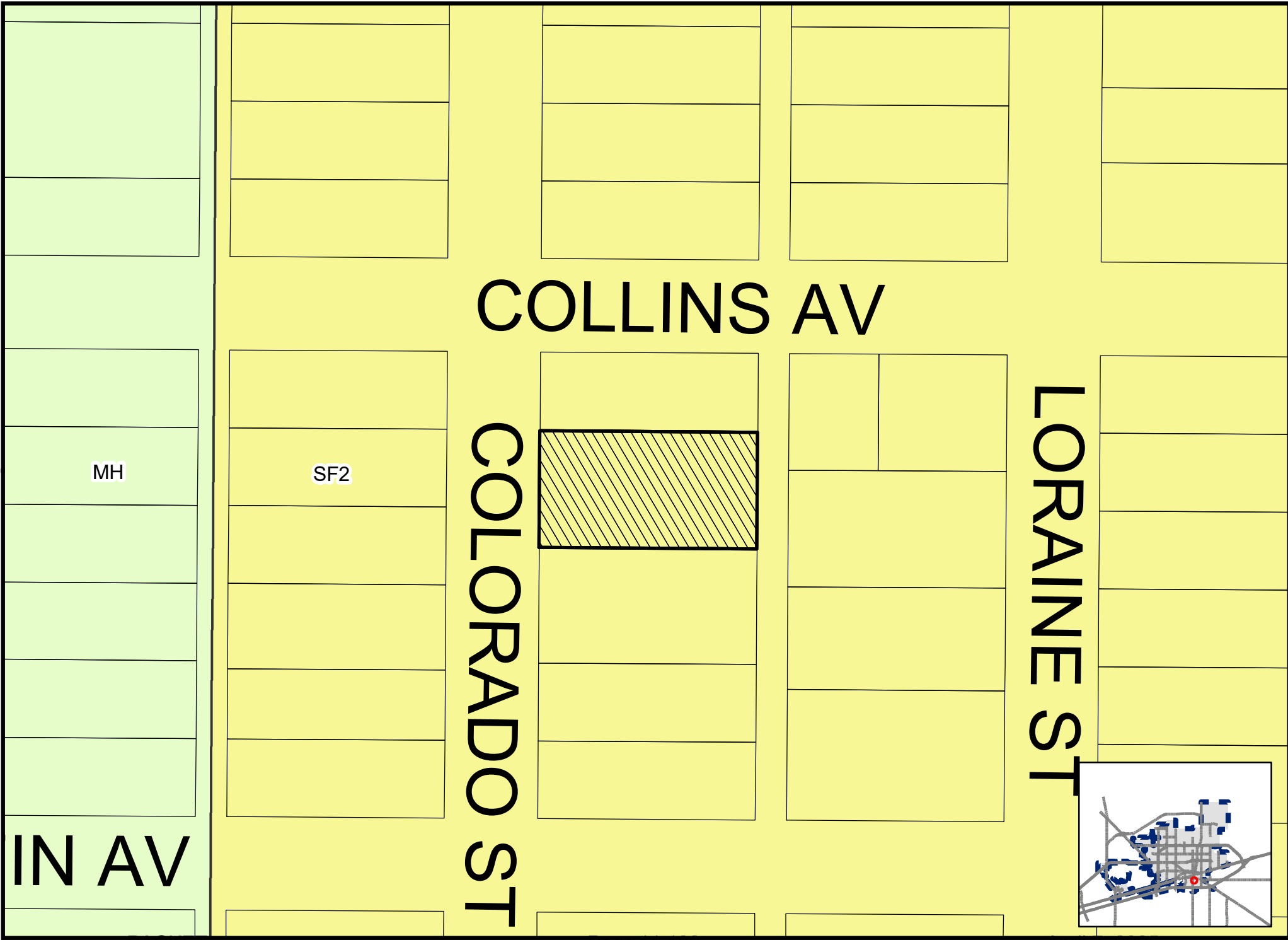
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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COLLINS AV

LORRAINE ST

9
COLORADO ST





BELMONT ADDITION, SECTION 27

PRELIMINARY PLAT

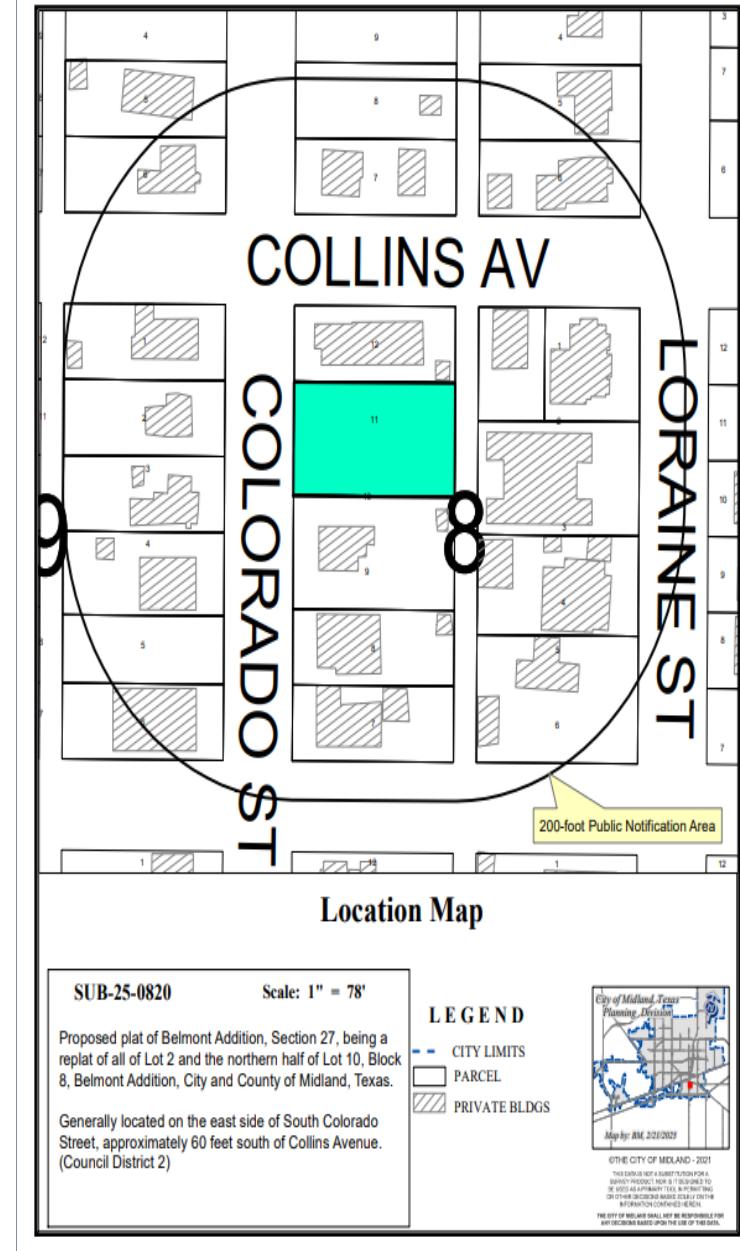


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APPLICATION SUMMARY

- **Property Owner & Developer:** Karen Munoz and Ricardo Soto
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Preliminary Plat
- **Address:** 1303 South Colorado Street



