

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

**April 21, 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 April 7, 2025.
3. Motion approving a Final Plat of Claydesta Plaza North, Section 7, being a replat of Lot 1, Block 2, Claydesta Plaza North, Section 2, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Smith Road and Veterans Airpark Lane.) **(DISTRICT 3) (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 Jesus Rodriguez for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a restaurant on a 0.167-acre tract of land out of Section 35, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South A Street and West Missouri Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
5. Hold a public hearing and consider a request by Erica Hernandez for a Zone Change from LI, Light Industrial District, to SF-3, Single-Family Dwelling District, on Lot 12, Block 7, Moody Addition, City and County of Midland, Texas. (Generally located at the southeast

corner of the intersection of North Lee Street and Houston Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

6. Motion approving a Final Plat of Avalon Addition, Section 6, being a replat of all of Lot 3, the west 22-feet of Lot 2, and the east 10.5 feet of Lot 4, Block 4, Avalon Addition, City and County of Midland, Texas. (Generally located on the north side of Winfield Street, approximately 146 feet west of North I street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
7. Hold a public hearing and consider a request by Kent Distributors, Incorporated, for a zone change from O-1, Office District, to RR, Regional Retail District, on a 5.57-acre tract of land out of Section 2, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Big Spring Street and Solomon Lane.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

8. Motion approving, with staff's recommended conditions, a Preliminary Plat of Nomad RV Park, being a 17.66-acre tract of land located in the northwest quarter of Section 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive.) **(DISTRICT 2 & EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
9. Motion approving, with staff's recommended conditions, a Preliminary Plat of Lazy 3 at Midland Polo being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
10. Motion approving a reinstatement of an approved Preliminary Plat of Shenandoah Ridge, being a plat of a 146.827-acre tract of land in Section 12, Block 39, T-1-S, T&P RR Co. Survey, City of Midland, Midland and Martin Counties, Texas. (Generally located on the northeast corner of the intersection of North State Highway 349 and Occidental Parkway.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
11. Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 16, being a 15.44-acre tract of land located in the southeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 220 feet west of Holdridge Road.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
12. Motion approving a reinstatement of an approved Preliminary Plat of IDEA Henry School Site, being a plat of a 26.8621-acre tract of land located in Section 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Briarwood Avenue and Navasota Drive.) **(DISTRICT 4) (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
April 7, 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, April 07, 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, Sophie Smith, Britton Murry, Lori Elliot, Beatriz Quezada

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)**

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:

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)**

Senior 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 3:37 pm.

Joshua Sparks 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

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)**

Planning Manager Landon Ochoa, presented this item.

The public hearing was opened at 3:38 pm.

No one wished to speak on this item.

The public hearing was closed at 3:39 pm.

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

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)**

Associate Planner Alexis Martinez, presented this item.

The public hearing was opened at 3:42 pm.

Patrick Cordero of 129 W Wall St, spoke in favor of this item.

The owner David Chen of 3203 Highsky Dr, spoke in favor of this item.

Further discussion was made about possible concerns that were then addressed.

Amendments were made to staff recommendation "D", A minimum of two off duty peace officers to serve as security guards Thursday through Sunday, during the hours that occur between 9 pm and 1:45 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

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)**

Planner Beatriz Quezada, presented this item.

The public hearing opened at 4:09 pm.

No one wished to speak on this item.

The public hearing was closed at 4:09 pm.

Joshua Sparks 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

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)**

Planner Beatriz Quezada, presented this item.

The public hearing opened at 4:12 pm.

No one wished to speak on this item.

The public hearing was closed at 4:12 pm.

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

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)**

Planning Manager Landon Ochoa, presented this item. The public hearing was opened at 4:18 pm.

There was discussion between Commissioners and Assistant City manager Jose Ortiz.

The public hearing was closed at 4:18 pm.

Dara Richardson 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

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)

Planner Beatriz Quezada, presented this item.

The public hearing was opened at 4:30 pm.

No one wished to speak on this item.

The public hearing was closed at 4:20 pm.

Joshua Sparks 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

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)**

Senior Planner Britton Murry, presented this item.

The public hearing was opened at 4:23 pm.

No one wished to speak on this item.

The public hearing was closed at 4:23 pm.

Joshua Sparks 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

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)**

Brennan Berry 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

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)**

Brennan Berry 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

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)**

Lucy Sisniega moved to approve this request; seconded by Dara Richardson.

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 4:30 pm

Abraham Bejil, Chair

Date

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

Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: April 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving a Final Plat of Claydesta Plaza North, Section 7, being a replat of Lot 1, Block 2, Claydesta Plaza North, Section 2, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Smith Road and Veterans Airpark Lane.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned Development District for an Office Center.

Preliminary Plat Approval:

Newton Engineering, on behalf of Craig Investment Company, is requesting to replat a property located at 516 Veterans Airpark Lane into 2 lots for future commercial development.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

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

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

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

SEWER: 8" sewer exists in Smith Street W of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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 Claydesta Plaza North, Section 7.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: Sub-25-0829
Case Number: P-25-2240

Proposed Subdivision Plat Name: Claydesta Plaza North, Section 7

Legal Description (attached sealed Metes and Bounds):

Claydesta Plaza North, Section 7, being a replat of Lot 1, Block 2, Claydesta Plaza North Section 2, City and County of Midland, TX

Property Owner

Printed Name: Craig Investment Company

Phone (432) 685-3231

Email conleymidland@aol.com

Address 516 Veterans Airpark Lnd

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: Newton Engineering, PC

Printed Name: John M. Newton, P.E.

Phone (432) 770-0499

Email john@newtoncivil.com

Address 4501A Santa Rosa Drive

City Midland

State TX

Zip 79707

Current Zoning:

Reason for Platting: Divide 2 office lots out of 1 lots.

Plat Information

Total Acreage: 1.491 ac

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 2

Number of Multi-Family Dwelling Units: 0

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Stan Conley Date: 3-24-25

Property Owner (printed): Stan Conley

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.

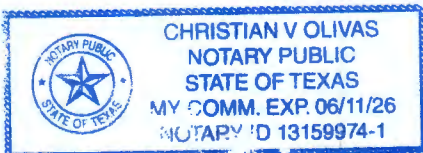
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Stan Conley who, being by me duly sworn, upon oath says: That (s)he is authorized by Craig Investment Company, 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.

Stan Conley
Authorized Agent (signature)

Subscribed and sworn to before me, this 21st day of March, 20 25, to certify which witness my hand and seal of office.



Christian V. Olivas
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

- | | | |
|--|--|---|
| ☒ Property Owner Authorization | ☒ 1 Copy of Dimensioned Plat | ☒ Plat in Digital Format (PDF/JPEG) |
| ☒ Mylar | ☒ 1 Copy of Plat (11x17) | ☒ CADD File |
| ☒ Application Fee | ☒ Title Opinion | ☒ Public Improvement |
| Check # <u>Invoice</u> | ☒ Tax Certificates | ☒ Recording Fee |
| | | Check # <u>RECEIVED</u> |

Received By: Beth

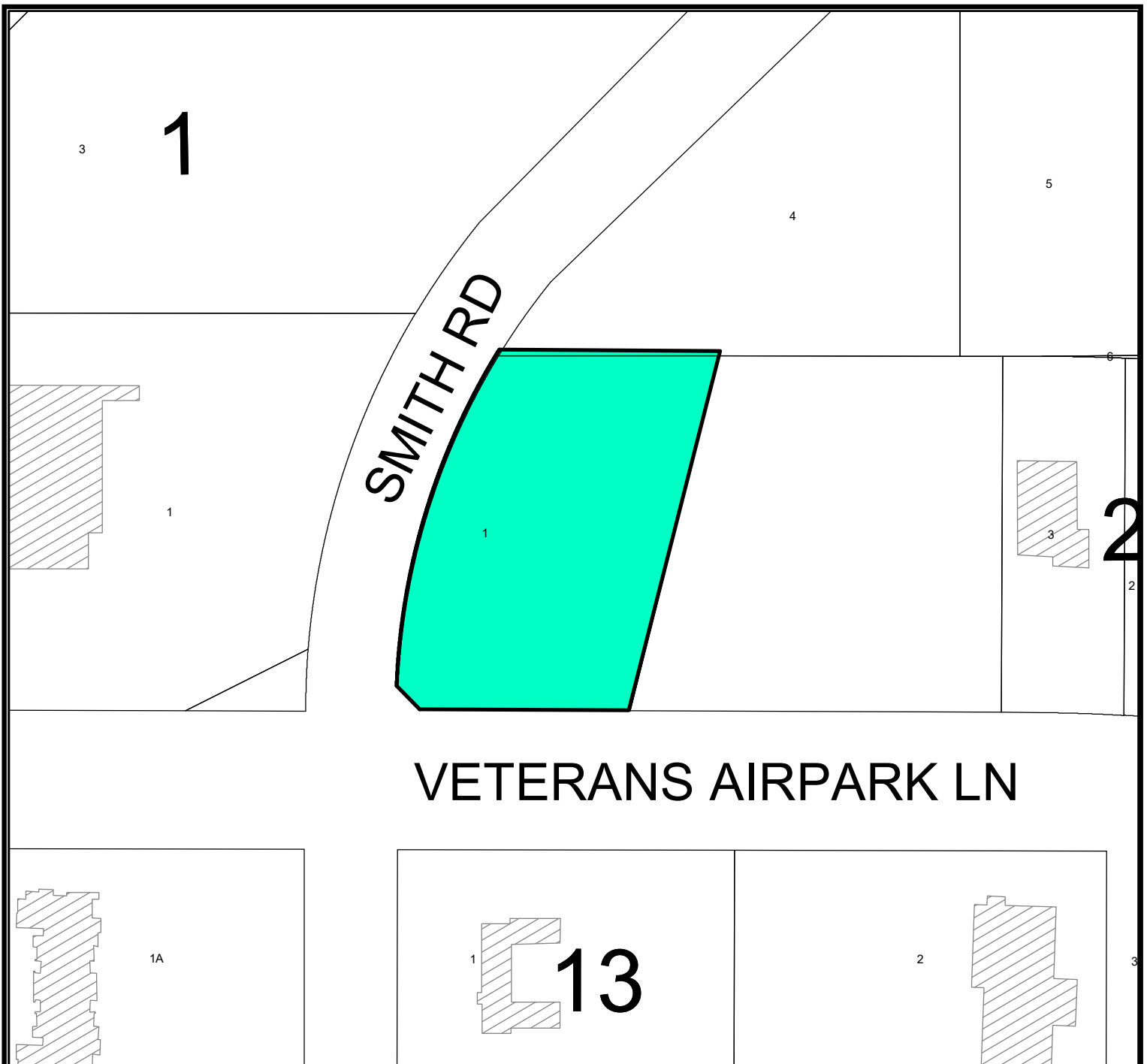
Date: 3-25-2025

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

PACKET

Page 3.14

April 21, 2025



VETERANS AIRPARK LN

Location Map

SUB-25-0829

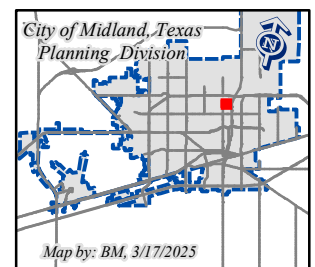
Scale: 1" = 124'

Proposed plat of Claydesta Plaza North, Section 7, being a replat of Lot 1, Block 2, Claydesta Plaza North, Section 2, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of Smith Road and Veterans Airpark Lane. (Council District 3)

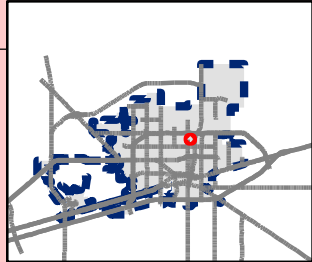
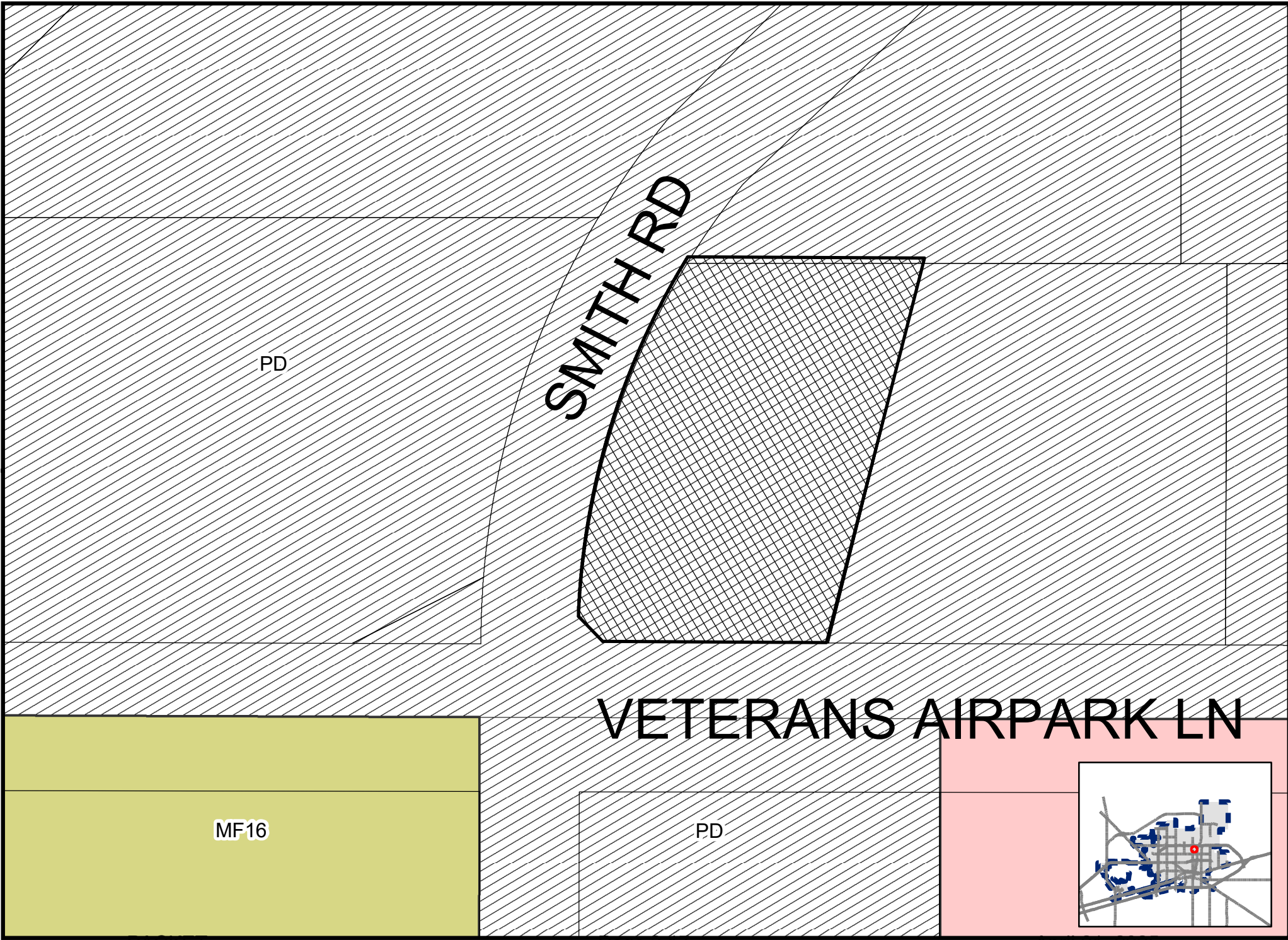
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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CLAYDESTA PLAZA NORTH, SECTION 7

FINAL PLAT

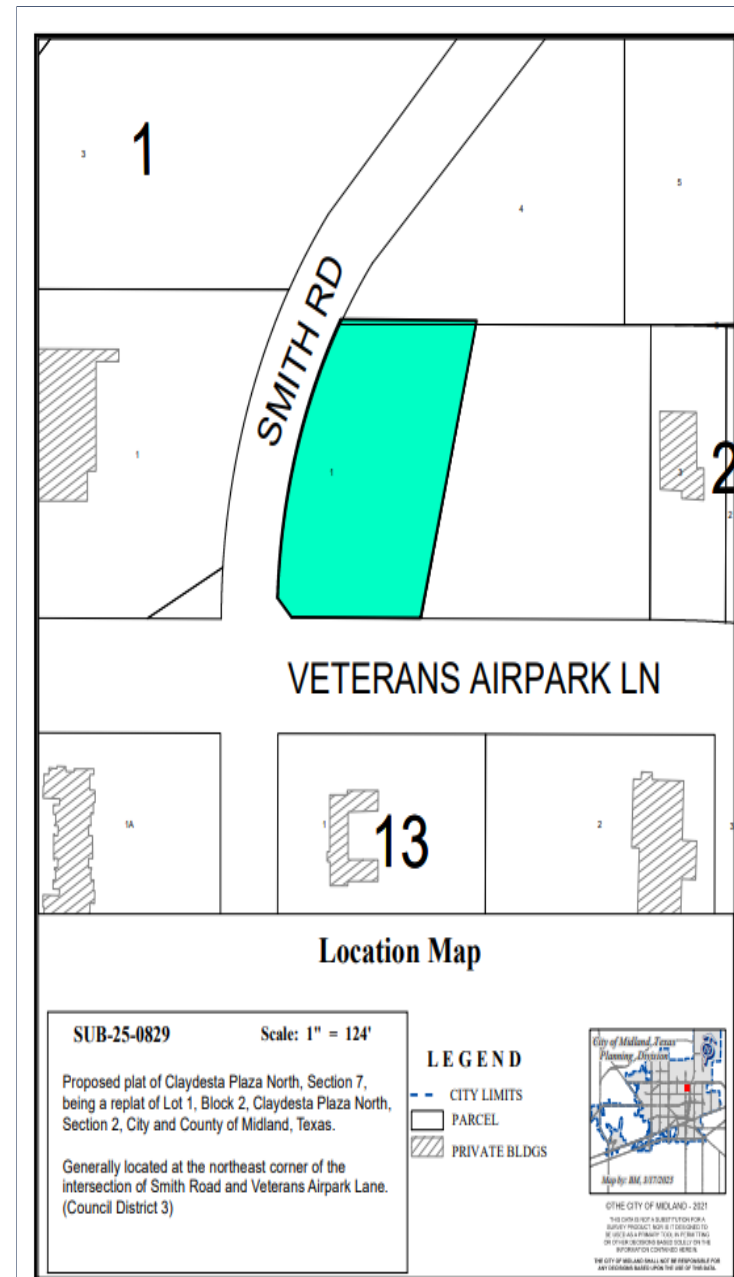


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner & Developer:** Craig Investment Company
- **Representative:** John Newton, with Newton Engineering
- **Application Type:** Final Plat
- **Address:** 516 Veterans Airpark Lane (Council District 3)



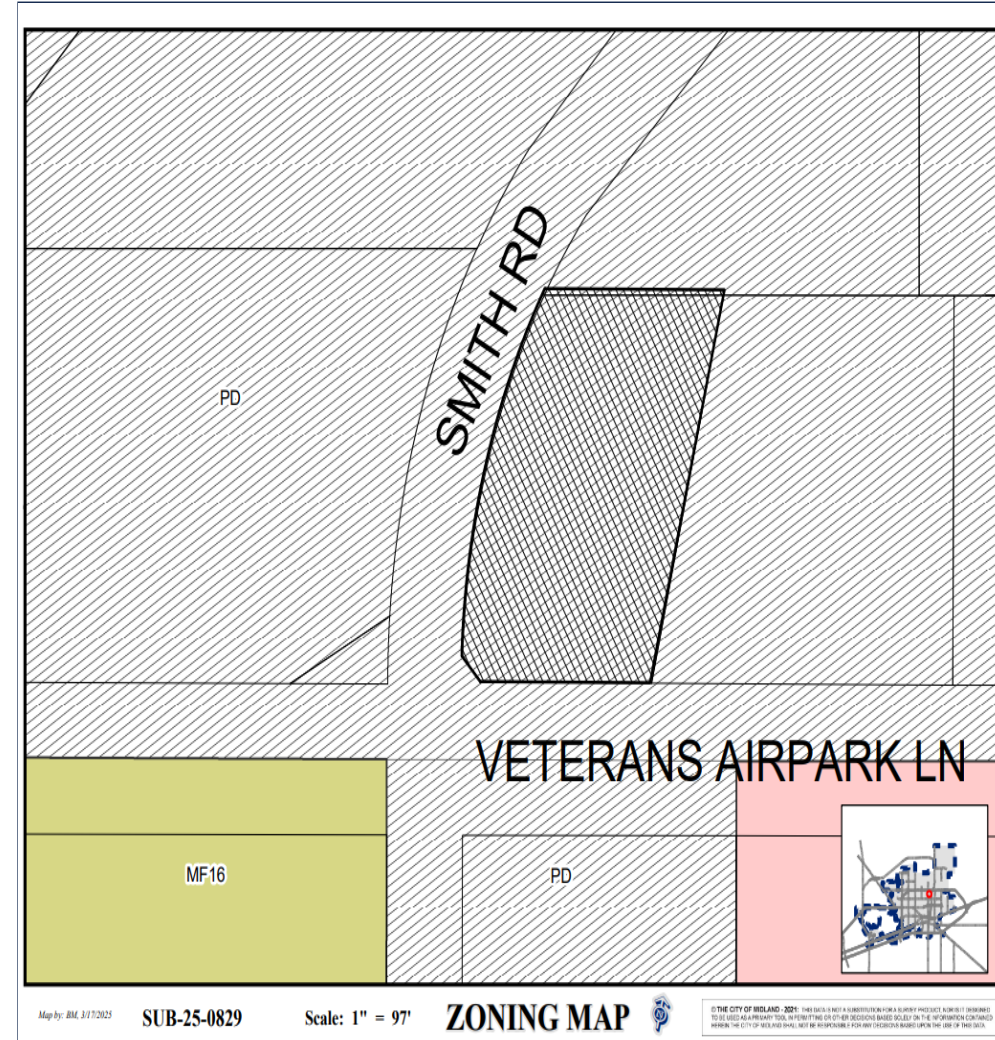
3

- # PACKET



ZONING

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



LAND USE

- **Current Use:** Office Buildings
- **Proposed Use:** Office Buildings
- **Surrounding Uses:**
 - **North:** City of Midland Landfill
 - **South:** Office Building
 - **East:** Vacant
 - **West:** USPS Office



COMPREHENSIVE PLAN ANALYSIS

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



COMPREHENSIVE PLAN ANALYSIS

- **Supported Uses:**
 - Non-industrial/nonoffice uses should be limited to services or commercial uses that are needed to support the primary employment generators
- Request is **compatible** with the surrounding area and the Tall City Tomorrow Plan.



RELATED ITEMS

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



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the final plat of Claydesta Plaza North, Section 7.



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 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Hold a public hearing and consider a request by Jesus Rodriguez for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a restaurant on a 0.167-acre tract of land out of Section 35, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South A Street and West Missouri Avenue.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Jesus Rodriguez, is requesting a Specific Use Designation (SUD) with Term for Alcoholic Beverages Sales for On-Premises Consumption in a restaurant on a property located at 103 South A. Street for El Sinaloense.

Current Zoning:

CB, Central Business District

Surrounding Zoning and Land Use:

All surrounding properties are zoned CB, Central Business Districts. The property to the north is Wall Street Cocina. The property to the east is The Bar. The property to the south is the Midland Independent School District administration building. This building is just offices for MISD; no classrooms are present. The property to the west is vacant.

Analysis:

The property is zoned CB, Central Business District. CB zoning allows Alcoholic Beverages Sales for On-Premises Consumption in a restaurant with the approval of an SUD. The total area of the restaurant, El Sinaloense, is 3,672 square feet and the proposed alcohol serviceable area is 2,000 square feet.

The proposed hours of operation:

Sunday through Saturday from 11 a.m. to 11 p.m.

The proposed hours of alcohol service:

Sunday through Saturday from 11 a.m. to 11 p.m.

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

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

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

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

The SUD is approved based on the current occupant load pending that no changes to the occupancy, seating count, physical structure, and/or the floor layout has taken place when compared to previously approved SUDs. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning: (Approved with Conditions)

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

Conditions:

A. That the serviceable area of the establishment shall be limited to approximately 2,000 square feet as shown in Exhibit "B", 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 beverages sales and consumption shall be limited to: Sunday through Saturday from 11 a.m. to 11 p.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 the requirements of the Fire Department and Code Administration Division.

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

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

Letters of Objection:

As of April 17, 2025, staff has not received any letters of objection.

Attachments:

Application
Warranty Deed (Exhibit A)
Floor Plan (Exhibit B)
Site Plan

Maps
Powerpoint



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

Project Number:

Case Number:

SUD-25-0197

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

Printed Name: Jesus Rodriguez

Phone (432) 288-3253

Email el.sinaloense2020@gmail.com

Address 145 Virgil Dr.

City Odessa

State TX

Zip 79704

Property Owner

Printed Name: George Susa

Phone ()
Email

Address 1206 Storry Ave

City Midland

State TX

Zip 79701

Representative (if different from Applicant or Property Owner)

Firm:

Printed Name:

Phone ()
Email

Address

City

State

Zip

Street Address: 103 S. A St Midland, TX 79701

Business Name: El Sinaloense Mariscos y Bar LLC

Legal Description

Lot:

Block:

Subdivision:

Current Zoning: Restaurant

Reason for Request: Service of alcohol

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

Proposed/Current Days and Hours of Operation: Sunday - Saturday 11am - 11pm

Proposed Days and Hours of Alcohol Service: Sunday - Saturday 11am - 11pm

Total Square Footage of Business: 3672

Square Footage of Alcohol Serviceable Area: 2000

Restroom Fixtures:

Men

Toilets/Urinals: 1 1 2

Bathroom Sinks: 2

Women

Toilets: 2

Bathroom Sinks: 2

Submittal and Fees

Items to be submitted with this application form:

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

Signatures

Applicant (signature):

Date:

3/12/25

Applicant (printed):

JESU Rodriguez

Property Owner (signature):

Date:

3/12/25

Property Owner (printed):

Angel Rosa

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

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

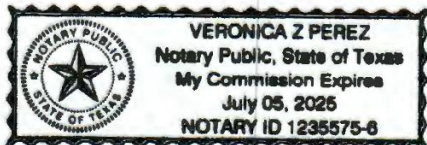
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared JESU Rodriguez who, being by me duly sworn, upon oath says: That (s)he is authorized by GEORGE ROSA, 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)

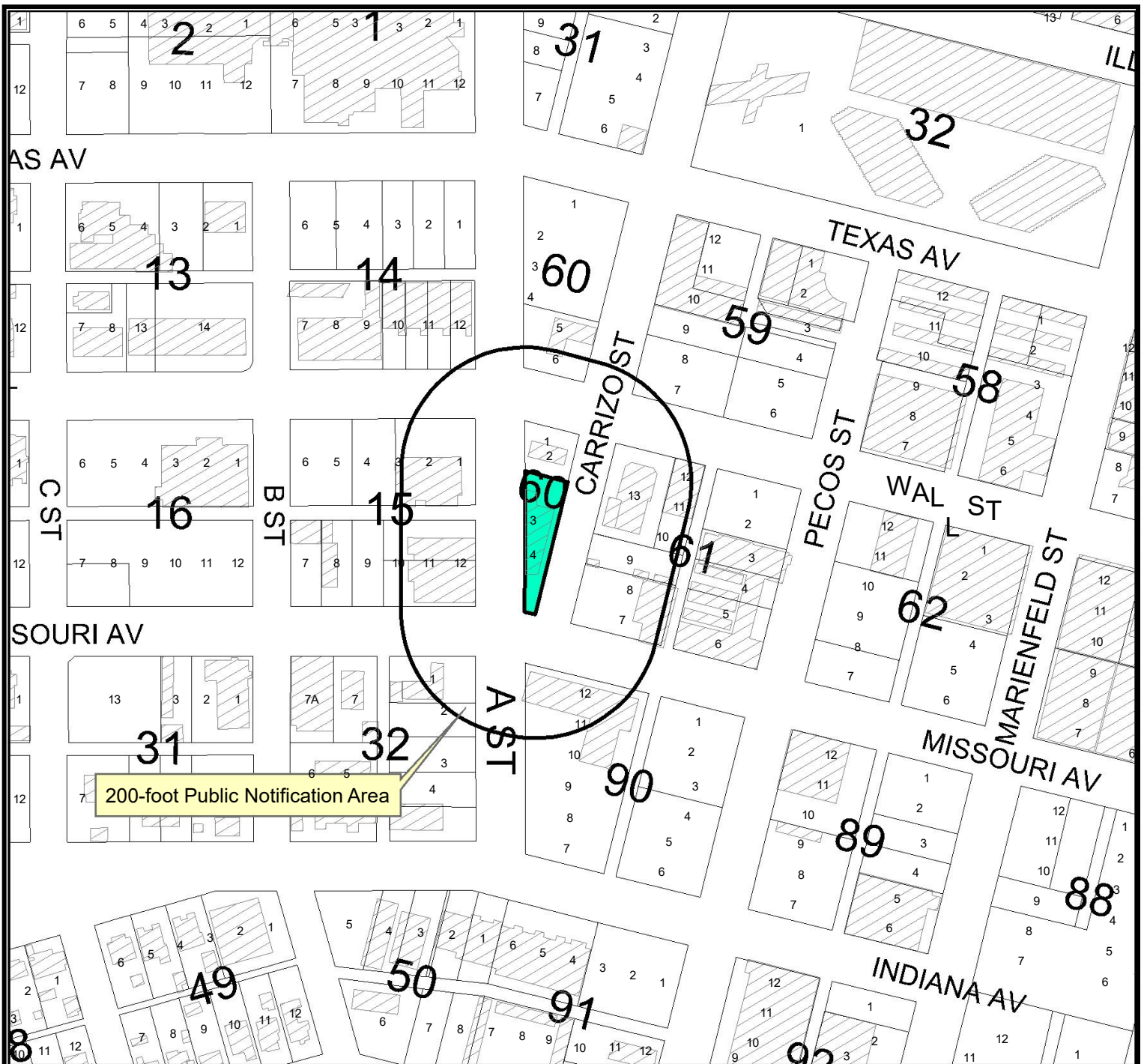
Subscribed and sworn to before me, this 13th day of March, 20 25, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY☒ Property Owner Authorization☒ Dimensioned Floor Plan☒ Application Fee☒ Site PlanCheck # INVOICE please☒ Plans in Digital Format (PDF/JPEG)Received By: [Signature]Date: **RECEIVED****MAR 18 2025******Application will not be considered for scheduling until reviewed by a planner.****



Location Map

SUD-25-0197

Scale: 1" = 600'

Consider a request by Jesus Rodriguez for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a restaurant on a 0.167-acre tract of land out of Section 35, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of South A Street and West Missouri Avenue. (Carrizo District 3)

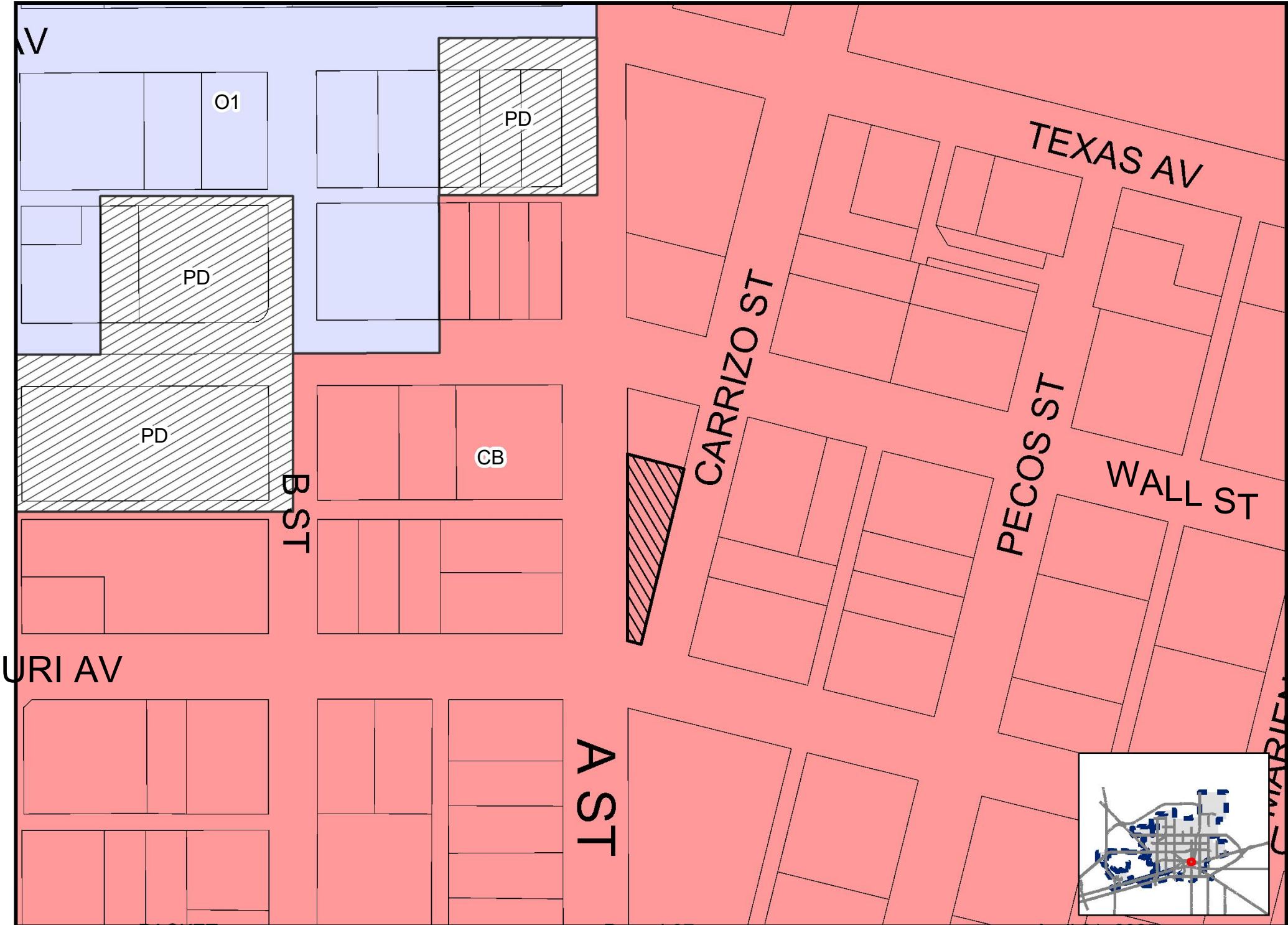
LEGEND

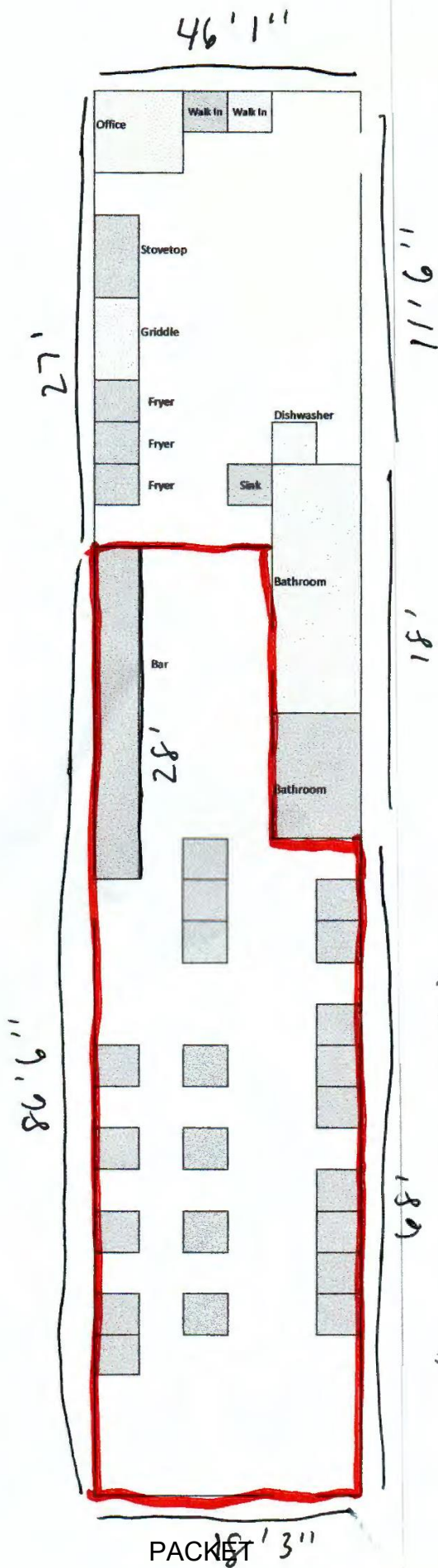
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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





Serviceable area = 2000
 Total area = 3672





XAS AV

TEXAS AV

ST

C ST

B ST

MISSOURI AV

CARRIZO ST

PECOS ST

WALL ST

A ST

MARIENFELD ST

MISSOURI AV

13

14

60

59

58

16

15

60

61

62

31

32

90

89

PACKET

Page 4.40

April 21, 2025

Midland County
Cheryl Becker
County Clerk
Midland, Texas 79702



70 2012 00013229

Instrument Number: 2012-13229

As

Recorded On: June 25, 2012

Recording after Aug 2005

Billable Pages: 3

Number of Pages: 4

Comment: WD SOSA

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recording after Aug 2005 24.00

Total Recording: 24.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2012-13229

Receipt Number: 372993

Recorded Date/Time: June 25, 2012 10:39:30A

User / Station: S Walterscheid - County Station 2

Record and Return To:

LONE STAR ABSTRACT & TITLE CO

ATTN: JACK CAMPBELL

600 N. Loraine

Midland TX 79701



State of Texas
County of Midland

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly
RECORDED in the volume and page of the named RECORDS of Midland County, Texas as stamped hereon.

Cheryl Becker

County Clerk
Midland County, Texas

PACKET

Page 4.41

April 21, 2025

RETURN TO:

LONE STAR ABSTRACT & TITLE CO., INC.

GF # 200096 (183)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF 200096 dkb/wp

13229

GENERAL WARRANTY DEED

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MIDLAND §

THAT THE UNDERSIGNED, GEORGE O. SOSA AND SPOUSE, YOLANDA M. SOSA, hereinafter referred to as "**GRANTOR**", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has **GRANTED, SOLD and CONVEYED**, and by these presents does hereby **GRANT, SELL and CONVEY** unto **SOSA ONE, LLC**, herein referred to as "**GRANTEE**", whether one or more, the lot, tract or parcel of land situated in Midland County, Texas, to-wit:

TRACT ONE (1):

Being a portion of the un-numbered block of land shown and indicated on the plat of the ORIGINAL TOWN of Midland, Midland County, Texas, as said plat appears of record in Volume 3, Pages 232-3 of the Deed Records of said County, to which reference is hereby made, and which block of land is bounded on the north by the south line of Wall Street (formerly Iowa Avenue); on the east by the west line of Carrizo Street, on the south by the north line of Missouri Avenue, on the west by the east line of "A" Street, as shown and indicated on the plat of West End Addition to said City of Midland, which east line of "A" Street is also the west line of Section 35 in Block 39, T-1-S, T&P RR Company Survey, Midland County, Texas, and which block of land is commonly known as BLOCK NO. 60 1/2 OF THE ORIGINAL TOWN of Midland, more particularly described as follows:

BEGINNING at a point in the west line of Carrizo Street, said point being also in the east line of Block 60 1/2 and also being 80 feet south of the intersection of the south line of Wall Street and the west line of Carrizo Street;

THENCE west parallel with the south line of Wall Street a distance of 60.6 feet to a point in the east line of "A" Street and the west line of Block 60 1/2 for a corner;

THENCE in a southeasterly direction along the east line of "A" Street a distance of 51.5 feet to a point on "A" Street;

THENCE East a distance of 48 feet to a point for corner in the west line of Carrizo Street;

THENCE north with the west line of Carrizo street and the east line of Block 60 1/2, a distance of 50 feet to the PLACE OF BEGINNING; AND

BEGINNING at a point in the west line of Carrizo Street (said point being also in the east line of Block 60 1/2) 130 feet south of the intersection of the south line of Wall Street and the west line of Carrizo Street;

THENCE west parallel with the south line of Wall Street a distance of 48 feet to a point in the east line of "A" Street (and the west line of Block 60 1/2) for a corner;
 THENCE in a southeasterly direction along the east line of "A" Street a distance of 175.5 feet to a point in the north line of Missouri Avenue (and the south line of Block 60 1/2) for a corner;
 THENCE east along the north line of Missouri Avenue, a distance of 5.6 feet to a point for a corner, being the intersection of the west line of Carrizo Street and the north line of Missouri Avenue;
 THENCE north along the west line of Carrizo Street (and the east line of Block 60 1/2) a distance of 170 feet to the PLACE OF BEGINNING, all being in the City of Midland, Midland County, Texas.

TRACT TWO (2):

Being THE NORTH 65 FEET OF LOTS TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK FIFTEEN (15), WEST END ADDITION, an addition to the City of Midland, Midland County, Texas, according to the map or plat thereof, recorded in Cabinet E, Page 52, Plat Records, Midland County, Texas.

This conveyance is made and accepted subject to any and all validly existing encumbrances, conditions, and restrictions, relating to the hereinabove described property, including, but not limited to, the following:

1. Building setback lines and easements as shown on plat recorded in Volume 3, Page 232, Deed Records of Midland County, Texas.
2. All visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.
3. Rights of parties in possession.
4. Rights of parties in possession under any unrecorded, written or oral lease agreements by and between the present owner and/or their predecessors in title as lessor and unknown persons as lessees covering any of the herein described property.
5. Visible and apparent easements.
6. Portion of the property that may lie within any roadway.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 5th day of June, 2012.