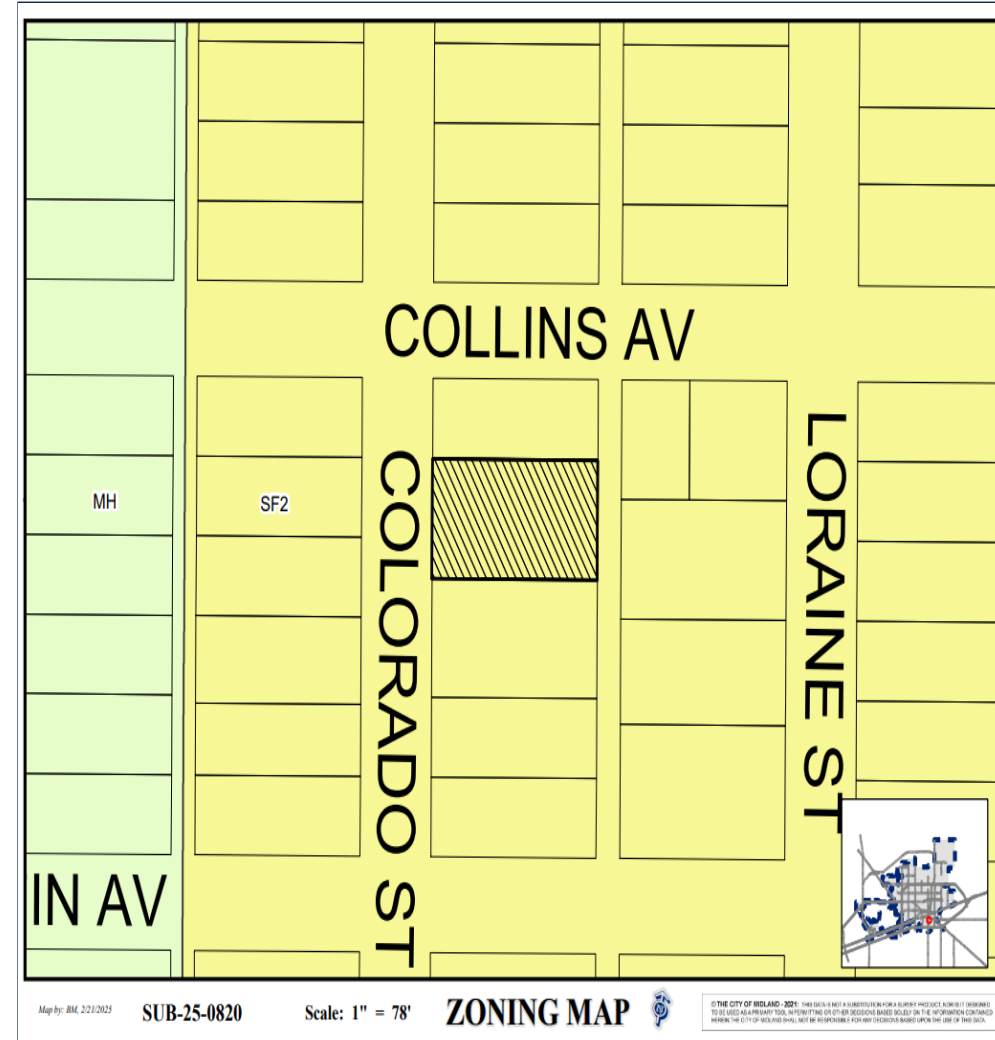
3

- # PACKET

MIDLAND
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ZONING

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



LAND USE

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



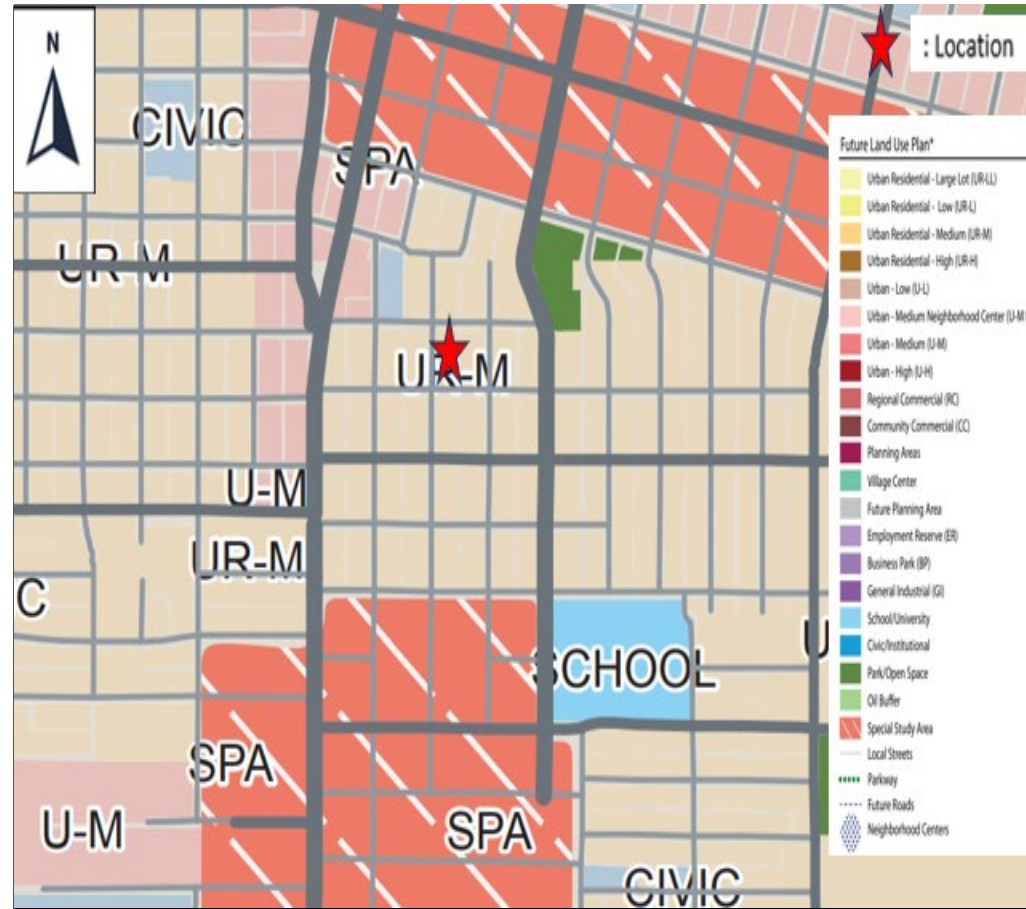
SITE PHOTO



On South Colorado Street, Looking East

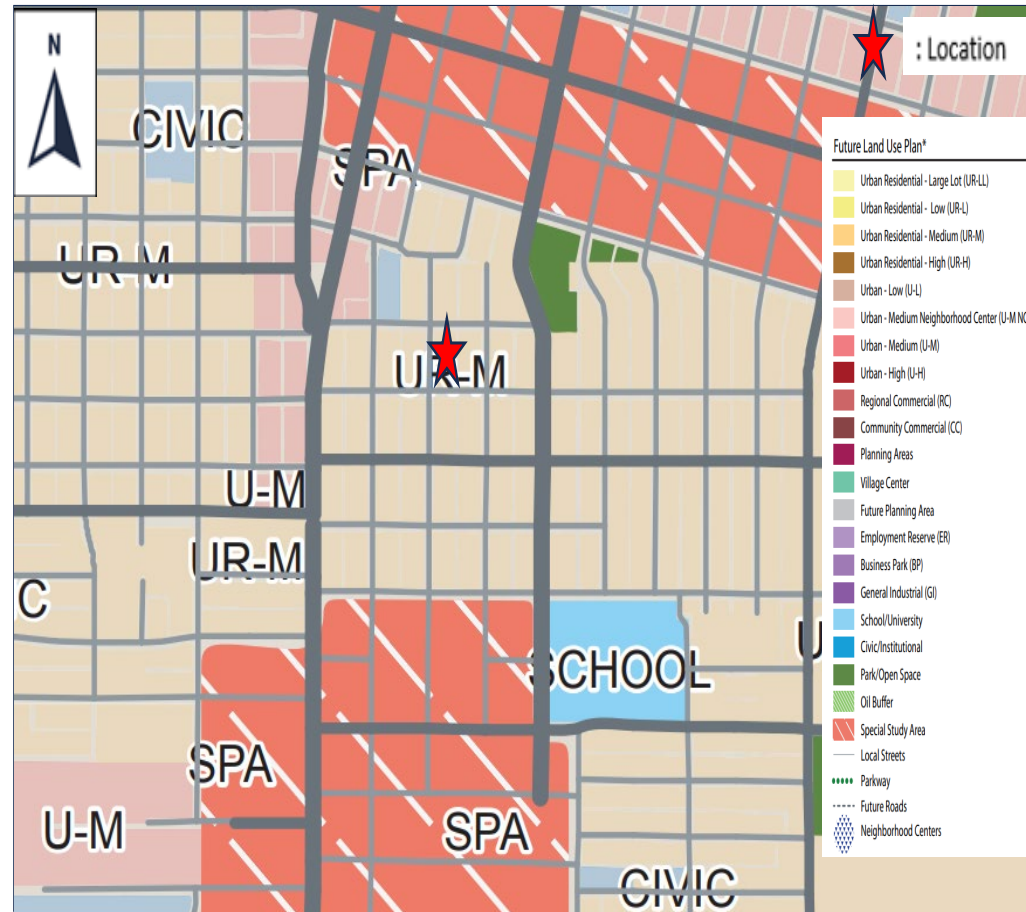
COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
 - Urban Residential-Medium (UR-M)
- **Supported Uses:**
 - Restrictive land use, emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses.



COMPREHENSIVE PLAN ANALYSIS

- **Supported Uses:**
 - Civic uses are generally allowed, with special permission for higher intensity uses.
- Request is **compatible** with the surrounding area and the Tall City Tomorrow Plan.



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the preliminary plat of Belmont Addition, Section 27 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: April 7, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Richland Addition, being a 79.22-acre tract of land out of the southeast quarter of Section 13, and northeast quarter of Section 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1232, approximately 455 feet north of West County Road 133. (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Newton Engineering, PC, on behalf of B2S I, LCC, is requesting to plat a 79.22-acre tract of land located west of South County Road 1232 into 14 lots for future industrial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Plat outside designated service areas. Remove impact fee note [For Applicant's Information Only.]

ROW: Refer to transportation's comments for ROW. Provide 120' of R.O.W. for CR 130. [For Applicant's Information Only.]

PAVING: Deferral Letter has been submitted and is in review. [For Applicant's Information Only.]

WATER: Deferral Letter has been submitted and is in review. [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 the Applicant's information only.]

SEWER: Deferral Letter has been submitted and is in review. [For Applicant's Information Only.]

DRAINAGE: Drainage report has been submitted and is in review. Show the FEMA recognized floodplain boundary on the plat face. Revise flood zone note to specify the correct flood zone of the floodplain. [Reference Midland City Code 11-2-3(D)8]

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

DIMENSION: * * * OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

Not in the City limits- no oil or gas jurisdiction. Informational: No Oil or Gas wells identified within 135 ft. well radius of location on plat. Please note if oil & gas wells are not identified or left off plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

GIS: (Approved)

Detention basin should be in a lot or common area with a detention basin easement.
(confirm with Engineering)

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 14 proposed lots of RICHLAND Addition, PLAT OF A 79.2 ACRE TRACT OF LAND OUT OF THE SOUTHEAST ¼ OF SECTION 13, AND NORTHEAST/4 OF SECTION 24, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY, block 3 lots 1-5 are 3 acres and above, block 2 lots 1-3 are 3 acres, block 1 lots 1-6 are 3 acres, owners must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PUBLIC WORKS: (Approved)

Drainage Plan should define slab elevations on Lots 1-5 per BLE; not just state 1' above road elevations.

CR 130 extension west should be built to county standard and dedicated to the County for maintenance.

They will need to apply for a permit to tie into the county road.

PLANNING: (Approved with Conditions)

Update Chairman to Abraham Bejil. [Informational]

The following note shall be placed on the plat: "The boundaries of the 100-year floodplain (and floodway) [include if applicable] as shown hereon are as designated by _____ [insert reference], dated _____ [insert date of document], and are subject to change. Current information regarding flood hazard areas, including the minimum slab or floor elevation required for construction on any lot located wholly or partly within the 100-year floodplain, may be obtained from the City of Midland. Before any development (including fill, channel modification, etc.) proceeds on any land encumbered by the 100-year floodplain, or within any drainageway or basin, a development permit application must be filed at the City of Midland." [Midland City Code 11-2-5(D)6(e)]

Staff recommends approval of the Preliminary Plat of Richland Addition 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
Maps
PowerPoint Presentation



Preliminary Plat Application

Project Number: SUB-25-0797
Case Number: P-25-2229

Proposed Subdivision Plat Name: Richland Addition

Legal Description (attached sealed Metes and Bounds): _____

Richland Addition being a 79.22 acre tract of land out of the SE/4 of Section 13, and NE/4 of Section 24, Block 40, T-2-S,
T&P RR CO Survey, Midland County, Texas

Property Owner

Printed Name: B2S I, LLC - Jason Rich

Phone (432) 631-9492

Email njrich55@gmail.com

Address 517 E County Road 120

City Midland

State TX

Zip 79706

Developer (if different than Owner)

Printed Name: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip _____

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

Firm: Newton Engineering, PC

Printed Name: John M. Newton

Phone (432) 770-0499

Email _____

john@newtoncivil.com

Address 4501A Santa Rosa Drive

City Midland

State TX

Zip 79707

Current Zoning: _____

Reason for Platting: Create 14 lots for industrial development purposes.

Plat Information

Total Acreage: 79.22 ac

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 14

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: March 12, 2025

Property Owner (printed):

Amy Phillips
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.

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 Amy Phillips who, being by me duly sworn, upon oath says: That (s)he is authorized by Jason Rich, 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.

Amy Phillips
Authorized Agent (signature)

Subscribed and sworn to before me, this 12 day of March, 20 25, to certify which witness my hand and seal of office.



Gina Aaron
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 # 1792

RECEIVED

Received By: Madeline DePaz

Date:

MAR 12 2025

Initial: _____

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

PACKET

Page 12.199

April 7, 2025

Preliminary Plat Application

2

Revised 07/01/19

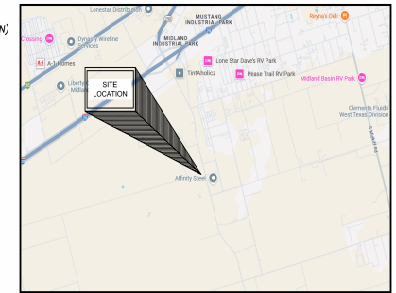
RICHLAND ADDITION

A 79.22 ACRE TRACT OF LAND OUT OF THE
SOUTHEAST 1/4 OF SECTION 13, AND NORTHEAST 1/4 OF
SECTION 24, BLOCK 43, T-2-S, T&P RR CO SURVEY,
MIDLAND COUNTY, TEXAS

LEGEND

- PROPERTY CORNER FOUND (SEE PLAN)
- 1/2" IRON ROD WITH CAP "RPLS 5707" SET WHERE POSSIBLE
- BOUNDARY LINE
- - - ADJACENT PROPERTY

GRAPHIC SCALE
0 200 400
1" = 200 FT.



LOCATION MAP N.T.S.

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF MIDLAND

WHEREAS, B2S I, LLC IS THE RECORD OWNER OF ALL OF THAT CERTAIN LAND SHOWN ON THIS
PLAT AND DESIGNATED AS RICHLAND ADDITION, BEING A 79.22 ACRE TRACT OF LAND OUT OF THE
SE 1/4 OF SECTION 13, AND NE 1/4 OF SECTION 24, BLOCK 43, T-2-S, T&P RR CO SURVEY,
COUNTY OF MIDLAND, TEXAS AND BEING MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JASON RICH, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED
PROPERTY AS RICHLAND ADDITION, AN ADDITION MIDLAND COUNTY, TEXAS, AND, HEREBY DEDICATE
TO THE PUBLIC USE FOREVER OF THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS OUR HANDS AT MIDLAND, TEXAS, THIS 31 DAY OF 2025.

B2S I, LLC
JASON RICH, SOLE MEMBER

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON 31 DAY OF 2025 BY JASON RICH.

NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF APPROVAL: FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF RICHLAND
ADDITION, WAS APPROVED BY PROPER ACTION OF THE PLANNING AND ZONING
COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS 31 DAY OF
2025.

Signed: Lucy Stariega, Chairman

Signed: Landon Ochoa, Secretary

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

Signed: MARTIN ARIZUELO, Onstar Electric Delivery Company

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

Signed: MARK LEB, Atmos Energy

Signed: LUIS MONTEZ, Optimum

Signed: RUBEN GUERRA, Astound Broadband

OWNER:

B2S I, LLC
(432) 631-5492
577 EAST COUNTY ROAD 120
MIDLAND, TEXAS 79706

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO.
DATE

SURVEYOR'S CERTIFICATE:

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

PRELIMINARY

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

DATE: 20

REGISTERED PROFESSIONAL SURVEYOR

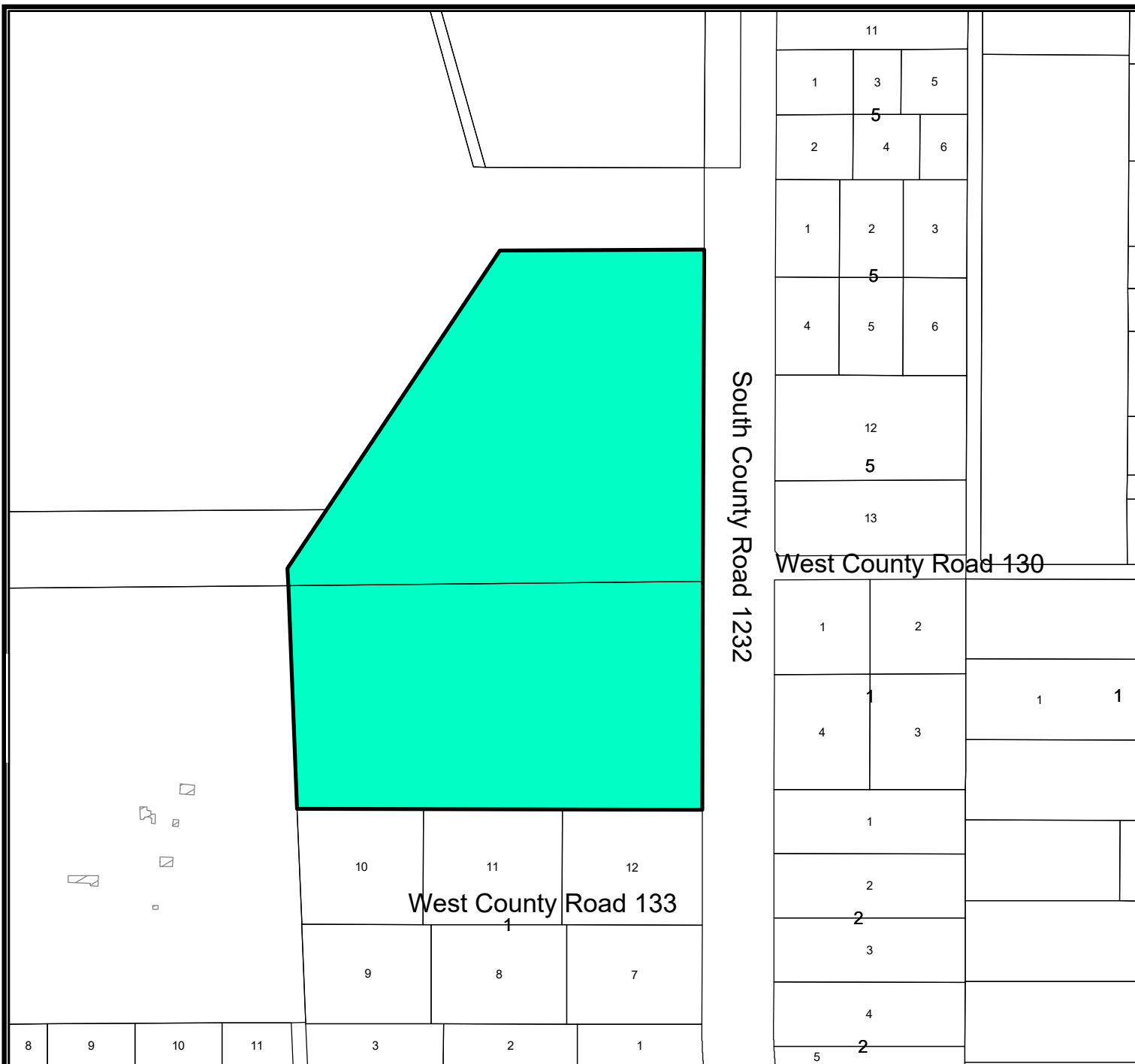


RICHLAND ADDITION		SCALE: 1" = 200'	DATE: March 2025	FILE NAME:
NEWTON ENGINEERING, P.C.		PROJECT: 24-ME08191		

PRELIMINARY PLAT

PROJECT NUMBER: 24-ME08191

PACKET



Location Map

SUB-24-0797

Scale: 1" = 603'

Proposed plat of Richland Addition being a 79.22-acre tract of land out of the southeast quarter of Section 13, and northeast quarter of Section 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the west side of South County Road 1232, approximately 455 feet north of West County Road 133. (Extraterritorial Jurisdiction)