George O. Sosa
 GEORGE O. SOSA

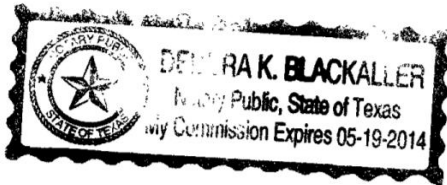
Yolanda M. Sosa
 YOLANDA M. SOSA

Grantee's Address:
 1206 Storey Ave.
 Midland, Texas 79701

THE STATE OF TEXAS §

COUNTY OF MIDLAND §

The foregoing instrument was acknowledged before me on the 5th day of June, 2012, by **GEORGE O. SOSA**.



Debora K. Blackaller
 NOTARY PUBLIC IN AND FOR:
 THE STATE OF TEXAS

THE STATE OF TEXAS §

COUNTY OF MIDLAND §

The foregoing instrument was acknowledged before me on the 5th day of June, 2012, by **YOLANDA M. SOSA**.



Debora K. Blackaller
 NOTARY PUBLIC IN AND FOR:
 THE STATE OF TEXAS



EL SINALOENSE

ITEM

SPECIFIC USE DESIGNATION WITH TERM

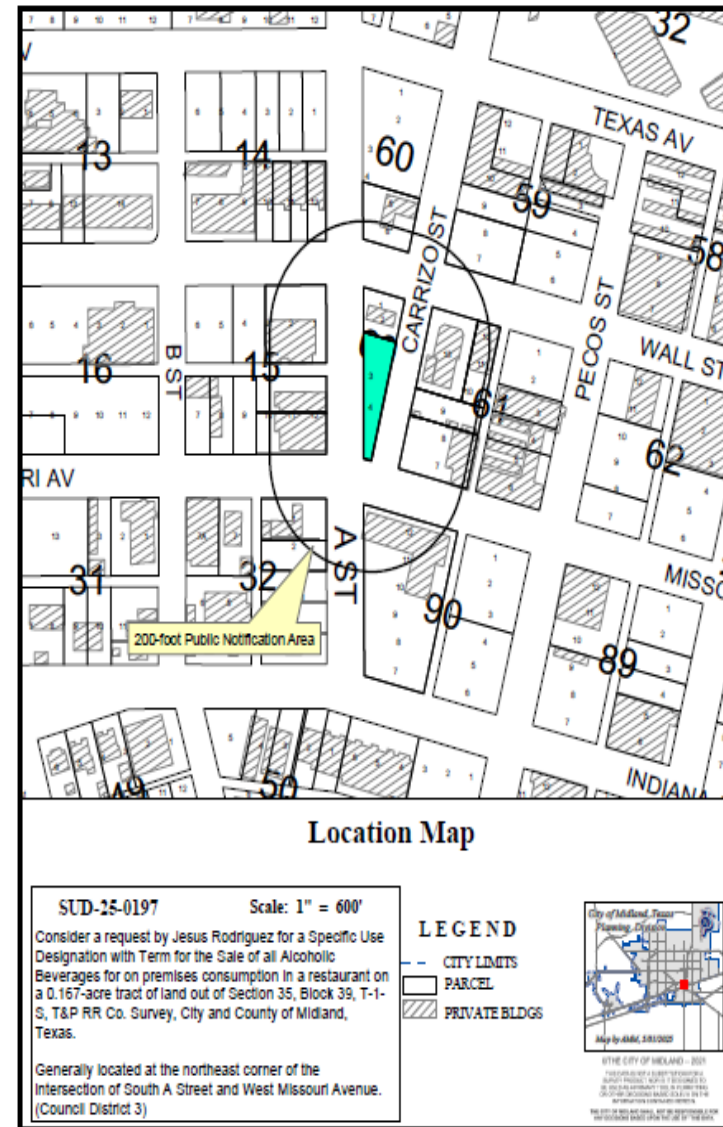


Visit Our Website

MIDLANDTEXAS.GOV

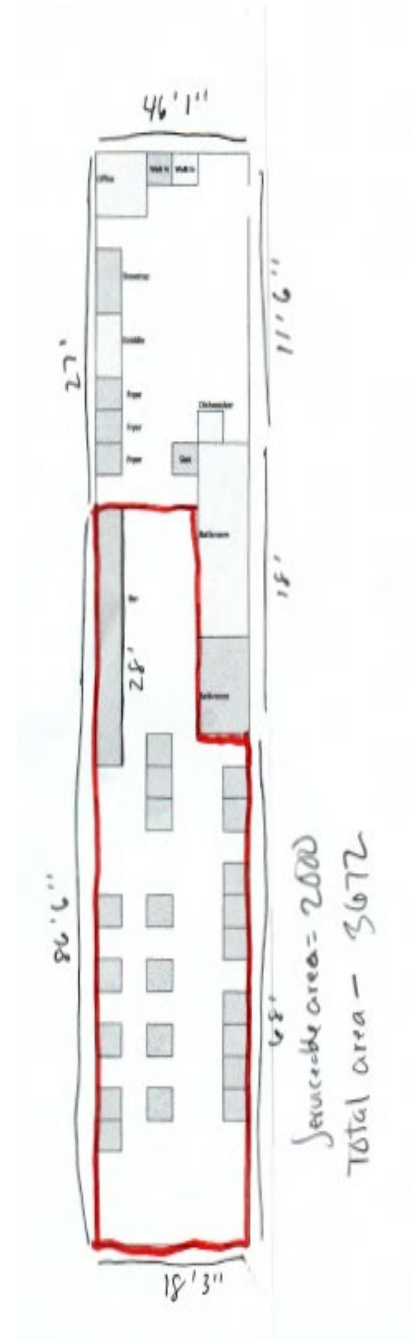
APPLICATION SUMMARY

- **Property owner:** George Sosa
- **Applicant:** Jesus Rodriguez
- **Application Type:** Specific Use Designation With Term
- **Address:** 103 South A. Street (District 3)



SUD DETAILS

- **Square Footage of SUD:** 3,672 sq feet
- **Alcohol Serviceable Area:** 2,000 sq ft
- **Proposed Days and Hours of Operation:**
 - Sunday through Saturday from 11 a.m. to 11 p.m.



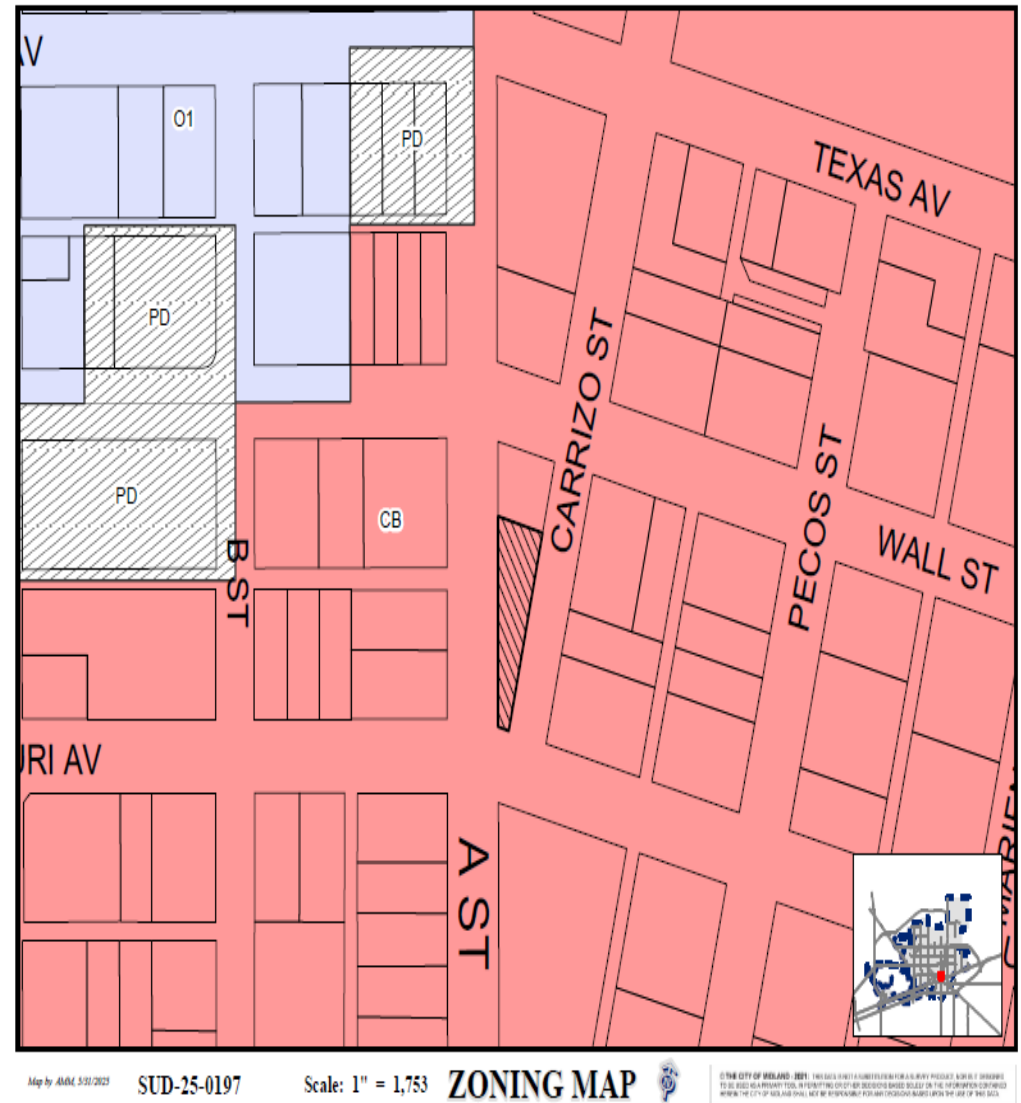
SUD DETAILS

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



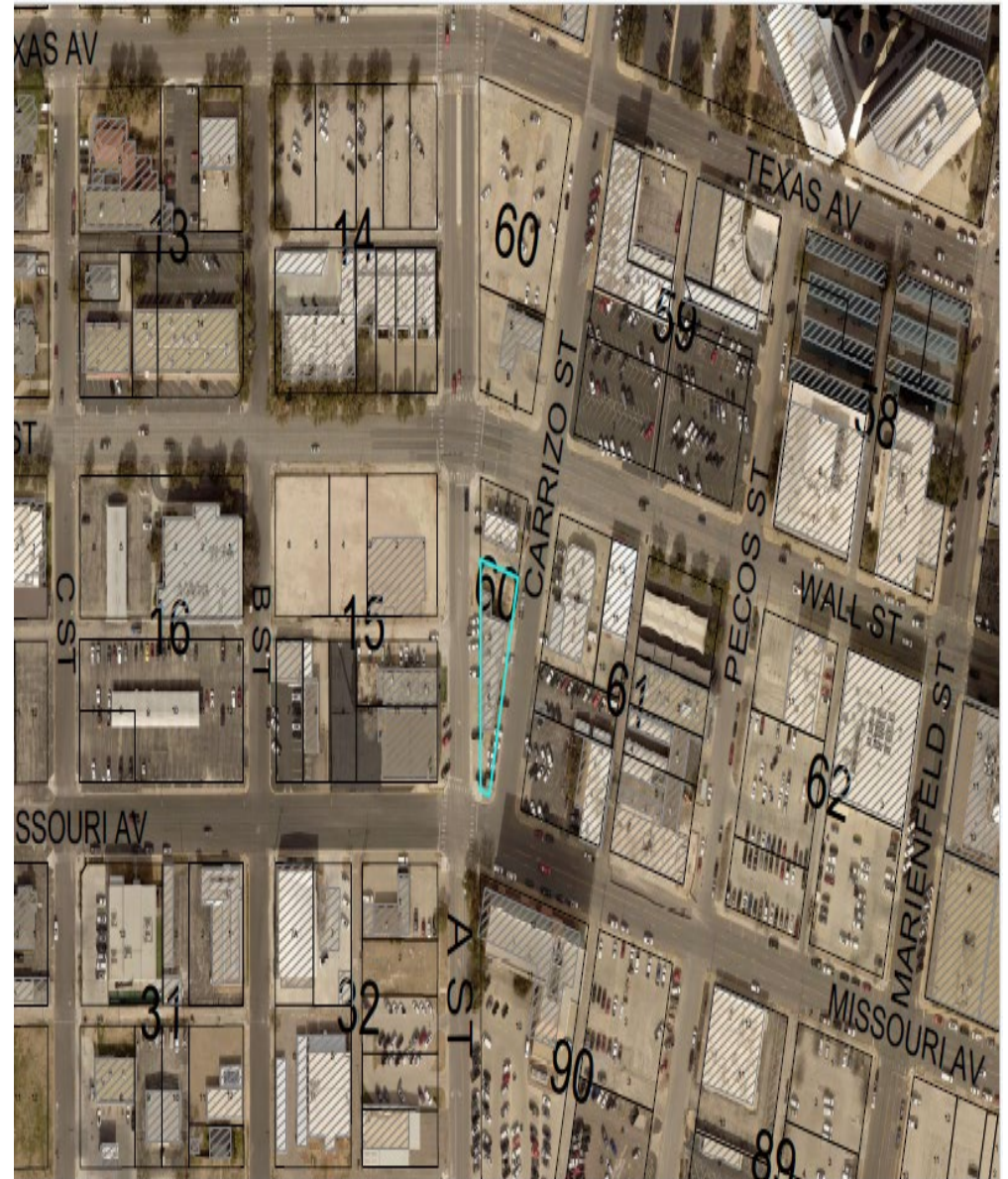
ZONING

- **Current Zoning:** CB, Central Business
- **Surrounding Zoning:** CB, Central Business.
- **Current Use of the Property:**
A Vacant: 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: Wall Street Cocina
 - South: MISD Building
 - East: The Bar
 - West: Vacant

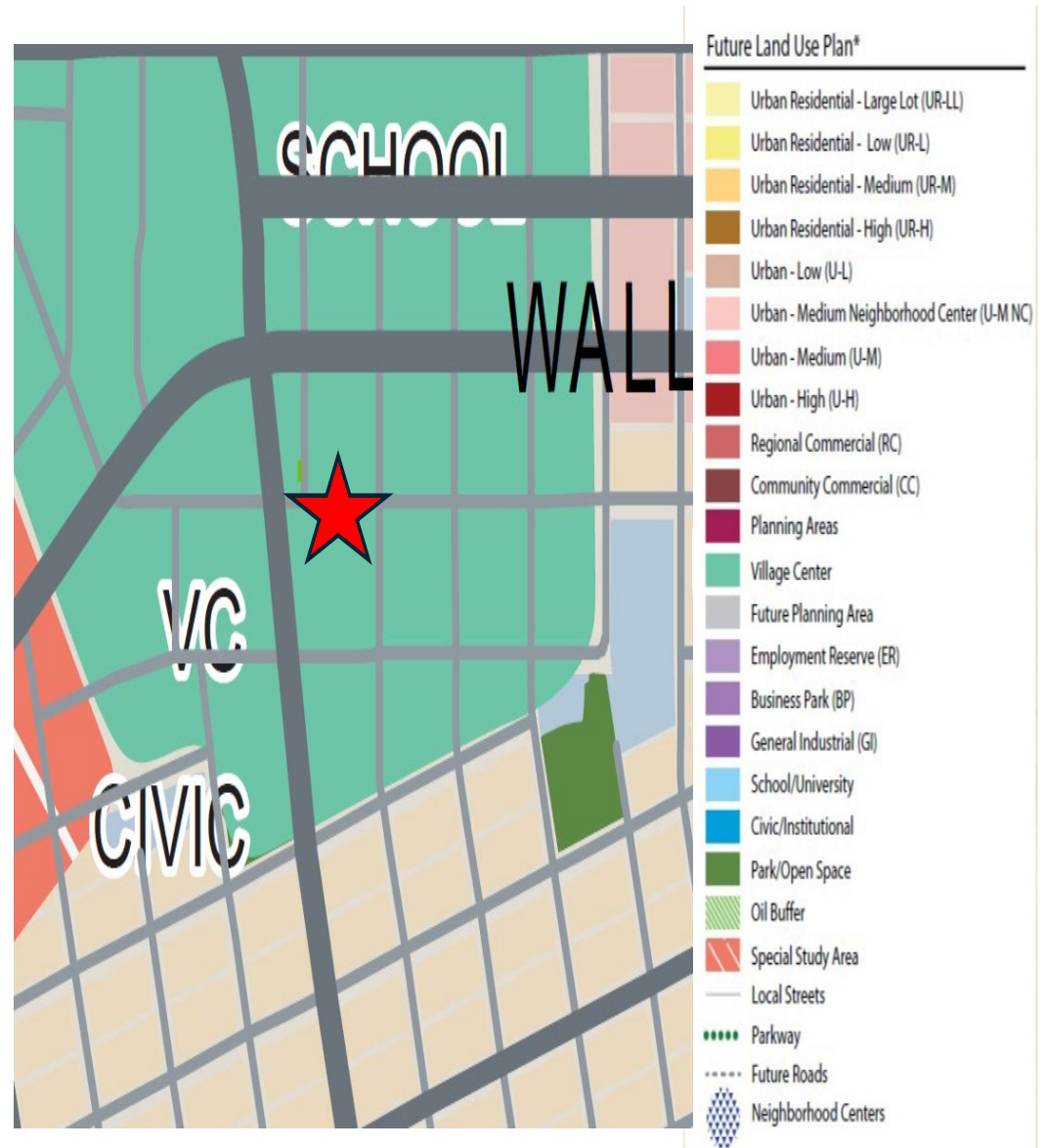


SITE PHOTO



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 2,000 square feet as shown in Exhibit B, 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.**

STAFF RECOMMENDATION

C. That the days and hours of alcoholic beverages sales and consumption shall be limited to: Sunday through Saturday from 11 a.m. to 11 p.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.

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 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Hold a public hearing and consider a request by Erica Hernandez for a Zone Change from LI, Light Industrial District, to SF-3, Single-Family Dwelling District, on Lot 12, Block 7, Moody Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Lee Street and Houston Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Erica Hernandez is requesting a Zone Change from LI, Light Industrial District, to SF-3, Single-Family Dwelling District for the construction of a single-family residence on a property located at 410 North Lee Street.

Current Zoning:

LI, Light Industrial District.

Surrounding Zoning and Land Use:

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

Analysis:

The subject property is zoned LI, Light Industrial District, which calls for wholesaling, distribution, and warehousing activities. The applicant is seeking this zone change to SF-3, Single-Family Dwelling District, in order to construct a single-family residence, which is

not an allowed use in the LI, Light Industrial 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 request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designated this area as Urban Medium (U-M). This designation calls for a diverse range of housing types including single-family and multi-family housing, neighborhood and community retail, office space and essential services.

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 LI, Light Industrial District, to SF-3, Single-Family Dwelling District.

Letters of Objection:

Staff has not received any letters of objection as of April 18, 2025.

Attachments:

Application
Survey
Maps
Power Point



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

Project Number: _____

Case Number: 2-25-0418

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>Erica Hernandez</u>		Phone (432) 215-5108 Email: <u>edelarop1@yahoo.com</u>	
Address: <u>102 Cedar Ave</u>	City: <u>Midland</u>	State: <u>TX</u>	Zip: <u>79705</u>

Property Owner Printed Name: <u>Mario and Erica Hernandez</u>		Phone (432) 215-5108 Email: <u>edelarop1@yahoo.com</u>	
Address: <u>102 Cedar Ave</u>	City: <u>Midland</u>	State: <u>TX</u>	Zip: <u>79705</u>

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

Street Address: <u>410 N Lee St</u>	
Legal Description Lot: <u>12</u> Block: <u>7</u> Subdivision: <u>Moody Addition</u>	

Current Zoning: <u>Light Industrial</u>	Proposed Zone: <u>Single-Family 3</u> (List by tracts if more than one district is requested)
--	---

Reason for Zone Change Request: _____

Present Use of Property: Vacant

Proposed Use of Property: Single Family

How would this zone change affect the public health, safety and welfare? Property location is better suited for housing than industrial activities

Describe how conditions affecting the property have changed since present zoning designation: The surrounding lots are single family homes

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: feb 24, 25

Applicant (printed): Erica Hernandez

Property Owner (signature): 

Date: Feb 24, 25

Property Owner (printed) : Tricia Hernandez

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 # Invoice

Received By: Mahmud Hayez

Date: MAR 24 2025

Initial

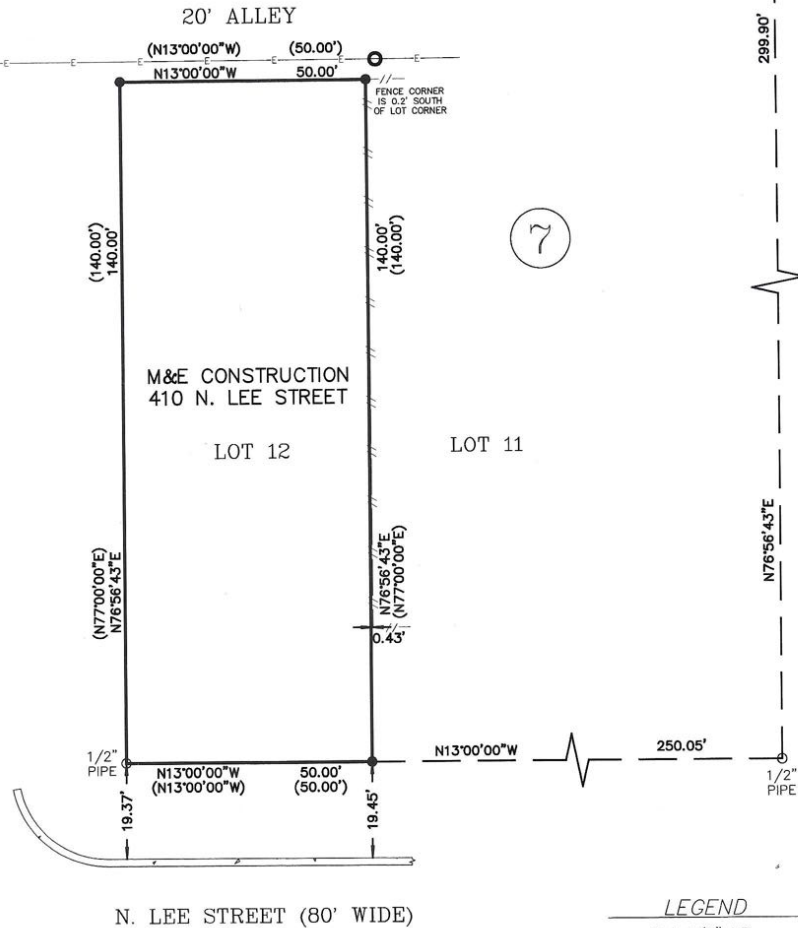
* COPYRIGHT 2024

This survey plat is being provided solely for the use of: M&E Construction and that no license has been created, express or implied, to copy the survey plat except as is necessary in conjunction with the original transaction dated August 29, 2024, which shall take place within 90 days after the survey was provided.

1/2" PIPE



HOUSTON AVENUE (80' WIDE)



SURVEY OF
LOT TWELVE (12), BLOCK SEVEN (7),
MOODY ADDITION,
AN ADDITION TO THE CITY OF MIDLAND
MIDLAND COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN
VOLUME 1, PAGE 48, DEED RECORDS, MIDLAND COUNTY, TEXAS

LEGEND

- Set 1/2" I.R.
W/Cap "RPLS 6832"
- Fnd. 1/2" I.R.
- Power Pole
- E — E —
Overhead Electric Line
- // — // —
Wood Fence line

This survey was prepared without benefit of a title commitment.
Not all easements or matters of title may be shown.

Census Tract: 17

This tract is in Flood Zone "X" as shown on the Flood Insurance Rate Map, Dated September 16, 2005 provided by the Federal Emergency Management Agency Flood Map Number: 48329C0089 F

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

Dated this the 29th day of August 2024.

Duryn Henington

Registered Professional Land Surveyor No. 6832
Date: 08/29/2024

IF SURVEYORS SIGNATURE IS NOT SIGNED IN RED INK, THIS IS NOT AN ORIGINAL DOCUMENT

PENNELL LAND SURVEYING
PROFESSIONAL LAND SURVEYING
P.O. BOX 51622, MIDLAND, TEXAS 79710
VOICE: (432)570-6256 brucepennell@yahoo.com

ABSTRACT OFFICE: N/A G.F. #: N/A COMMITMENT EFFECTIVE DATE: N/A
CAD FILE: PL25578 DATA FILE: 410NLEE DRAWN BY: MARCY N. FIRM NO.: 10193978

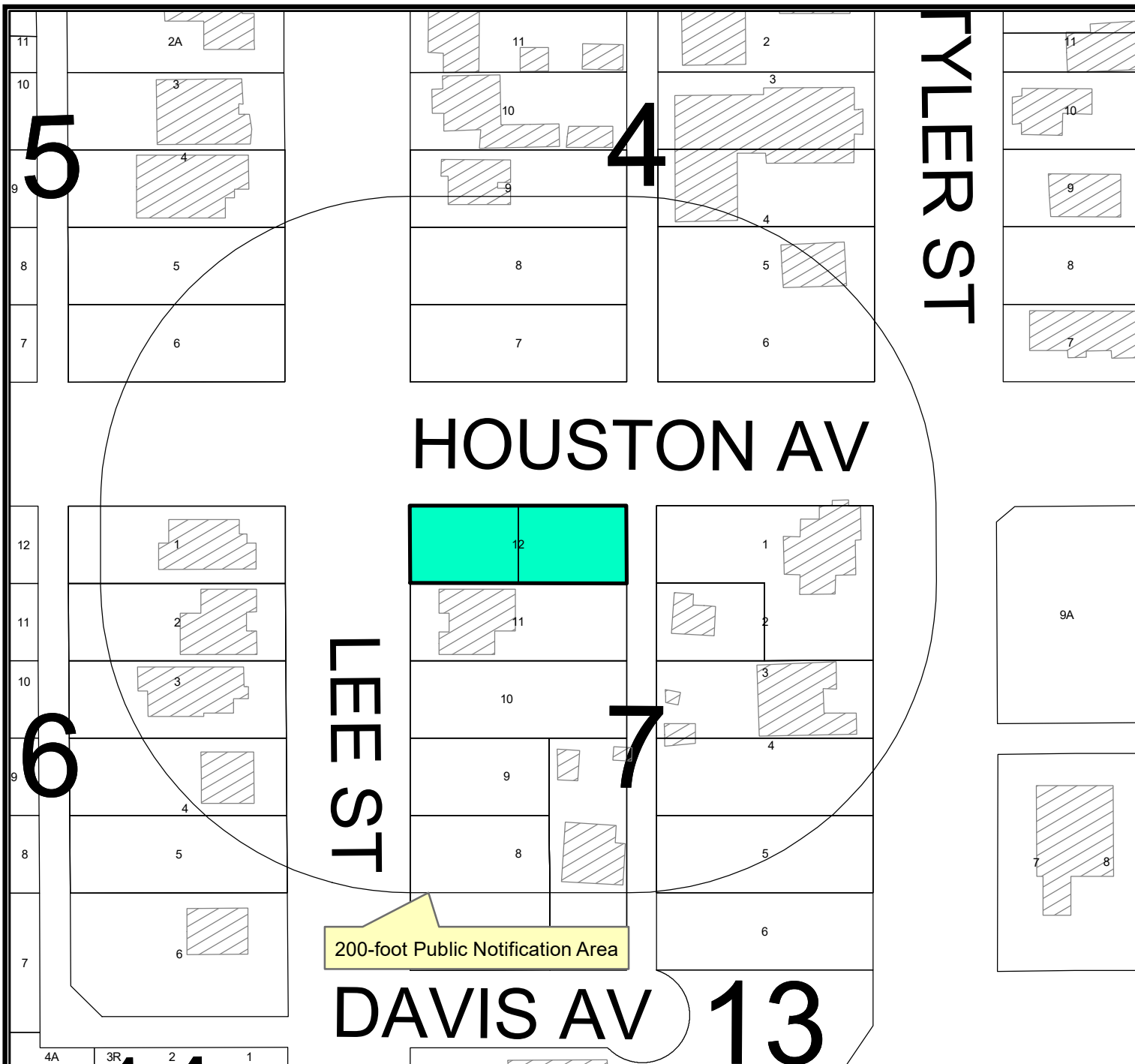
Basis of Bearings:
WEST Line of this Lot

Bearings and Distances Shown
Inside () Indicate Record Information



SCALE: 1" = 30'





Location Map

Z-25-0418

Scale: 1" = 600'

Consider a request by Erica Hernandez for a Zone Change from LI, Light Industrial District, to SF-3, Single-Family Dwelling District, on Lot 12, Block 7, Moody Addition, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of North Lee Street and Houston Avenue (District 2)

PACKET

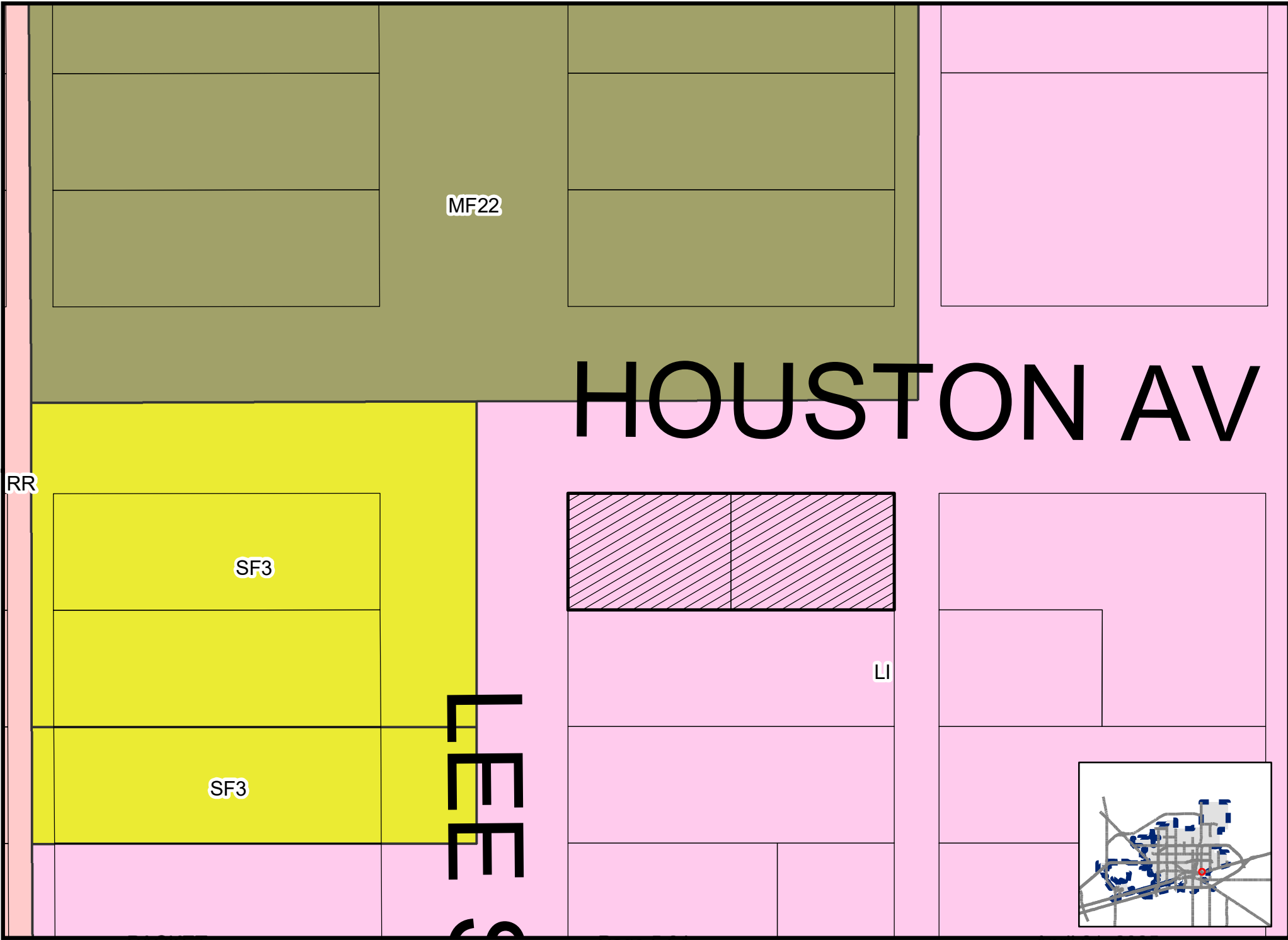
LEGEND

- 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.



LES

PACKET

April 21, 2025

Page 565





410 N LEE ST

ITEM

ZONE CHANGE REQUEST

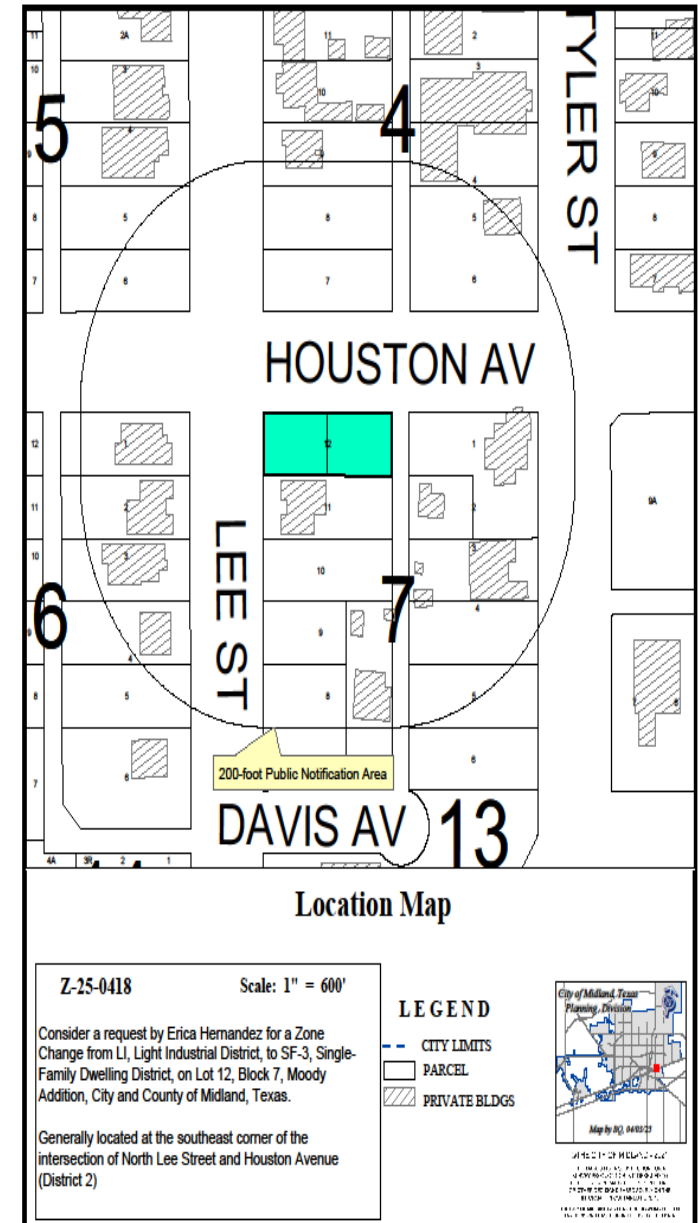


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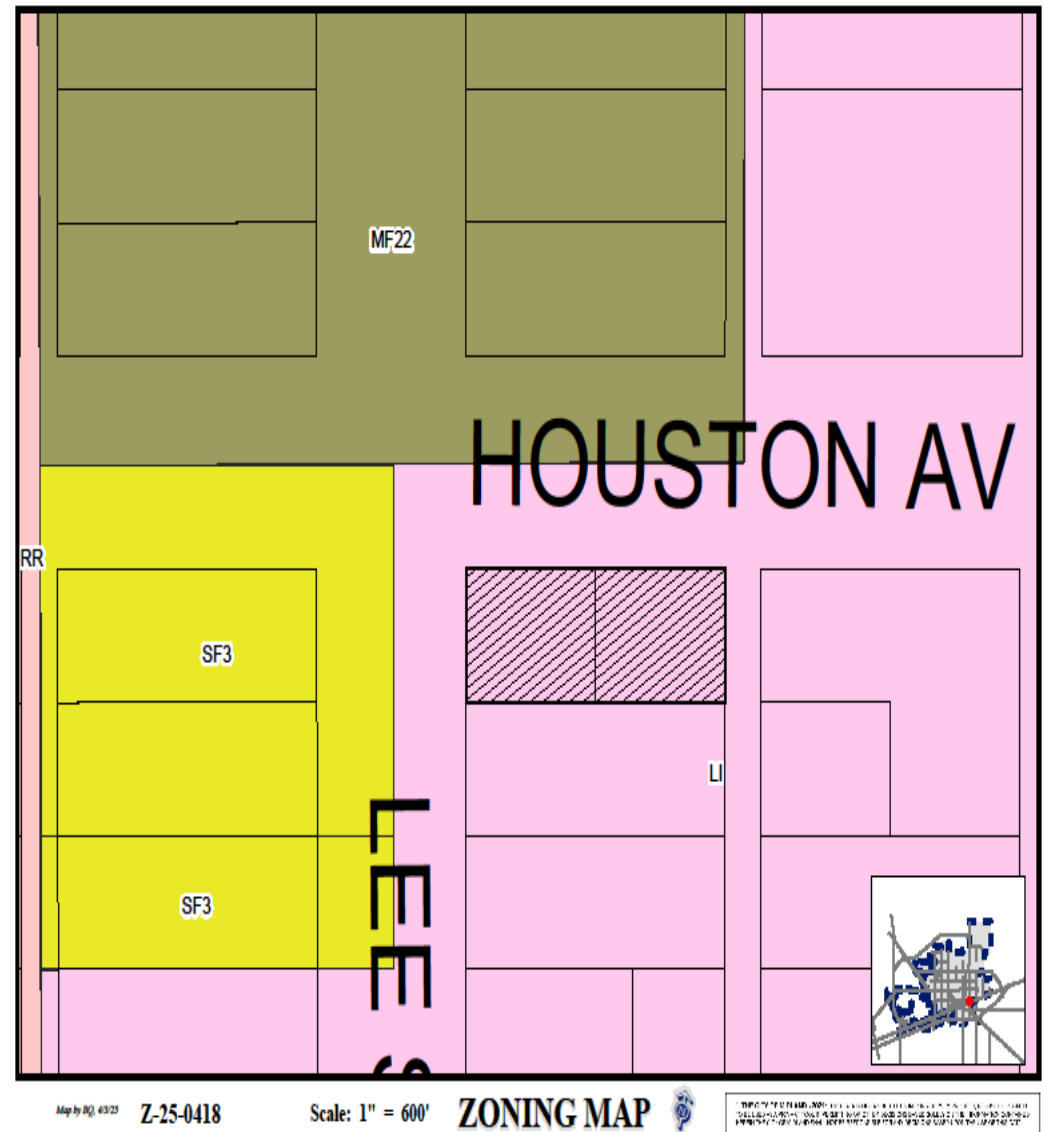
APPLICATION SUMMARY

- **Property Owner:** Mario & Erica Hernadez
- **Zone Change**
- **Address:** 410 North Lee Street (District 2)
- **Reason for Request:** To be able to build a single-family dwelling.



ZONING

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



LAND USE

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

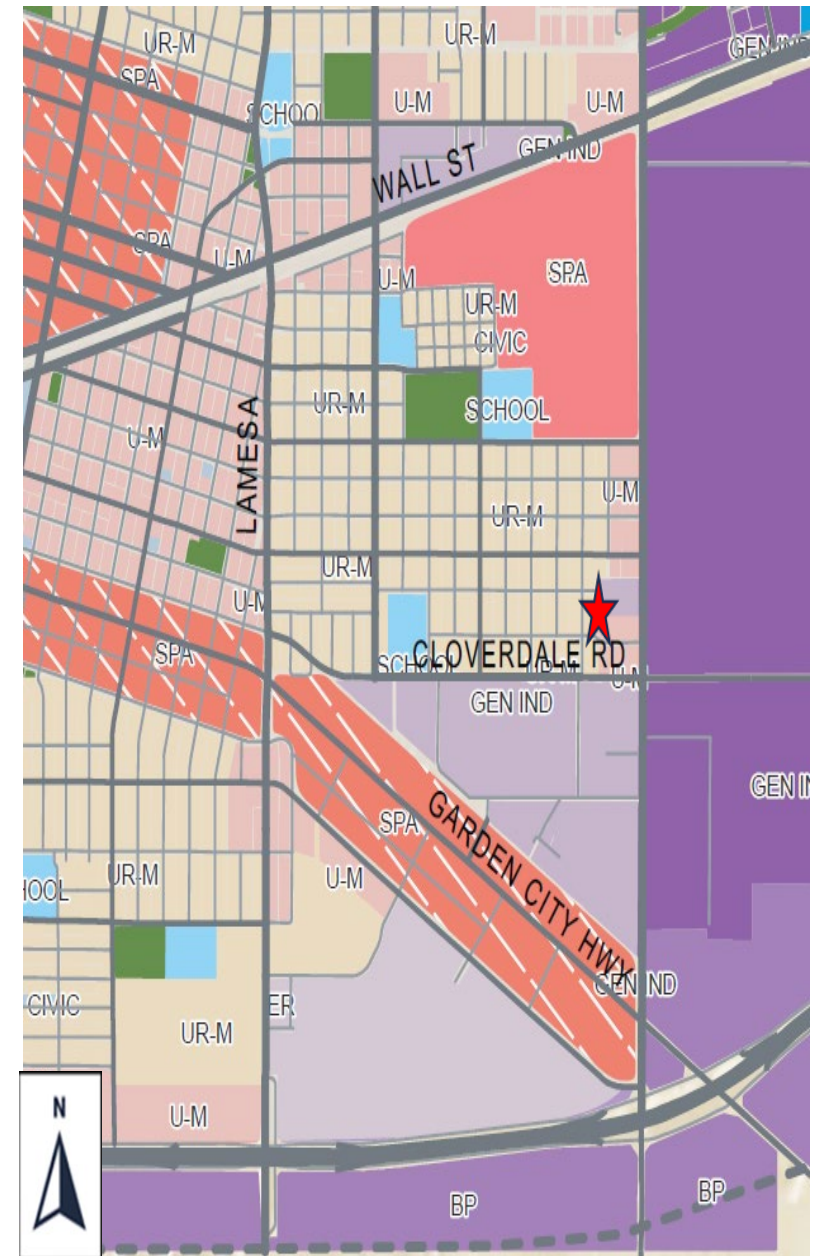




On North Lee Street, Looking East.