PACKET

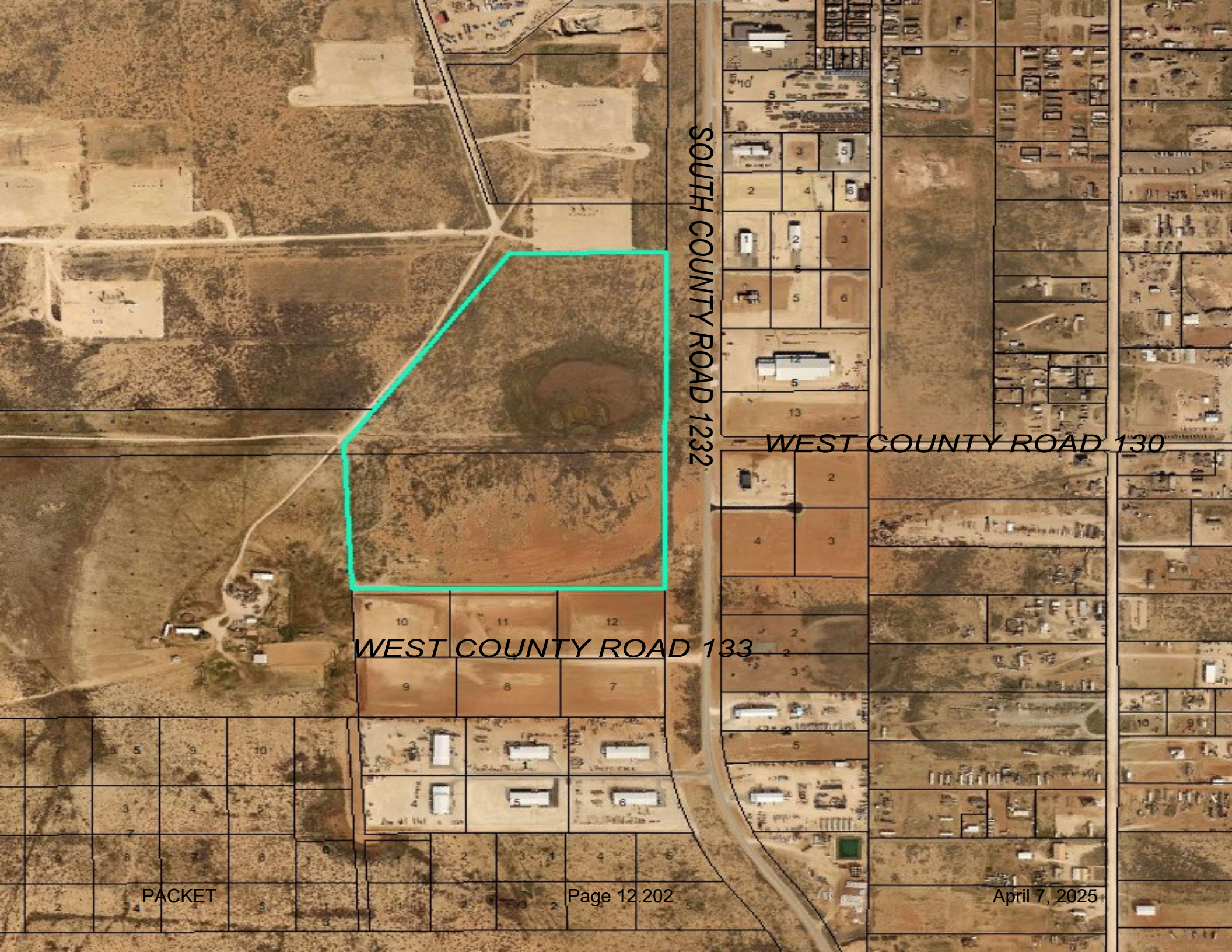
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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SOUTH COUNTY ROAD 1232

WEST COUNTY ROAD 130

WEST COUNTY ROAD 133



RICHLAND ADDITION

PRELIMINARY PLAT

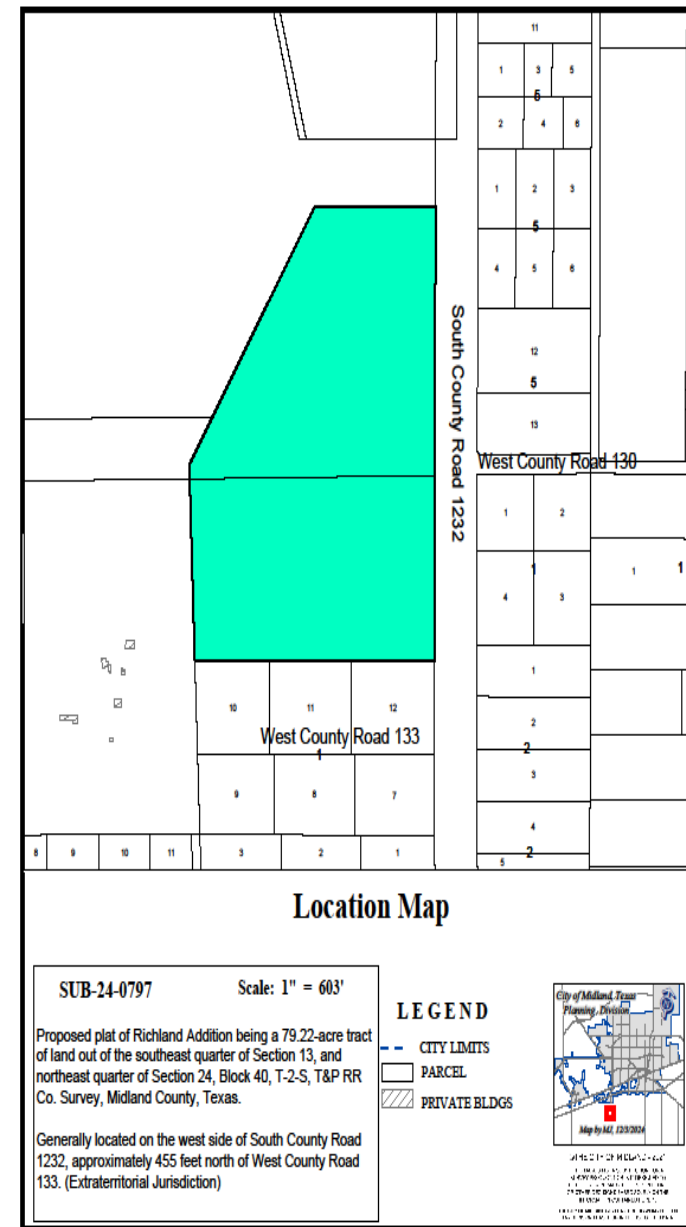


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APPLICATION SUMMARY

- **Property Owner:** B2S, LLC
- Jason Rich
- **Applicant/Representative:**
Newton Engineering
- **Preliminary Plat**
- **Location:** 4718 South
County Road 1232



- **Acreage:** 79.22-acre tract
- **Number of lots:** Fourteen lots
- **Reason for Request:** To create 14 lots for industrial development



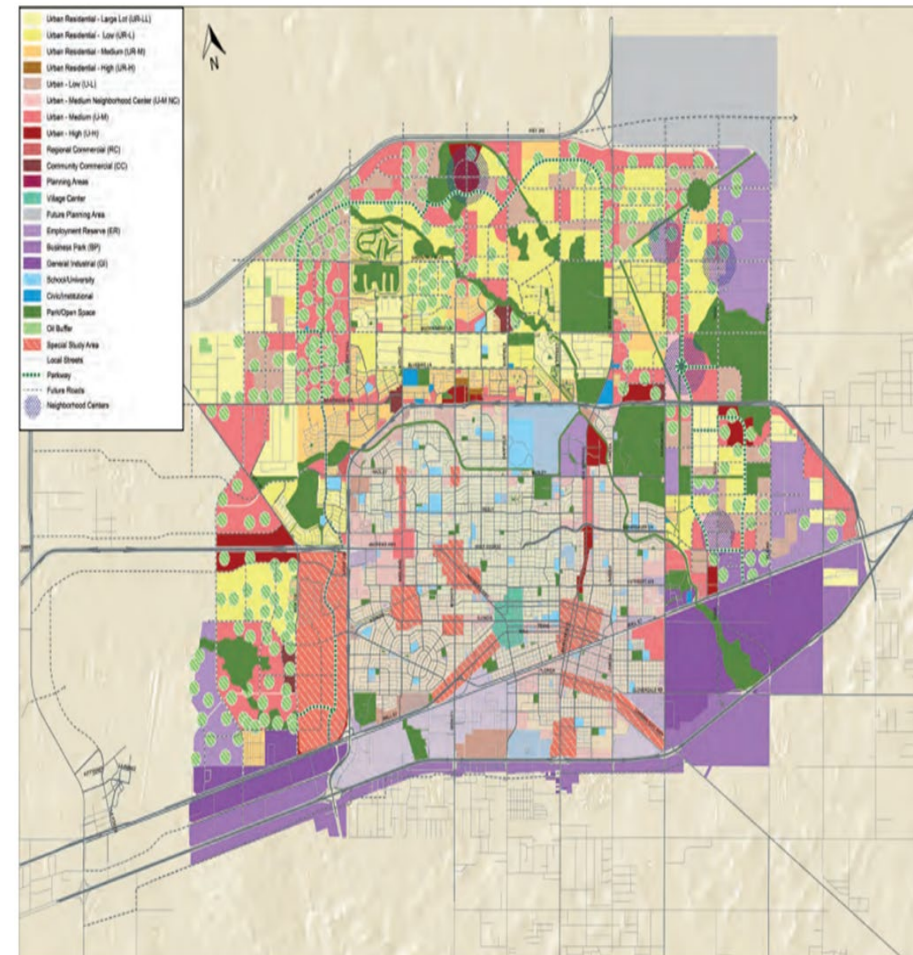
LAND USE

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



COMPREHENSIVE PLAN

- TCT Land Use Designation:
Not designated



STAFF'S RECOMMENDATION

- Staff recommends APPROVAL of this Preliminary Plat of Richland Addition, 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]**



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: April 7, 2025

TO: Planning and Zoning Commission

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Crossroads Addition, being a plat of 14.41-acre tract of land located in Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North County Road 1280, approximately 590 feet north of West County Road 74.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve

☐ Deny

☐ Direction/Informational

Details of Request:

Maverick Engineering, on behalf of LT White Properties, LLC, is requesting to plat a 14.41-acre tract of land located on the east side of North County Road 1280 into 2 lots to obtain a septic permit and get addresses assigned.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

Everything looks good

ENGINEERING: (Approved with Conditions)

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

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

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

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

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

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

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

DRAINAGE: Show compliance with Crossroads Addition Drainage Study, prepared by Maverick Engineering and approved by City on 03/25/2025. [Reference City Code Sect. 11-2-3(D)8]

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

TRANSPORTATION: (Approved)

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. Non permitted well to the north is clearly marked with 135' radius existing outside of the plat area.

GIS: (Approved with Conditions)

GIS shows N C R 1280 to be private. Can a dedication be done adjacent to a private street? Depict block number in Lot 2. Is easement needed for 20' Caliche Road?

PUBLIC WORKS: (Approved)

No comment.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 2 proposed lot of Crossroads Addition, PLAT OF A 14 ACRE TRACT OF LAND OUT OF THE SECTION 32, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY the lot 1 is 8 acre, lot 2 is 5.8 acre property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water wells and existing structures on the property and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

Staff recommends approval of the Preliminary Plat of Crossroads Addition, subject to condition A.

Condition:

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

Attachments:

Proposed Preliminary Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Sketch Plat Application

Project Number:

Case Number:

SUB-25-0823
P-25-2202

Proposed Subdivision Plat Name: **CROSSROADS ADDITION**

Legal Description (attached sealed Metes and Bounds): BEING A PLAT OF 14.41 ACRES IN SECTION 32, BLOCK T-1-S, T&P RAILWAY CO. SURVEY, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: **LT WHITE PROPERTIES LLC**

Phone (432) 777-7022

Email

white@investtexas.com

Address **400 E LOOP 250 N SUITE 111**

City **MIDLAND**

State **TX**

Zip **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: MAVERICK ENGINEERING

Printed Name: **ASHLEE DEVINE**

Phone (432) 262-0999

Email

adevine@maverick-eng.com

Address **1909 W WALL STREET SUITE K**

City **MIDLAND**

State **TX**

Zip **79701**

Reason for Platting:

INDUSTRIAL USE

Septic permit / Addressing

Plat Information

Total Acreage: **14.41**

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **1**

Number of Multi-Family Dwelling Units:

Fees and Submittals

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'

The Sketch 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.

FOR OFFICE USE ONLY	
☒ 1 Copy of Dimensioned Plat ☒ Application Fee Check # <u>5203</u>	☒ 1 Copy of Plat (11x17) ☒ Plat in Digital Format (PDF/JPEG)
Received By: <u>Butter May</u>	Date: RECEIVED

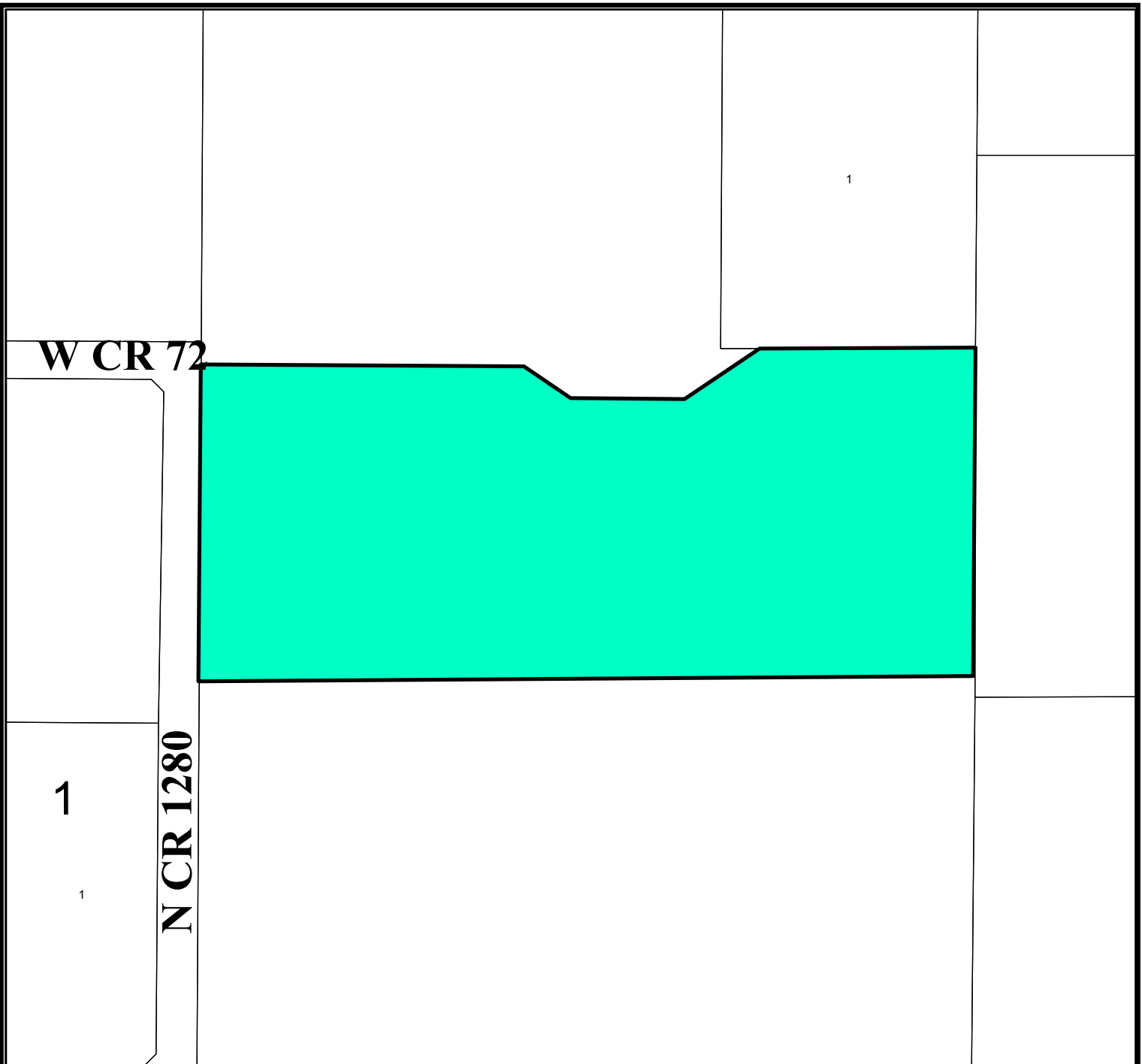
FEB 20 2025

Initial: _____

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

BEING A PLAT OF 14.41 ACRES IN SECTION 32, BLOCK 40, T-I-S,
T&P RAILWAY CO. SURVEY, MIDLAND COUNTY, TEXAS





Location Map

SUB-25-0823

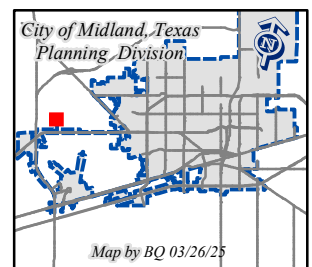
Scale: 1" = 1500'

Proposed plat of Crossroads Addition being a plat of 14.41-acre tract of land located in Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the east side of North County Road 1280, approximately 590 feet north of West County Road 74. (Extraterritorial Jurisdiction)

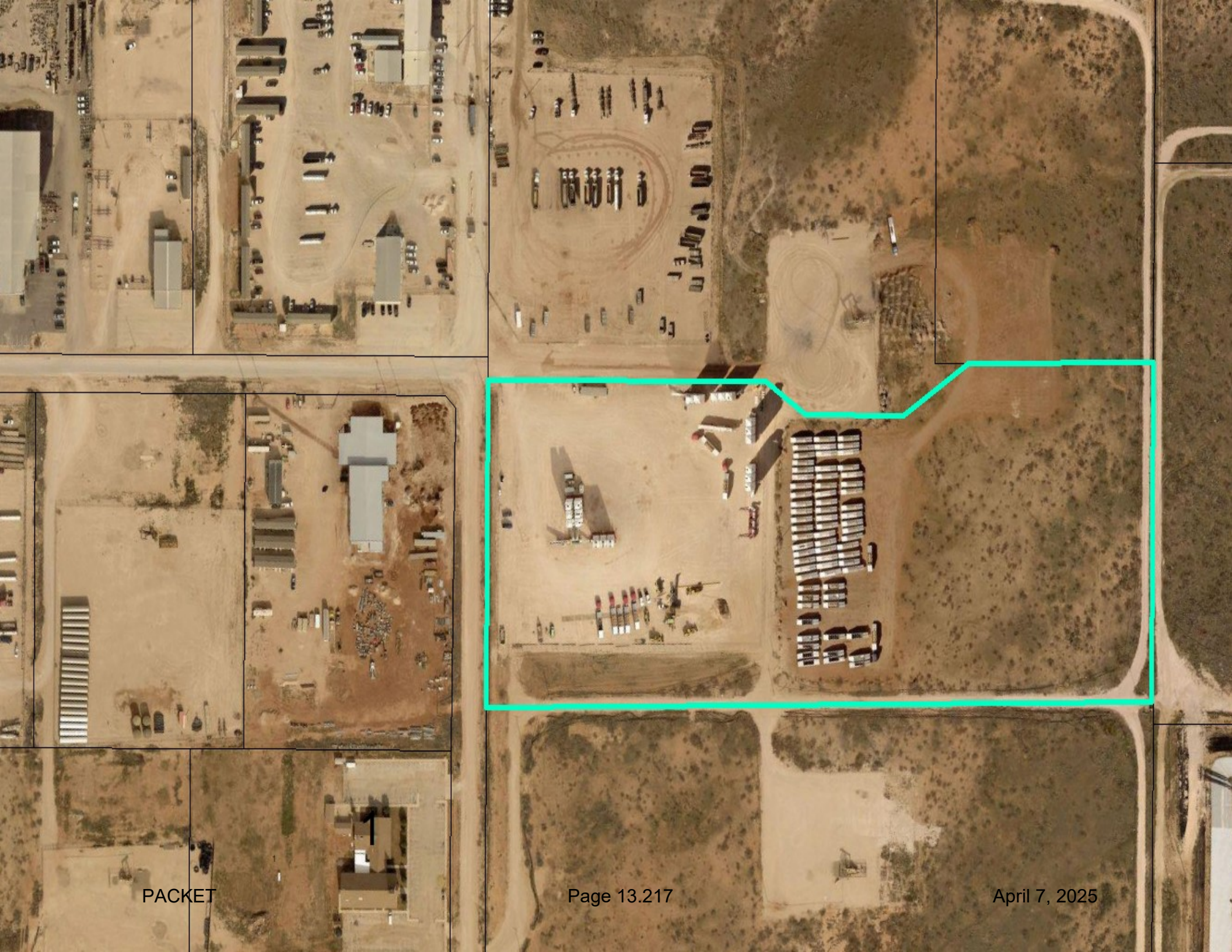
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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CROSSROADS ADDITION