COMPREHENSIVE PLAN

- **TCT Land Use Designation:**
Urban Medium, U-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 **LI, Light Industrial 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 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving a Final Plat of Avalon Addition, Section 6, being a replat of all of Lot 3, the west 22-feet of Lot 2, and the east 10.5 feet of Lot 4, Block 4, Avalon Addition, City and County of Midland, Texas. (Generally located on the north side of Winfield Street, approximately 146 feet west of North I street.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

SF1, Single-Family Dwelling District

Preliminary Plat Approval:

Magrym Consulting, on behalf of Scott Watkins, is requesting to replat a property located at 1602 Winfield Road into 1 lot to correct inaccurate lot lines for an addition to the house.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

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

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

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

SEWER: 6" sewer exists in alley N 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.]

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)

Label block on plat visual. Label portion of surrounding plat that falls within Avalon Replat.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Avalon Addition, Section 6.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

SUB-24-0777

Case Number:

P-25-2227

Proposed Subdivision Plat Name: Avalon Addition Section 6

Legal Description (attached sealed Metes and Bounds):

BEING A REPLAT OF ALL OF LOT 3, THE WEST 22.00-FEET OF LOT 2, AND THE EAST 10.5-FEET OF LOT 4, BLOCK 4, AVALON ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS.

Property Owner

Printed Name: SCOTT WATKINS

Phone ()

Email

Swatkins@swatkinsconstruction.com

Address PO Box 570

City Corsicana

State TX

Zip 75151

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: SF1

Reason for Platting: Addition to house

Construction Permits

Plat Information

Total Acreage: 0.27

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): [Signature]

Date 3/12/2025

Property Owner (printed): Scott Watkins

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.

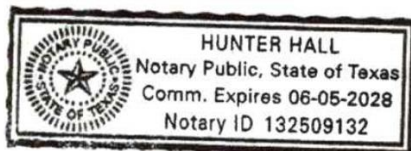
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Scott Watkins, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 24th 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 # Invoice

☒ 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 # 1391

Received By:

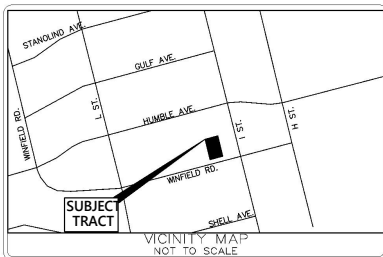
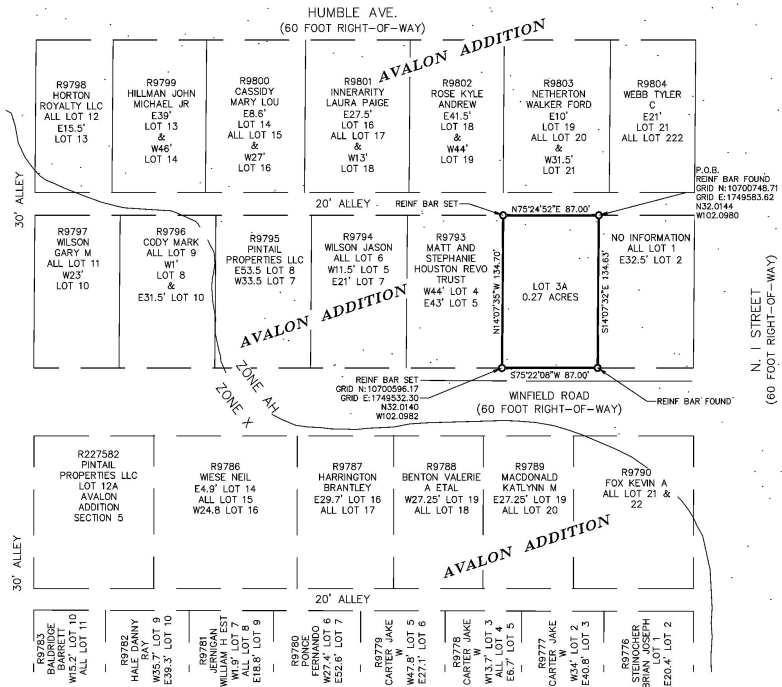
Date:

****Application will not be considered for scheduling until reviewed by a planner. * 2025**

3/24/25

AVALON ADDITION SECTION 6

BEING A REPLAT OF ALL OF LOT 3, THE WEST 22.00- FEET
OF LOT 2, AND THE EAST 10.5- FEET OF LOT 4, BLOCK 4,
AVALON ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS.



NOTES:

1. 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.
2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "SCHUMANN ENGINEERING" UNLESS OTHERWISE NOTED.
3. 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.
4. 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.
5. 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.
6. 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.
7. PROPERTY IS IN ZONE "AH" ACCORDING TO FEMA MAP PANEL 48329C0088 WITH AN EFFECTIVE DATE OF 9/16/2005.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVER COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

PACKET

LEGEND:

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

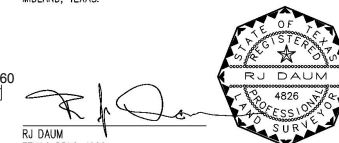
OWNER(S):

SCOTT WATKINS, CO-TRUSTEE OF JMW-AJM 2012 TRUST

AND KEW-AJM 2012 TRUST.
P.O. BOX 570
CORSIKANA, TEXAS 75151
scottwatkinsconstruction.com

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.

GRAPHIC SCALE
0 80 160
(1 INCH = 80' FEET)



RJ DAUM
TEXAS RPLS 4826

NO.	DATE	DESCRIPTION	BY	DRAWN BY:	DATE:
1	8/13/2024	PREPARATION OF SKETCH	JG	JG	08/15/2024
2	2/3/2025	FINAL PLAT PREP.	ELA	ED/RJ	
		CHECKED BY:	ED/RJ	PROJECT NO.:	80431
		JOB NO.:	80,431	SHEET:	1 OF 1

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

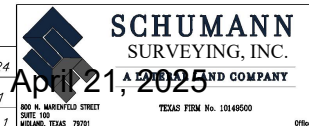
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AVALON ADDITION, SECTION 6 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF ____, 2025.

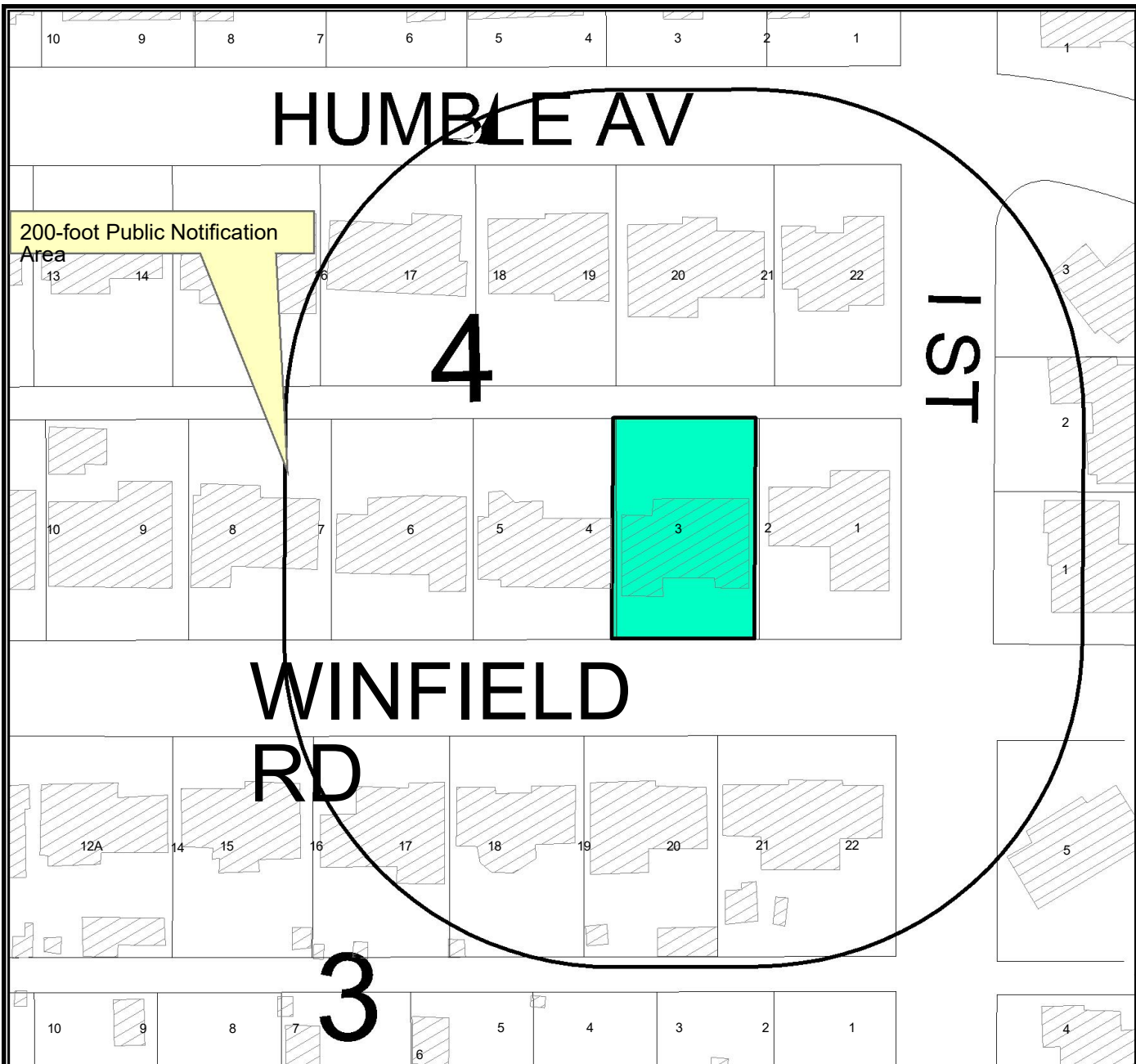
SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

ATTEST: _____
SECRETARY: LANDON OCHOA

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____
DATE _____ PAGE _____





HUMBLE AV

200-foot Public Notification Area

4

I ST

WINFIELD RD

3

Location Map

SUB-24-0777

Scale: 1" = 87.8'

Proposed plat of Avalon Addition, Section 6, being a replat of all of Lot 3, the west 22-feet of Lot 2, and the east 10.5 feet of Lot 4, Block 4, Avalon Addition, City and County of Midland, Texas. Generally located on the north side of Winfield Street, approximately 146 feet west of North I street. (Council District 3)

LEGEND

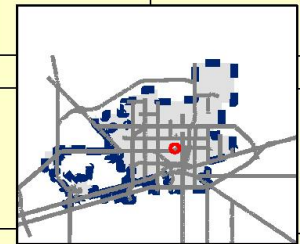
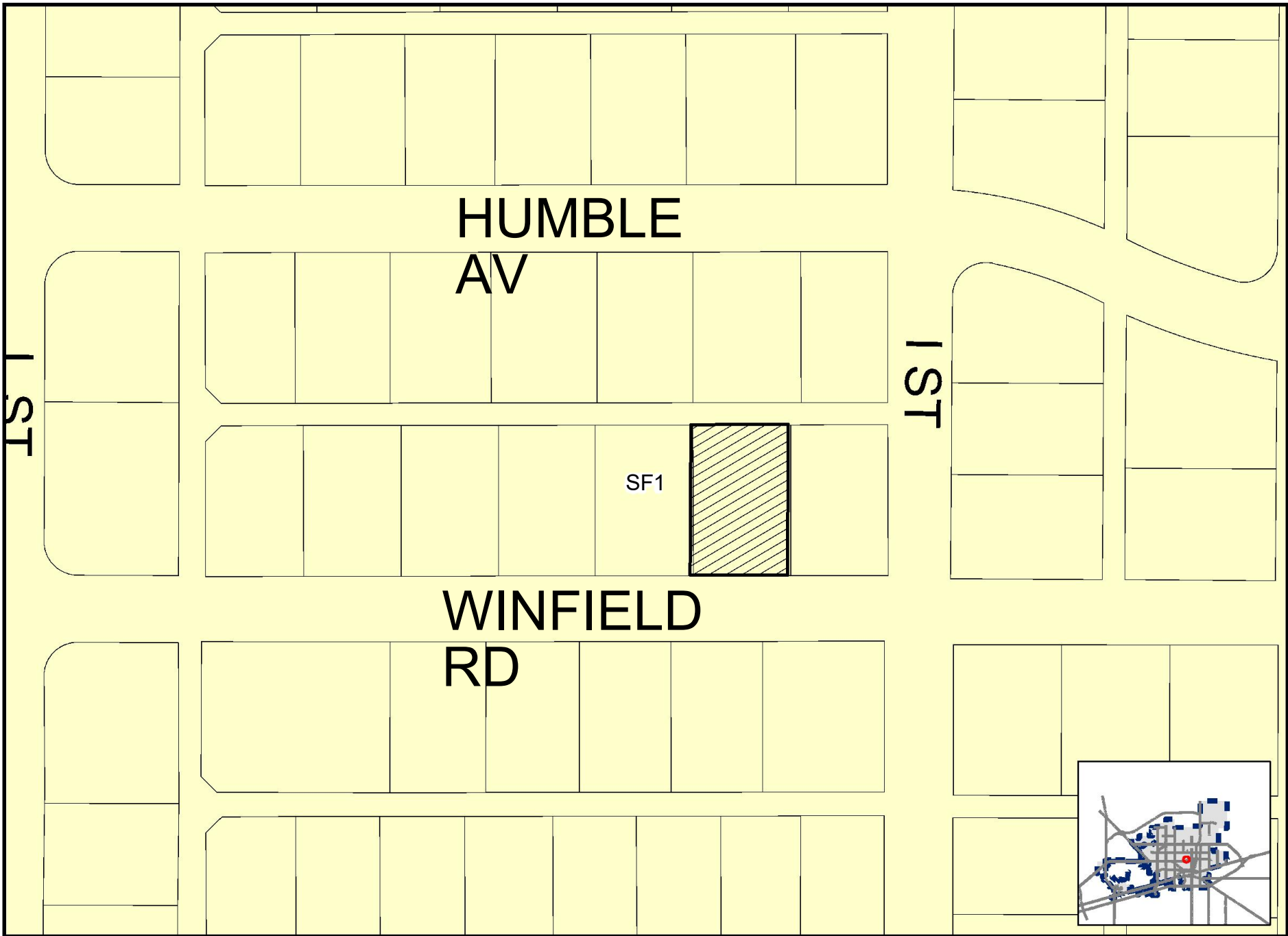
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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







AVALON ADDITION, SECTION 6

FINAL PLAT

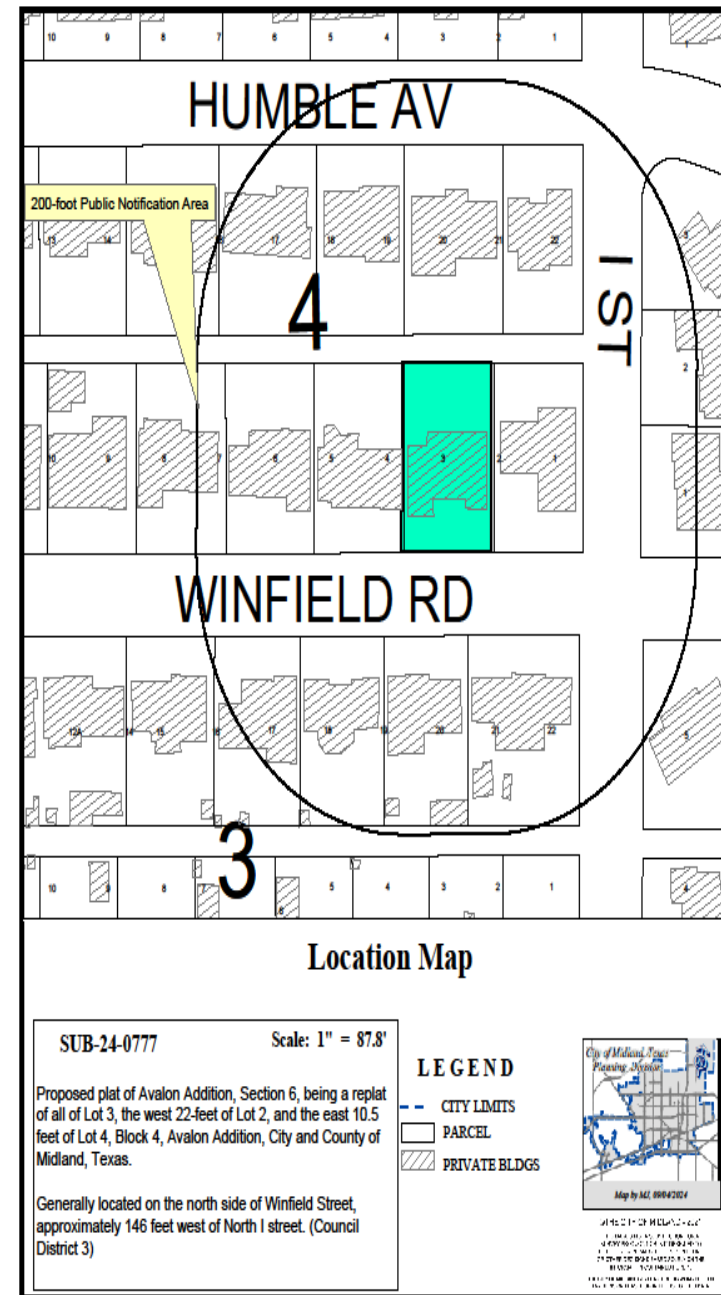


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Scott Watkins
- **Applicant/Representative:**
Magrym Consulting
- **Final Plat**
- **Address:** 1602 Winfield Road



PLAT DETAILS

- **Acreage:** 0.27 Acres
- **Number of lots:** 1 lot
- **Reason for Request:** To correct inaccurate lot lines for addition to the house.

AVALON ADDITION SECTION 6

BEING A REPLAT OF ALL OF LOT 3, THE WEST 22.00-FEET OF LOT 2, AND THE EAST 10.5-FEET OF LOT 4, BLOCK 4, AVALON ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS.

NOTES:

- BEARING, DISTANCES AND ACRES ARE SHOWN ON THIS PLAT BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- MONUMENTS ARE A 1/2" HIGH REFLECTORING BAR SET WITH YELLOW PLASTIC CAP STAMPED "SCHUMANN SURVEYING" UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND SUBJECT TO FINE AND REVOCATION OF 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 PLATING PROCESS. RECALCULATION AND COLLECTION OF IMPACT FEES IN THIS PLAT DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OF INCREASE IF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF RESIDENTS DUE TO BE DEVELOPED AS THE TRACT INCREASES.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH THAT AS (1) ANY LOT IS RE-PLATED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS RE-ZONED FOR A MORE INTENSIVE USE.
- PROPERTY IS IN "ZONE" "M" ACCORDING TO TOWN MAP PARCEL REZONING WITH AN EFFECTIVE DATE OF 8/16/2024.

STATE OF TEXAS & COUNTY OF MIDLAND

WHEREAS, SCOTT WYNNE IS THE RESIDE OWNER OF A TRACT OF LAND BEING ALL OF LOT 3, THE WEST 22.00-FEET OF LOT 2, AND THE EAST 10.5-FEET OF LOT 4, BLOCK 4, AVALON ADDITION, AND WHERE PARTICULARLY DESCRIBED HEREON.

READ MORE DESCRIPTION OF A 0.27 ACRES TRACT OF LAND BEING ALL OF LOT 3, THE WEST 22.00-FEET OF LOT 2, AND THE EAST 10.5-FEET OF LOT 4, BLOCK 4, AVALON ADDITION AND SAID MORE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT BAR FOUND (N152°02'47.71"E 1174.88 FEET) IN THE SOUTH LINE OF A 20 FOOT ALLEY FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 14°07'52" EAST 134.83 FEET TO A POINT BAR FOUND IN THE NORTH RIGHT-OF-WAY LINE OF WINFIELD ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 75°02'08" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 67.00 FEET TO A POINT BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°07'52" WEST 134.70 FEET TO A POINT BAR SET IN SAID SOUTH LINE FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°02'45" EAST 67.00 FEET TO THE PLACE OF BEGINNING.

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

HENCE, THEREFORE, HAVE ALL MEN BY THESE PRESENTS:

THAT I, SCOTT WYNNE, DO HEREBY ADAPT THIS PLAT DESCRIBING THE HEREIN DESCRIBED PROPERTY AS AVALON ADDITION, SECTION 6, AN ADDITION OF LOT LINES TO BLOCK 4, AVALON ADDITION, AND TO RE-PLATE THE SAID TRACT FOR THE STREETS, ALLEYS, AND EASEMENTS, (AND PARCELS) SHOWN HEREON.

WITNESSES MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2025.

SCOTT WYNNE, CO-TRUSTEE OF JAW-AN 2012 TRUST AND CO-TR-AN 2012 TRUST

STATE OF TEXAS & COUNTY OF MIDLAND

THIS PLAT WAS PREPARED AND RECORDED BY ME ON THIS ____ DAY OF ____, 2025, BY SCOTT WYNNE, CO-TRUSTEE OF JAW-AN 2012 TRUST AND CO-TR-AN 2012 TRUST.

MIDLAND PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AVALON ADDITION, SECTION 6, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF ____, 2025.

SIGNED: _____
DISTRICT CLERK

ATTEST: _____
CITY CLERK

OWNER(S):

SCOTT WYNNE, CO-TRUSTEE OF JAW-AN 2012 TRUST
AND CO-TR-AN 2012 TRUST
P.O. BOX 570
CORPUS CHRISTI, TEXAS 78410
scott@scottwynne.com

THAT I, SCOTT WYNNE, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

GRAPHIC SCALE

0 50 100
(1 INCH = 50 FEET)

BY SIGN: _____
TEXAS REG. NO.

NO.	DATE	DESCRIPTION	BY	DATE
1	8/15/2024	PREPARATION OF DRAFT	JG	08/15/2024
2	2/3/2025	FINAL PLAT PREP	GA	

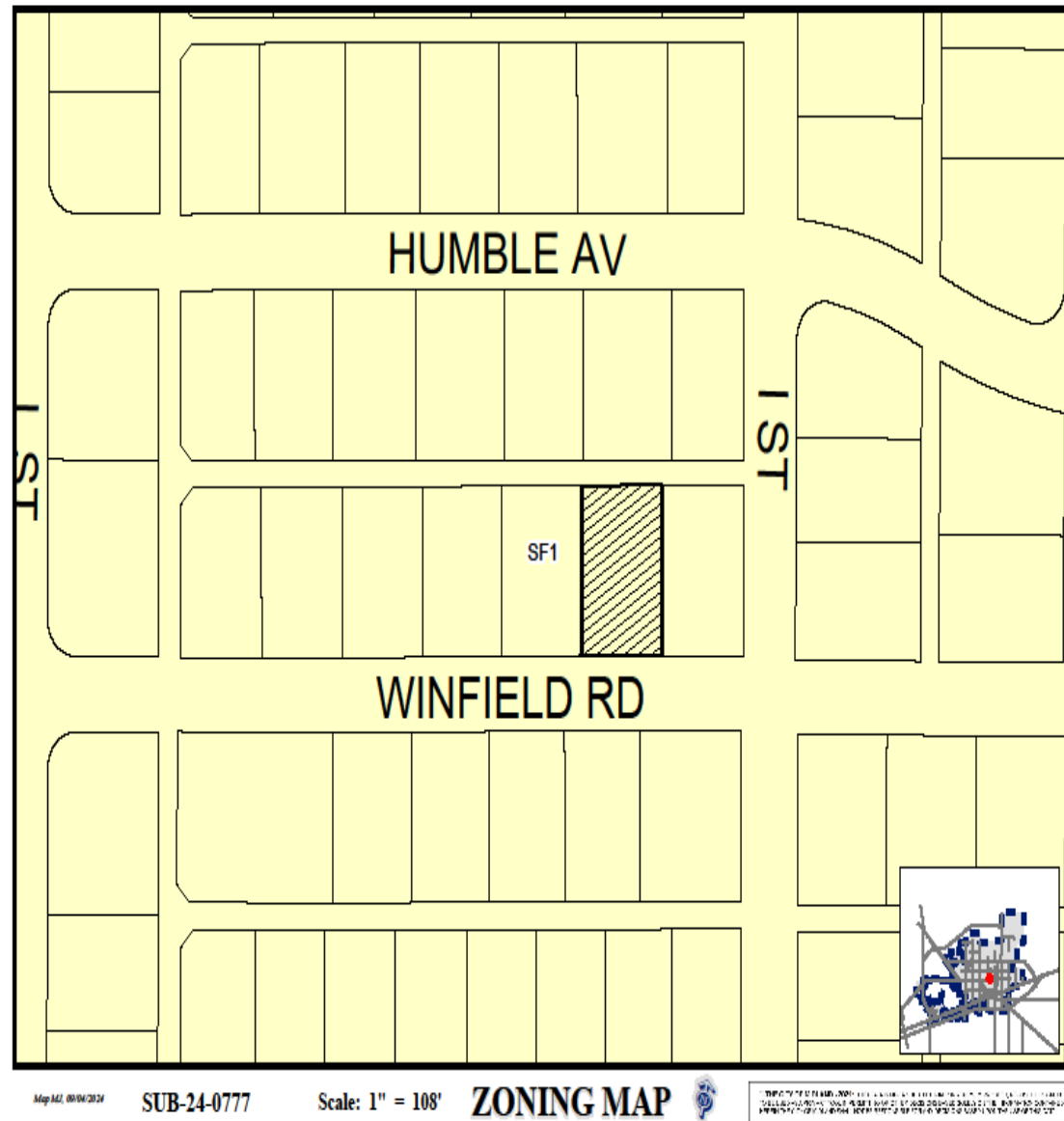
CHANGED BY: EJD/RLJ
DRAWN BY: 804/31
CHECKED BY: 804/31
DATE: 8/15/2024
SHEET: 1 OF 1

SCHUMANN SURVEYING, INC.
A LATERAL LAND COMPANY

1814 W. 10TH STREET
MIDLAND, TEXAS 79701
TEL: 409.544.0000 FAX: 409.544.0001

ZONING

- **Current Zoning:** SF1, Single-Family Dwelling District
- **Surrounding Zoning:**
 - **North/South/East/West:** SF1, Single-Family Dwelling District



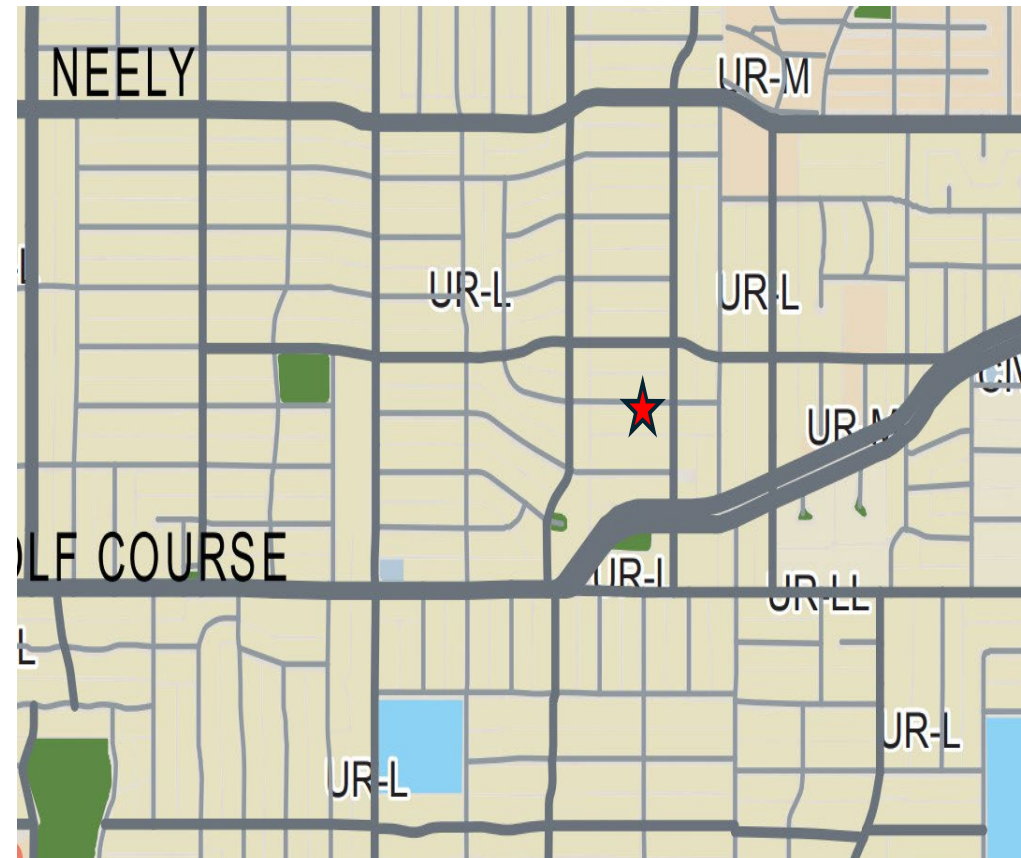
LAND USE

- **Current Use of the Property:**
Residence
- **Surrounding Uses:**
 - **North/East/South/West:**
Residences



COMPREHENSIVE PLAN

- **TCT Land Use Designation:**
Urban Residential-Low (UR-L)
- **Supported Uses:**
 - Neighborhoods emphasizing single-family detached homes, although other single-family attached and small lot single-family homes may be permitted based on location.
 - Request is compatible with the surrounding area, and the Tall City Tomorrow Plan.



RELATED ITEMS

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



STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends **APPROVAL** of this Final Plat of Avalon Addition, Section 6.



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 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Hold a public hearing and consider a request by Kent Distributors, Incorporated, for a zone change from O-1, Office District, to RR, Regional Retail District, on a 5.57-acre tract of land out of Section 2, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Big Spring Street and Solomon Lane.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 Approve X Deny Directional/Informational

Details of Request:

Kent Distributors, Incorporated, is requesting a Zone Change from O-1, Office District, to RR, Regional Retail District, to develop a Lite Automotive Services Center on a property located on North Big Spring Street.

Current Zoning:

O-1, Office District

Surrounding Zoning and Land Use:

Surrounding zoning includes PD, Planned Development District for Industrial District to the north and east and SF-3, Single-Family Dwelling District, also to the east. The properties to the west are zoned PD, Planned Development District for Housing Development and the adjacent property to the south is zoned AE, Agricultural Estate District.

Surrounding uses include a fire station to the north, a window tinting service and single-family residential to the east, single-family residential to the west and a funeral home to the south.

Analysis:

The subject property is zoned O-1, Office District. Kent Distributors, Incorporated, is seeking this zone change to develop an Automobile Service Garage, which is not an allowed use in the O-1, Office District [Midland City Code 4.03]. Due to the presence of adjacent single-family residential uses to the east and west, this request would introduce more intense commercial uses and therefore would not be compatible with the surrounding area. Given that the property is almost surrounded by residential, this request would also be inconsistent with the surrounding SF-3, Single-Family Dwelling District, and PD, Planned Development District for Housing Development zoning to the east and west.

This request is inconsistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3; which designated this area as U-M, Urban-Medium. This designation calls for mix of complementary uses, including single-family housings, multi-family housing, schools, mid-sized parks and churches uses.

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

Fire: (Approved)

No 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 with Conditions)

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

Depending on the nature and scale of the proposed development, a Traffic Impact Analysis MAY be required prior to approval of construction drawings. [For the Applicant's information only.]

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: (Denied)

Staff recommends denial of this Zone Change from O-1, Office District, to RR, Regional Retail District.

Letters of Objection:

As of April 15, 2025, staff has received 15 letters of objection. 9 of the letters are within the 200-foot buffer and 6 of the letters are outside of the 200-foot buffer. The total objection percentage within the 200-foot buffer is 32.8%

Attachments:

Application
Survey
Maps
PowerPoint Presentation



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

Project Number: _____

Case Number: 2-25-0413

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

Printed Name: KEVIN FRYER

Phone (432) 520-4000
Email

Address
3510 N A ST

City
MIDLAND

State
TX

Zip
79705

Property Owner

Printed Name: STEVE R SHERMAN AND JANICE SHERMAN REV TRUST

Phone ()
Email

Address
2432 VIA DE LOS MILAGOS

City
PLEASANTON

State
CA

Zip
94566

Representative (if different from Applicant or Property Owner)

Firm: KENT DISTRIBUTORS, INCORPORATED

Printed Name: KEVIN FRYER

Phone (432) 520-4000
Email

Address
3510 N A ST

City
MIDLAND

State
TX

Zip
79705

Street Address: N/A **Legal:** Acres: 5.570, SEC: 2 SE/4, SURV: H P HILLIARD, BLK: X

Legal Description

Lot: **Block:** X **Subdivision:** H P HILLIARD

Current Zoning:

O-1, Office District

Proposed Zone: RR, Regional Retail District

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

Reason for Zone Change Request: To allow for the highest and best use of the subject property while reflecting the most prevalent zoning district along the entire Big Spring St/Rankin Hwy/SH 349 corridor

Present Use of Property: Vacant Land

Proposed Use of Property: Retail

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

Retail Development of this vacant site would be a public benefit bringing much needed services to this fast growing area

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

The surrounding parcels along N Big Spring, both North and South of Loop 250, have experienced major retail centric growth leaving this parcel as one of the last undeveloped properties with substantial highway frontage

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 2/25/2025

Applicant (printed): KEVIN FRYER

Property Owner (signature):

Date: 2/25/2025

Property Owner (printed): Steve Sherman

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.

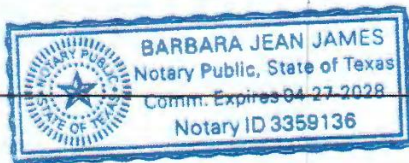
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear KEVIN FRYER who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by STEVE SHERMAN, 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 25 day of February, 2025, to certify which witness my hand and seal of office.

Barbara Jean James



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☐ Dimensioned Site Plan N/A

☐ Application Fee

☐ Plans in Digital Format (PDF/JPEG)

Check # Paying via invoice

Received By: Jordan [Signature]

Date:

FEB 26 2025

5.57 Acres out of
Section 2, Block "X"
H.P. Hilliard Survey
Midland County, Texas
(N. Big Spring Street & Soloman Lane)

SOLOMAN LANE (60' R.O.W.)
(Vol. 198, Pg. 463 & Vol. 198, Pg. 465, D.R.M.C.T.)



N. BIG SPRING STREET (120' R.O.W.)
(Vol. 102, Pg. 94, D.R.M.C.T.)

5.57 Acres.
242360.0 Sq.ft.

N. LAMESA ROAD (58' R.O.W.)

LEGEND

- Set 1/2" I.R.
- W/Cap "RPLS 6832"
- Fnd. 1/2" I.R.
- ⊗ Gas Riser
- ⊗ Water Meter
- ⊗ Power Pole
- Overhead Electric Line
- ⊗ Fire Hydrant
- ⊗ Guy Wire
- ⊗ "AT&T" Sign Post
- ⊗ "Featherlight" Sign Post
- ⊗ "Atmos" Sign Post
- ⊗ "Atmos" Pin Flag/Point Mark
- ⊗ Sanitary Sewer Manhole
- ⊗ Pipe Barricade
- Misc. Traffic Sign
- Approximate location of Buried Water Line (COM GIS)
- Approximate location of Buried Sewer Line (COM GIS)



VICINITY MAP
not to scale

TITLE COMMITMENT Prepared by:

West Texas Abstract & Title Co. - GP No. WTA-JOC-4802529174
Issued Date: February 3, 2025, 8:00 a.m.
Effective Date: January 20, 2025, 8:00 a.m.

LEGAL DESCRIPTION:

BEING a description of a 5.57 acre tract of land out of Section 2, Block "X", H.P. Hilliard Survey, Midland County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with pink plastic cap marked "RPLS 6832" set in the West Right-of-Way of North Lamesa Road, for the Southeast corner of the 5.57 acre tract, the same being the Northeast corner of a 1.97 acre tract, as described in Instrument No. 2014-2458, Official Public Records of Midland County, Texas, from which a 1 inch G.I.P. found for the Southeast corner of said 1.97 acre tract bears S 14°23'58" E, a distance of 157.22 feet;

THENCE S 75°37'04" W, with the North line of said 1.97 acre tract, a distance of 508.42 feet to a spike nail found in the East Right-of-Way of North Big Spring Street (State Highway 349), for the Northwest corner of said 1.97 acre tract, the same being the Southwest corner of this 5.57 acre tract;

THENCE with the East Right-of-Way of said North Big Spring Street, a curve to the left, having a radius of 5789.58 feet and an arc length of 710.04 (Chord N 07°32'55" E, 709.80 feet) to a 1/2 inch iron rod with an orange cap found in the East Right-of-Way of said North Big Spring Street and the South Right-of-Way of Soloman Lane, for the Northwest corner of this 5.57 acre tract;

THENCE N 75°21'41" E, with the South Right-of-Way of said Soloman Lane, a distance of 243.18 feet to an "X" cut in concrete, in the South Right-of-Way of said Soloman Lane and said West Right-of-Way of North Lamesa Road, for the Northeast corner of this 5.57 acre tract;

THENCE S 14°23'58" E, with the West Right-of-Way of said North Lamesa Road, a distance of 659.34 feet to the POINT OF BEGINNING.

SCHEDULE "B"

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- Blanket Easement and Right of Way to Magnolia Pipe Line Company, recorded in Volume 67, Page 518, Deed Records, Midland County, Texas. Company makes no representation as to the present ownership of this interest. (Blanket Easement - Exact Location Unavailable. Subject Tract is within the Blanket Easement Scope)
- Blanket Right of Way to Gulf Refining Company and Gulf Oil Corporation, recorded in Volume 81, Page 492, Deed Records, Midland County, Texas. Company makes no representation as to the present ownership of this interest. (Blanket Easement - Exact Location Unavailable. Subject Tract is within the Blanket Easement Scope)
- Right of Way Deed to the State of Texas, recorded in Volume 102, Page 94, Deed Records, Midland County, Texas. (State Highway 349) (Shown on Plat)
- Right of Way Easement to Midland County, recorded in Volume 108, Page 463, and Volume 198, Page 465, Deed Records, Midland County, Texas. (Shown on Plat)
- Easement and Right of Way to Texas Electric Service Company, recorded in Volume 426, Page 389, Deed Records, Midland County, Texas. Company makes no representation as to the present ownership of this interest. (Recorded Easement shown on Plat)
- Right of Way Easement to Cap Rock Electric Cooperative, Inc., recorded in Volume 671, Page 423 (Blanket Easement - Exact Location Unavailable. Subject Tract is within the Blanket Easement Scope) and Volume 671, Page 428 (Blanket Easement - Exact Location Unavailable. Subject Tract is within the Blanket Easement Scope) Deed Records, Midland County, Texas. Company makes no representation as to the present ownership of this interest.

ALTA/NSPS CERTIFICATION DETAIL

- Measurements placed for a reference measurement or witness to the corner of all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- NONE** Address(es) of the surveyed property if discussed in documents provided to or obtained by the surveyor, or observed when conducting survey.
- NONE** Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by under map location and proper shading only.
- NONE** Gross land area (and other areas if specified by the client).
- NONE** (a) If set forth in a zoning report or letter provided to the surveyor by client, list the zoning classification, setback requirements, the height and floor space restrictions, and parking requirements. Identify the date and source of the report or letter.
NONE (b) If the zoning setback requirements are set forth in a zoning report or letter provided to the surveyor by the client, and if those requirements do not require an interpretation by the surveyor, practically report the zoning setback requirements. Identify the date and source of the report or letter.
- NONE** (a) Exterior dimensions of all buildings at ground level.
NONE (b) Square footage of all buildings at ground level.
NONE (c) Measured height of all buildings above grade at a location specified by client. If no location is specified, the point of measurement shall be identified.
- NONE** Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required in pursuant to Section 5 above) (e.g., parking lots, driveways, signs, retaining walls, landscaped areas, substantial areas of rebar).
- NONE** Number and type (e.g., disabled, motorcycle, regular and other marked) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Sketch or clearly identifiable parking spaces on surface parking areas and lots.
- Location of address existing on or serving the surveyed property as determined by:
Observed evidence.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."
- NONE** Evidence of current earth moving work, building construction, or building additions observed in the process of conducting fieldwork.
- NONE** Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

FLOOD NOTE:

NOTE: With reference to the Federal Emergency Management Agency Flood Insurance Rate Map for Midland County, Texas and Incorporated Areas, Map No. 48329C0087 F, revised September 16, 2005, this surveyor has determined, by using GIS Data available from the Department of Homeland Security, Federal Emergency Management Agency Database (NFH), web site located at www.fema.gov, that this Property is located in Zone "X". Zone "X" is defined as "areas determined to be outside the 0.2% Annual Chance Floodplain." For an exact determination of the Flood status of this property, contact the Floodplain Management Coordinator for the City of Midland and Midland County, Texas, Department of Engineering, City of Midland Offices, 300 N. Lorraine, Midland, Texas 79701 or the Department of Homeland Security, Federal Emergency Management Agency at www.fema.gov.