PRELIMINARY PLAT

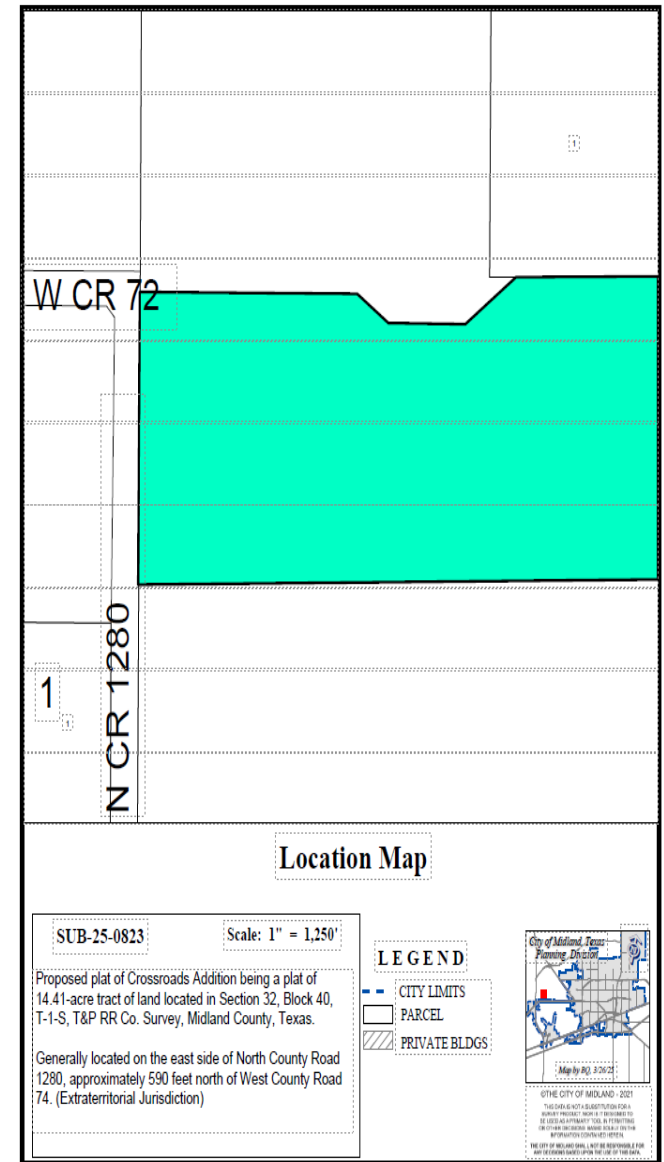


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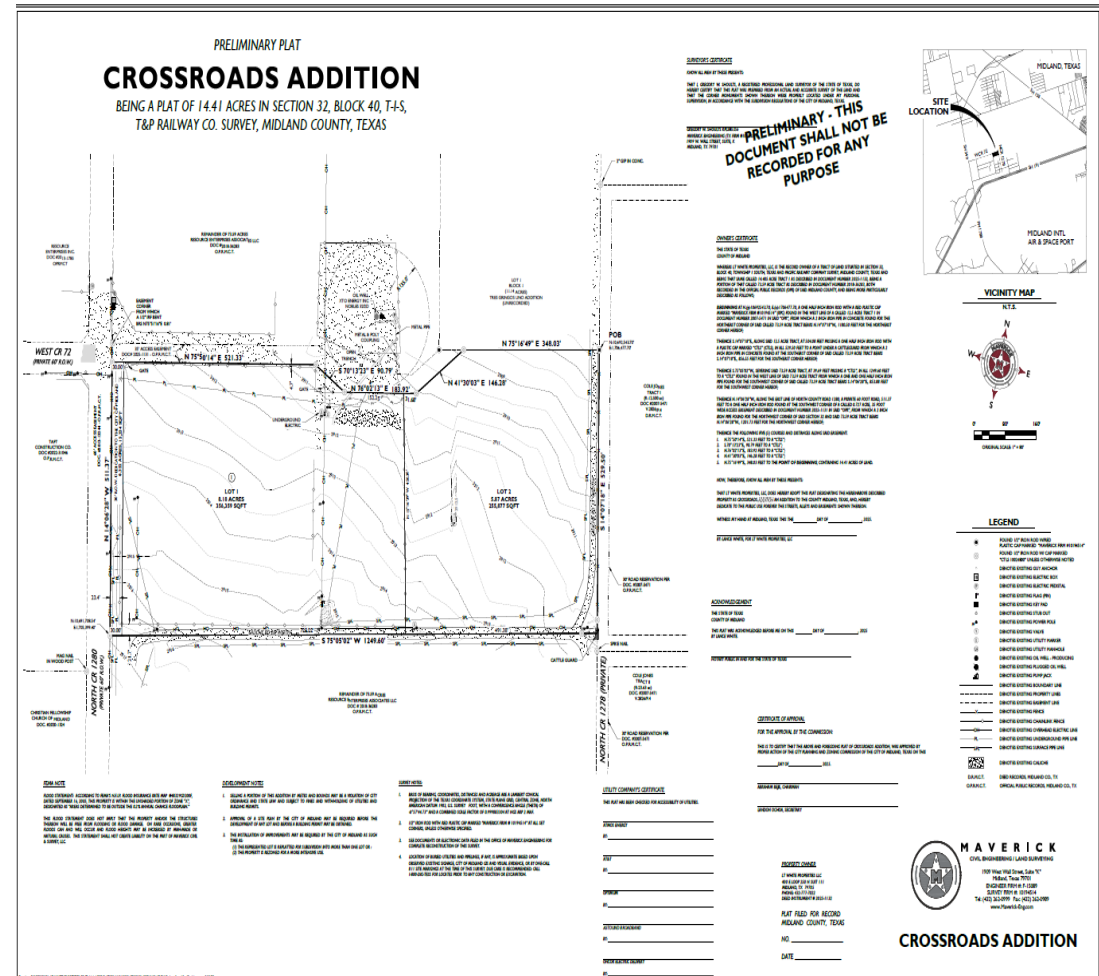
APPLICATION SUMMARY

- **Property Owner:** LT White Properties LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Preliminary Plat
- **Location:** Generally located on the east side of North County Road 1280, approximately 590 feet north of West County Road 74. (Extraterritorial Jurisdiction)
- **Reason for request:** To obtain address and septic permit.



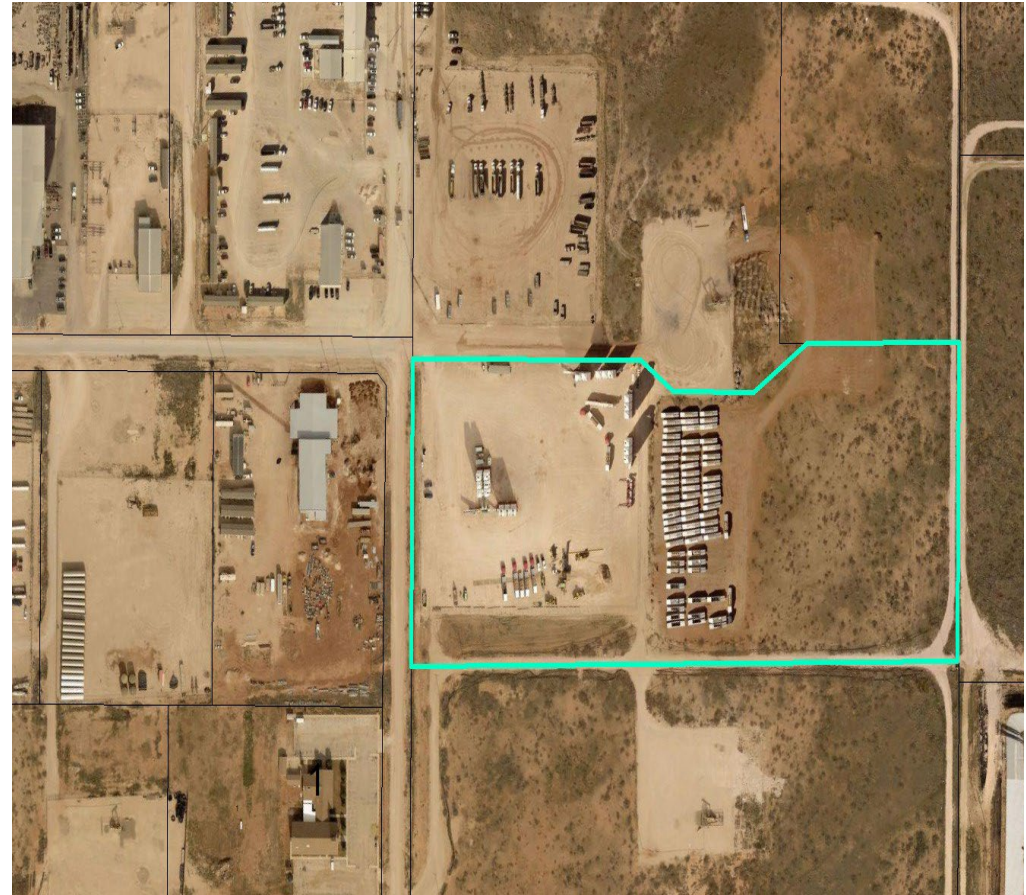
PLAT DETAILS

- Acreage: 14.41-acres
- Number of Lots: 2 lots
- Reason for Request: To obtained septic permits and address.