PENNELL LAND SURVEYING, LLC
SURVEYING FIRM #: 10757
2030 W. Cuthbert, Midland, Texas 79701
(432) 750-6256, brucepennell@yahoo.com



0 60 120

NOTE: Coordinates, Bearings, Distances and Area(s) are based on the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983.

Page 7 of 99

To: West Texas Abstract & Title Co. and Kent Lubrication Centers, LTD:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16 and 17 of Table "A" thereof. The field work was completed on October 8, 2024.

Date of Plot or Map: February 14, 2025.

DURYEN HENNINGTON

2-24-2025

TEXAS R.P.L.S. No. 6832



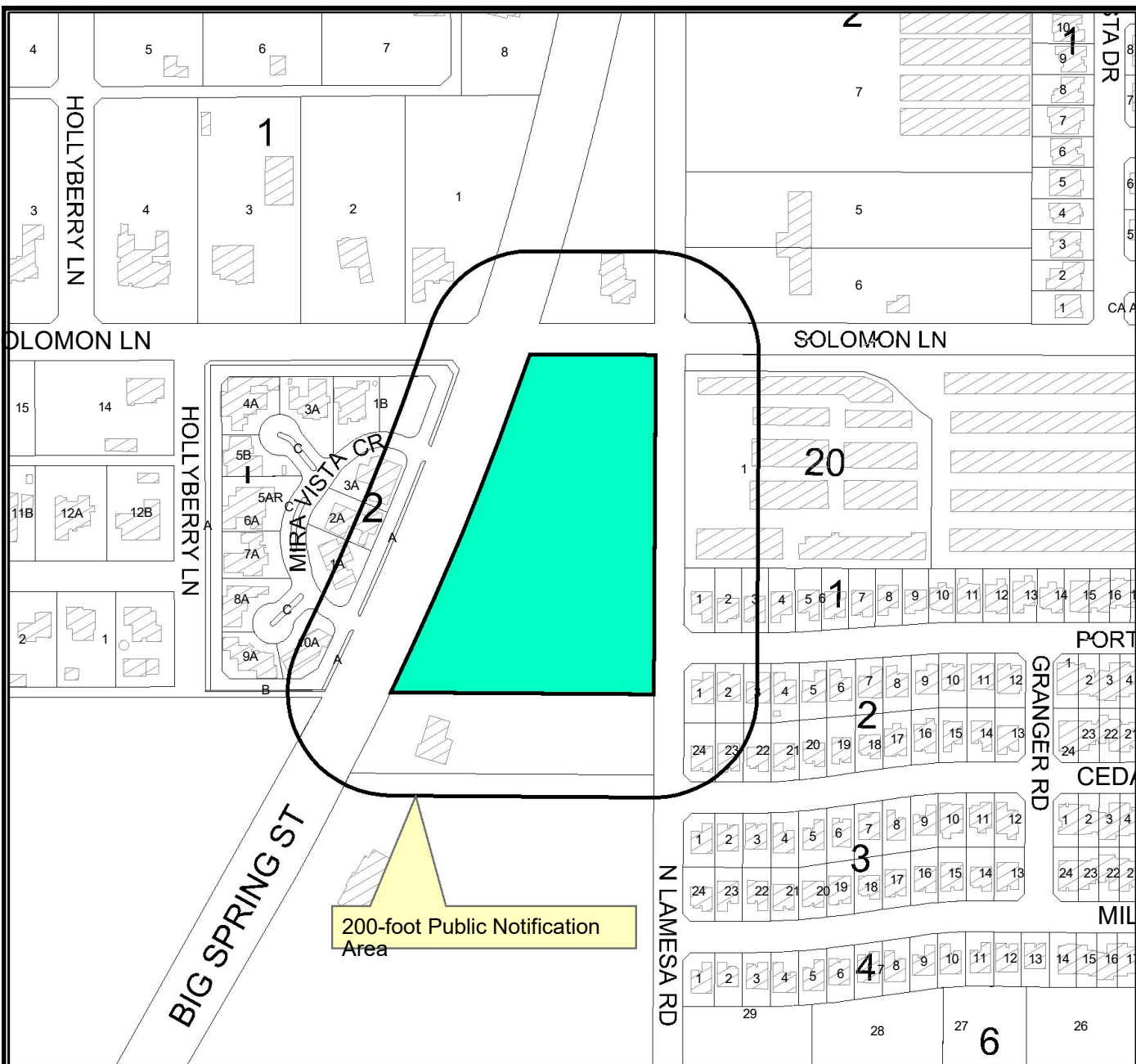
KENT LUBRICATION CENTERS, LTD

ALTA/NSPS SURVEY

5.57 Acres out of
Section 2, Block "X", H.P. Hilliard Survey
Big Spring St. & Soloman Lane
Midland, Texas 79701

Survey Date: February 19, 2025
Date: February 20, 2025

Sheet 1 of 1 sheets
DATA FILE: 2-27-2025
JOB FILE: 15530158



Location Map

Z-25-0413

Scale: 1" = 279'

Consider a request by Kent Distributors, Incorporated for a zone change from O-1, Office District to RR, Regional Retail District, on a 5.57-acre tract of land out of Section 2, Block X, H.P. Hilliard Survey, City and County of Midland, Texas, generally located at the southeast corner of the intersection of Big Spring Street and Solomon Lane. (Council District 1)

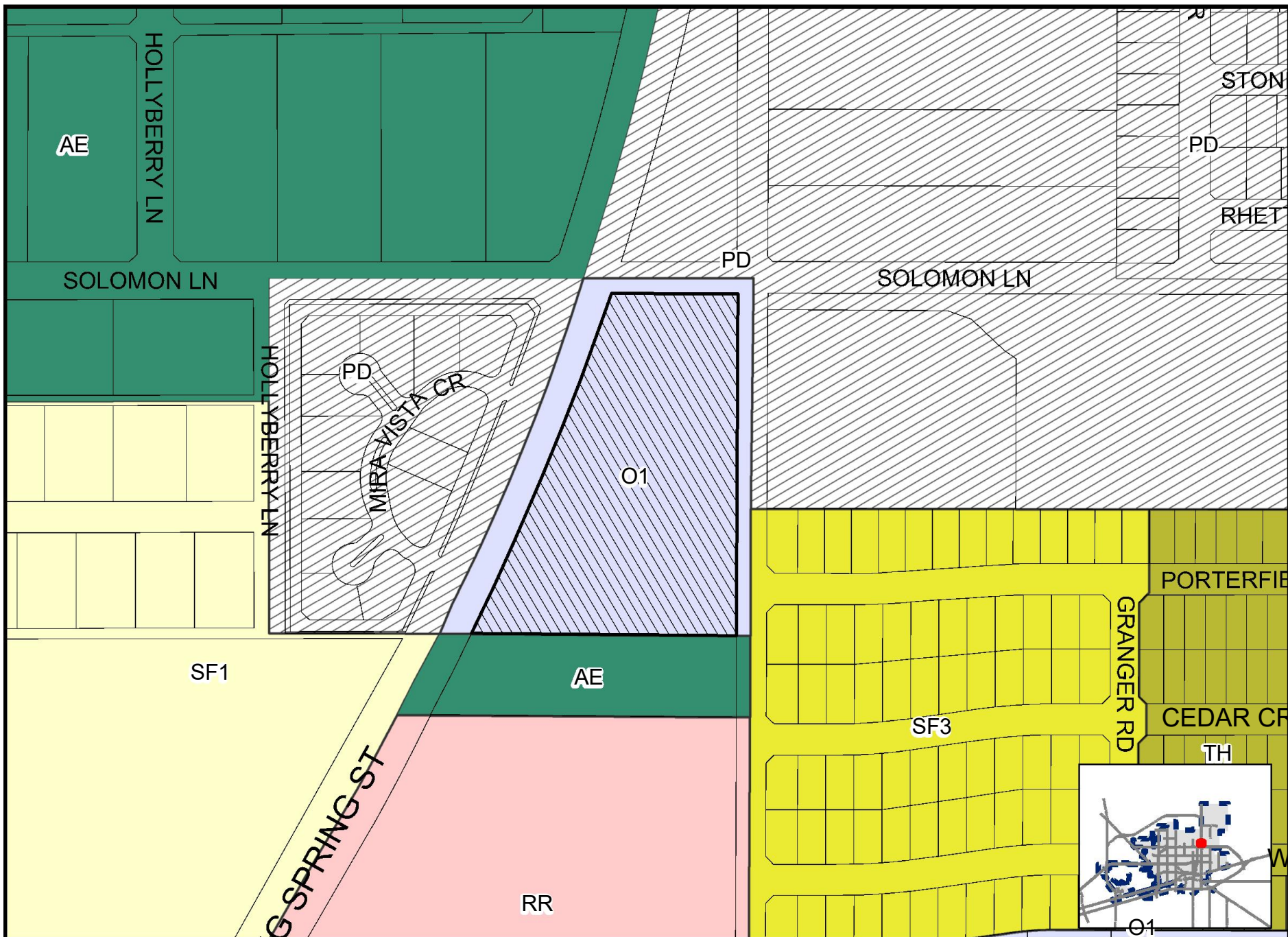
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Map DH, 3/7/2025

Z-25-0413

Scale: 1" = 233'

ZONING MAP



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PACKET

Page 7.101

April 21, 2025





Objection



SALCONE MARK A
100 SOLOMON LN
MIDLAND TX 79705

PUBLIC NOTICE

The **Planning and Zoning Commission** of the City of Midland, Texas will hold a public hearing at **3:30 p.m.** on **Monday, April 7, 2025**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, on a request by **Kent Distributors, Incorporated** for approval of a **Zone Change** on the following described property:

LEGAL DESCRIPTION: A 5.57-acre tract of land out of Section 2, Block X, H.P. Hilliard Survey, City and County of Midland, Texas.

LOCATION: Generally located at the southeast corner of the intersection of North Big Spring Street and Solomon Lane. (Council District 1)

PROPOSED ZONING: **From:** O-1, Office District
To: RR, Regional Retail District

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

I object to this request ☒ Comments:

Required Information:

[Signature]
Property Owner's Signature

The corner of Solomon and Big Spring is already heavily trafficked Re Zoning presents an additional safety concern.
Mark Salcone
Printed Name

100 Solomon Lane
Property Address (No P. O. Boxes)

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

Notices Mailed: 25

Date Mailed: March 27, 2025

Case Number: Z-25-0413

Case Name: Lite Automotive Services Center

DH Planner's Initials

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

The meeting facility is accessible to disabled persons. A wheelchair entry ramp is located at the southeast entrance to City Hall. A parking space designated for use by disabled persons is available near the southeast entrance doors. Any disabled person needing special accommodations or hearing impaired persons wishing to have an interpreter should request services through the Administrative Services Department at least 48 hours prior to the scheduled meeting by contacting Compliance Coordinator for the City of Midland at (432) 685-7251. If communication via TDD is required, please call 1-800-735-2989. Videoconference information will be available by accessing the meeting agenda at <https://www.midlandtexas.gov/967/primegov-meeting>

www.MidlandTexas.gov

Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400



RECEIVED

APR 07 2025

Initial: Bm

BLACK GARRETT DOUGLAS
5018 MIRA VISTA CIR
MIDLAND TX 79705

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I object to this request ☒ Comments: *safety and traffic issue with curve in HWY 349*

Required Information

Property Owner's Signature

Garrett Black
Printed Name*5018 Mira Vista Cir. Midland, TX*
Property Address (No P. O. Boxes) *79705*

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

Notices Mailed: 25
Date Mailed: March 27, 2025
Case Number: Z-25-0413
Case Name: Lite Automotive Services Center
DH Planner's Initials

L For
Landon Ochoa
Planning Division Manager
Department of Development Services

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www.MidlandTexas.gov

Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400

HUNTER ISABELL
5028 MIRA VISTA



RECEIVED

APR 07 2025

Initial: BM

BLACK GARRETT DOUGLAS
5018 MIRA VISTA CIR
MIDLAND TX 79705

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I object to this request ☒ Comments: Dangerous Traffic issue

Required Information:

[Signature]
Property Owner's Signature

James H Isbell
Printed Name

5028 Mira Vista
Property Address (No P. O. Boxes)

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

Notices Mailed: 25
Date Mailed: March 27, 2025
Case Number: Z-25-0413
Case Name: Lite Automotive Services Center
DH Planner's Initials

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

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www.MidlandTexas.gov

Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400



WELLS JONATHAN
5008 MIRA VISTA CIRCLE
MIDLAND TX 79705

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I object to this request ☒ Comments: *Dangerous traffic concerns on existing busy roadway, trash*

Required Information:


Property Owner's Signature

Jonathan Wells
Printed Name

5008 Mira Vista Circle
Property Address (No P. O. Boxes)

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

Notices Mailed: 25
Date Mailed: March 27, 2025
Case Number: Z-25-0413
Case Name: Lite Automotive Services Center
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 *Far*
Landon Ochoa
Planning Division Manager
Department of Development Services

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www.MidlandTexas.gov

Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400



OSWALT CARTER CUMMING
5001 MIRA VISTA CIRCLE
MIDLAND TX 79705

PUBLIC NOTICE

RECEIVED

APR 07 2025

Initial: BM

The **Planning and Zoning Commission** of the City of Midland, Texas will hold a public hearing at **3:30 p.m.** on **Monday, April 7, 2025**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, on a request by **Kent Distributors, Incorporated** for approval of a **Zone Change** on the following described property:

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LOCATION: Generally located at the southeast corner of the intersection of North Big Spring Street and Solomon Lane. (Council District 1)

PROPOSED ZONING: From: O-1, Office District
To: RR, Regional Retail District

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I object to this request _____ Comments:

Safety concern with curve
increased traffic, traffic flow, left hand turn conflict

Required Information:


Property Owner's Signature

CARTER OSWALT
Printed Name

5001 MIRA VISTA CIR. MIDLAND, TX 79705
Property Address (No P. O. Boxes)

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

Notices Mailed: 25
Date Mailed: March 27, 2025
Case Number: Z-25-0413
Case Name: Lite Automotive Services Center
DH _____ Planner's Initials


Landon Ochoa
Planning Division Manager
Department of Development Services

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www.MidlandTexas.gov

Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400



MIDLAND MIRA VISTA HOA
5013 MIRA VISTA CIRCLE
MIDLAND, TX 79705

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APR 07 2025

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I object to this request ☒ Comments:

Required Information:

Property Owner's Signature

Printed Name

Property Address (No P. O. Boxes)

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Notices Mailed: 25

Date Mailed: March 27, 2025

Case Number: Z-25-0413

Case Name: Lite Automotive Services Center

DH Planner's Initials


Landon Ochoa
Planning Division Manager
Department of Development Services

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Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400



RECEIVED

APR 9 2025

Initial: JS

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I object to this request ☒

Comments:

349 Blind Spot, Dangerous Traffic Issues, Already Congested - Will Not allow for left hand turns

Required Information:

Janet Walton
Property Owner's Signature

Janet Walton
Printed Name

5037 Mira Vista
Property Address (No P. O. Boxes)

If any further information is desired, please contact the Planning Division, at 685-7400.
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Notices Mailed: 25
Date Mailed: March 27, 2025
Case Number: Z-25-0413
Case Name: Lite Automotive Services Center
DH Planner's Initials

for
Landon Ochoa
Planning Division Manager
Department of Development Services

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Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400



PIMENTEL KRISTIAN
ALEXANDER
1105 PORTERFIELD RD
MIDLAND TX 79705

PUBLIC NOTICE

RECEIVED

APR 9 2025

Initial: SKS

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I object to this request ☒ Comments:

DANGEROUS TRAFFIC ON LAUGHA & BIG SPRING ST.

Required Information:

Property Owner's Signature

Printed Name

Property Address (No P. O. Boxes)

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Notices Mailed: 25
Date Mailed: March 27, 2025
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DH Planner's Initials

Landon Ochoa
Planning Division Manager
Department of Development Services

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Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400

RECEIVED

APR 10 2025

Initial

JS & BQ



CEMETERY MANAGEMENT
CORP % PROPERTY TAX 8TH
FLOOR

P O BOX 130548

HOUSTON TX 77219

PUBLIC NOTICE

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I object to this request ☒ Comments: Big Spring St is already busy & dangerous
this could drive more people to cut through my parking lot when I have elderly
walking to visit loved ones.

Required Information:

Property Owner's Signature

Abbey J. Collins
Printed Name

4616 N Big Spring St Midland
79705
Property Address (No P. O. Boxes)

If any further information is desired, please contact the Planning Division, at 685-7400.
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DH Planner's Initials

Landon Ochoa
Planning Division Manager
Department of Development Services

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Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400

SCOTT BETH DUFFORD
5025 MIRA VISTA CIRCLE
79705



RECEIVED

APR 07 2025

Initial: BM

PUBLIC NOTICE

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I object to this request ☒ Comments:

THIS IS NOT N. BIG SPRING OF 20 YEARS AGO. TRAFFIC IS HEAVY MOVING EAST AND LEFT TURN CONFLICTS ARE CRAZY THESE DAYS - EVERYONE ILLEGALLY USES MIDDLE TURN LANE AS AN ACCELERATION LANE

Required Information:

A. Scott Dufford
Property Owner's Signature

A. SCOTT DUFFORD
Printed Name

5025 MIRA VISTA CIRCLE
Property Address (No P. O. Boxes)

SEE MAP (X)

If any further information is desired, please contact the Planning Division, at 685-7400.
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Notices Mailed: 25
Date Mailed: March 27, 2025
Case Number: Z-25-0413
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DH Planner's Initials

Landon Ochoa
Landon Ochoa
Planning Division Manager
Department of Development Services

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Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400

MATT CHITWOOD
5005 MIRA VISTA



RECEIVED

APR 07 2025

Initial BM

~~BLACK GARRETT DOUGLAS~~
5018 MIRA VISTA CIR
MIDLAND TX 79705

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I object to this request ☒ Comments: noise and light pollution, dangerous cross traffic

Required Information:

Property Owner's Signature

Matthew A. Chitwood
Printed Name

5005 Mira Vista Circle Midland TX 79705
Property Address (No P. O. Boxes)

If any further information is desired, please contact the Planning Division, at 685-7400.
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Notices Mailed: 25
Date Mailed: March 27, 2025
Case Number: Z-25-0413
Case Name: Lite Automotive Services Center
DH Planner's Initials

Landon Ochoa
Planning Division Manager
Department of Development Services

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Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400

SCOTT: BETH DUFFORD
5025 MIRA VISTA CIRCLE
79705



RECEIVED
APR 07 2025
Initial: BM

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I object to this request ☒ Comments: *THIS IS NOT N. BIG SPRING OF 20 YEARS AGO. TRAFFIC IS HEAVY MOVING EAST AND LEFT TURN CONFLICTS ARE CRAZY THESE DAYS - EVERYONE ILLEGALLY USES MIDDLE TURN LANE AS AN ACCELERATION LANE*
A. Scott Dufford *5025 MIRA VISTA CIRCLE*
Property Owner's Signature Printed Name Property Address (No P. O. Boxes)
SEE MAP (X)

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Notices Mailed: 25
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Case Name: Lite Automotive Services Center
DH Planner's Initials

L *for*
Landon Ochoa
Planning Division Manager
Department of Development Services

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Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400

Randy Sims
5009 Mira Vista
79705

BLACK GARRETT DOUGLAS
5018 MIRA VISTA CIR
MIDLAND TX 79705



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I object to this request ☒ Comments: dangerous cross traffic, noise and light pollution

Required Information:

	Randy Sims	5009 Mira Vista Cr, Midland, TX 79705
Property Owner's Signature	Printed Name	Property Address (No P. O. Boxes)

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Landon Ochoa
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RECEIVED

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I object to this request ☒ Comments:

Blocking Solomon Lane dangerous traffic w/ 349 curve
Blocking Ingress/Egress to Miravista Circle

Required Information:

Property Owner's Signature

Printed Name

Property Address (No P. O. Boxes)

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Case Number: Z-25-0413
Case Name: Lite Automotive Services Center
DH Planner's Initials

L *for*
Landon Ochoa
Planning Division Manager
Department of Development Services

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RECEIVED

APR 9 2025

Initial: JKS

Richard D & Robbie S Campbell
5029 MIRA VISTA CIR
MIDLAND TX 79705

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I object to this request Yes! Comments: The property is currently properly Zoned as O-1, Office District for the traffic & safety on Hwy 349 Plus the residential west across 349 and for neighborhood east and south of property!

Required Information

Richard D Campbell
Property Owner's Signature

Richard D Campbell
Printed Name

5029 Mira Vista Cir. 79705
Property Address (No P. O. Boxes)

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Landon Ochoa
Landon Ochoa
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LITE AUTOMOTIVE SERVICES CENTER

ZONE CHANGE

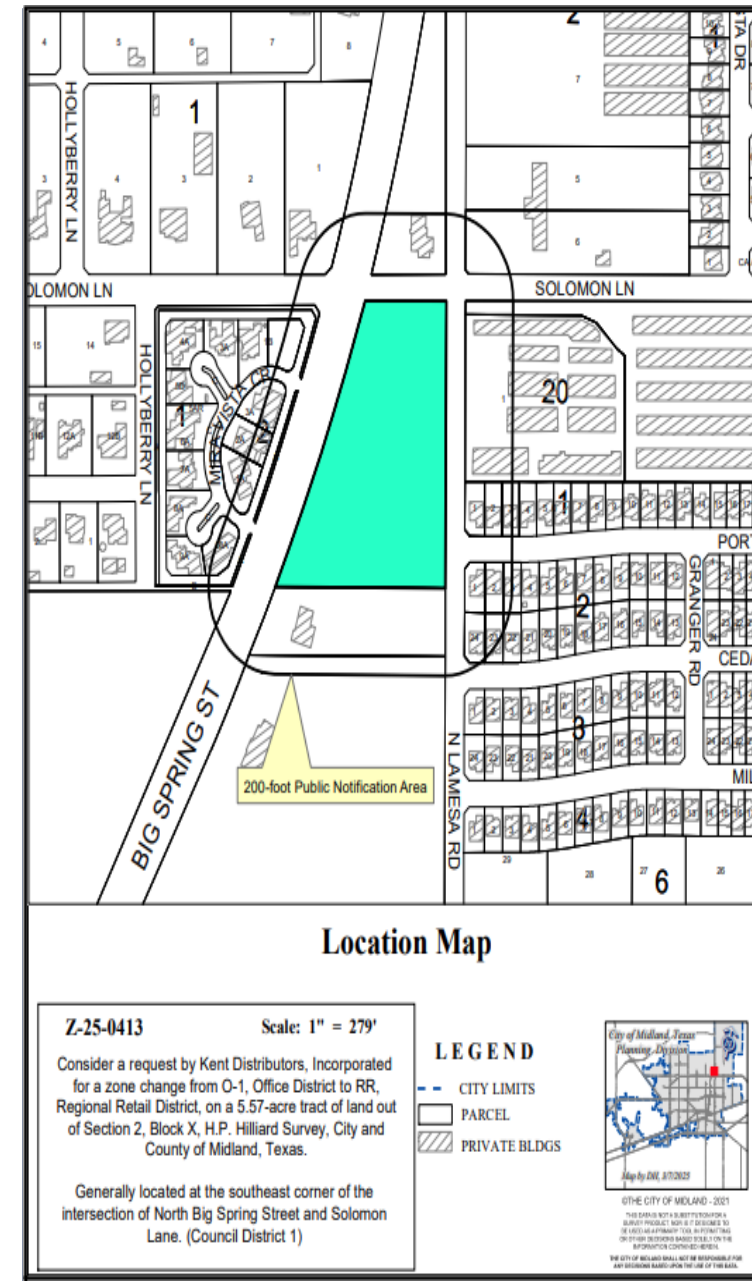


Visit Our Website

MIDLANDTEXAS.GOV

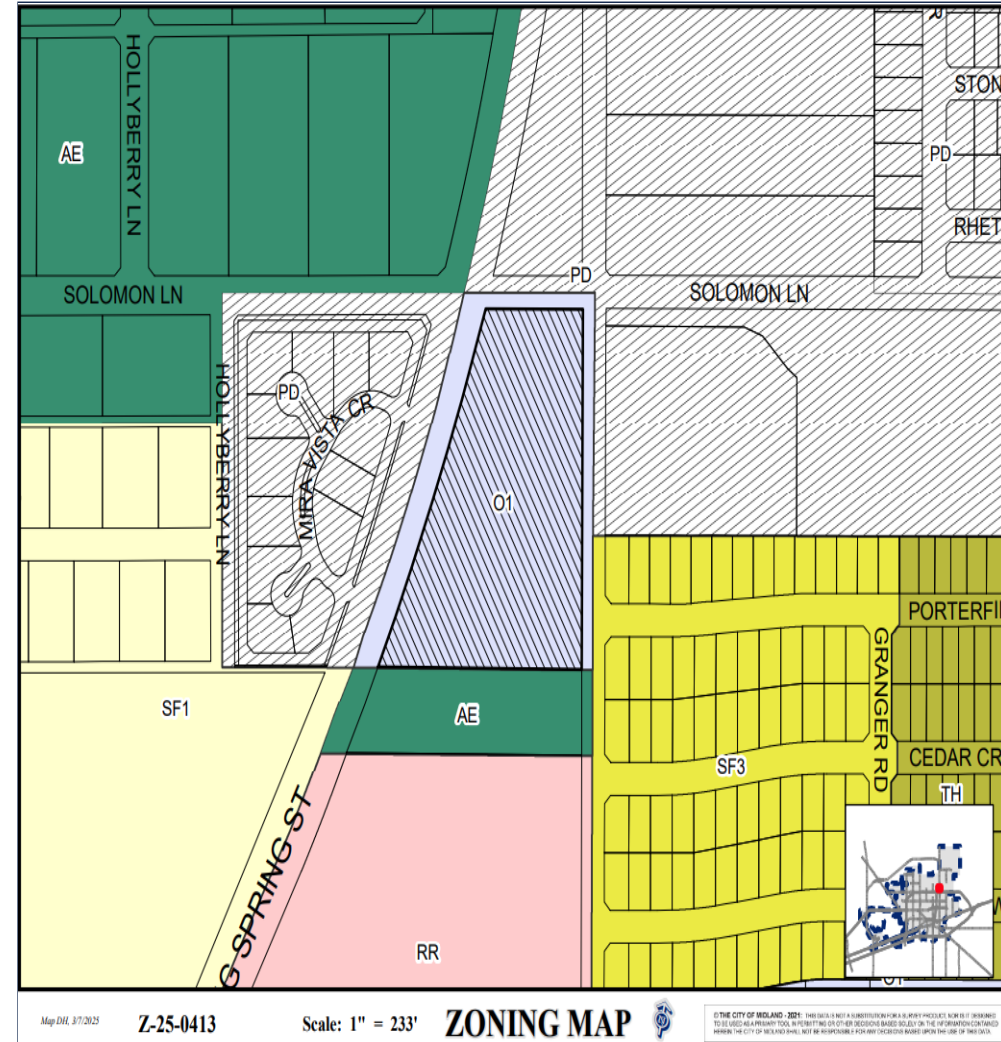
APPLICATION SUMMARY

- **Property Owner & Developer:** Steve R Sherman and Janice Sherman Rev Trust
- **Representative:** Kevin Fryer, with Kent Distributors, Incorporated
- **Application Type:** Zone Change
- **Location:** Generally located at the southeast corner of the intersection of North Big Spring Street and Solomon Lane (District 1)



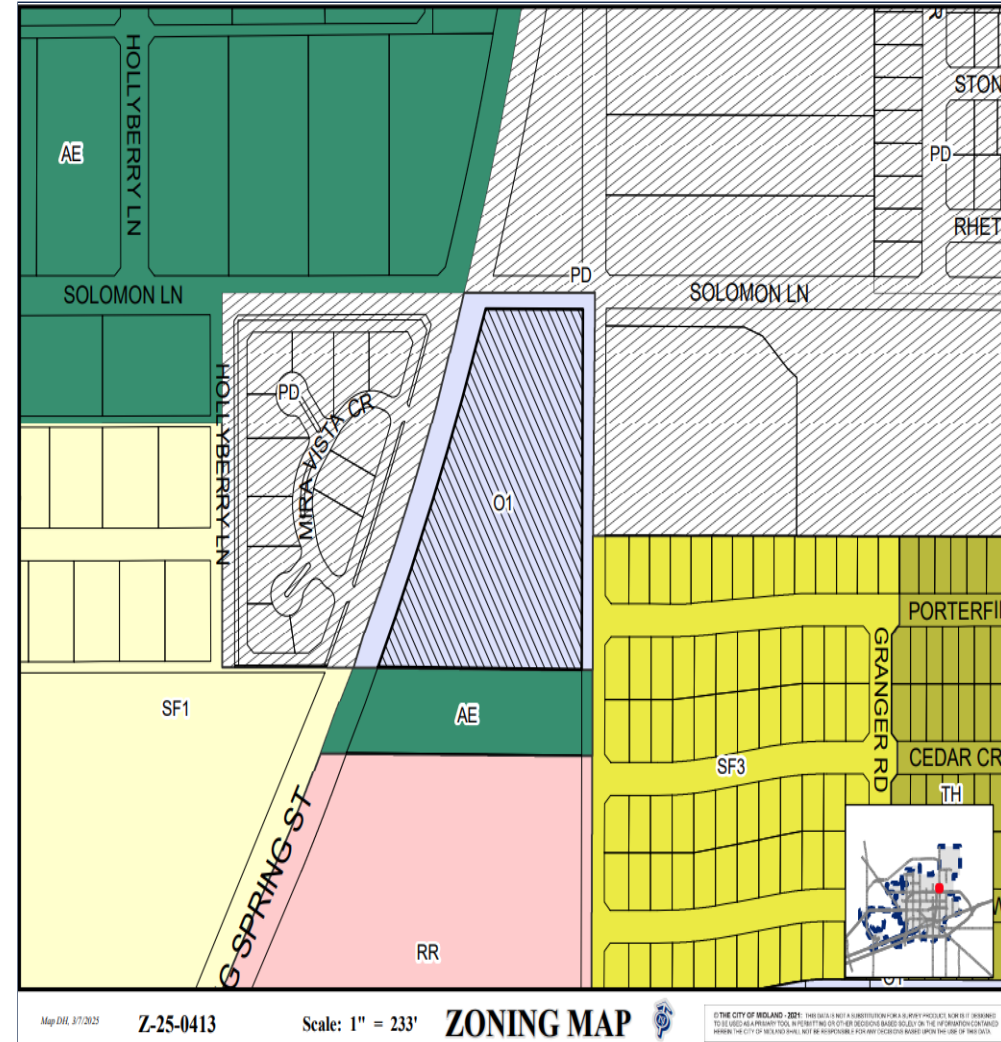
ZONING

- **Current Zoning:** O-1, Office District
- **Proposed Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
 - **North:** PD, Planned Development District for Industrial District
 - **South:** AE, Agricultural Estate District



ZONING

- **East:**
 - PD, Planned Development District for Industrial District
 - SF-3, Single-Family Dwelling District
- **West:** PD, Planned Development District for Housing Development



LAND USE

- **Current Use:** Vacant lot
- **Proposed Use:** Lite Automotive Services Center
- **Surrounding Uses:**
 - **North:** Fire station
 - **South/West:** Single-family dwellings
 - **East:** Window tinting company and Single-family dwellings



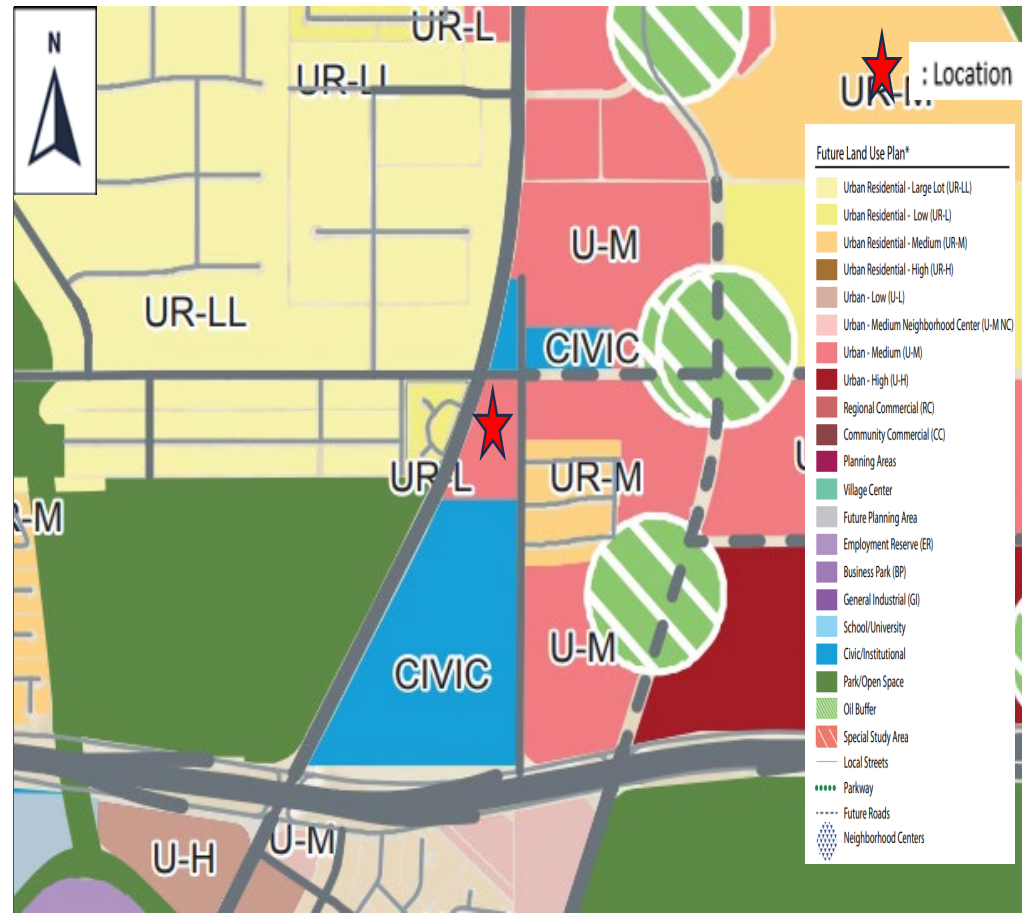
SITE PHOTO



On North Big Spring Street, Looking East

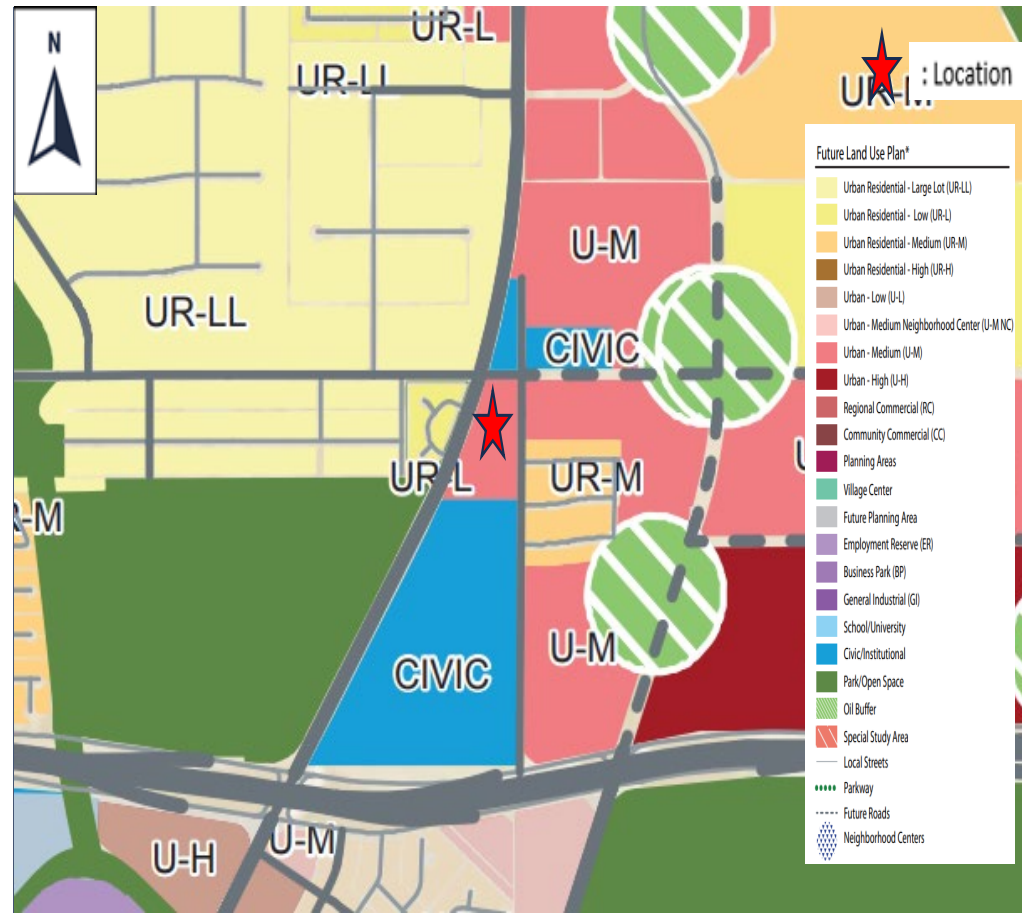
COMPREHENSIVE PLAN ANALYSIS

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

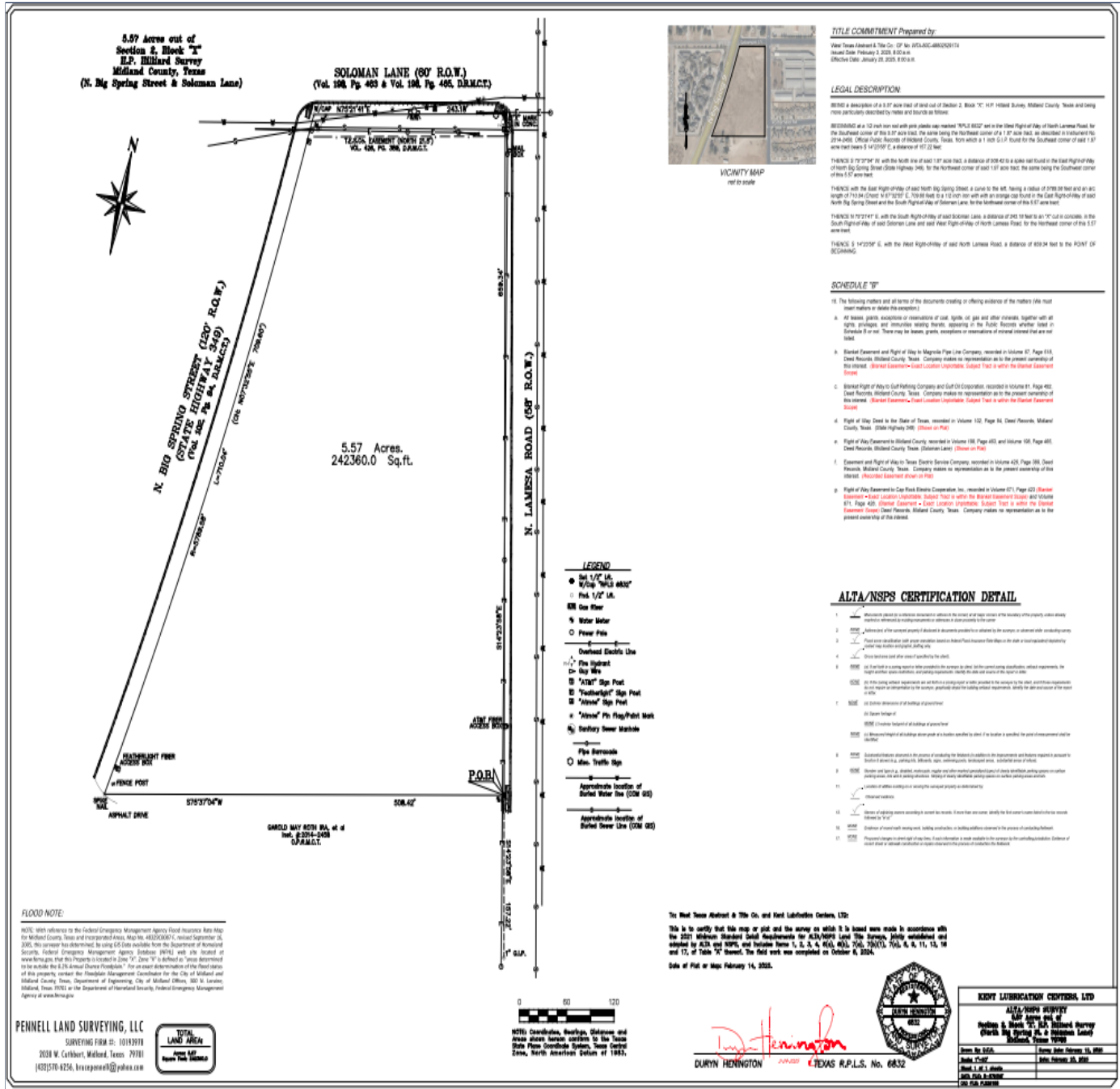


COMPREHENSIVE PLAN ANALYSIS

- Land use is **not compatible** with surrounding area or TCT Plan



SURVEY



- 15 objections were received for this zone change request. 9 of the objections being within the 200-foot buffer, and 6 objections being outside of the 200-foot buffer.
- The total objection percentage within the 200-foot buffer is 32.8%



STAFF RECOMMENDATION

- Therefore, staff recommends **DENIAL** of this Zone Change from O-1, Office District, 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 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Nomad RV Park, being a 17.66-acre tract of land located in the northwest quarter of Section 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive.) (DISTRICT 2 AND EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Maverick Engineering is requesting to plat a property generally located at the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive, to create a luxury RV park.

Current Zoning:

SF1, Single-Family Dwelling District and Extraterritorial Jurisdiction

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

BUILDING CODE: (Approved)

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

date of permit application.

ENGINEERING: (Approved with Conditions)

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

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

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

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

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: 36" sewer exists north of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Drainage report has been submitted and currently under 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)

No Oil & Gas issues. All setbacks defined and labeled.

GIS: (Approved)

Legal description should be separated to describe the portion within City limits and the County separately.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

The engineer plans on using City services for Sewer for this lot. No septic will be needed.

PLANNING: (Approved with conditions)

Provide proof of the public improvement. (Letter of Credit/Cashier's check, Development agreement, or deferral) (before final). [11-2-3(G)]

Staff recommends approval of the Preliminary Plat of Nomad RV Park subject to the following conditions:

Conditions:

- A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]**
- B. Approval 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-25-0815Case Number: P-25-2234
Proposed Subdivision Plat Name: NOMAD RV PARK
Legal Description (attached sealed Metes and Bounds): BEING A 17.66 ACRE TRACT OF LAND SITUATED IN SECTION 10, BLOCK 39, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS
Property Owner
Printed Name: **BULL MOUNTAIN, LLC**

Phone (254) 631-7787

Email: zachrobinson87@gmail.comAddress 132 LEGACY CANYON DRCity CISCOState TEXASZip 76437
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

Phone (432) 262-0999

Email: adevine@maverick-eng.comPrinted Name: ASHLEE DEVINEAddress 1909 W WALL ST, SUITE KCity MIDLANDState TXZip 79701
Current Zoning: SF1
Reason for Platting: PERMITTING
Plat Information
Total Acreage: **17.66**Type: ☒ Single-Family Residential☐ Multi-Family Residential☐ Commercial (RV PARK)☒ Extraterritorial Jurisdiction (ETJ)Number of Lots: **1**

Number of Multi-family Dwelling Units:

Submittal and Fees
Items to be submitted with this application form:

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

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

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

Provisions

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

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

Property Owner (signature): 	Date: 3/20/2025
Property Owner (printed): <u>Zach Robinson</u>	

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.

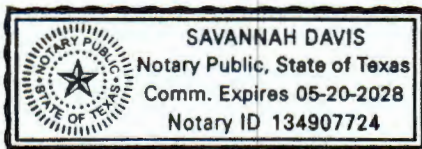
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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


Authorized Agent (signature)

Subscribed and sworn to before me, this 24th day of March, 20 25, to certify which witness my hand and seal of office.



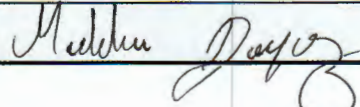


NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Check # 5220

Received By: 

Date: 3/24/25

RECEIVED

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

Preliminary Plat Application

2

MAR 24 2025

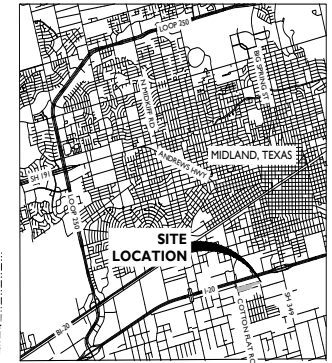
Revised 07/01/19

Initial: _____

PRELIMINARY PLAT

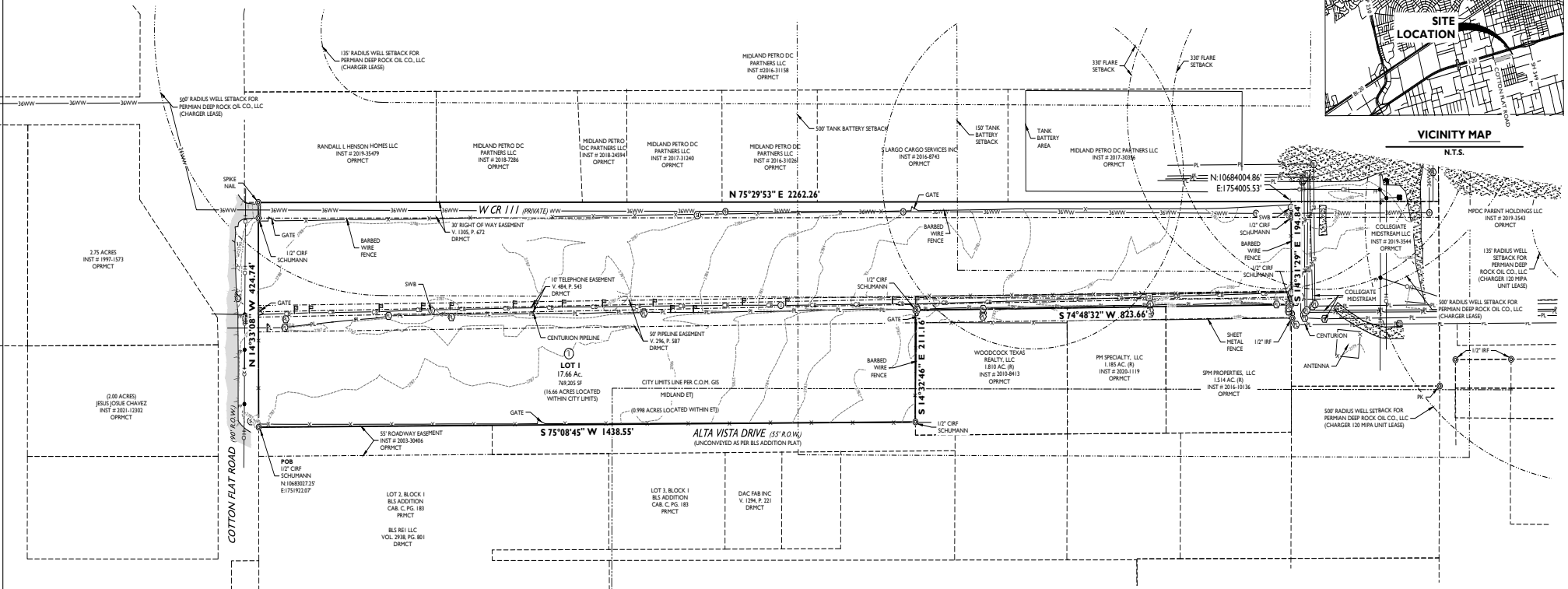
NOMAD RV PARK

BEING A 17.66 ACRE TRACT OF LAND SITUATED IN SECTION 10, BLOCK 39, TOWNSHIP 2 SOUTH, TEXAS AND
PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP

N.T.S.



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS BULL MOUNTAIN, LLC IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 10, BLOCK 39, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING THAT SAME TRACT AS DESCRIBED IN DOCUMENT NUMBER 2024-21587 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT N70°10'00" E, 120.00 FEET TO A ONE-HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "SCHUMANN" (P) FOUND IN THE EAST LINE OF COTTON PLAT ROAD (SOUTH COUNTY ROAD 1300) AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, BLS ADDITION, CAL. C. PG. 183 (P) FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1, BLS ADDITION, AS SHOWN ON A PLAT RECORDED IN CABINET C ON PAGE 185 OF THE PLAT RECORDS OF SAID MIDLAND COUNTY, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N14°32'09" E, ALONG SAID COTTON PLAT ROAD, AT 370.54 FEET PASSING A "T" FOUND AT THE SOUTHWEST CORNER OF A CALLED 30 FOOT RIGHT OF WAY EASEMENT AS DESCRIBED AND DEPICTED IN VOLUME 1305 ON PAGE 672 IN SAID "OPR", IN ALL 424.74 FEET TO A SPIKE NAIL FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE N75°29'53" E, ALONG THE NORTH LINE OF SAID RIGHT OF WAY EASEMENT 2262.26 FEET TO A ONE-HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK" (RM #1014514) SET FOR THE NORTHWEST CORNER OF A CALLED 2.58 ACRE TRACT IN DOCUMENT NUMBER 2019-354 IN SAID "OPR" FOR THE NORTHEAST CORNER OF SAID RIGHT OF WAY EASEMENT FOR THE NORTHEAST CORNER HEREOF;

THENCE S14°13'29" E, ALONG THE WEST LINE OF SAID CALLED 2.58 ACRE TRACT, AT 30.00 FEET PASSING A "T" FOUND AT THE SOUTHWEST CORNER OF SAID RIGHT OF WAY EASEMENT, IN ALL 194.84 FEET TO A "T" FOUND AT THE NORTHWEST CORNER OF A CALLED 1.514 ACRE TRACT IN DOCUMENT NUMBER 2016-10136 IN SAID "OPR" FOR THE EAST SOUTHWEST CORNER HEREOF;

THENCE S74°48'32" E, ALONG THE NORTH LINE OF SAID CALLED 1.514 ACRE TRACT, AT 118.18 AC. (P) FOUND IN THE NORTHWEST CORNER OF A CALLED 1.81 ACRE TRACT IN DOCUMENT NUMBER 2016-10136 IN SAID "OPR" FOR AN INTERIOR CORNER HEREOF;

THENCE S14°32'46" E, ALONG SAID CALLED 1.81 ACRE TRACT TO A "T" FOUND IN THE NORTH LINE OF THE UNCONVEYED ALTA VISTA DRIVE FOR THE SOUTHWEST CORNER HEREOF;

THENCE S75°08'45" W, ALONG SAID ALTA VISTA DRIVE, AT 917.24 FEET PASSING AT OR NEAR THE NORTHEAST CORNER OF SAID BLS ADDITION, IN ALL 1438.55 FEET TO THE POINT OF BEGINNING, CONTAINING 17.66 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BULL MOUNTAIN, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFTER DESCRIBED PROPERTY AS KNOWN BY AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS _____ DAY OF _____, 2025.

PACKET

By ZACH ROBINSON, MANAGER - BULL MOUNTAIN, LLC

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF NOMAD RV PARK, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2025.

ZACHARY BRILL, CHAIRMAN

LORIAN OCHOA, SECRETARY

ACKNOWLEDGEMENT

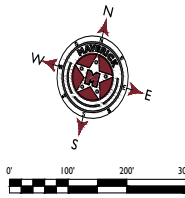
THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY ZACH ROBINSON, MANAGER FOR BULL MOUNTAIN, LLC.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES

1. BASIS OF BEARINGS, COORDINATES AND DISTANCES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE (H203), NAD 1983 US SURVEY FOOT WITH A CONVERSION ANGLE OF 47°54'46" AND A CONVERSION SCALE FACTOR OF 0.99999911 AT NGS "MIDLAND".
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE LOTS MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. 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 WITHHELDING OF UTILITIES AND BUILDING PERMITS.
4. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE PERMITTING PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
5. 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK" (RM # 1014514) AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
6. LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SERVICE, CITY OF MIDLAND GIS AND VISUAL INSPECTION, OR BY ONE-CALL (811) SITE MARKINGS AT THE TIME OF THIS SURVEY. ONE-CALL IS RECOMMENDED. CALL 800-685-8899 FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
7. THIS IS A PROVISIONAL SKETCH / PRELIMINARY PLAT. THIS IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO HELD AS ADVISORY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.



LEGEND

- SET 1/2-INCH IRON ROD W/ RED PLASTIC CAP MARKED "MAVERICK" (RM #1014514) FOUND MONUMENT AS NOTED
- CABLE BOX
- CABLE DENTAL
- GLY ANCHOR
- MANHOLE
- PIPELINE VENT
- POWER POLE
- SIGN
- STOP SIGN
- BOUNDARY LINE
- PROPERTY LINES
- EASEMENT LINE
- EDGE OF ASPHALT
- FENCE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND PIPELINE
- CONCRETE
- PAVEMENT
- GRAVEL / DIRT ROAD
- OFF-R.M.C.T.
- P.M.C.T.
- D.M.C.T.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #46220C0404, DATED SEPTEMBER 16, 2020, THIS PROPERTY IS WITHIN THE UNSHADDED 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.

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

AT&T ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

ASTOUND BROADCAST

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CREGORY W. SHAULTS, 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 ABOVE DESCRIBED PROPERTY AND THAT THE MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MIDLAND COUNTY, 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.

PROPERTY OWNER

BULL MOUNTAIN, LLC
132 LEGACY CANYON DR
CROOK, TEXAS 79407
DEED INSTRUMENT # 2024-21587
254-431-1787

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

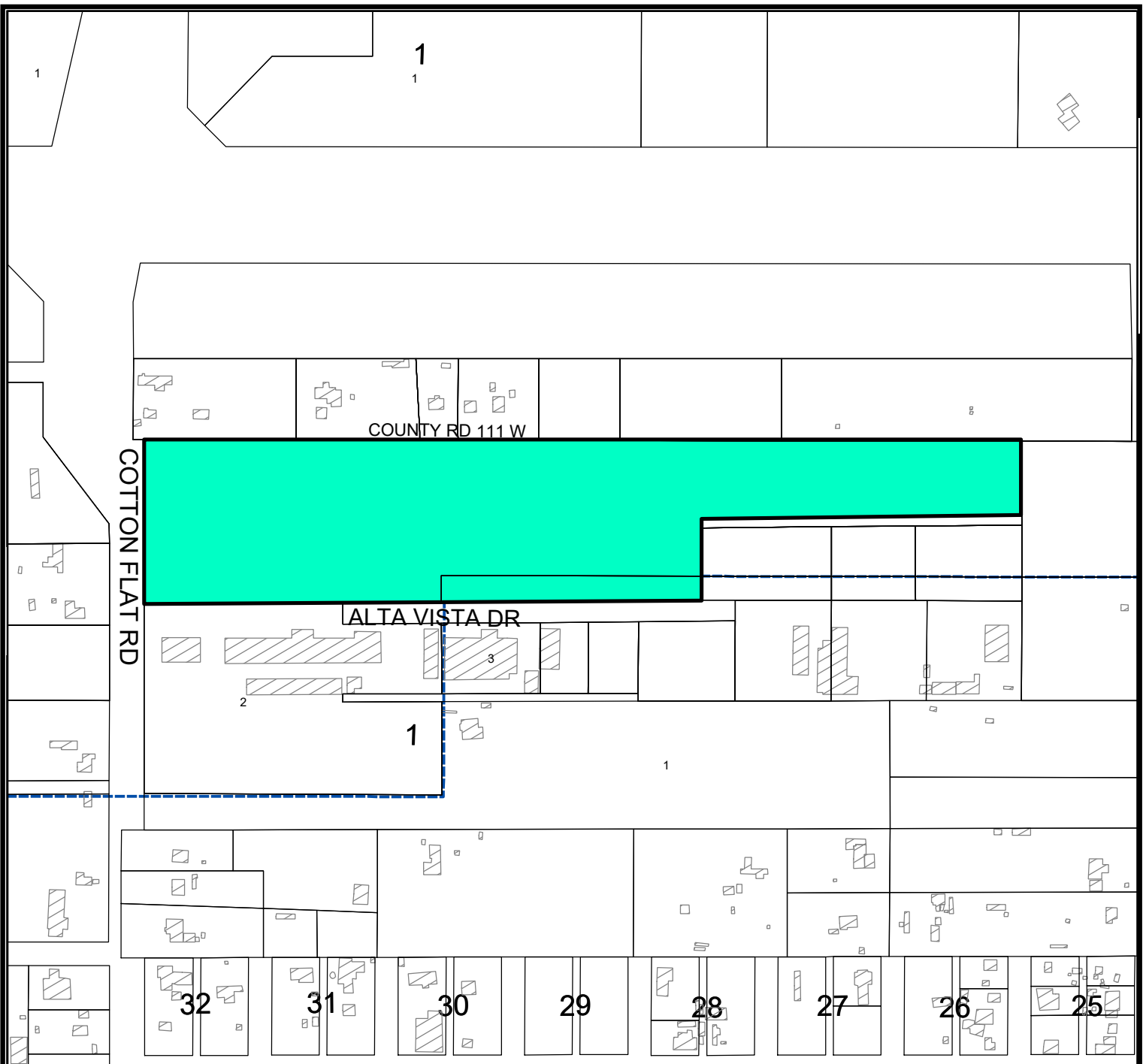
DATE _____



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

1909 West Wall Street, Suite "C"
Midland, Texas 79701
ENGINEER FIRM # F-15089
SURVEY FIRM # F-1019414
Tel: (432) 262-0999 Fax: (432) 262-0999
www.Maverick-Eng.com

April 21, 2025
NOMAD RV PARK



Location Map

SUB-25-0815

Scale: 1" = 56'

Proposed plat of Nomad RV Park being a 17.66-acre tract of land situated in Section 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

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

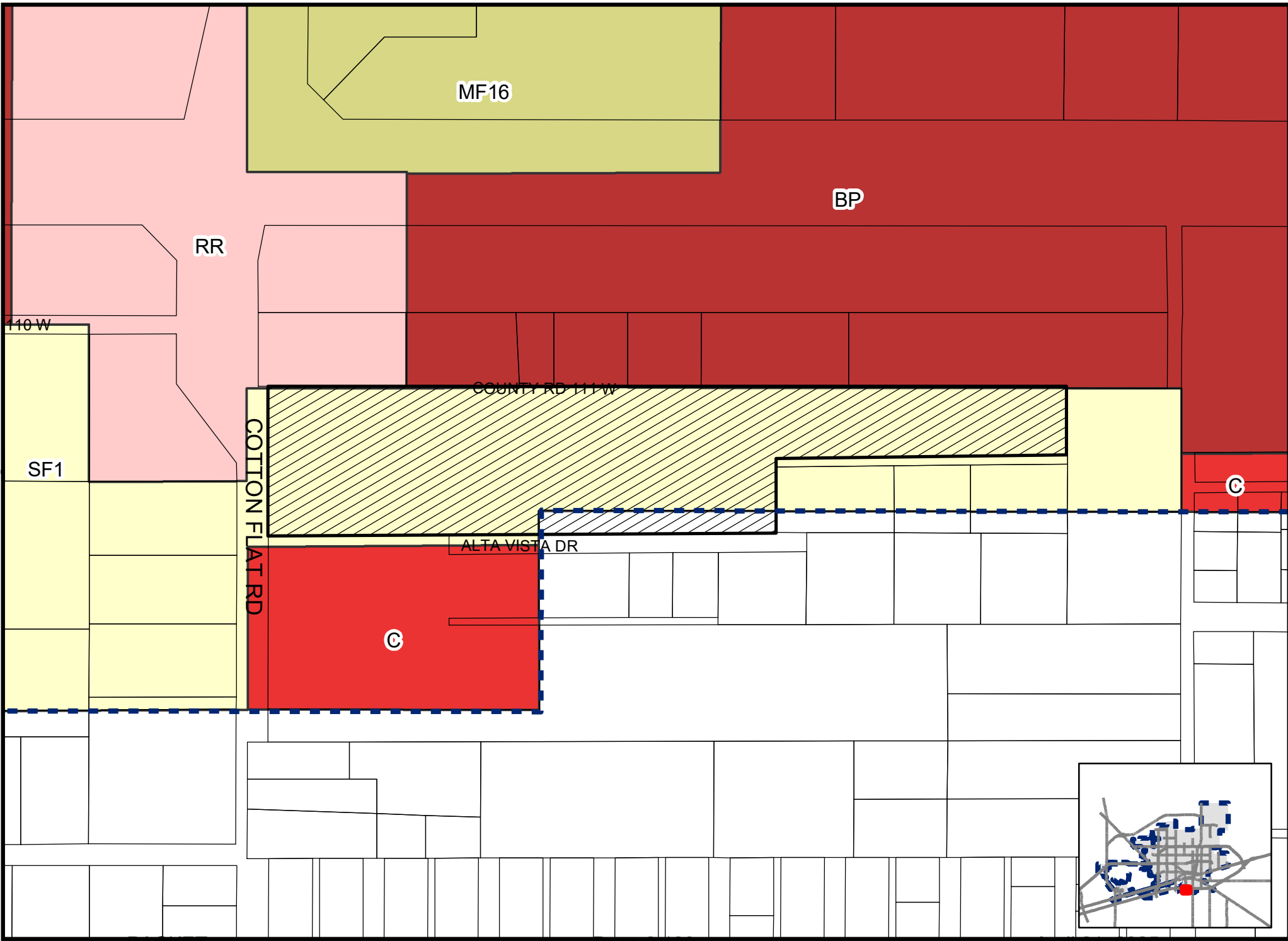
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



HWY 20

D 110 W

COUNTY RD 111 W

COTTON FLAT RD

ALTA VISTA DR

1

PACKET





NOMAD RV PARK PRELIMINARY PLAT

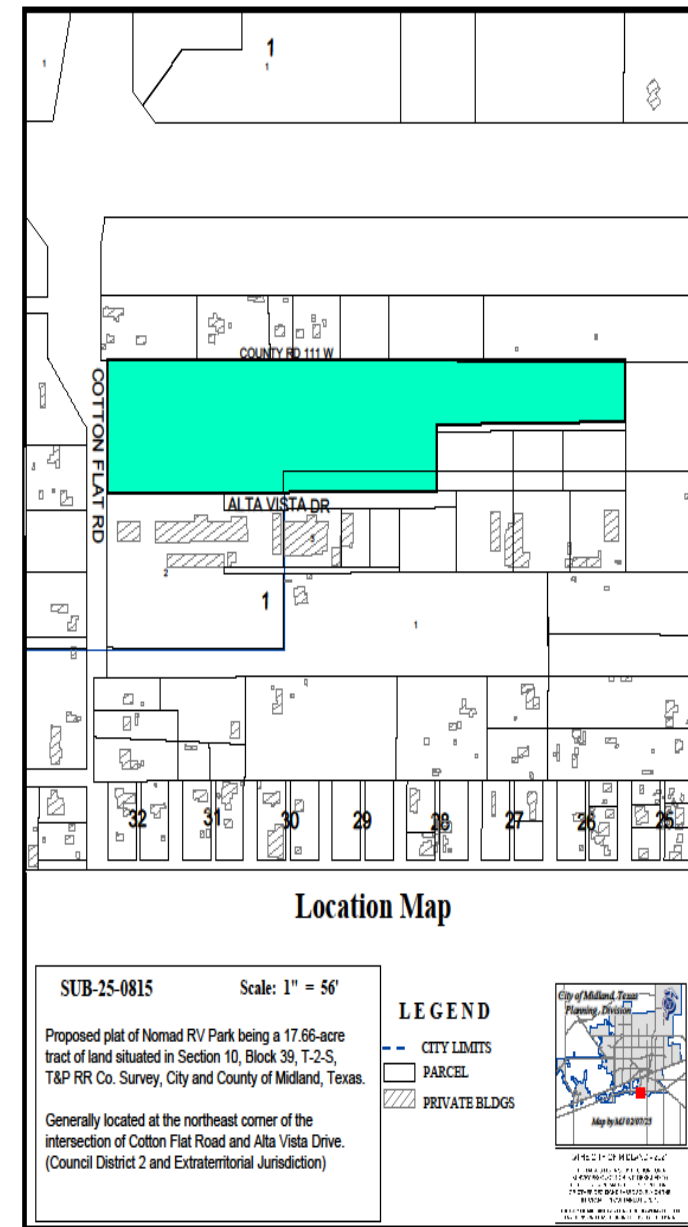


Visit Our Website

MIDLANDTEXAS.GOV

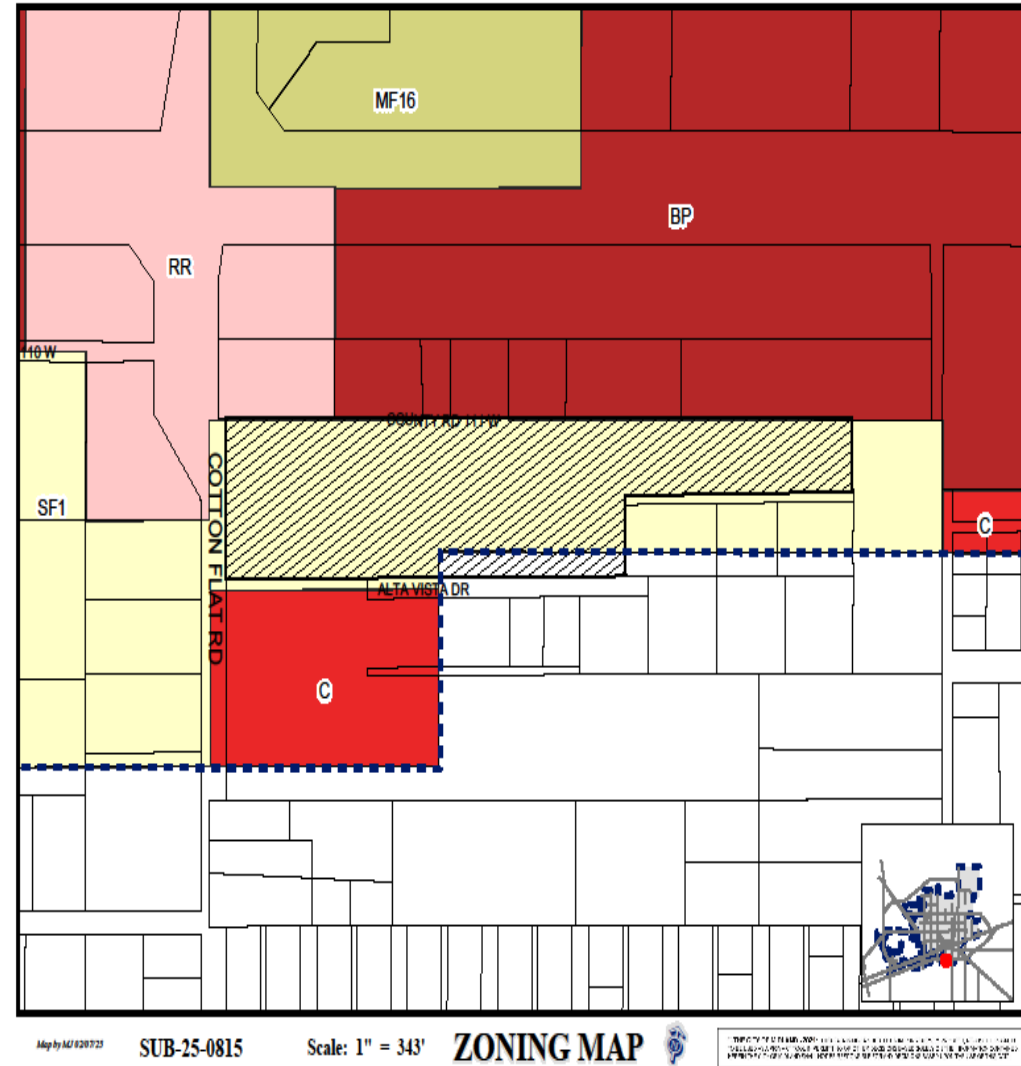
APPLICATION SUMMARY

- **Property Owner:** Bull Mountain, LLC
- **Applicant/Representative:** Maverick Engineering
- **Preliminary Plat**
- **Address:** Generally located at the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive.



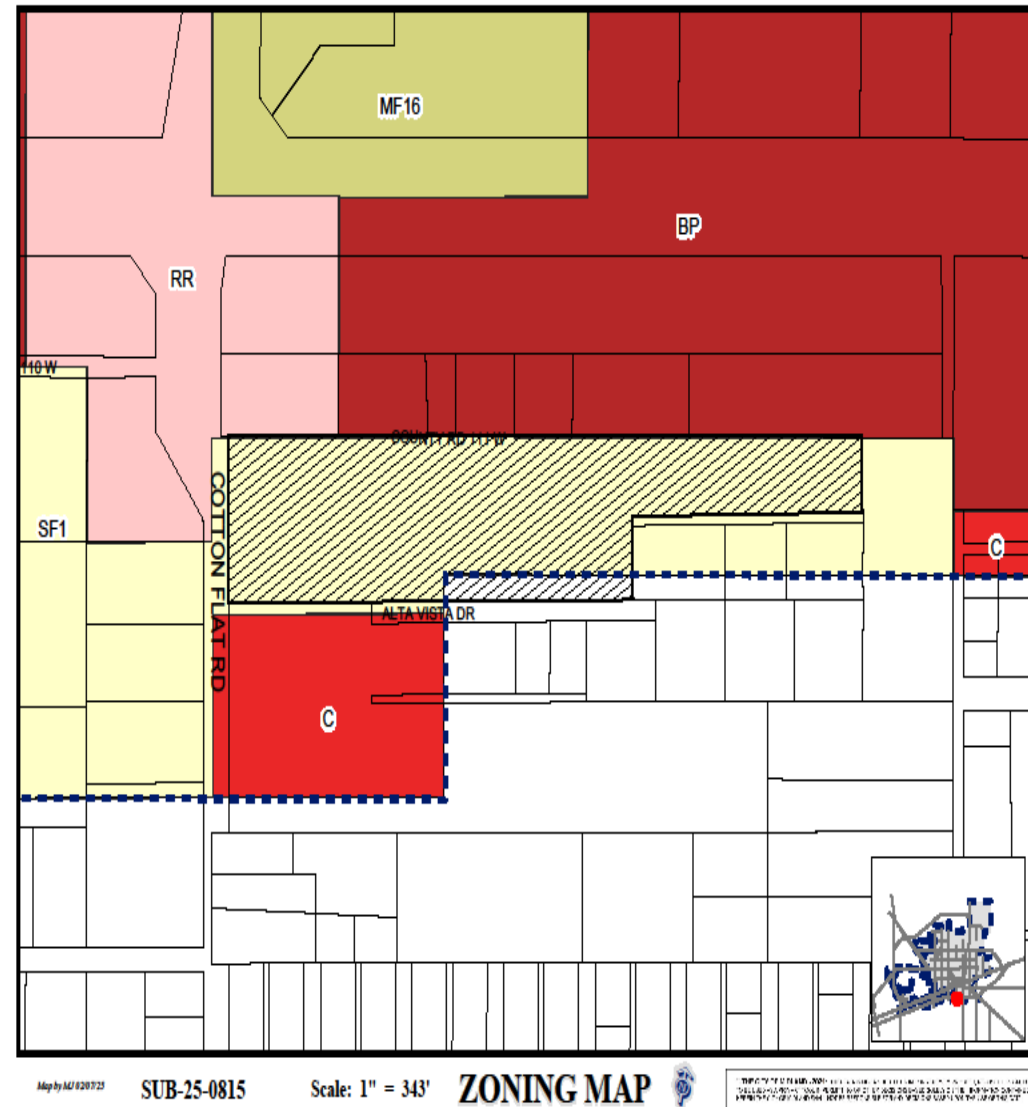
ZONING

- Current Zoning:** SF1, Single-Family Dwelling District and Extraterritorial Jurisdiction.
- Surrounding Zoning:**
 - North:** BP, I-20 Business Park District, RR, Regional Retail, and MF16, Multiple-Family Dwelling District.
 - South:** C, Commercial, and ETJ, Extraterritorial Jurisdiction



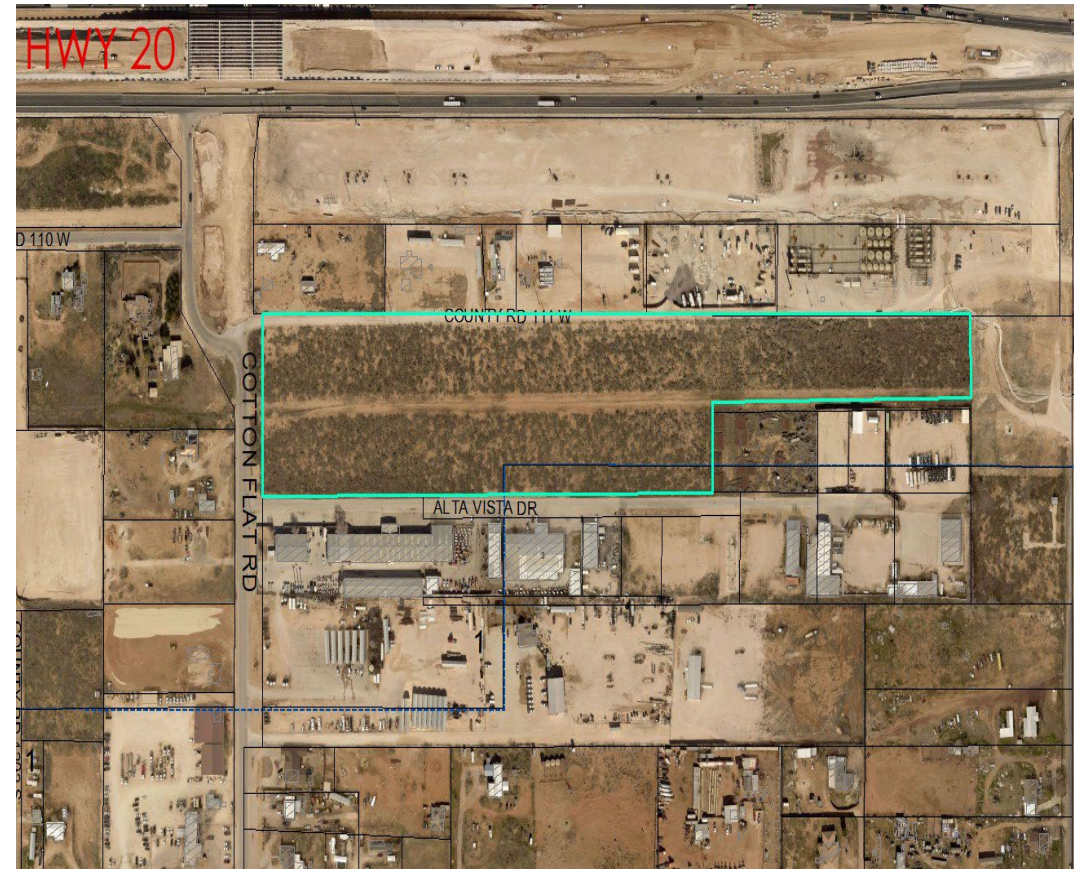
ZONING

- East:** BP, I-20 Business Park District, RR, Regional Retail, SF1, Single-Family Dwelling District, and C, Commercial
- West:** SF1, Single-Family Dwelling District and RR, Regional Retail District



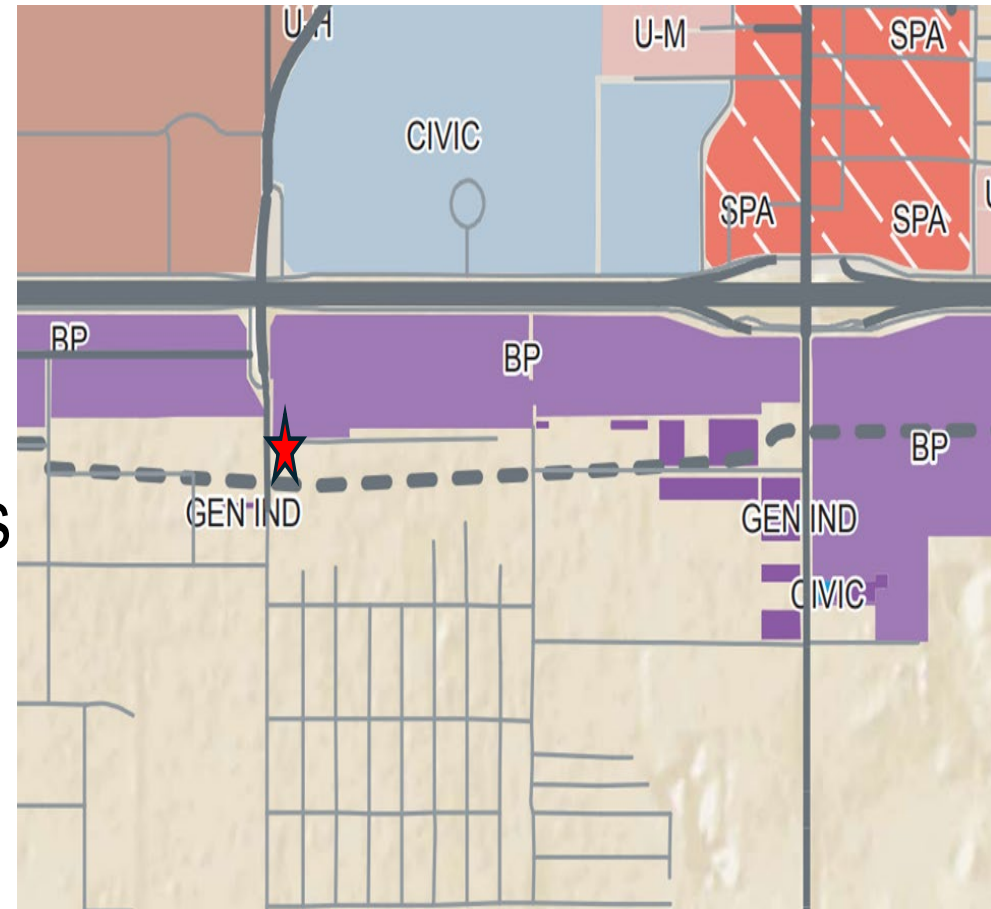
LAND USE

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



COMPREHENSIVE PLAN

- **TCT Land Use Designation:**
Business Park I-20 (BP)
- **Supported Uses:**
 - Warehousing and distribution
 - Larger scale visitor services located at the major intersections
 - Multifamily may be appropriate when integrated as part of a holistic development that incorporates retail and office uses.
 - Land use is compatible with surrounding area & TCT Plan



STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends **APPROVAL** of this Preliminary Plat of Nomad RV Park.



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 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Lazy 3 at Midland Polo being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Dunaway Associates, LLC, on behalf of Musselman Family, LP, is requesting to plat a 13.52-acre tract of land located on the north side of Mockingbird Lane into one lot to obtain building permits for future agricultural development.

Current Zoning:

AE, Agricultural Estate District.

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

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

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

WATER: 24" water exists in Mockingbird Lane south 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: 24" wastewater exists in a Sewer & Drainage easement north and east of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: A preliminary drainage study has been conducted is approved for platting purposes. A Letter of Map Revision based on Fill (LOMR-F) will be required for the fill placed within the 100-year floodplain/floodway. A "No-Rise" Certification is required for development within the floodway to certify that the development project will not affect flood heights. FEMA map number data on plat face is incorrect. In the floodplain note, include all flood zones the subject property is located in. [[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

GIS: (Approved)

Legal description should depict what survey section it is in. Polo Club Dr does not extend as depicted. Please confirm.

PLANNING: (Approved with Conditions)

Change the Chairman to Abraham Bejil [Informational]

Please have your league Description read as "Being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas"

The vacation request for Mockingbird Lane is scheduled to go before Council on May 13.

Staff recommends approval of the Preliminary Plat of Lazy 3 at Midland Polo subject to the following conditions.

Conditions:

- A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]**
- B. Approval 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-24-0758

Case Number:

P-25-2238

Proposed Subdivision Plat Name: Lazy 3 at Midland Polo

Legal Description (attached sealed Metes and Bounds): Being a 13.52 acre tract of land
Situating in City of Midland, Midland County, Texas.

Property Owner

Printed Name: Musselman Family, LP Attn: Henry Musselman

Phone (432) 528-9115

Email

henrym@compassoperating.com

Address 400 W. Illinois Avenue Ste. 1000

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Dunaway Associates, LLC

Printed Name: Melanie Martinez & Tim Hair

Phone (432) 217-0221

Email

mmartinez@dunaway.com &

thair@dunaway.com

Address 4000 N. Big Spring Street

City Midland

State TX

Zip 79705

Current Zoning: AE

Reason for Platting: A future building permit will be required to build a structure onto
property, platting is required.

Plat Information

Total Acreage: 13.52

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

Number of Residential Lots: 0

Number of Multi-Family Dwelling Units: 0

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:

Property Owner (printed):

Henry Musselman

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

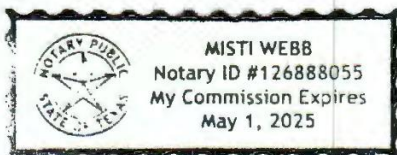
COUNTY OF ~~MIDLAND~~

^{nw} Shackelford

Before me, the undersigned authority, on this day personally appeared Henry Musselman 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.

Misti Webb
Authorized Agent (signature)

Subscribed and sworn to before me, this 21st day of March, 2025, to certify which witness my hand and seal of office.



Misti Webb Misti Webb
Shackelford
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 # 1781

Received By: B. J. [Signature]

Date:

RECEIVED

MAR 21 2025

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

D.R.M.C.T. = DEED RECORDS MIDLAND COUNTY TEXAS
P.R.M.C.T. = PLAT RECORDS MIDLAND COUNTY, TEXAS
O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS

ENGINEER/SURVEYOR

DUNAWAY ASSOCIATES, L.L.C.
4300 N. Big Spring Street
Suite 101
Midland, Texas 79705
(817) 817-3351
Contact: Tim Hair

Owner

Muselman Family, LP
400 W. ILLINOIS ST. 1000
Midland, Texas 79701
(432) 528-9115
Contact: HENRY MUSSELMAN

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Owner

Preliminary
document
shall not
be recorded
for any
purpose and
shall not be
used or
relied upon as
a final
survey
document.

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of Lazy 3 at Midland
is approved by proper authority of the City Planning and Zoning
Commission of the City of Midland, Texas, on this the ____ day of
_____, 2025.

LUCY SISNEGA, CHAIRMAN

LONDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY Print Name: _____

ONCOR ELECTRIC DELIVERY Print Name: _____

OPTIMUM Print Name: _____

ASTOUND Print Name: _____

ATAI-TEXAS Print Name: _____

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF MIDLAND:

WHEREAS Muselman Family, LP, is the record owner of Lazy 3 at Midland Polo situated in the
City of Midland, Midland County, Texas and more particularly described herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Muselman Family, LP, do hereby adopt this plat designating the herein above described property
as Lazy 3 at Midland Polo City of Midland, Midland County, Texas and we do hereby dedicate to the public
use forever the streets, ditches, and easements shown.

WITNESS our hands at Midland, Texas, this ____ day of _____, 2025.

Representative of: Muselman Family, LP

STATE OF TEXAS, COUNTY OF MIDLAND:

This instrument was acknowledged before me on _____, 2025,

by _____ on behalf of Muselman Family, LP.

Notary Public Signature

SURVEYOR'S CERTIFICATE

I, Mark Yoke, 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 herein
were placed under my personal supervision, in accordance with the
Subdivision Regulations of the City of Midland, Texas.