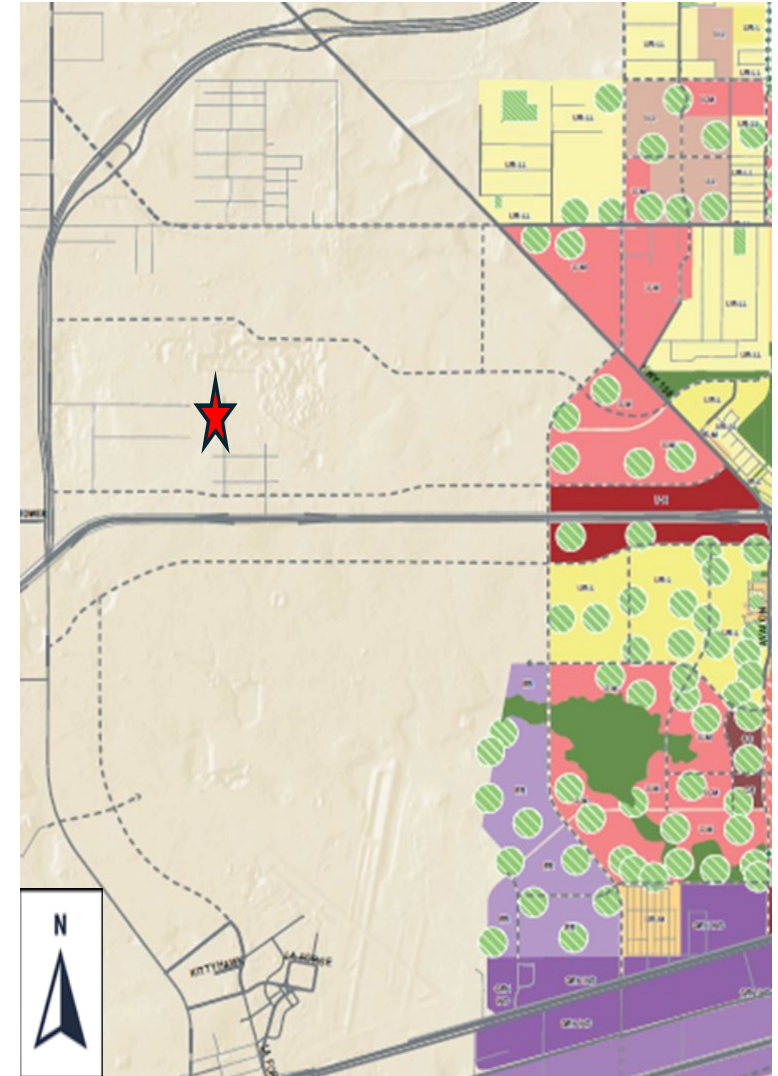
LAND USE

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



COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - Not designated



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the Preliminary plat of Crossroads Addition to the following condition:
 - A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.**



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: April 07, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Redneck Retreat, Section 7, being an 17.11-acre tract of land located in the north half of Section 1, Block 38, T-2-S, B.F. Walcott Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of East County Road 140 and South County Road 1160.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Magrym Consulting, on behalf of Rayruss Properties 5, LLC, is requesting to plat a 17.11-acre tract of land located at 5700 South County Road 1160 into 5 lots for future commercial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved with Conditions)

Just a few corrections. Couple irons missing in the field, bearing distance missing/can't read on plat. Marked up plat uploaded in attachments

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Deferral request has been submitted and it's currently in review. [For Applicant's Information Only.]

WATER: Deferral request has been submitted and it's currently in review. [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 has been submitted and it's currently in review. [For Applicant's Information Only.]

DRAINAGE: Drainage report has been submitted and it's currently in review. [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. No P&A wells are identified on this plat with one in proximity (Edith Drake #1) located on the north end of the tank battery pad. Please provide evidence of communication between the developer and the operator (Cutbow Operating, LLC) concerning proximity to wells, tank batteries, flares, flowline/pipeline locations and set-backs for each. If the property contains ingress and egress relating to Oil & Gas property, please include in the evidence of communication.

GIS: (Approved)

Southern call is not visible on visual. Provide bearings of lot lines. Block can be 6. 30' Private access easement needs to have clear distinction where it ends unless it is to encompass all of lot 2. Does lease road have documentation?

PUBLIC WORKS: (Approved)

They will need a permit from Public Works Department to tie into ECR 140.

CRMWD: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 5 proposed lots of REDNECK RETREAT SECTION 7, PLAT OF A 12.8 ACRE TRACT OF LAND OUT OF THE NORTH PART OF SECTION 1, BLOCK 38, T-2-S, T. & P. RR. CO. SURVEY lot 1 is 3 acre, lot 2 is 2 acre, lot 3 is 2 acre, lot 4 is 2 acres, lot 5 is 4 acres, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved)

The certificates should be labeled and reflect the language of Midland City Code 11-2-3(H)3(m).

Add to notes: "Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained."

Staff recommends approval of the Preliminary Plat of Redneck Retreat, Section 7 subject to the following conditions.

Conditions:

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

Attachments:

Application
Preliminary Plat
Location Map
Zoning Map



Preliminary Plat Application

Project Number:

Case Number:

SUB-25-0774
P-25-2225

Proposed Subdivision Plat Name: Redneck Retreat Section 7

Legal Description (attached sealed Metes and Bounds):

BEING AN 18.22 ACRE TRACT OF LAND IN THE NORTH PART OF SECTION 1 BLOCK 38, T-2-S, B.F. WOLCOTT SURVEY, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: **Rayruss Propoerties 5 LLC**

Phone (432) 684-5548

Email
N/A

Address **PO Box 1006**

City **Loudon,**

State **TN**

Zip **37774**

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Magrym Consulting

Printed Name: **Ed ALeman**

Phone (432) 254-0327

Email
ed.aleman@magrym.com

Address **800 N. Mariefeld**

City **Midland**

State **TX**

Zip **79701**

Current Zoning: NA

Reason for Platting: Septic Permits

Plat Information

Total Acreage: **18.22**

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **5**

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:

3-12-25

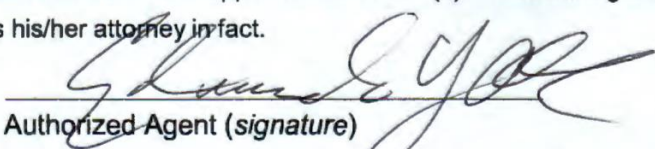
Property Owner (printed): Ragusa Prop

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.

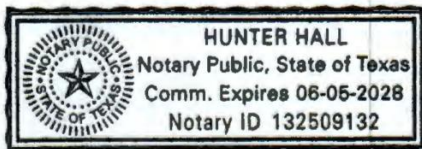
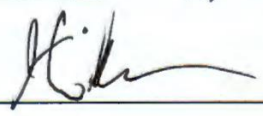
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

**STATE OF TEXAS
COUNTY OF MIDLAND**

Before me, the undersigned authority, on this day personally appeared _____ who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or 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 12 day of March, 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☐ Copy of Plat (11x17)Check # Invoice**RECEIVED**Received By: Brett May

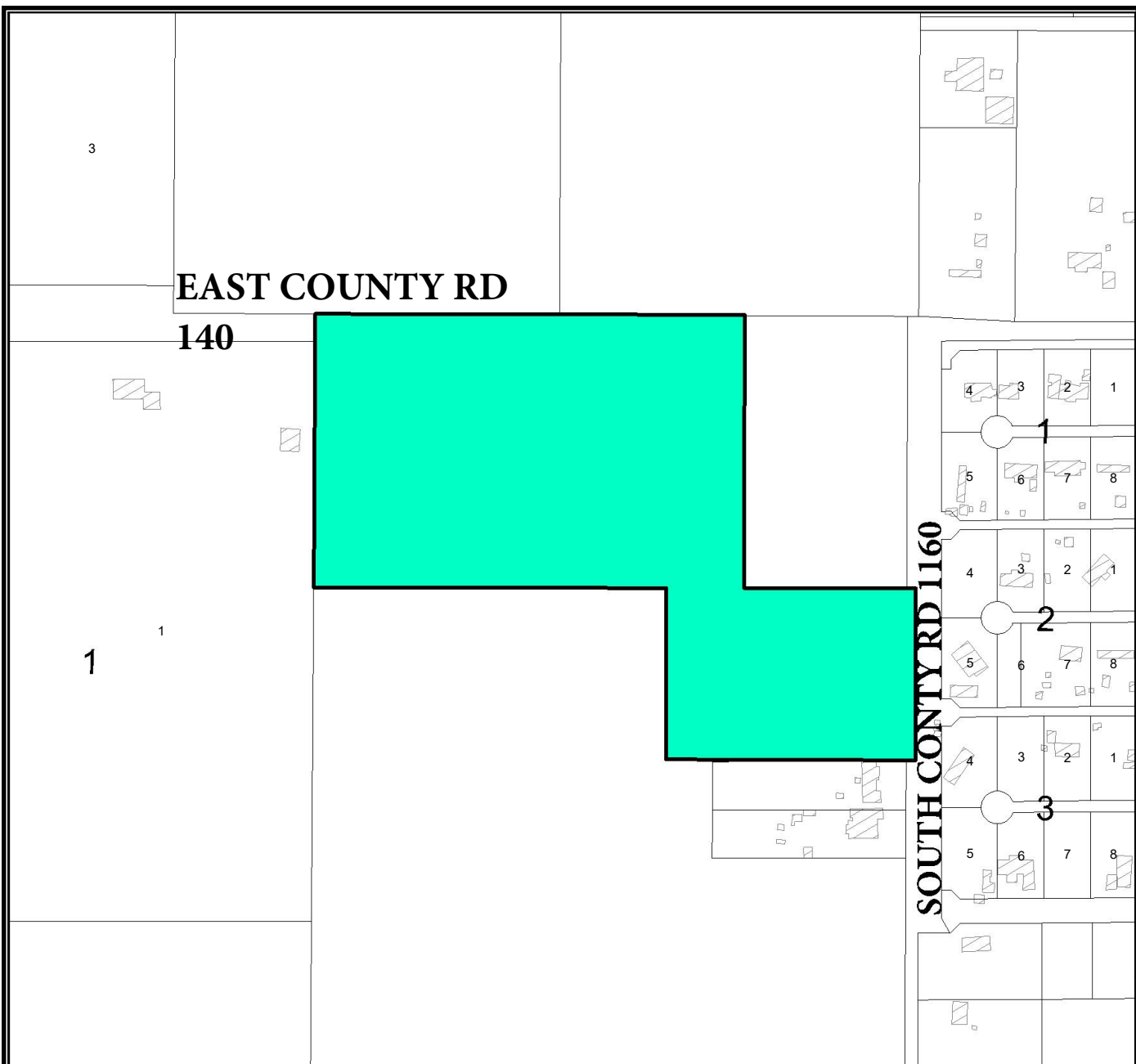
Date:

MAR 12 2025

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

Initial: _____

PACKET



Location Map

SUB-24-0774

Scale: 1" = 310'

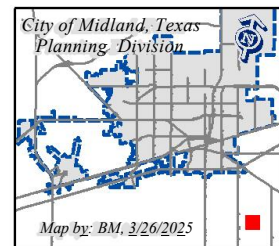
Proposed plat of Redneck Retreat, Section 7, being a 17.11-acre tract of land located in the north half of Section 1, Block 38, T-2-S, B.F. Walcott Survey, Midland County, Texas.