Mark Yoke

Registered Professional Land Surveyor

Texas Registration No. 5975

DUNAWAY
PACKET

550 Bailey Avenue • Suite 400 • Fort Worth, TX 76102

Tel: 817.335.1121

FIRM REGISTRATION 10098100

METES AND BOUNDS DESCRIPTION

BEING A 13.52-ACRE TRACT OF LAND SITUATED IN SECTION 10, BLOCK X, H.P. HILLIARD SURVEY, ABSTRACT NO. 1276, MIDLAND
COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO MUSSELMAN FAMILY LIMITED PARTNERSHIP, AS
RECORDED IN INSTRUMENT NUMBER 2016-33993, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS (O.P.R.M.C.T.), SAID
13.52-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." (HEREIN REFERRED TO AS "FOUND
5/8-INCH IRON ROD WITH CAP") FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF MOCKINGBIRD LANE (100-FOOT WIDTH),
AS DEDICATED TO THE CITY OF MIDLAND BY DEDICATION DEED RECORDED IN VOLUME 851, PAGE 224, DEED RECORDS OF
MIDLAND COUNTY, TEXAS, AND AS DEDICATED BY SADDLE CLUB ESTATES, AN ADDITION TO THE CITY OF MIDLAND, AS RECORDED
IN CABINET C, PAGE 44, PLAT RECORDS OF MIDLAND COUNTY, TEXAS, SAID POINT BEING ON THE EAST LINE OF A TRACT OF
LAND DESCRIBED IN SPECIAL WARRANTY DEED TO VANDERPOOL MANAGEMENT, LP, AS RECORDED IN INSTRUMENT NUMBER
2024-71, O.P.R.M.C.T., AND BEING LOCATABLE BY NAD83 GRID COORDINATES N=10,715,304.93, E=1,747,141.01, AND FROM WHICH
A FOUND 5/8-INCH IRON ROD WITH CAP FOR CORNER ON SAID NORTH RIGHT-OF-WAY LINE AT THE WEST LINE OF SAID
VANDERPOOL MANAGEMENT TRACT BEARS SOUTH 75 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 800.09 FEET;

THENCE NORTH 14 DEGREES 27 MINUTES 29 SECONDS WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID MOCKINGBIRD
LANE ALONG THE EAST LINE OF SAID VANDERPOOL MANAGEMENT TRACT, A DISTANCE OF 973.12 FEET TO A FOUND 5/8-INCH
IRON ROD FOR THE NORTH-EAST CORNER OF SAID VANDERPOOL TRACT, SAID CORNER BEING ON THE NORTHEASTERNLY LINE OF
SAID MUSSELMAN TRACT;

THENCE SOUTH 68 DEGREES 15 MINUTES 24 SECONDS EAST, ALONG THE NORTHEASTERNLY LINE OF SAID MUSSELMAN TRACT, A
DISTANCE OF 831.23 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "WEST COMPANY MIDLAND" FOR CORNER
AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 678.17 FEET AND WHOSE CHORD BEARS OF SOUTH 55
DEGREES 25 MINUTES 35 SECONDS EAST, A DISTANCE OF 390.01 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE NORTHEASTERNLY LINE OF SAID
MUSSELMAN TRACT, THROUGH A CENTRAL ANGLE OF 25 DEGREES 39 MINUTES 36 SECONDS, AND ARC LENGTH OF 393.29 FEET
TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "WEST COMPANY MIDLAND" FOR THE END OF SAID CURVE;

THENCE SOUTH 42 DEGREES 35 MINUTES 47 SECONDS EAST, CONTINUING ALONG THE NORTHEASTERNLY LINE OF SAID MUSSELMAN
TRACT, A DISTANCE OF 212.85 FEET TO A FOUND 3-INCH STEEL FENCE POST FOR CORNER AT THE INTERSECTION OF SAID
NORTHEASTERNLY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MOCKINGBIRD LANE, AND FROM WHICH A FOUND 1/2-INCH
IRON ROD WITH RED CAP STAMPED "WEST COMPANY MIDLAND" FOR THE SOUTHEAST CORNER OF SAID MUSSELMAN TRACT BEARS
SOUTH 42 DEGREES 35 MINUTES 47 SECONDS EAST, A DISTANCE OF 56.70 FEET;

THENCE SOUTH 75 DEGREES 32 MINUTES 31 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MOCKINGBIRD
LANE, A DISTANCE OF 1,026.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 588,855 SQUARE FEET OR 13.52 ACRES OF
LAND, MORE OR LESS.

Page 9.157

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE COORDINATE SYSTEM (NAD83), CENTRAL ZONE,
BASED UPON GPS MEASUREMENTS. DISTANCES AND AREAS HEREON ARE SURFACE VALUES. A COMBINED SCALE
FACTOR OF 0.9999209.

2. VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). TOPOGRAPHIC
SURVEY DATA WAS PROVIDED BY AN EXTERNAL CONTRACTOR, DEVONIAN SERVICES. THEIR DATA WAS ADJUSTED TO
MATCH CITY OF MIDLAND PUBLISHED BENCHMARK DATA OF THE FOLLOWING VERTICAL CONTROL POINTS:

REFERENCE MARK AA-09
BEING A 2-INCH ALUMINUM CAP STAMPED "AA" SET ON THE NORTH SIDE OF BLUEBIRD LANE, APPROXIMATELY 70
FEET WEST OF THE CENTERLINE OF MELVILLE DRIVE.
NAD83 GRID COORDINATE:
N=10,715,304.93 E=1,747,141.01
NAVD83 ELEVATION= 2,614.67 FEET

REFERENCE MARK AA-10
BEING A 2-INCH ALUMINUM DISC ON THE SOUTHEAST CORNER OF THE INTERSECTION OF BLUEBIRD LANE WITH
MIDMAN DRIVE, BEING ON THE EASTERLY EDGE OF THE RETURN.
NAD83 GRID COORDINATE:
N=10,715,178.975 E=1,742,088.195
NAVD83 ELEVATION= 2,614.22 FEET

3. 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.

4. ANY UTILITY COMPANY, DEVELOPER OR OTHER ENTITY INSTALLING, REPAIRING, MAINTAINING OR RELOCATING A
UTILITY LINE OR PERMANENT IMPROVEMENT WITHIN UTILITY EASEMENTS MUST RESTORE THE PREMISES AS NEARLY
AS POSSIBLE TO ITS ORIGINAL CONDITION FOLLOWING ANY SUCH WORK AT ITS SOLE EXPENSE.

5. 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.

6. BLANKET REFUSE EASEMENT OF INGRESS AND EGRESS FOR GARBAGE AND TRASH COLLECTION PURPOSES IS
HEREBY GRANTED.

7. PROPOSED WATER, SANITARY SEWER, AND STORM SEWER PIPELINES WITH CULVERTS, BRIDGES, AND OTHER
APPURTENANCES OR STRUCTURES SHOWN (ONE-LINE PLANS), ARE REQUIRED BEFORE PRELIMINARY PLAT
APPROVAL.

NOTES:

8. ACCORDING TO THE GRAPHICAL PLOTTING OF THE FLOOD INSURANCE
RATE MAP FOR MIDLAND COUNTY, TEXAS AND INCORPORATED AREAS,
PANEL 86 OF 525, MAP NUMBER 48320C0005, MAP REVISED
SEPTEMBER 16, 2020, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE.
THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY
THIS FIRM.

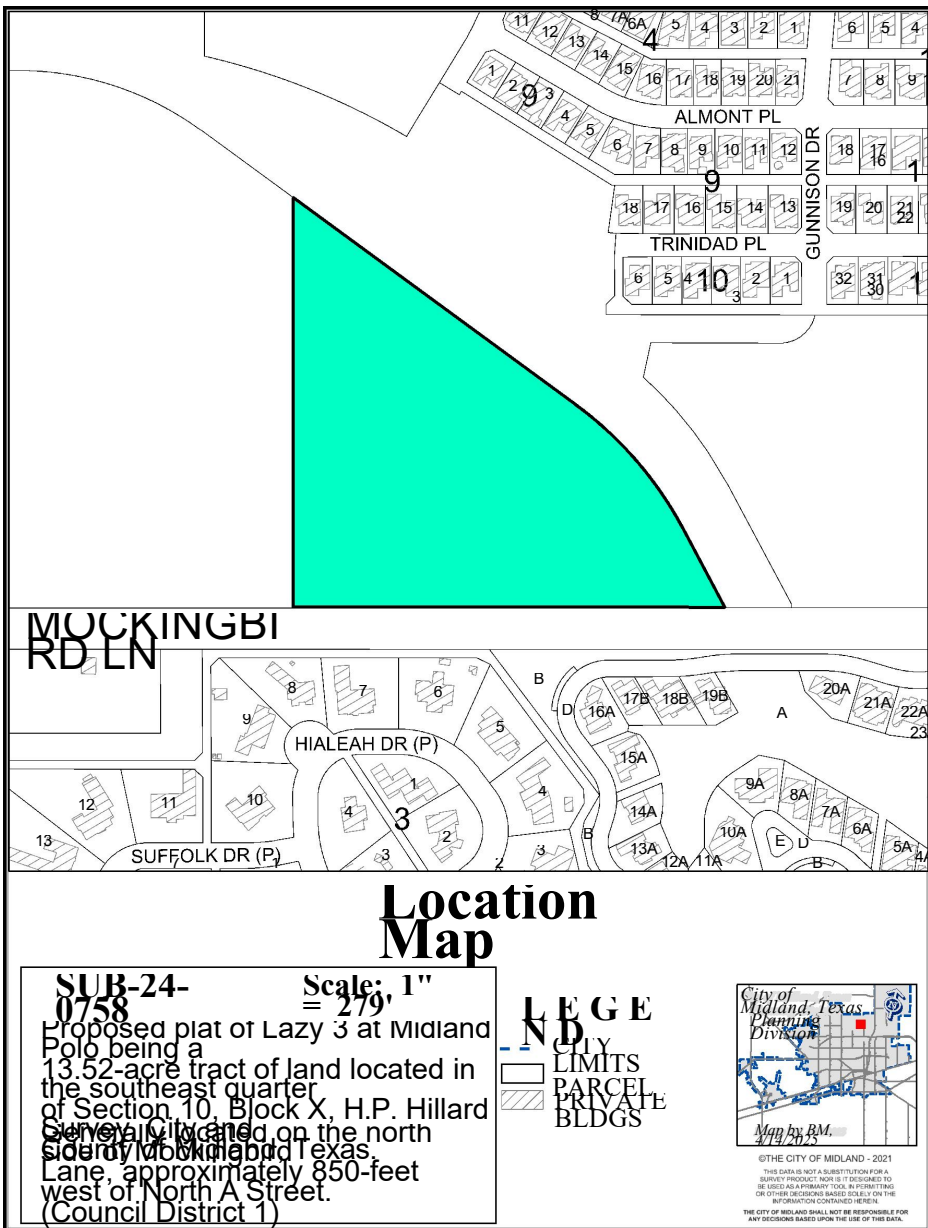
9. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING
PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE
PLACE DURING THE PERMITTING PROCESS. ADDITIONAL IMPACT FEES OR
INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS
THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT
INCREASED.
[PER MIDLAND CITY CODE SECT. 11-14-6]

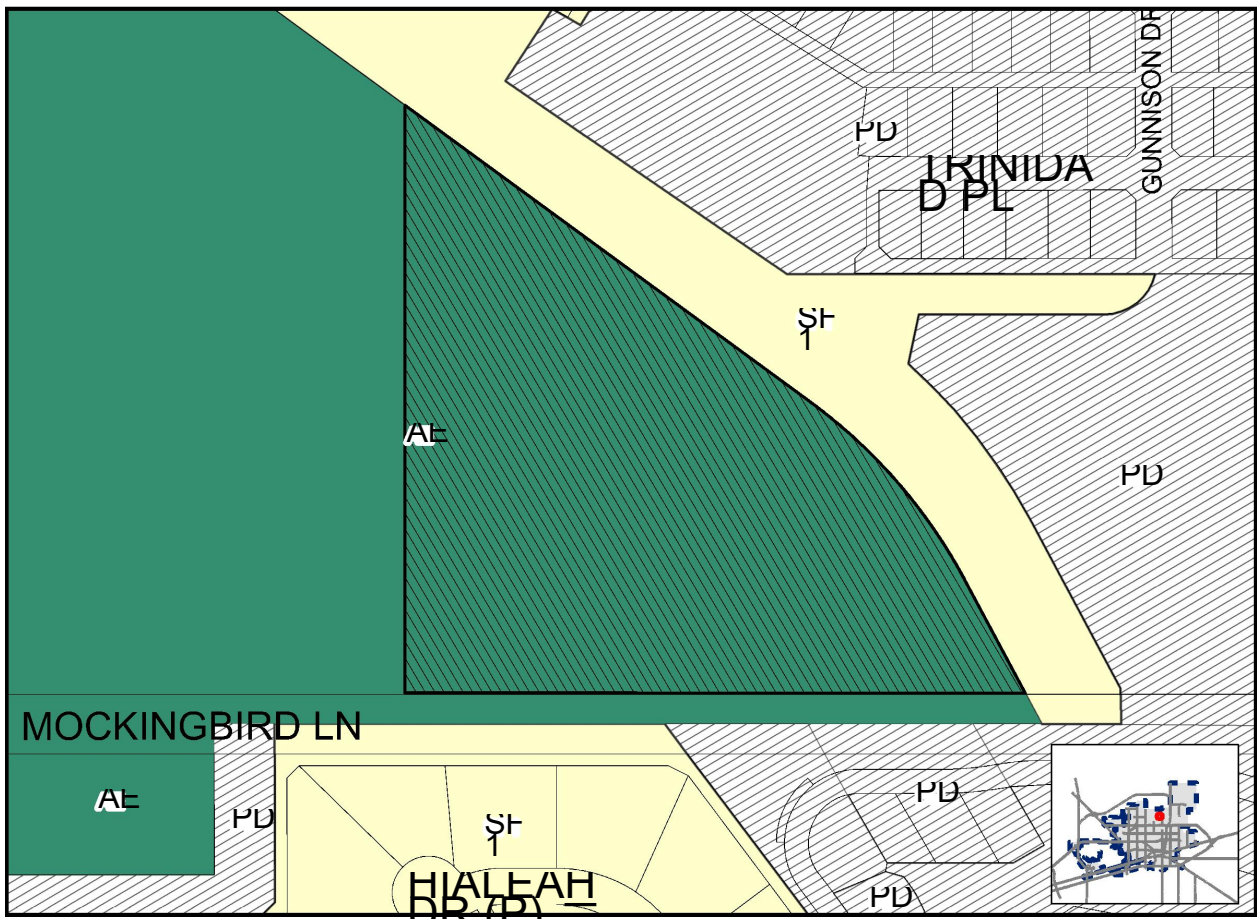
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____

PRELIMINARY
PLAT
OF
Lazy 3 at Midland Polo
13.52-ACRE TRACT OF
MIDLAND POLO
COUNTY, TEXAS





Map by B.M.
3/14/2025

SUB-24-
0758

Scale: 1" = 194'

**ZONING
MAP**



© THE CITY OF MIDLAND - 2021. THIS DATA IS NOT A SUBSTITUTE FOR A SURVEY PRODUCT. NOW 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.





LAZY 3 AT MIDLAND POLO

PRELIMINARY PLAT

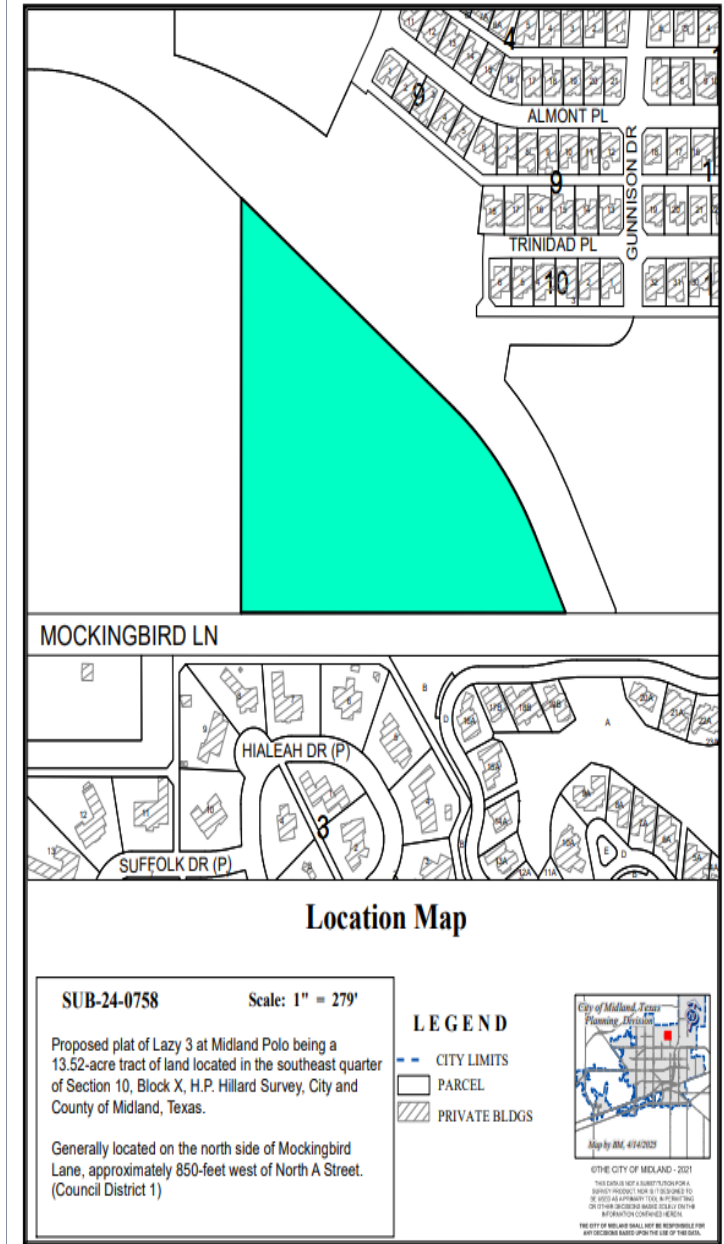


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner & Developer:** Musselman Family, LP
- **Representative:** Dunaway Associates, LLC
- **Application Type:** Preliminary Plat
- **Address:** Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street. (Council District 1)



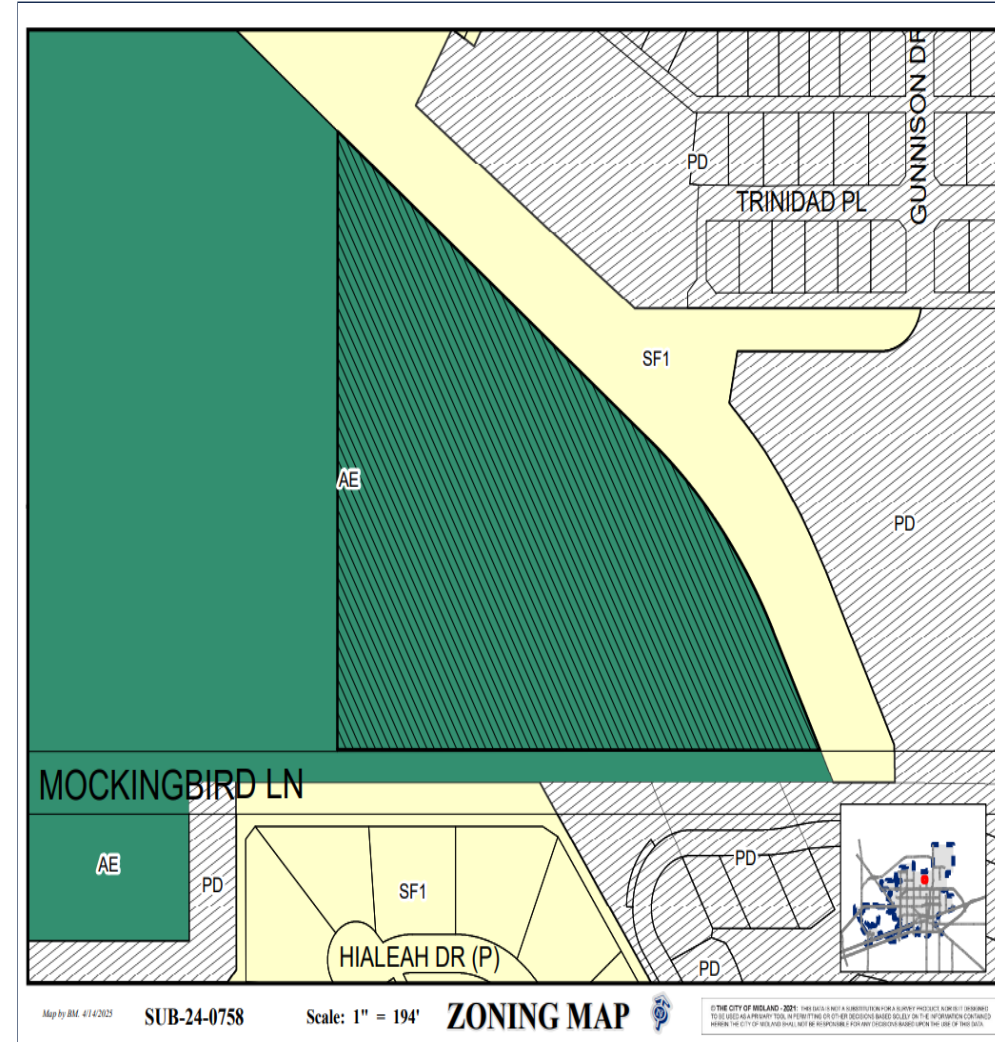
3

- # PACKET



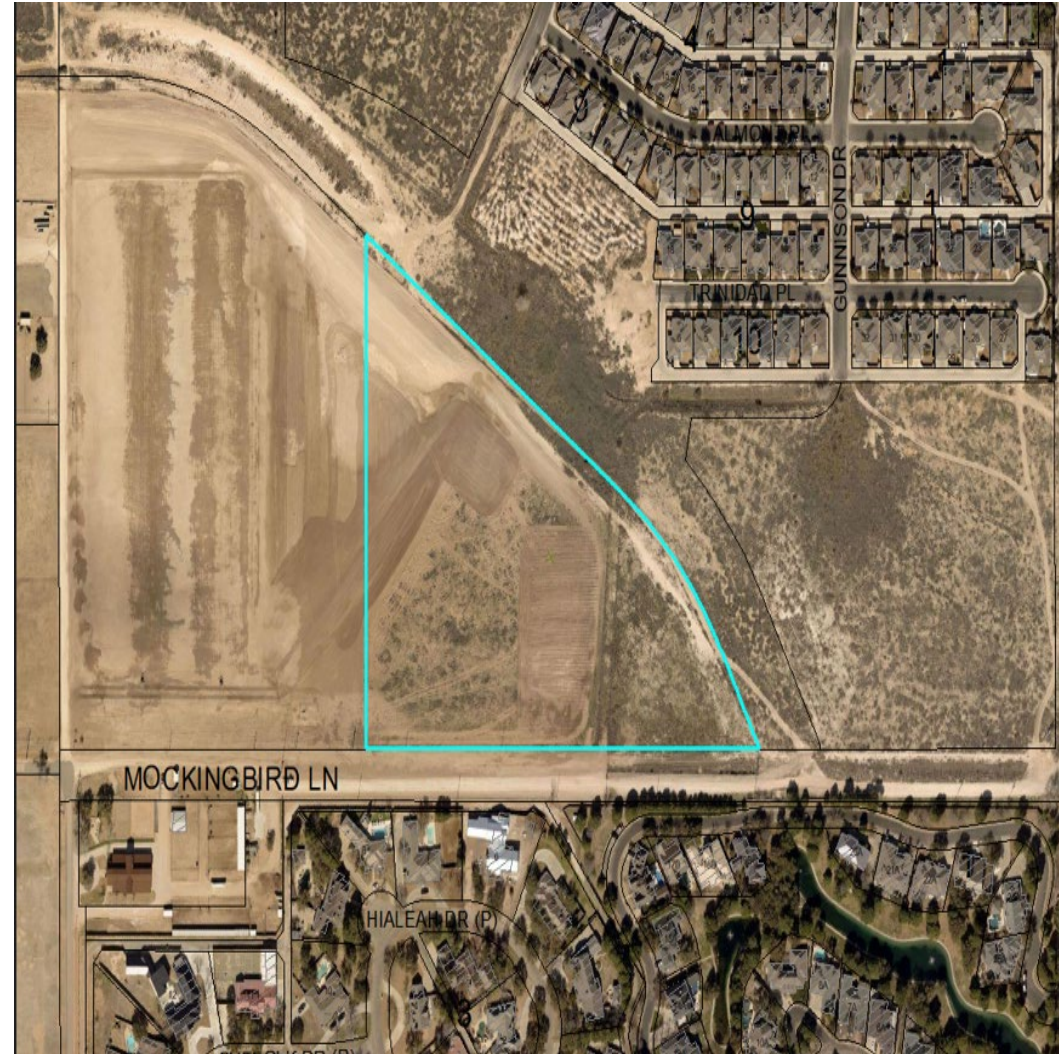
ZONING

- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
 - **North/East:** SF-1, Single-Family Dwelling District
 - **South:** SF-1, Single-Family Dwelling District, and PD, Planned Development District for a Housing Development
 - **West:** AE, Agricultural Estate District



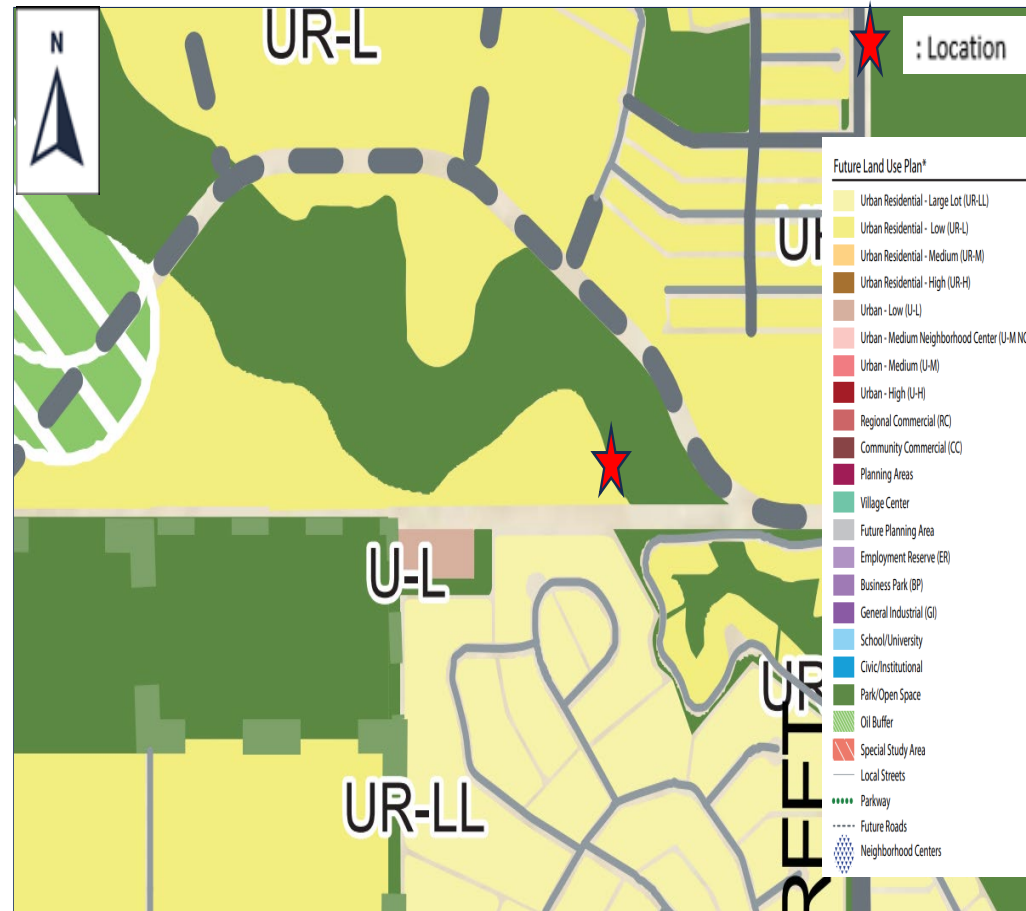
LAND USE

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



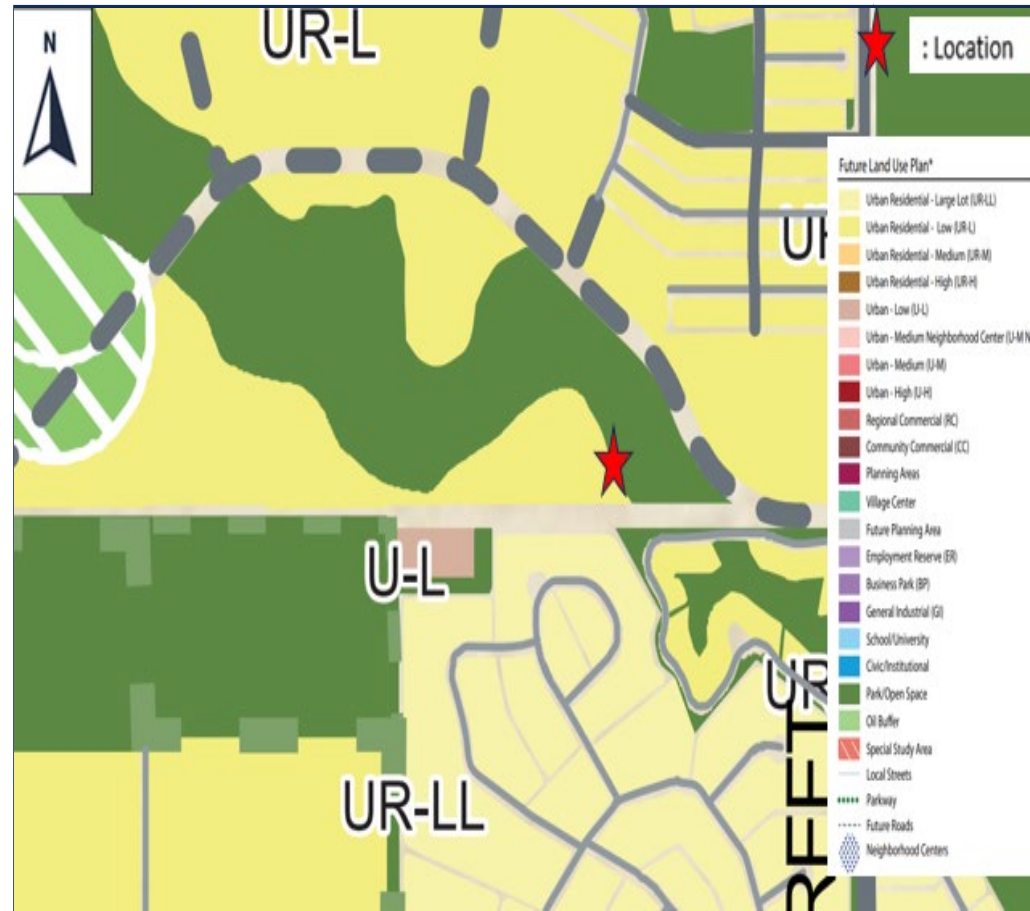
COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
 - Urban Residential- Low (UR-L) in part, and Park/Open Space, in part.
- **Supported Uses:**
 - **Urban Residential-Low:** Restrictive land use, emphasizing single-family detached development.



COMPREHENSIVE PLAN ANALYSIS

- **Supported Uses:**
 - **Park/Open Space:** Limited, primarily natural. Any development is recreational and low impact in nature (such as park shelters or ball fields).
- Request is **compatible** with the surrounding area and the Tall City Tomorrow Plan.



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the preliminary plat of Lazy 3 at Midland Polo subject to the following conditions.

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

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



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: April 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving a reinstatement of an approved Preliminary Plat of Shenandoah Ridge, being a plat of a 146.827-acre tract of land in Section 12, Block 39, T-1-S, T&P RR Co. Survey, City of Midland, Midland and Martin Counties, Texas. (Generally located on the northeast corner of the intersection of North State Highway 349 and Occidental Parkway.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Maverick Engineering is proposing to plat a 146.827-acre tract of land out of Section 12, Block 39, T-1-S, T&P. RR. Co. City of Midland, Midland and Martin Counties, Texas into 528 lots for future residential development which is located on the east side of North State Highway 349.

Current Zoning:

SF-3, 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 2020 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, and floodplain requirements if necessary. Also, please see comments by Ron Jenkins.

SURVEYOR: (Approved)

Check the distance shown along the north line of the most northerly drainage easement (242.44').

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Add the following note to the plat face:

"Initial Impact Fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the permitting process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases. "

ROW: ROW okay as shown.

PAVING: Pave the proposed internal streets to City of Midland Standards. Paving improvements have been submitted but not approved. Per email correspondence between the City of Midland and Maverick Engineering, the extension of the existing median is being required by both the City and TxDOT as a condition of allowing the new access points to be constructed on the state highway. So, if the developer chooses to go that route, this would have to be an appeal to City Council of a denial of access.

WATER: Water improvement plan set has been approved but infrastructure has not been accepted yet.

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

PRO RATA: None

SEWER: Water improvement plan set has been approved but infrastructure has not been accepted yet.

DRAINAGE: Drainage study has been approved on 07/12/2021

EASEMENTS: Show existing and proposed.

SIDEWALKS: construct sidewalks along the frontage of all lots within the subdivision.

DIMENSION: * * *

OTHER: For future reference, if the wells within subdivision boundaries are capped and pavement is proposed to be constructed over capped wells, then the cap must be three

feet below the lowest utilities in the area, or three feet below top of pavement if no utilities are present.

TRANSPORTATION: (Approved)

Existing median on BS 349 ends south of Badland Blvd. Developer will be responsible for extending median to north edge of the development (match existing median construction).

TxDOT requests extending raised median to north limits of plat at approx. 670 ft north of Loess St to allow establishment of the ultimate southbound left-turn lane for Loess and full width median north of that.

Construction of north half of Occidental Pkwy at BS 349 intersection and across frontage will be required as a public improvement with platting. Traffic requests that the north half street be extended across the existing ROW already dedicated by Renew Life Church. The Developer would be eligible for impact fee credits for all improvements on Occidental Pkwy.

STREET NAME AND TRAFFIC CONTROL SIGN FEE – Estimated fee due at Final Plat submittal = 29 new intersections created at \$500/intersection = \$14,500. Fee shall be adjusted based on number of intersections if Final Plat is phased.

TxDOT comments, “There is an existing driveway approximately 85’ south of the proposed Badland Blvd. This access should be removed to accommodate Badland Blvd. There is also an existing SB left turn lane for the existing driveway, and may need to look at adjusting to make the turn lane accommodate Badland Blvd.

The median [shall] be extended to north side of development since it is showing some lots bordering BS 349 that could be an access management issue if they develop in the future.”

Street lighting is required along public street frontages.

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.

FIRE: (Approved)

Future development must meet the requirements of IFC 2015ed. and local amendments.

OIL AND GAS: (Approved)

There are three Oil and Gas wells identified on the plat. (1) Mabee #6 permitted as the #4 with city on 1-25-11, Still needs the 500 ft. radius identified. (2) Mabee D #5 permitted on 1-24-12 needs 500 ft. radius identified. A 500’ radius is to be included around these wells to identify the area that will need a future variance for lots inside the radius. The city permitted wells are required to be identified with the 500 ft. radius due to building lots being in the 500 ft. radius. A 135’ radius is the minimum allowed that has been identified

and included on the non-permitted and permitted wells as required. Building permits less than the 500 ft radius will need to be addressed with the Operator- Pioneer prior submitting a requesting a variance to Building Official. A 225 ft. radius is identified but is not explained on the plat. Any occupied residential/commercial permits inside the 500 ft. radius would require a variance to the permitted well from the City Council and no closer than 135 ft. to any well. A variance would have to be presented to the City Council by the City Building Official. The variance request would be best if it included a letter of endorsement/support to the approved requested distance from the Operator. The needed information/example for variance request can be provided from the City Building Official- Jeff Pinkstaff. The variance process is processed thru the Building Official as he is the one making the request and issues the building permits for the houses inside the 500 ft. radius. Access to well will be shown as an ingress/egress. Developer will want to visit with operator to identify exact location of flow lines and electrical lines for all Wells identified on the plat. Recommend that flow lines are located and follow Engineering requirements of depth and location under any city streets. . Please note if oil & gas wells are not identified or left off of plat, this could prevent receiving city permits for structures. Any plugged and abandoned well would need to be identified.

PLANNING: (Approved)

The legal description should be a "146.827-acre tract of land out of Section 12, Block 39, T-1-S, T&P. RR. Co. City of Midland, Midland and Martin Counties, Texas.

Verify the square footage of the lots. This property was recently rezoned to SF-3, Single Family Dwelling District, and the minimum lot size for the SF-3 district is 5,500 sq. ft.

The block numbers are not in sequence.

Verify lot dimensions. The minimum lot width for interior lots is 50 feet.

Under Certificate of Approval, please change the chairman name to Lucy Sisniega.

Please include the square footage for Lots 77-78, Block 8.

Remove duplicated notes on the face of the plat on page 2.

Since this plat is greater than 25 acres, a hearing is required at City Council.

All department's comments must be addressed as a condition of final plat approval. Staff recommends approval of the preliminary plat of Shenandoah Ridge, subject to conditions A through C.

Conditions:

- A. That the required Public Improvements are adequately met.
- B. That the technical items listed above are addressed.

- C. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Application
Preliminary Plat
Reinstatement Letter
Maps



Preliminary Plat Application

Project Number:

Case Number:

SUB-21-0412
P-21-1186

Proposed Subdivision Plat Name: Shenandoah Ridge

Legal Description (attached sealed Metes and Bounds): Being a 146.827 Acre Tract of Land in Section 12, Block 39,

T-1-S, T&P RR. Co. Survey, City of Midland, Midland and Martin Counties, Texas

Property Owner

Printed Name:

Shenandoah Bar M Ranch LLC

Phone (432) 262.0999

Email

Address

City

State

Zip

Developer (if different than Owner)

Printed Name:

Phone (432) 262.0999

Email

Address

City

State

Zip

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

Firm: Maverick Engineering

Printed Name: Paladin Huckaba

Phone (432) 262.0999

Email

phuckaba@maverick-eng.com

Address 1909 W Wall St Ste K

City Midland

State TX

Zip 79701

Current Zoning: SF3, AE

Reason for Platting: Ownership Purposes

Plat Information

Total Acreage:

146.827

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

Number of Lots: 528

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

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

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

Provisions

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

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

Property Owner (signature): _____

Date: _____

Property Owner (printed) : _____

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 Andrew L Mellen who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or is authorized by Shenandoah Bar M Ranch LLC the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Andrew L Mellen
Authorized Agent (signature)

Subscribed and sworn to before me, this 9th day of September, 2021, to certify which witness my hand and seal of office.



Kelsey Ann Stine
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 # 3604

Received By: KM

Date: 9/10/21



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



March 25, 2025

City of Midland
Planning Division
300 N. Loraine
P.O. Box 1152
Midland, TX 79702

RE: Extension and/or Reinstatement of Master Preliminary Plat for Shenandoah Ridge

Planning Division:

As the representative for the property owners, Shenandoah Bar M Ranch LLC, for their Master Preliminary Plat of **Shenandoah Ridge**, I hereby request an extension of the master preliminary plat, to allow for submittal of the final plat for Phase 4 of the development. Per zoning ordinance § 11-2-3(D)-14:

“Each time the applicant submits a final plat of one phase of the development, conforming to the approved preliminary plat, and said final plat is approved, the approval of the preliminary plat shall be extended for a period of one year from the date of approval of said final plat.”

The most recent final plat for this development, Shenandoah Ridge, Section 3, was approved April 1, 2024, which is nearing the 1-year expiration for all subsequent final plats. The reason for the delay in submitting the subsequent phase (Phase 4) was due to the installments of public improvements and completion/approval of the civil construction plans. The plans will soon be submitted to the Planning Division/Permits Dept.

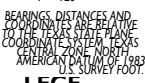
Please consider extending and/or reinstating the overall master preliminary plat for this development so that the next phase of the project can move forward. All comments from the original preliminary plat will be addressed at submittal of the next Final Plat.

Please do not hesitate to reach out if you should have any questions.