Generally located at the southwest corner of the intersection of East County Road 140 and South

County Road 1160. (Extraterritorial Jurisdiction)

LEGEND

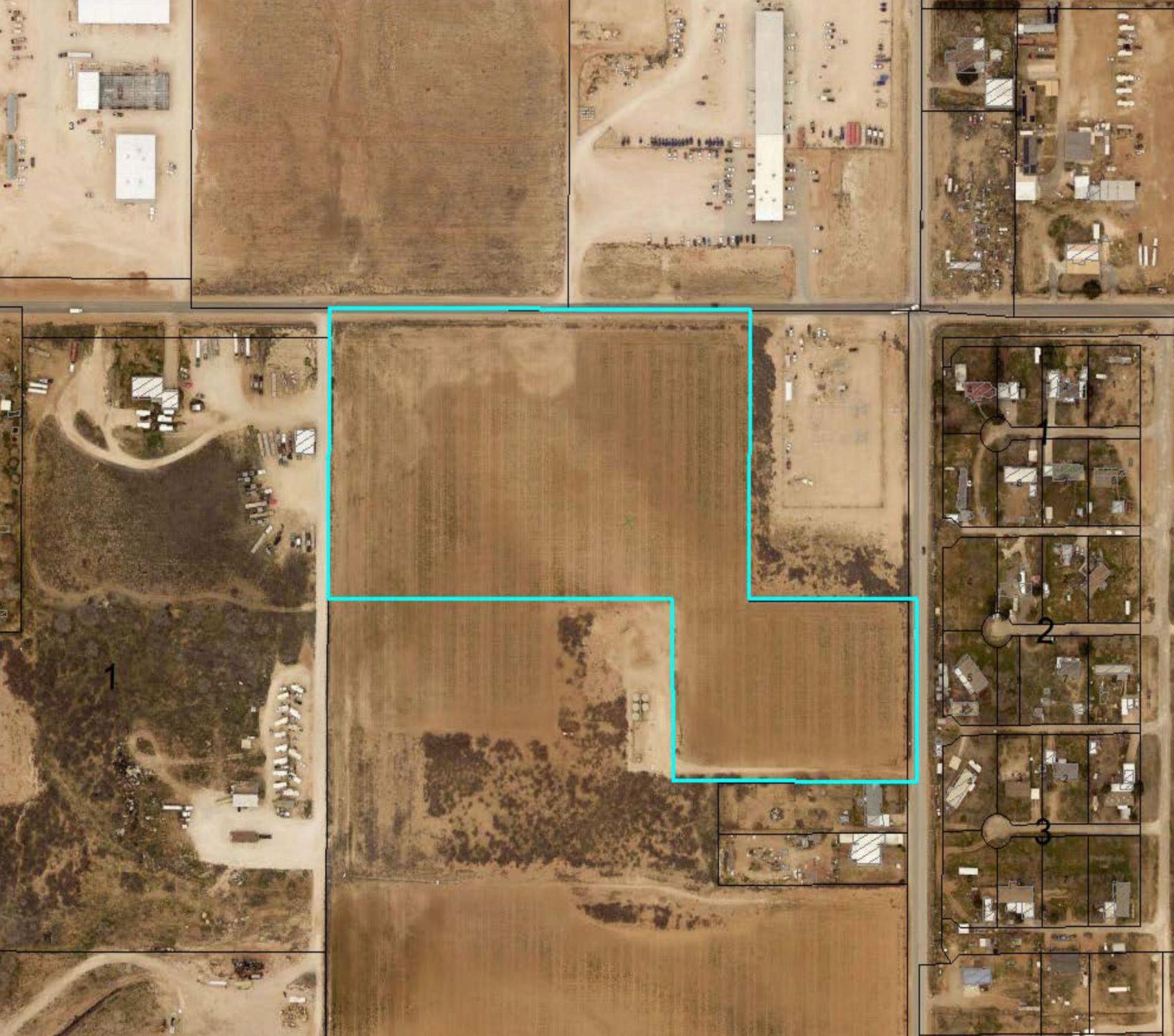
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





REDNECK RETREAT, SECTION 7

PRELIMINARY PLAT

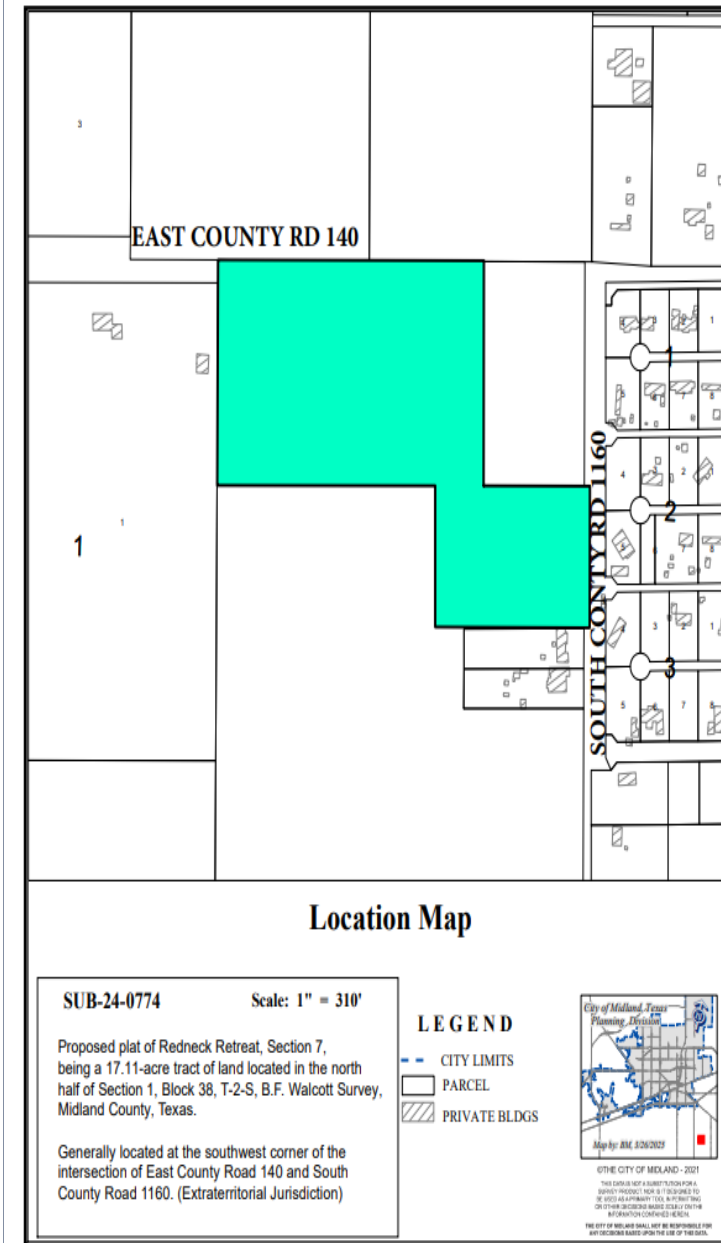


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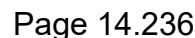
APPLICATION SUMMARY

- **Property Owner & Developer:** Rayruss Properties 5, LLC
- **Representative:** Ed Aleman, with Magrym Consulting
- **Application Type:** Preliminary Plat
- **Address:** 5700 South County Road 1160 (ETJ)



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- # PACKET



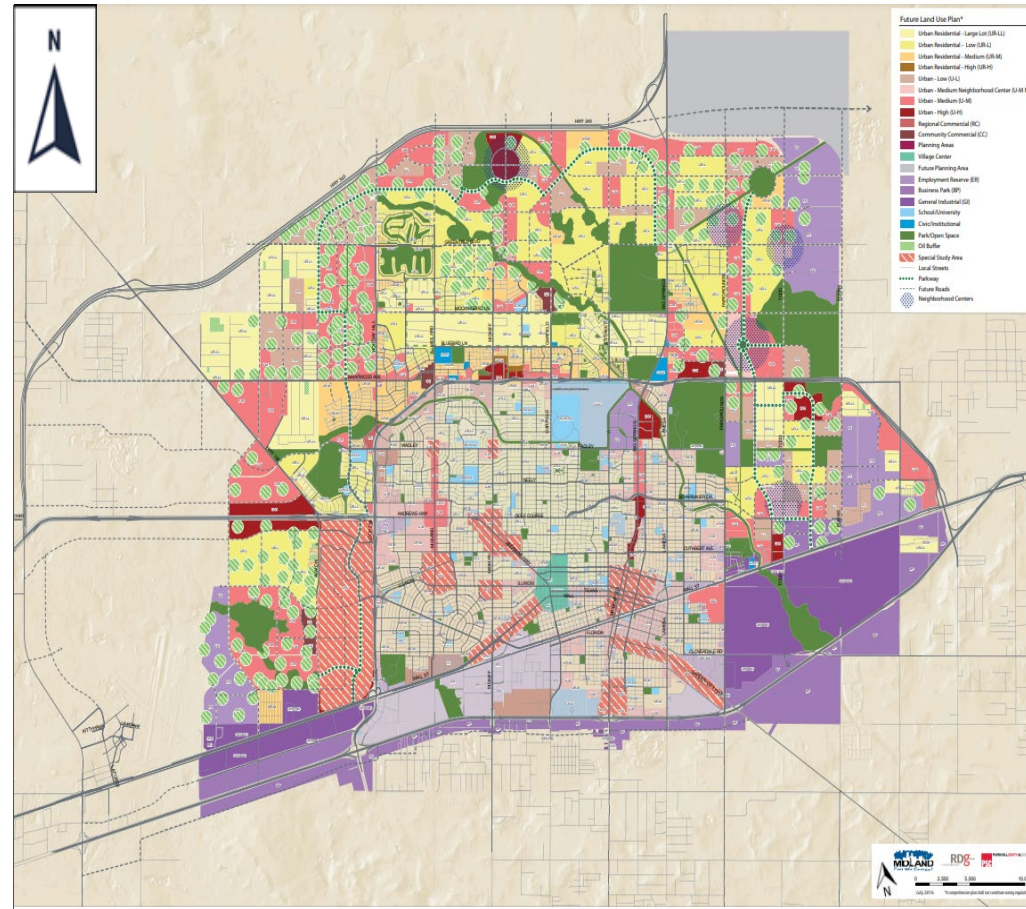
LAND USE

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



COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - Not designated



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the preliminary plat of Redneck Retreat, Section 7 subject to the following conditions:

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

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



MISSION

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