Sincerely,

Ashlee Devine
Maverick Engineering
1909 W. Wall Street
Suite K
Midland, TX 79701
432-262-0999

BEING A 146.827 AC.
ACRE TRACT
OF LAND IN SECTION
12, T20S, R10E, S12E,
MIDLAND & PRR Co.
AS DORMANT
COUNTIES, TEXAS

[illegible]

PLAT FILED FOR
RECORD
MIDLAND
COUNTY, TEXAS
CABINET _____

DATE _____
PAGE _____

MAVERICK
ENGINEERING / SURVEY /
WATER RESOURCES
1909 West Wall
Street, Suite 200
Arlington, Texas 76010
Tel: 817.461.7777
Fax: 817.461.7778
www.maverickeng.com

72701
Tel: 7450882-0999
(432) 7450882-0999

NANDO

BUDGET 2

OF 2

HWY 349

OCCIDENTAL PKWY

200-foot Public Notification Area

LOCATION MAP

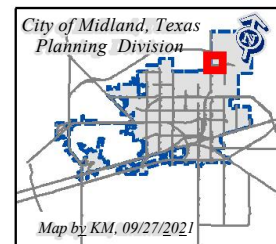
SUB-21-0412

Scale: 1" = 833'

Proposed plat of Shenandoah Ridge, being a plat of a 146.827-acre tract of land out of Section 12, Block 39, T-1-S, T&P. RR. Co. City of Midland, Midland and Martin Counties, Texas, located on the northeast corner of North State highway 349 and Occidental Parkway. (Council District 1)

LEGEND

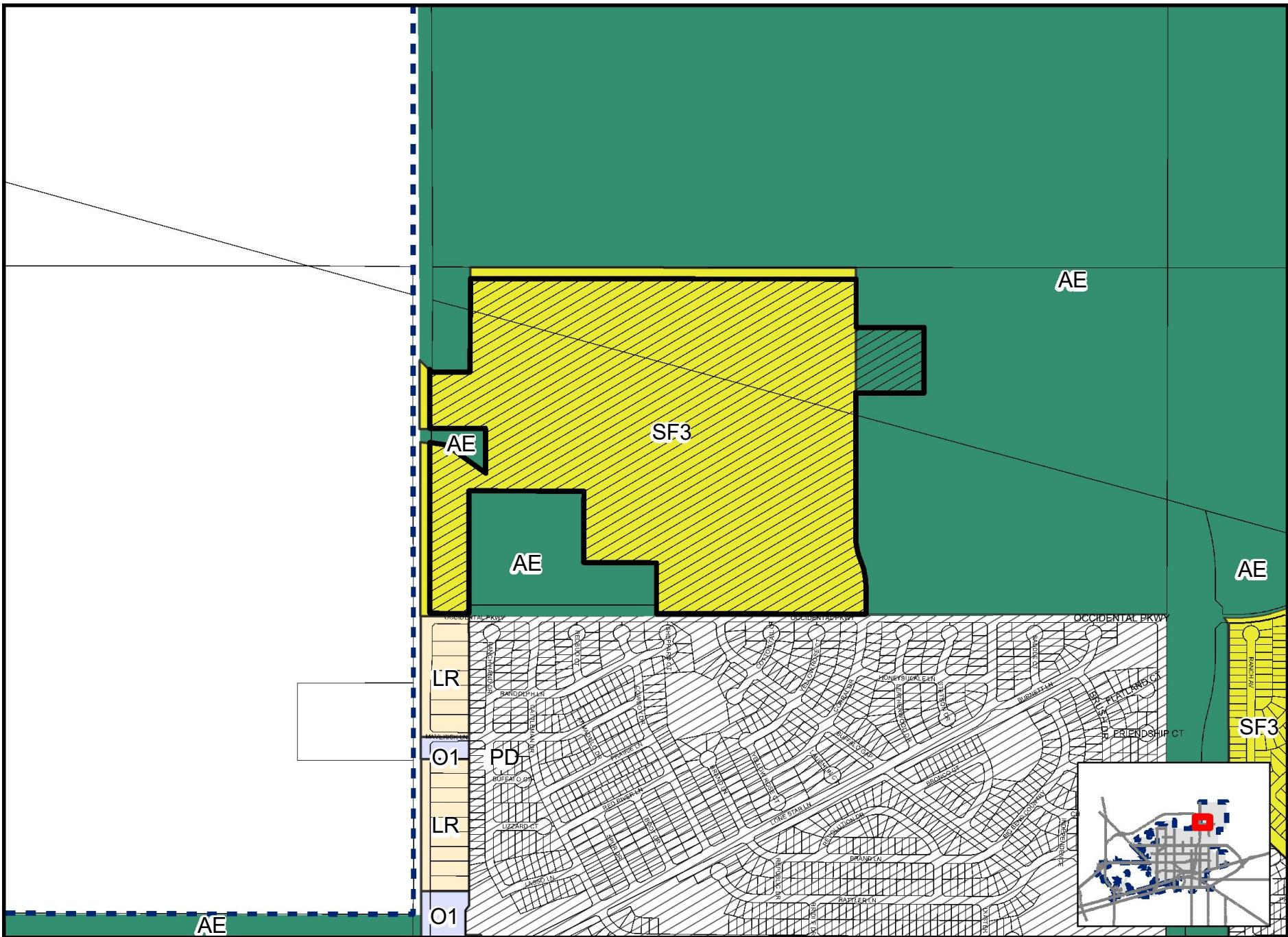
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

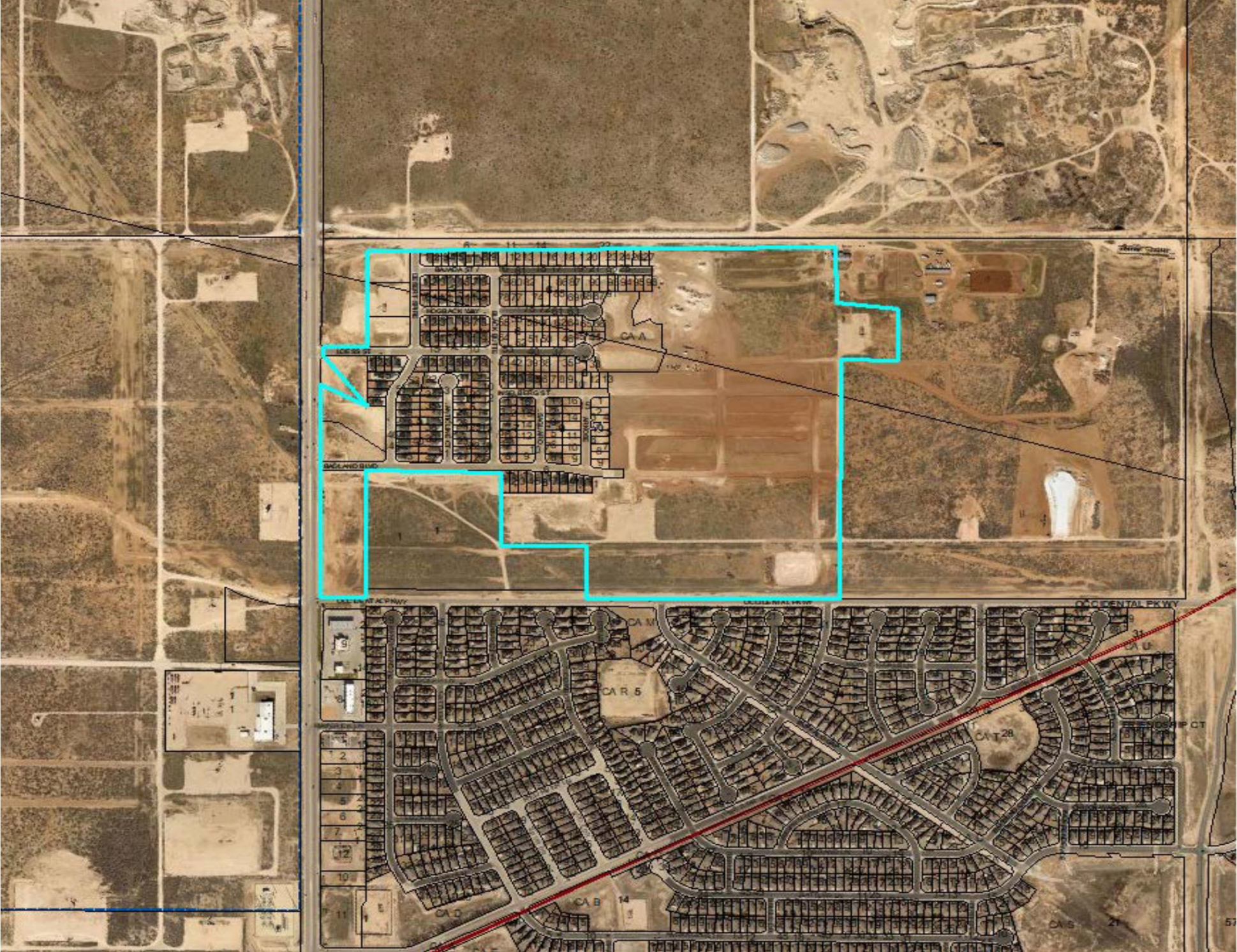


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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







SHENANDOAH RIDGE

PRELIMINARY PLAT REINSTATEMENT

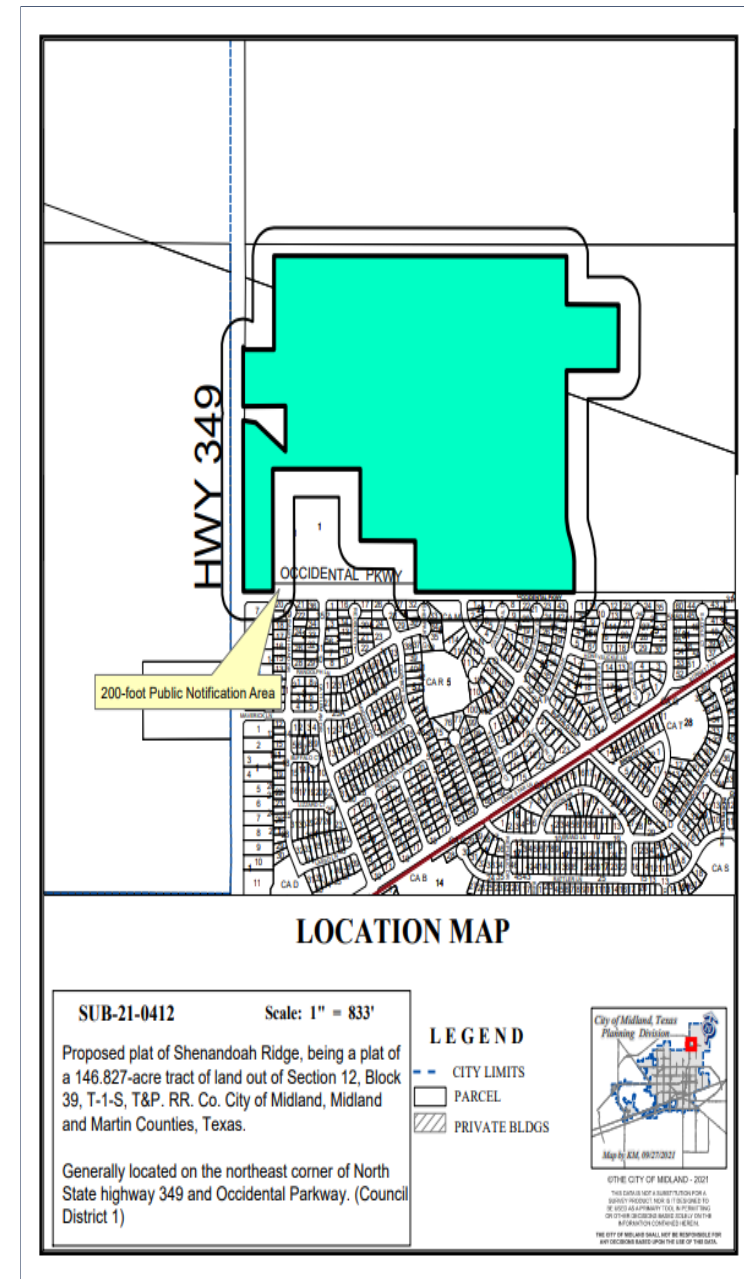


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner & Developer:** Shenandoah Bar M Ranch, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Preliminary Plat Reinstatement
- **Address:** Generally located on the northeast corner of North State highway 349 and Occidental Parkway. (Council District 1)



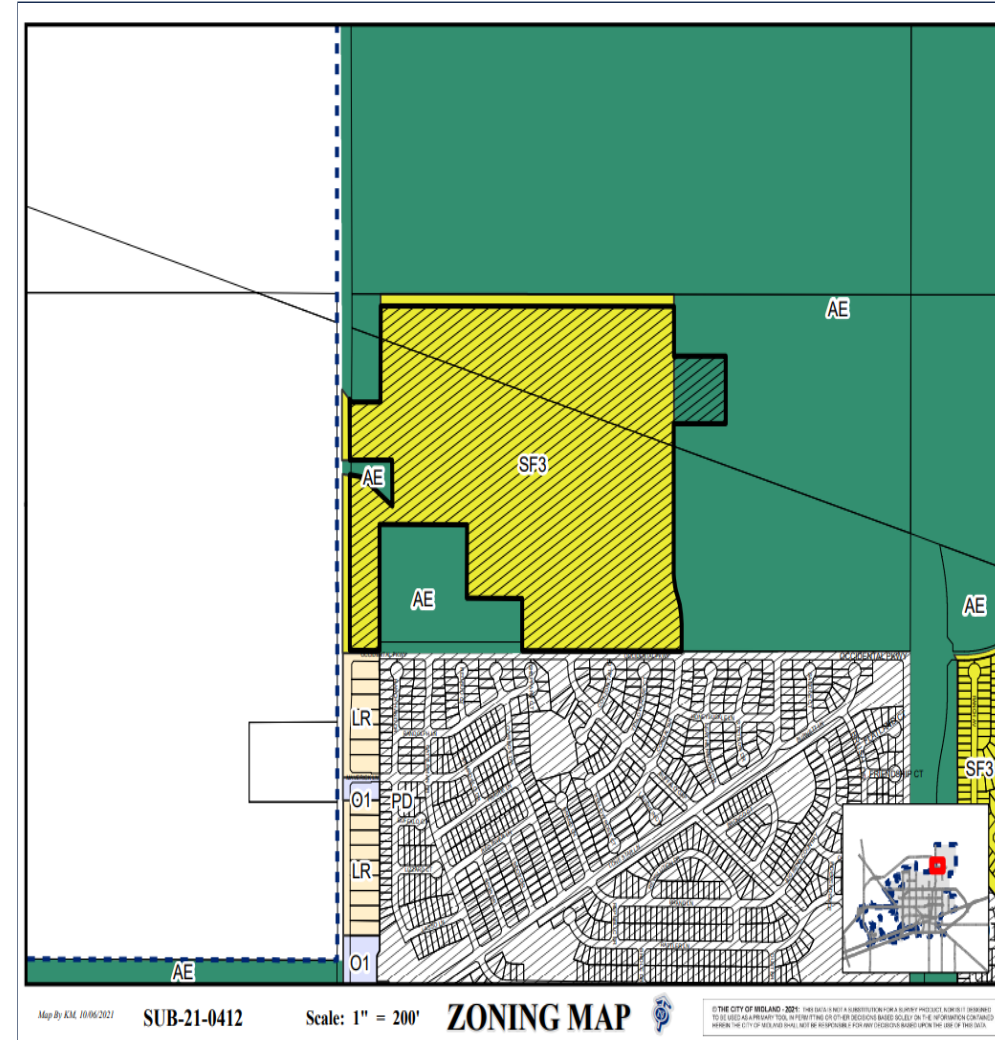
3

- # PACKET



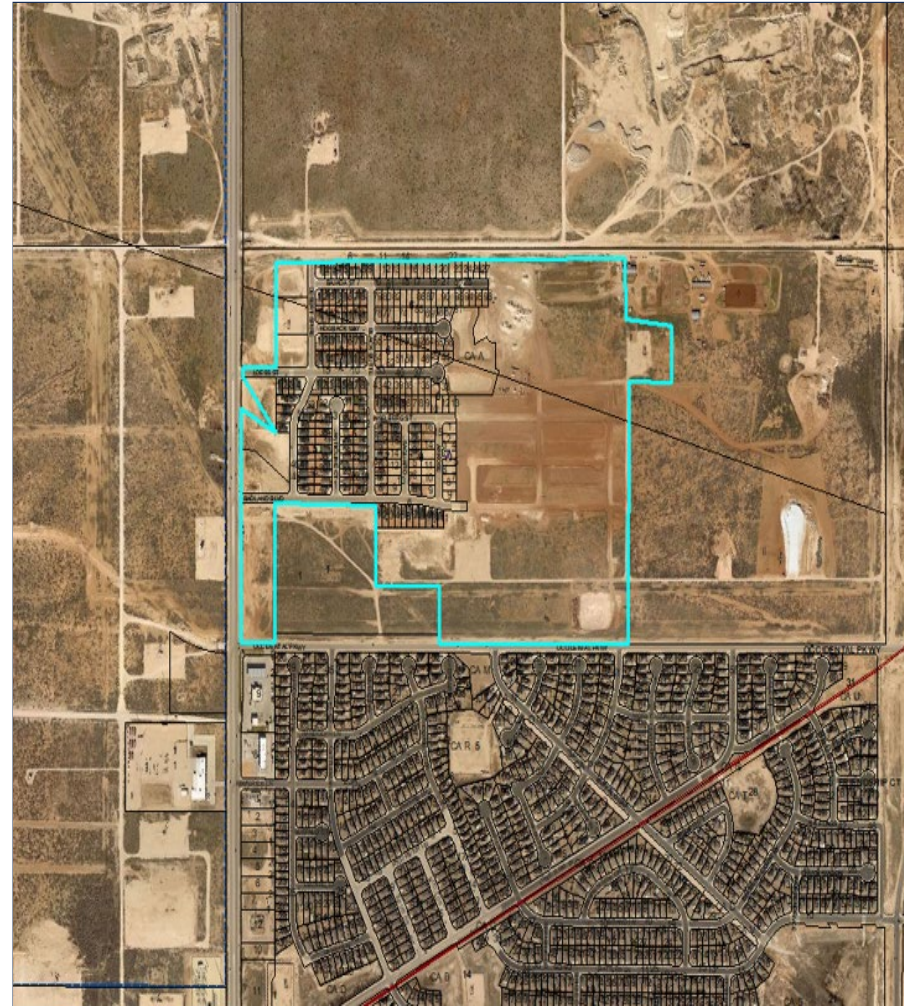
ZONING

- **Current Zoning:** SF-3, Single-Family Dwelling District
- **Surrounding Zoning:**
 - **North/East:** AE, Agricultural Estate District
 - **South:** AE, Agricultural Estate District and PD, Planned Development District for a Housing Development
 - **West:** Extraterritorial Jurisdiction



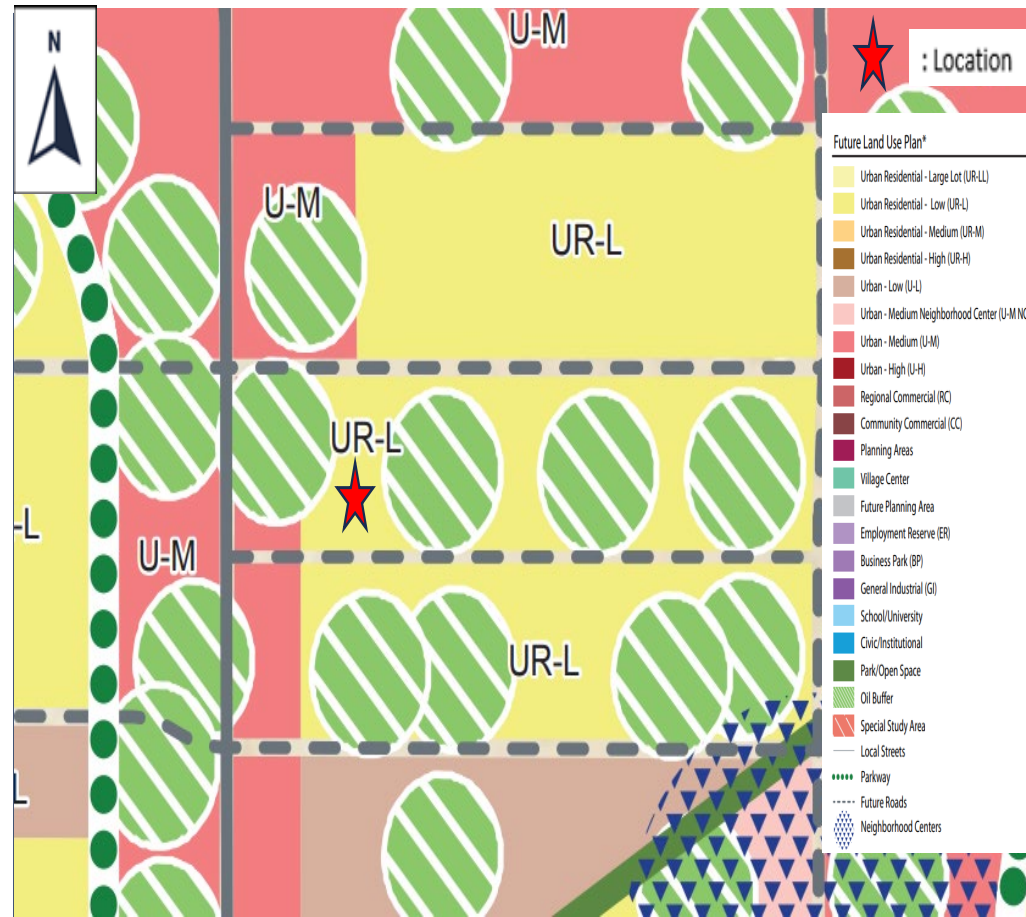
LAND USE

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



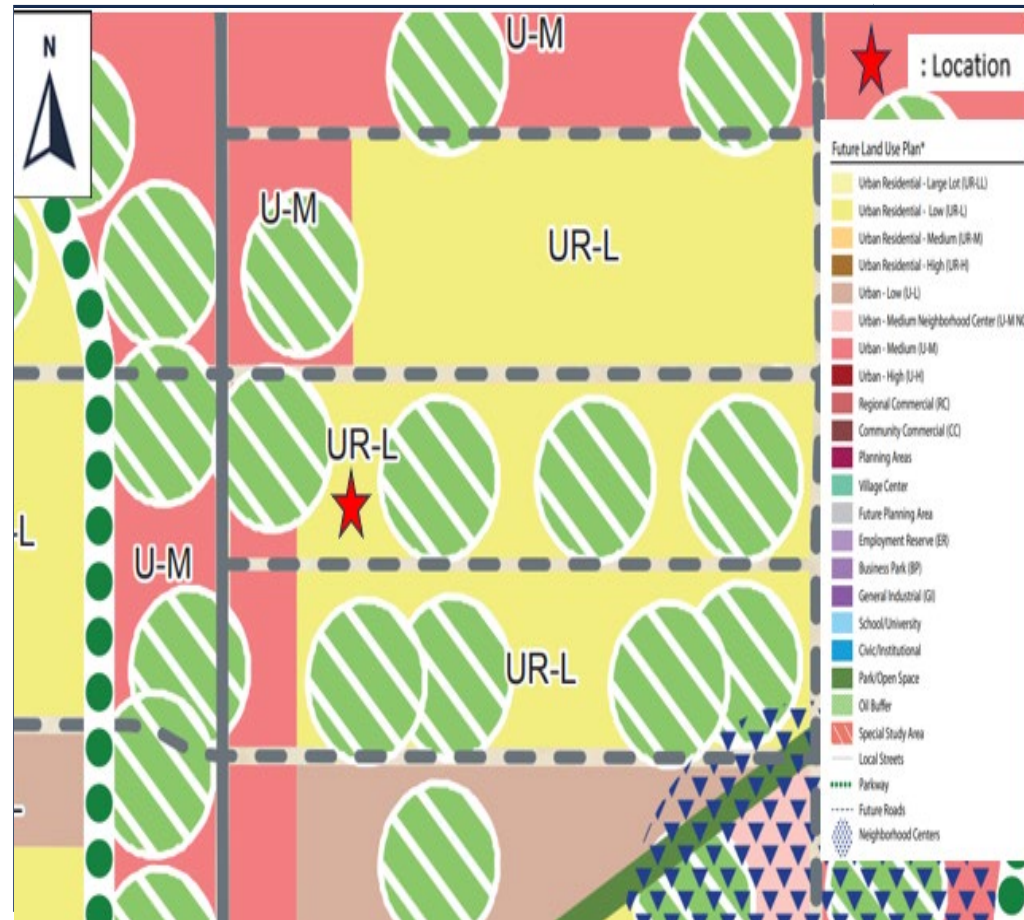
COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
 - Urban Residential-Low (UR-L)
- **Supported Uses:**
 - Restrictive land use, emphasizing single-family detached development, although innovative single-family forms may be permitted with special review.



COMPREHENSIVE PLAN ANALYSIS

- Request is **compatible** with the surrounding area and the Tall City Tomorrow Plan.



RELATED ITEMS

- This preliminary plat was originally approved at the October 18, 2021, Planning and Zoning Commission Meeting



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the preliminary plat reinstatement of Shenandoah Ridge subject to the following conditions.
 - A. That the required Public Improvements are adequately met.
 - B. That the technical items listed above are addressed.
 - C. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling 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 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 16, being a 15.44-acre tract of land located in the southeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 220 feet west of Holdridge Road.) (District 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District

Details of Request:

Maverick Engineering, on behalf of MM&E Holdings, LLC, is requesting to plat a 15.44-acre tract of land located north of State Highway 191 into 3 lots for future industrial development.

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

Engineering: (Approved with Conditions)

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

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

PAVING: State Highway 191 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 16" water exists north of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 4/7/2025. [For Applicant's Information Only.]

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

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

DIMENSION: * * * OTHER: * * *

Transportation: (Approved with Conditions)

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

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

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)

Legal description should say that plat is in City as well. Please depict/label city limits on plat visual.

Planning: (Approved)

Include tract lines and record owners of all unplatted land immediately adjoining the proposed subdivision within a distance of 100 meters (330 feet) thereof.

Revise the Certificate of Approval to reflect Abraham Bejil as Chairman.

Revise the Legal Description to match legal description provided.

Therefore, staff recommends approval of the Preliminary Plat of West 191 Industrial Park, Section 16 subject to conditions 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.**

Attachments:

Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number: SUB-25-0809
Case Number: P-25-2235

Proposed Subdivision Plat Name: WEST 191 INDUSTRIAL PARK, SECTION 16

Legal Description (attached sealed Metes and Bounds): BEING A 15.44 ACRE TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, BLOCK 40, TOWNSHIP ONE SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS

Property Owner Printed Name: MM&E HOLDINGS, LLC		Phone (432) 813-2969 Email: <u>isai@rexoilfield.com</u>	
Address: PO BOX 60261	City: MIDLAND	State: TX	Zip: 79711

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

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

Current Zoning: RR (UNDERGOING ZONE CHANGE TO LI)

Reason for Platting: LIGHT INDUSTRIAL DEVELOPMENT FOR OILFIELD TYPE BUSINESS

Plat Information	Total Acreage:	15.44
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)		
Number of Lots: 3	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 or authorized agent must sign affidavit below)

Property Owner (signature): Isai Bracamontes Date: 3/19/2025
Signed by: _____
 Property Owner (printed): Isai Bracamontes

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.

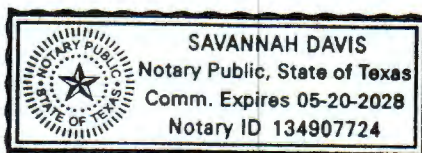
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared ASHLEE DENNE who, being by me duly sworn, upon oath says: That (s)he is the owner of MMSE Holdings LLC or is authorized by Isai Bracamontes 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 DENNE
 Authorized Agent (signature)

Subscribed and sworn to before me, this 2th day of March, 20 25 to certify which witness my hand and seal of office.



[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Check # 5250

RECEIVED

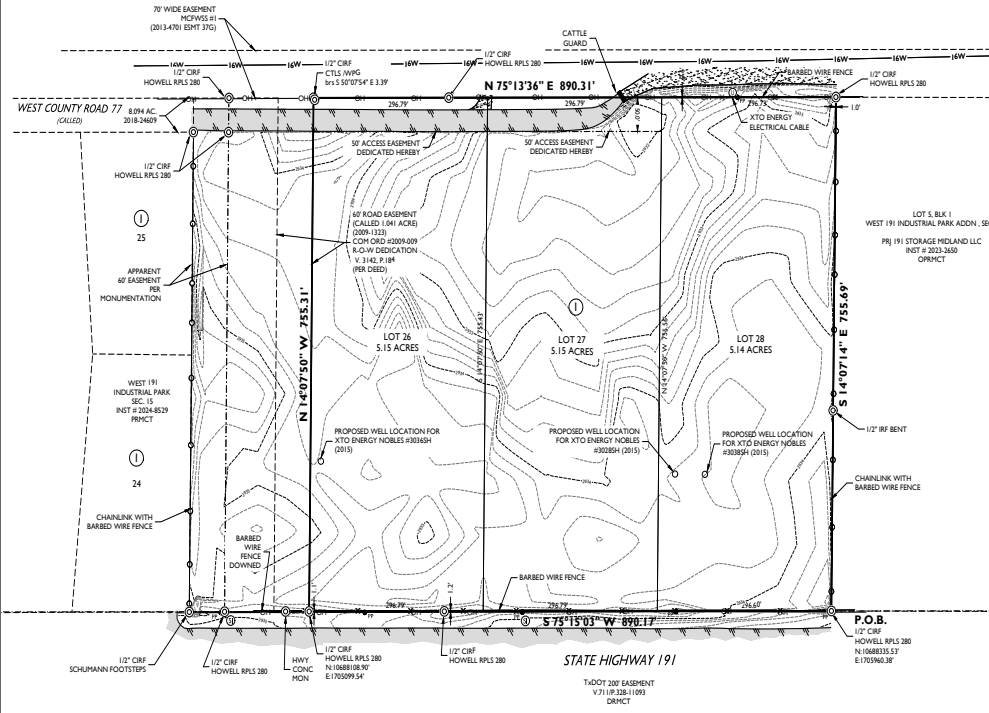
Received By: Berty Dyer

Date: MAR 24 2025

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

PRELIMINARY PLAT

BEING A 15.44 ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, BLOCK 40, TOWNSHIP ONE SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS



FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #8329C0200F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

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

1. STATE A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND SHALL BE AVOID AND SUBJECT TO FINES AND WITHHELDING 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 REPARATED 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 OR THE TYPE OF DEVELOPMENT ON THE TRACT CHANGES.

BASE OF BEARING, COORDINATES, DISTANCE AND AZIMUTH ARE A LAMBERT CONIC PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83. U.S. SURVEY FOOT TO THE CONVERSION ANGLE (LENGTH) OF 0.37474 17", AND A CONVERSION SCALE FACTOR OF 0.99983261 AT NEARLY ALL POINTS.

117' FROM ROAD AND NEAR PLASTIC CAP MARKED UNLESS OTHERWISE NOTED (10/19/61) AT ALL SET CORNERS UNLESS OTHERWISE SPECIFIED.

3. FENCES ARE ON OR WITHIN 0.5' OF THE PROPERTY LINE UNLESS OTHERWISE NOTED OR SHOWN HEREON.

4. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MEASURING ENGINEERING FOR COMPLETE RECORDATION OF THIS SURVEY.

LOCATION OF BURIED UTILITIES AND PRELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED LOCATIONS OF 12" OF 12" AND 6" OF 6" WATER, ELECTRICITY, OR GAS BY ONE-CALL 811. THIS MARKING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. LOCATIONS OF ALL UTILITIES ARE TO BE DETERMINED AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED CALL 1-800-GO-FAST FOR LOCATES FOR ANY CONSTRUCTION OR EXCAVATION.

THIS IS A PROVISIONAL PRELIMINARY PLAN. THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET ALMONDMENTS SHOW HEREON ARE ALSO PROVISIONAL AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SCHEDULED BY THE OFFICE OF RECORD.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY
BY: _____

AT&T
BY: _____

OPTIMUM
BY: _____

ASTOUND BROADBAND
BY: _____

ONCOR ELECTRIC DELIVERY
BY: _____

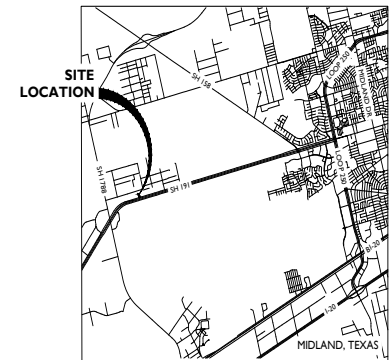
MM&E HOLDINGS, LLC
PO BOX 60261
MIDLAND, TX 79711
DEED INSTRUMENT #2024-22418 O.P.R.M.C.
432.262.0999

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



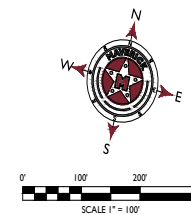
1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

WEST 191 INDUSTRIAL PARK
April 21, 2025 **SECTION 16**



N.T.S.

LEGEND



THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS MM&E HOLDINGS, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 31, BLOCK 40, T-1-S, T&P R₇, CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WITNESS OUR HANDS AT MIDLAND, TEXAS, THIS THE _____ DAY OF _____, 2021.

BY: ISAI BRACAMONTES, FOR MM&E HOLDINGS, LLC

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2025
BY ISAI BRACAMONTES.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ANY PERSON WHO DESIRES TO ERCT A NEW STRUCTURE OR REBUILD, REPLACE, OR ENLARGE AN EXISTING STRUCTURE OR ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE AQZ-A MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTION 11-118, 11-119, 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.

KNOW ALL MEN BY THESE PRESENTS

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

GREGORY W. SHOULTS RPLS#5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701

LEWIS & CLARK
RECORDING (TX FORM 601) (REV. 1-01)
SHEET, SLATE, K
01

**PRELIMINARY - THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE**

FOR APPROVAL BY THE COMMISSION

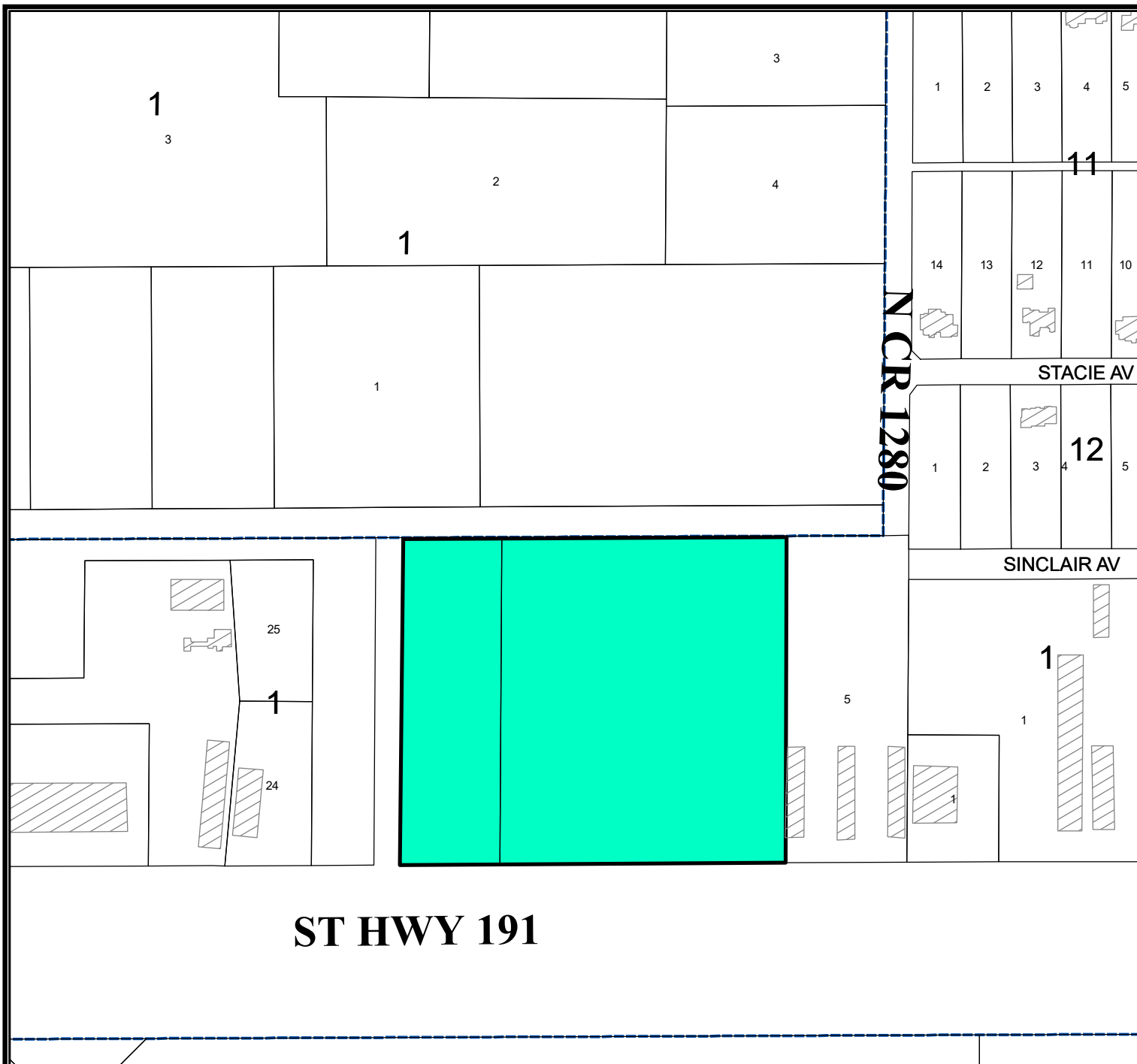
FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST 191 INDUSTRIAL PARK SECTION 16, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

____ DAY OF _____ 2025.

LUCY SISNIEGA, CHAIRMAN

LONDON ACTION SECRETARY



Location Map

SUB-25-0809

Scale: 1" = 2,400'

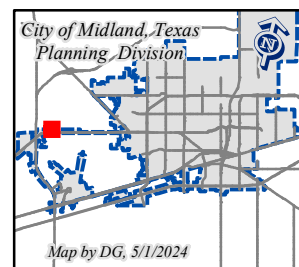
Proposed plat of West 191 Industrial Park, Section 16, being a 15.44-acre tract of land situated in Section 31, Block 40, T-1-S, T&P RR Co Survey, City and County of Midland, Texas.

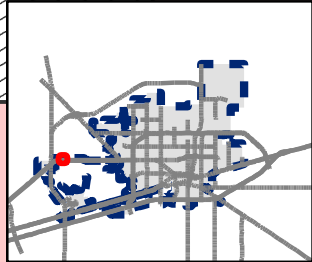
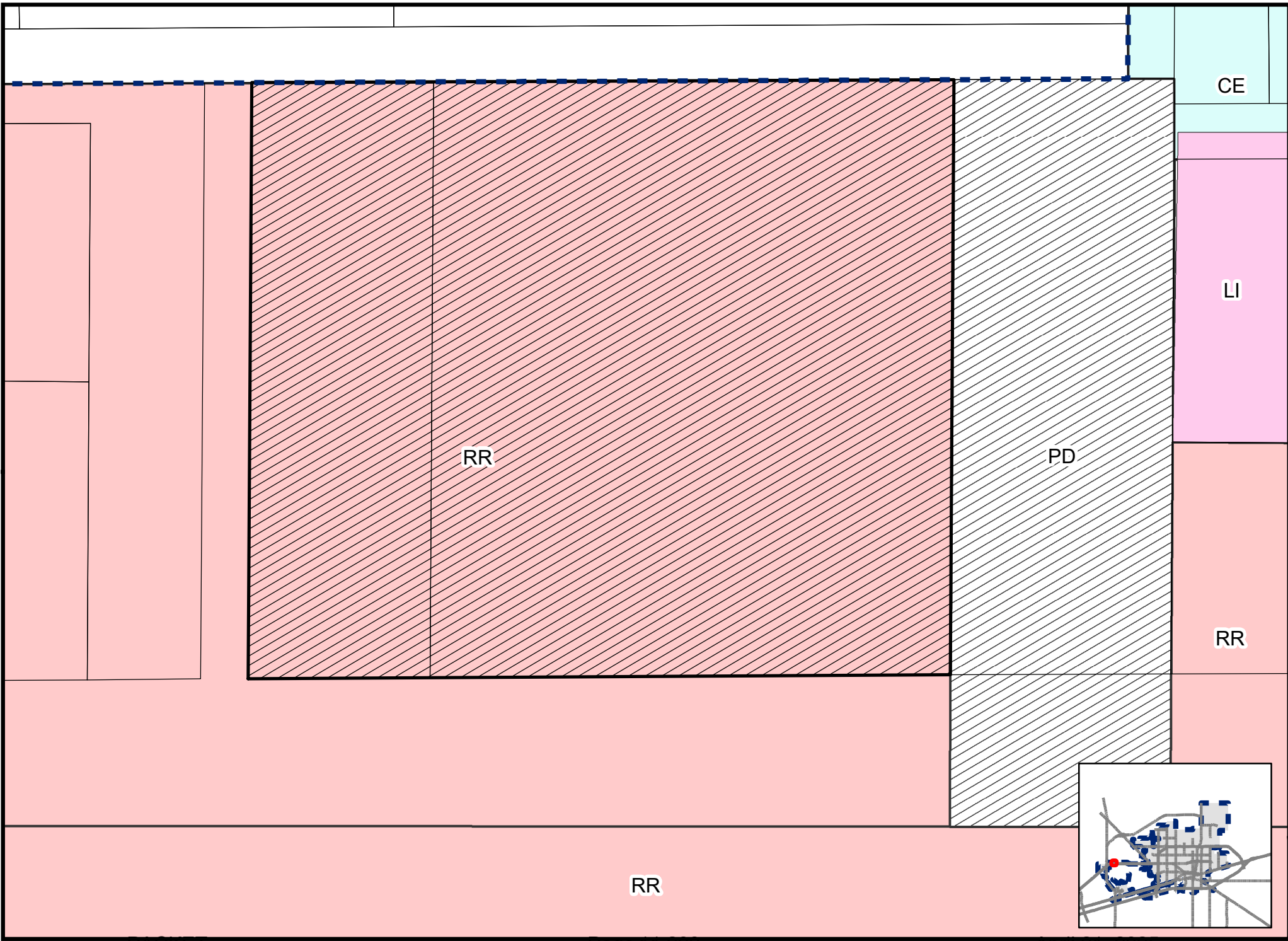
Generally located on the north side of State Highway 191, approximately 1,142-feet west of North County Road 1280. (District 4)

PACKET

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS









WEST 191 INDUSTRIAL PARK, SECTION

16

PRELIMINARY PLAT

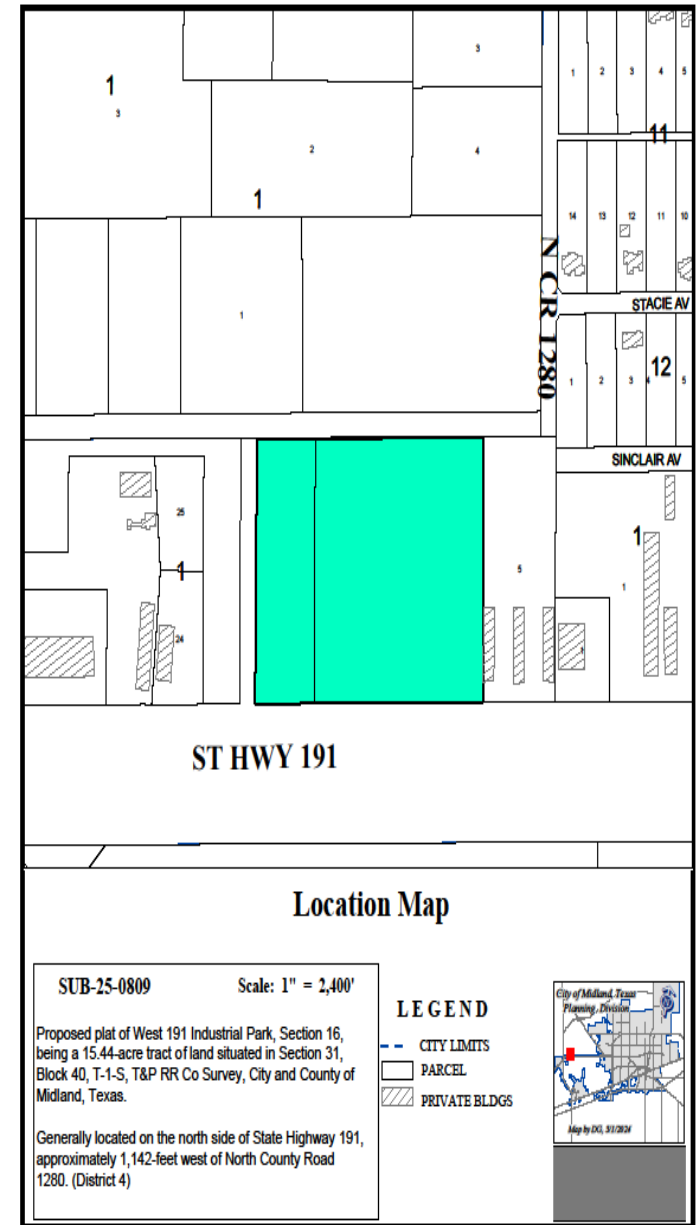


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** MM&E Holdings, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Preliminary Plat
- **Location:** Generally located on the north side of State Highway 191, approximately 220 feet west of Holdridge Road. (Council District 4)

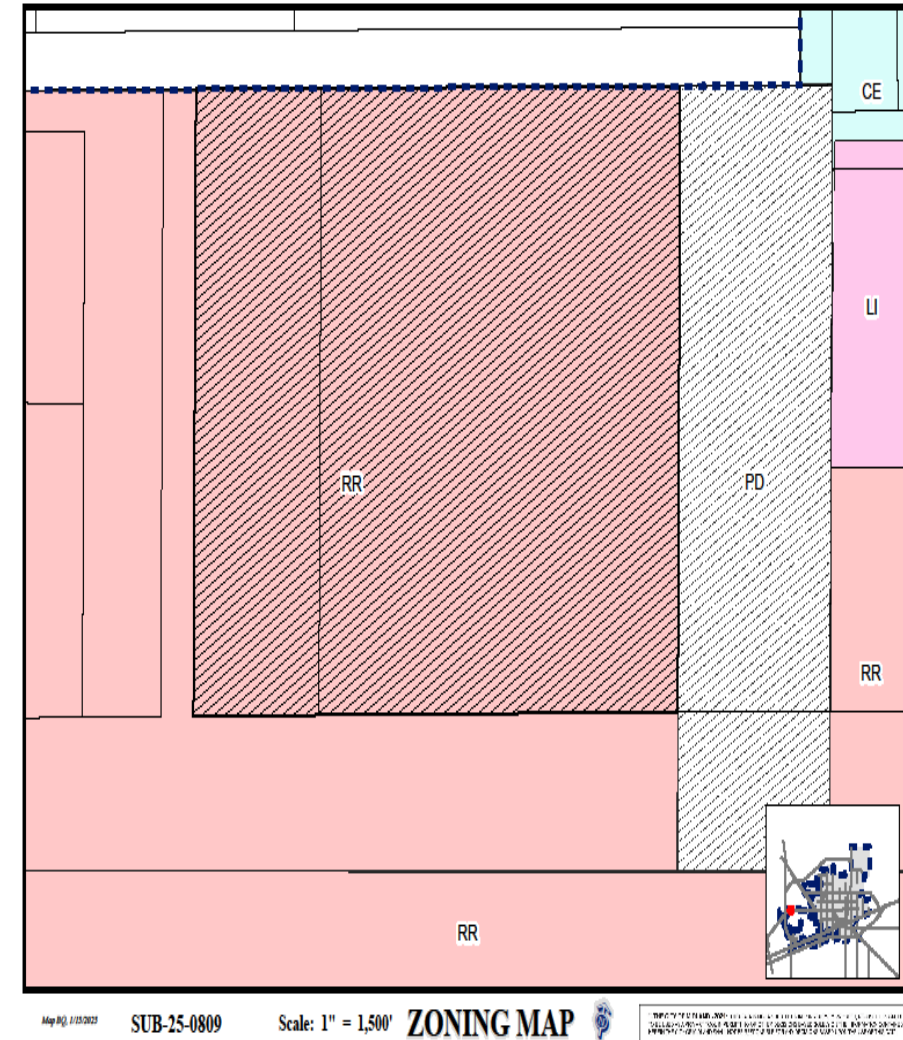


- **Acreage:** 15.44 acres
- **Number of Lots:** 3 lots
- **Reason for Request:** For the development of light industrial facilities tailored to oilfield-related businesses.



ZONING

- **Current Zoning:** RR, Retail District
- **Surrounding Zoning:**
 - **North:** EJT
 - **South/West:** RR, Regional Retail District
 - **East:** PD, Planned Development District for a Shopping Center.



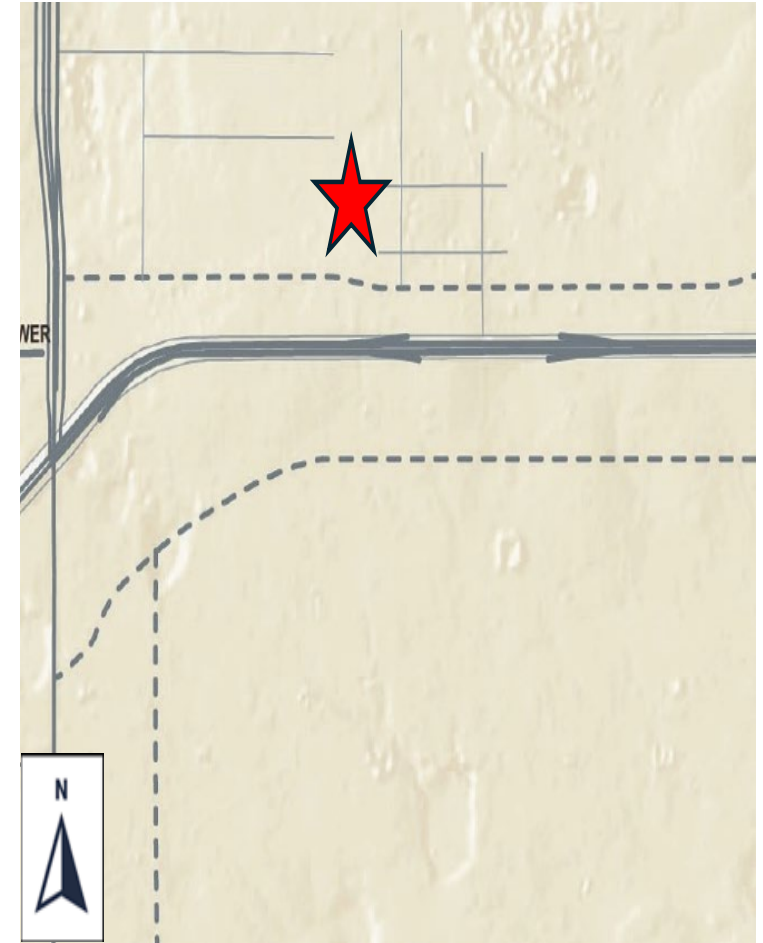
LAND USE

- **Current Use of the Property:**
Vacant
- **Proposed Use of the Property:** Oilfield Services Offices
- **Surrounding Uses:**
 - **North:** Oilfield offices
 - **South:** SH HWY 191
 - **East:** Storage Units
 - **West:** Offices



COMPREHENSIVE PLAN ANALYSIS

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



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the Preliminary plat of West 191 Industrial Park, Section 16 subject to the following 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 Country 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 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving a reinstatement of an approved Preliminary Plat of IDEA Henry School Site, being a plat of a 26.8621-acre tract of land located in Section 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Briarwood Avenue and Navasota Drive.) (District 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The property owner, IDEA Public Schools is proposing to plat a 26.8621-acre tract of land located in Section 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas into one (1) lot and 2.3043 acres of proposed Navasota Drive right-of-way.

Current Zoning:

LR, Local Retail District.

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

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2017 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, and floodplain requirements if necessary.

SURVEYOR: (Approved)

Coordinates of the POB of tracts a & b are identical.

The south line of tract A appears to fall within previously dedicated portion of Briarwood.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Impact fee statement okay as shown.

ROW: ROW okay as shown.

PAVING: Pave the proposed extension of Navasota Drive to City of Midland Standards.

WATER: Water existing in Briarwood already. No public water improvements are required.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 1, 2019 - Fire hydrants shall be spaced no more than 400' apart, color coded rings shall be installed on the fire hydrant to indicate flow rate per NFPA (less than 500gpm RED, 500-999gpm YELLOW, 1000-1499gpm GREEN, Greater than 1500GPM BLUE)

PRO RATA: None.

SEWER: Sewer is existing along Briarwood already. No public wastewater improvements required.

DRAINAGE: Drainage report required.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

Depending on the nature and scale of the proposed development, a Traffic Impact Analysis MAY be required prior to approval of construction drawings.

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.

FIRE: (Approved)

Future development is required to meet the pervasion for educational occupancy as required by IFC 2015ed.

CODE COMPLIANCE: (Approved with Conditions)

This area has a non-permitted well to the South East that is in the county. There are four well applications being permitted due west of this plat. They are the GRIDIRON N004WA, N004WB, N005JM, N005LS operated by Diamondback E&P LLC. These applications are projected to be through the permitting process on April 27, 2021. On the plat these well applications need to be identified and include three radiuses around each wellbore (1) minimum 135 ft. radius, (2) a 300 ft. radius, (3) 500 ft. radius needs to be included to identify the application wells area that will need a future variance.

Any occupied residential/commercial permits inside the 500 ft. radius will require a variance to the permitted well from the City Council. A variance would have to be presented to the City Council by the City Building Official. The request would be best if it included a letter of endorsement/support to approved requested distance from the Operator. The needed information/example for variance request would be provided from the City Building Official- Jeff Pinkstaff.

Note the following as it may affect future development of this site: Per the Ordinance 8769

H. 2.a. No Oil and Gas Well shall be allowed within five hundred (500) feet of any Occupied Residence, Occupied Commercial Structure or occupied Public Building, church public or private school, hospital, nursing home, college or university, or daycare center; three hundred and thirty (330) feet of any public athletic field; or one hundred and thirty-five (135) feet of any publicly dedicated Street or Alley Right-of-way, within the City of Midland.

C. 2nd paragraph.

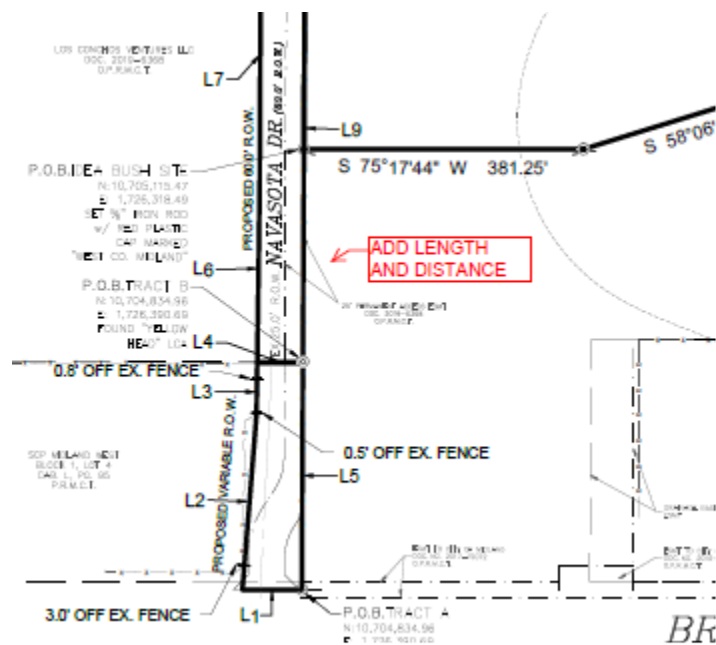
In no event shall a building permit be issued by the City of Midland for any private Residence or commercial Building to be constructed, either in whole or in part, within three hundred (300) feet of a previously permitted but undrilled Oil and Gas Well or within one hundred thirty-five (135) feet of an existing Oil and Gas Well or within one hundred and fifty (150) feet of a previously permitted Tank battery.

It appears that these applications are approximately 350 ft. from edge of plat and will not fall into the 300 ft. radius but need to identify that on the plat.

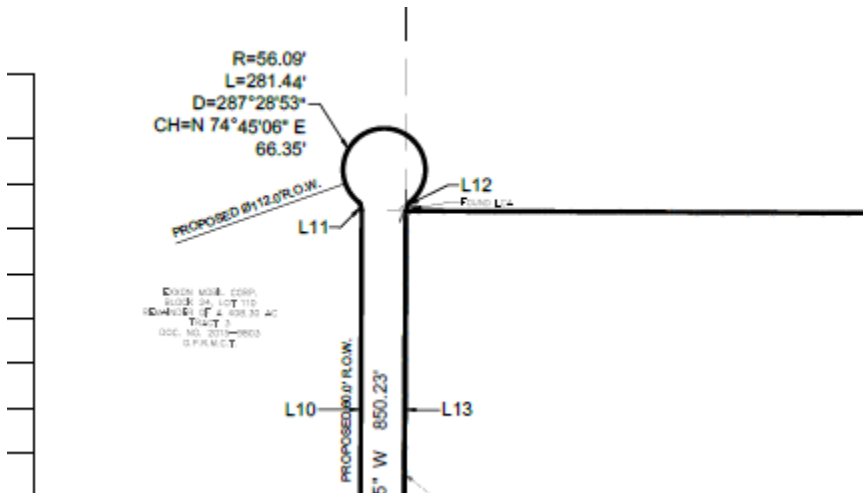
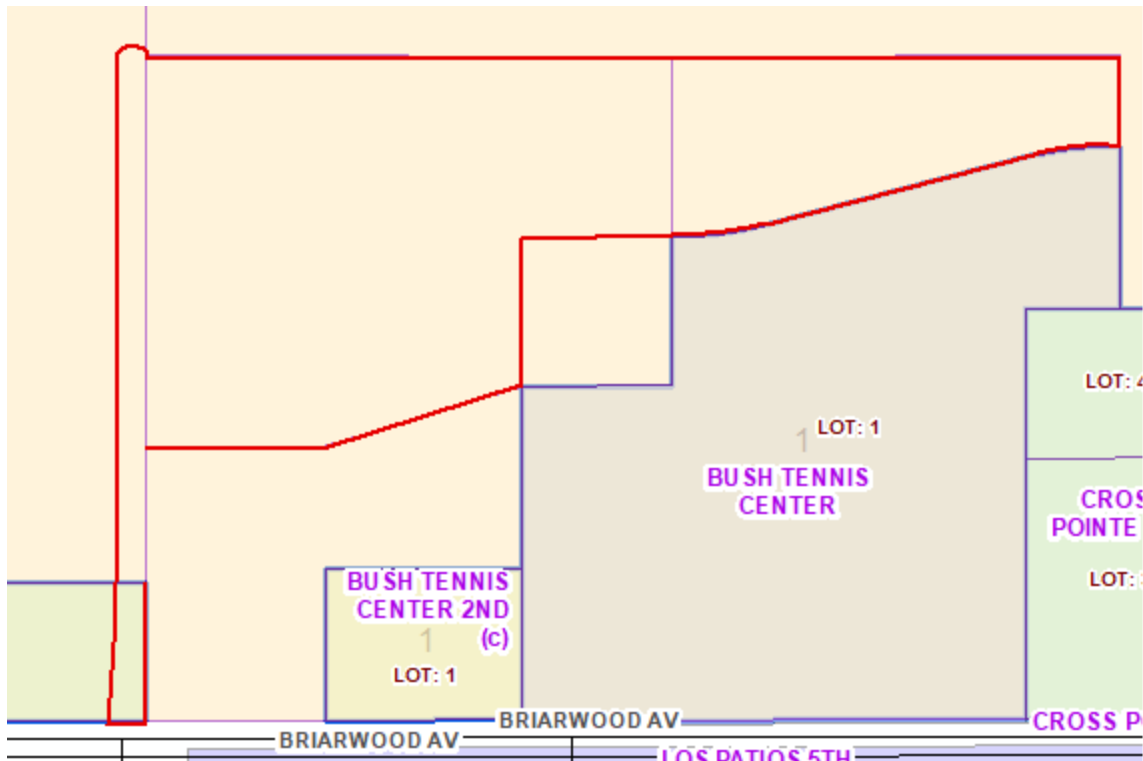
The County would consider the access road and turnaround too long for a single point of access. Without modification, I think a conference would be applicable.

GIS:

The proposed plat is missing the coordinate and distance between S75-17-44W 381.25 and L5.



The other thing is that the curve of the exhibit and the curve that I traversed don't look alike. Please have them double check the information that was provided.



PLANNING:

The legal description should read, "Being a plat of a 26.8621 acres tract of land located in Section 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas."

POB is the same for Tract A and Tract B.

Tract A is a previously dedicated Right-of-Way (remove from plat).

Check metes and bounds distances for Tract B and Tract C.

Provide all property owners' information on the application and plat face.

Staff recommends approval of the Preliminary Plat of IDEA Henry Public School Site, subject to conditions A through D.

Conditions:

- A. That the technical items listed above are addressed.
- B. That a drainage study is approved.
- C. That all required public improvements are addressed.
- D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Application
Preliminary Plat
Reinstatement Letter
Maps



Preliminary Plat Application

Project Number:

SUB-20-0373

Case Number:

P-21-1023

Proposed Subdivision Plat Name: IDEA HENRY SCHOOL SITE**Legal Description (attached sealed Metes and Bounds):** BEING A PLAT OF A 24.5578 ACRE TRACT OF LAND INTO LOT 1, BLOCK 1, & PROPOSED R.O.W.(S): TRACT A - 0.4999; TRACT B - 0.8264; TRACT C - 0.9747 ACRE TRACTS OF LAND LOCATED IN SECTION 24, BLOCK 40, T-1-S, T & P RR Co. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS**Property Owner**

Printed Name: IDEA Public Schools

Phone (956) 337-8000

Email info@ideapublicschools.org

Address 2115 W. PIKE BLVD.

City WESLACEO

State TX

Zip 78596

Developer (if different than Owner)

Printed Name: TODD ROPER

Phone (832) 763-6910

Email troper@pmstix.com

Address 1822 W. BRAKER LANE, STE #81734

City AUSTIN

State TX

Zip 78708

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

Firm: WEST COMPANY OF MIDLAND, LLC.

Phone (432) 528-3159

Email lwalker@team-west.com

Printed Name: LARRY H. WALKER, P.E.

Address 110 W. LOUISIANA AVE., STE #110

City MIDLAND

State TX

Zip 79701

Current Zoning: _____**Reason for Platting:** TO DEVELOPE PROPERTY FOR A SCHOOL**Plat Information**

Total Acreage: 24.5578 acres

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

Number of Lots: 1

Number of Multi-Family Dwelling Units:

Submittal and Fees**Items to be submitted with this application form:**

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

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

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

Provisions

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

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

Property Owner (signature):

Date: 1/19/2021

Property Owner (printed): Leanne Hernandez, Co-CFO

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

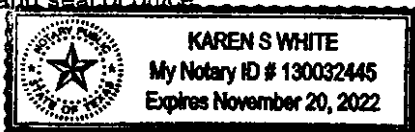
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 19th day of January, 20 21, 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.****

WA CIVIL, LLC

April 1, 2025

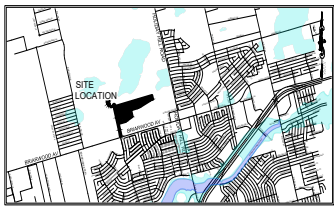
Dear Sir or Madam:

We are requesting that our Preliminary Plat, Name of Plat: IDEA HENRY SCHOOL SITE - 24.5578 ACRES & PROPOSED R.O.W.(S): Tract A - 0.4961 Ac; Tract B - 0.8324 Ac.; Tract C - 0.9758 Ac, be reinstated. It was submitted and approved through the Planning and Zoning Commission and then City Council on March 1, 2021.

Thank you.



Larry H. Walker, PE, PMP



VICINITY MAP
(NOT TO SCALE)

PRELIMINARY PLAT

IDEA HENRY SCHOOL SITE - 24.5578 ACRES & PROPOSED R.O.W.(S):

Tract A - 0.4961 Ac; Tract B - 0.8324 Ac.; Tract C - 0.9758 Ac

BEING A PLAT OF A 24.5578 ACRE TRACT OF LAND INTO LOT 1, BLOCK 1, &
PROPOSED R.O.W.(S): TRACT A - 0.4999; TRACT B - 0.8264; TRACT C - 0.9747 ACRE
TRACTS OF LAND LOCATED IN SECTION 24, BLOCK 40, T-1-S, T & P RR Co. SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS

OWNER'S CERTIFICATE(S)

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, IDEA PUBLIC SCHOOLS is the record owner of a 24.5578 acre tract of land; Proposed R.O.W.(s):
TRACT A-0.4961; TRACT B-0.8324; TRACT C-0.9758 acre tracts of land situated in SECTION 24, BLOCK 40,
T-1-S, T & P RR Co. SURVEY, City & County of Midland, Texas,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, XXXXXXXXXXXXXXX for IDEA PUBLIC SCHOOLS, being the owner of the land shown on this plat designated
as IDEA BUSH SCHOOL SITE, an Addition to the City of Midland, Midland County, Texas and whose name is
subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown
thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and
trash collection, and location and maintenance of trash containers and access thereto, and condition said
easement that no construction shall commence on said lot or lots until the exact location of said
containers therewith have been selected and approved by the Director of Utilities.
WITNESS my hand at Midland, Texas, this

the _____ day of _____, 2021.

By: XXXXXXXXXXXXXXX for IDEA PUBLIC SCHOOLS

That I, XXXXXXXXXXXXXXX for EXXON XTO, being the owner of the land shown on this plat designated as IDEA
BUSH SCHOOL SITE, an Addition to the City of Midland, Midland County, Texas and whose name is
subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown
thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and
trash collection, and location and maintenance of trash containers and access thereto, and condition said
easement that no construction shall commence on said lot or lots until the exact location of said
containers therewith have been selected and approved by the Director of Utilities.
WITNESS my hand at Midland, Texas, this

the _____ day of _____, 2021.

By: XXXXXXXXXXXXXXX for EXXON XTO

That I, XXXXXXXXXXXXXXX for STONE HAWK, being the owner of the land shown on this plat designated as IDEA
BUSH SCHOOL SITE, an Addition to the City of Midland, Midland County, Texas and whose name is
subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown
thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and
trash collection, and location and maintenance of trash containers and access thereto, and condition said
easement that no construction shall commence on said lot or lots until the exact location of said
containers therewith have been selected and approved by the Director of Utilities.
WITNESS my hand at Midland, Texas, this

the _____ day of _____, 2021.

By: XXXXXXXXXXXXXXX for STONE HAWK

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

**Preliminary, this document shall not be
recorded for any purpose.**

KERRY M. HOEFNER, RPLS 4562
2713 CANTRELL ST.
IRVING, TX 75062
214.714.2340

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "IDEA BUSH SCHOOL SITE", was approved by proper
action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the _____ day of _____, 2021.

REGGIE LAWRENCE, CHAIRMAN

CRISTINA ODENBORG BURNS, SECRETARY

PLAY FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____
DATE _____ PAGE _____

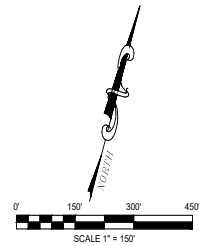
OWNER:
IDEA Public Schools
2115 W. Pike Blvd.
Weslaco, Texas 78596

SURVEYORS - ENGINEERS - PLANNERS,
ENGINEER REGISTRATION: FIRM 2184
SURVEYOR REGISTRATION: FIRM 100682-00
110 W. LOUISIANA AVE., SUITE 110,
MIDLAND, TEXAS 79701
(432) 687-0865 - FAX (432) 687-0868

FEBRUARY 2021

IDEA HENRY SCHOOL SITE

Line Table		
Line #	Length	Direction
L1	81.16'	S 75°21'50.54" W
L2	238.95'	N 10°03'27.46" W
L3	71.40'	N 13°54'43.44" W
L4	62.21'	N 75°35'49.19" E
L5	309.33'	S 14°26'44.50" E
L6	237.60'	N 13°54'43.44" W
L7	362.36'	N 14°28'44.50" W
L8	60.00'	N 75°33'59.01" E
L9	599.99'	S 14°26'44.50" E
L10	540.77'	N 14°28'44.50" W
L11	10.34'	N 26°56'53.95" W
L12	11.76'	S 5°59'10.35" W
L13	540.78'	S 14°26'44.50" E
L14	20.59'	S 75°59'20.80" W
L15	20.22'	S 75°34'48.00" W



NOTICE:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND 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.
- COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
- WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48060-01-01, EFFECTIVE DATE: 09/16/05, THIS SURVEY HAS BEEN DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X" WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

LEGEND

- DENOTES SET "N" IRON ROD w/ RED PLASTIC CAP MARKED "WEST CO. MIDLAND"
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES BOUNDARY LINE
- DENOTES ADJACENT DEED OR PROPERTY LINE
- DENOTES FUTURE EASEMENT LINE
- DENOTES EXISTING EASEMENT LINE
- DEED RECORDS, MIDLAND COUNTY, TEXAS
- PUBLIC RECORDS, MIDLAND COUNTY, TEXAS
- OFFICIAL PLAT RECORDS, MIDLAND COUNTY, TEXAS
- COUNTY CLERK'S INSTRUMENT NUMBER

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY

Print Name:

GRANDE COMMUNICATIONS

Print Name:

ONCOR ELECTRIC DELIVERY

Print Name:

AT&T-TEXAS

Print Name:

SUDDENLINK

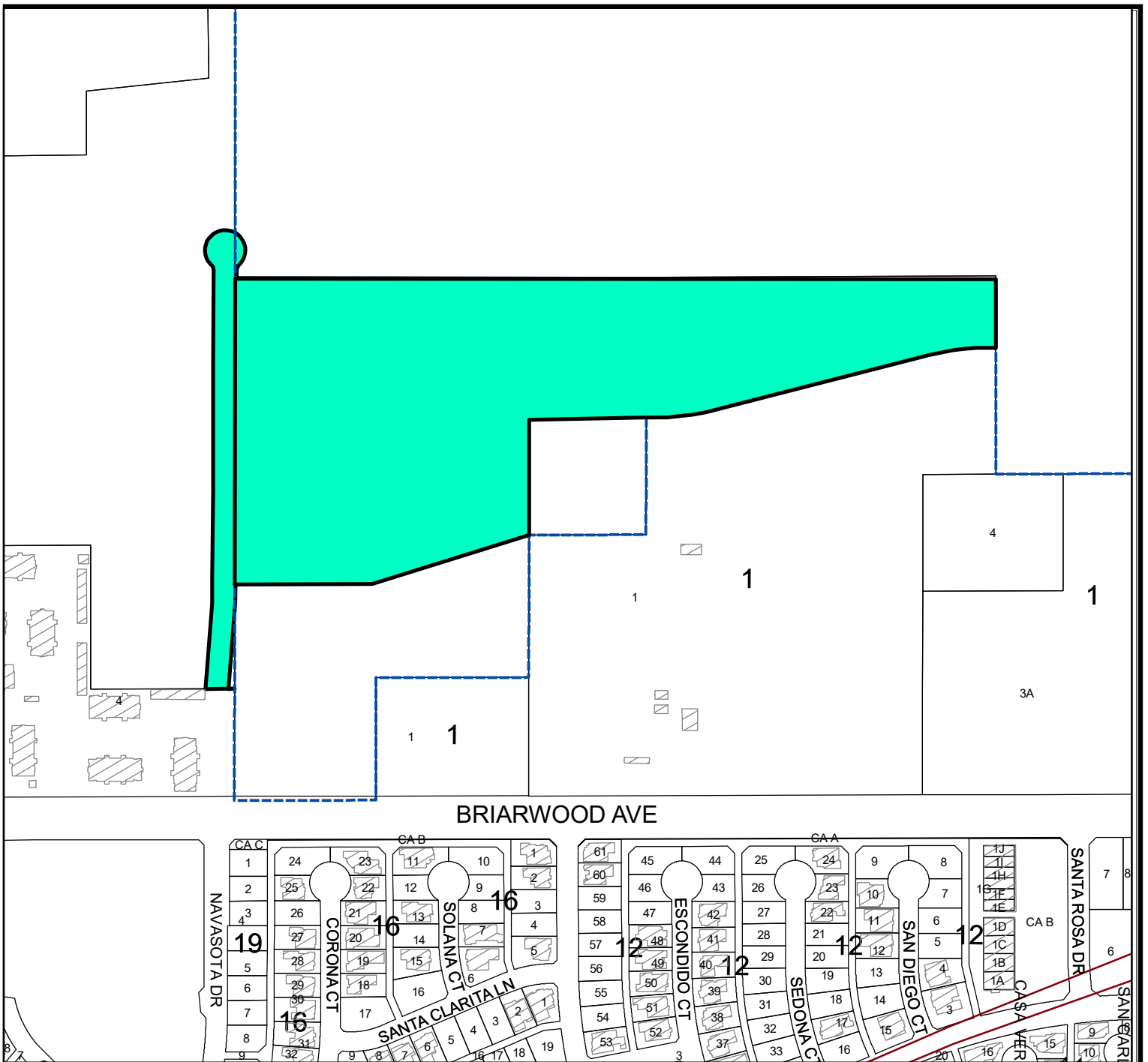
Print Name:

Page 12.218

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



APR 21 2021



LOCATION MAP

SUB-20-0373

Scale: 1" = 400'

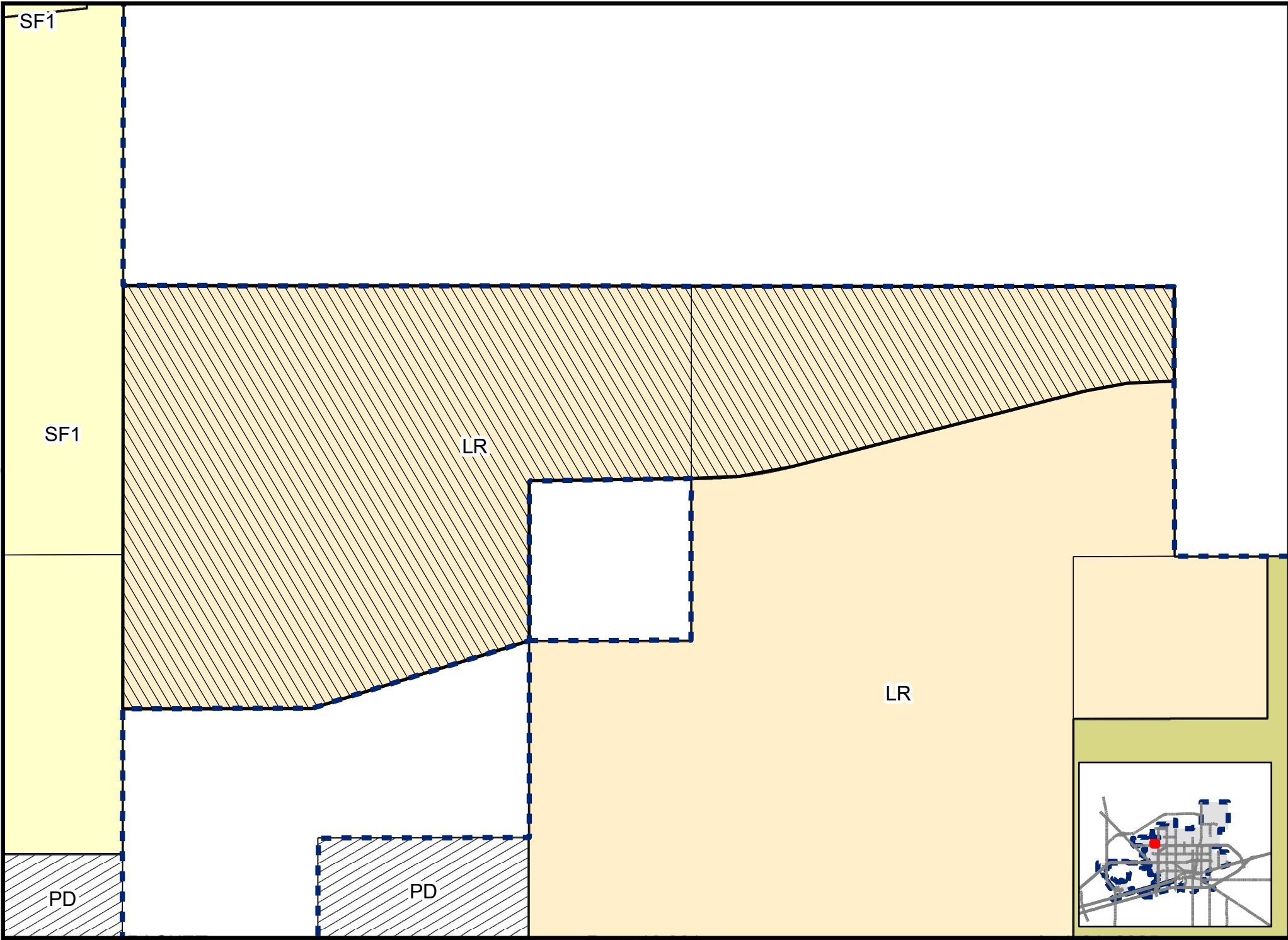
Proposed preliminary plat of the IDEA Henry School Site, being a plat of a 26.8621 acres tract of land located in Section 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the northeast corner of the intersection of Briarwood Avenue and Navasota Drive.
(Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS





SF1

SF1

LR

LR

PD

PD

PACKET

Page 12.221

April 21, 2025

Map by BM, 4/14/2025

SUB-20-0373

Scale: 1" = 243'

ZONING MAP



© 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.





IDEA HENRY SCHOOL SITE

PRELIMINARY PLAT REINSTATEMENT

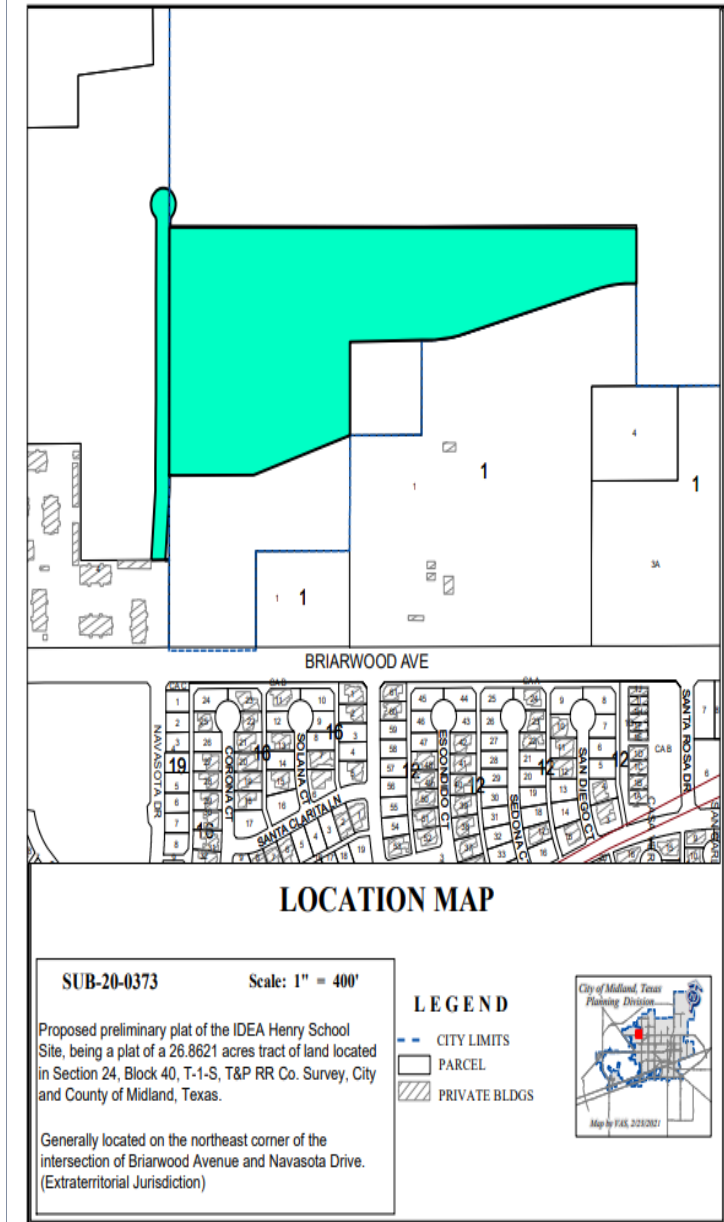


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** IDEA Public Schools
- **Developer:** Todd Roper
- **Representative:** West Company of Midland, LLC
- **Application Type:** Preliminary Plat Reinstatement
- **Address:** Generally located on the northeast corner of the intersection of Briarwood Avenue and Navasota Drive.
(Council District 4)



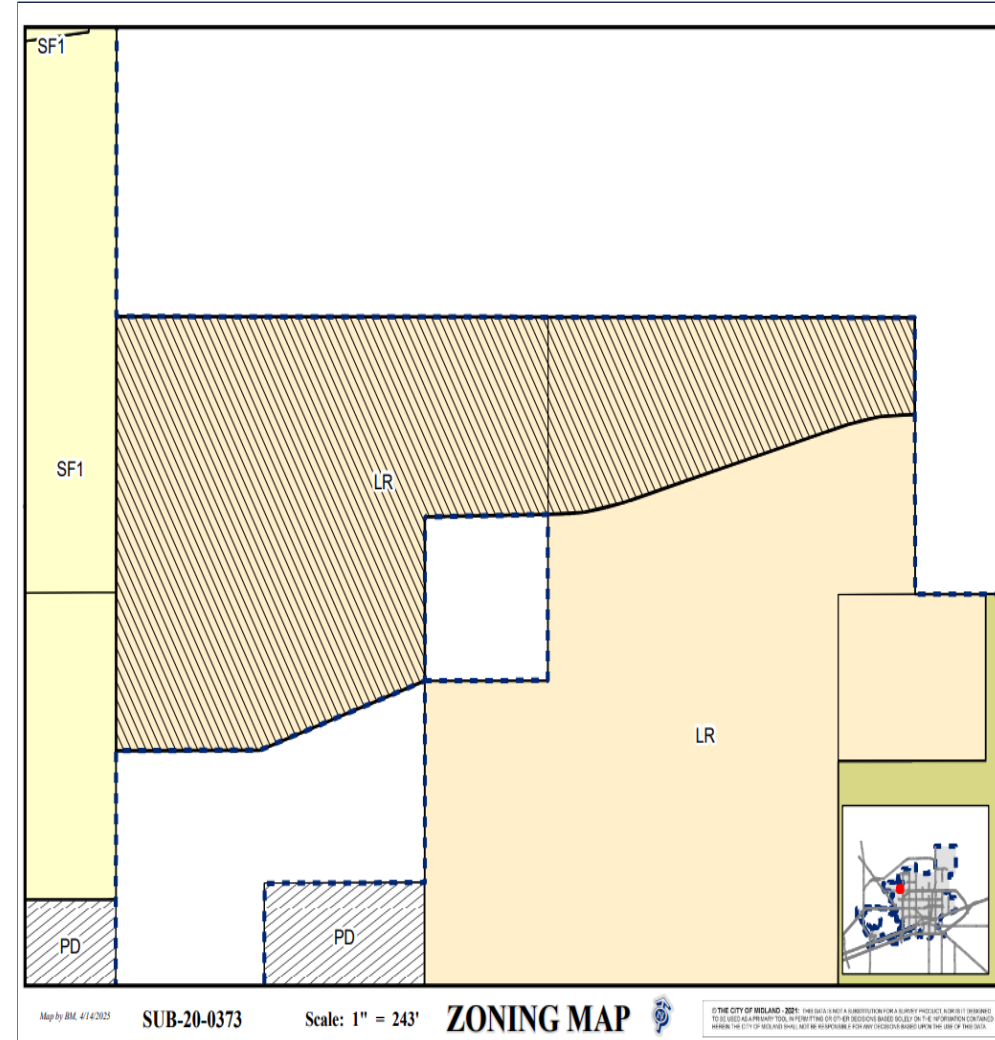
3

- # PACKET



ZONING

- **Current Zoning:** LR, Local Retail District
- **Surrounding Zoning:**
 - **North/East:** Extraterritorial Jurisdiction
 - **South:** LR, Local Retail District and Extraterritorial Jurisdiction
 - **West:** SF-1, Single-Family Dwelling District



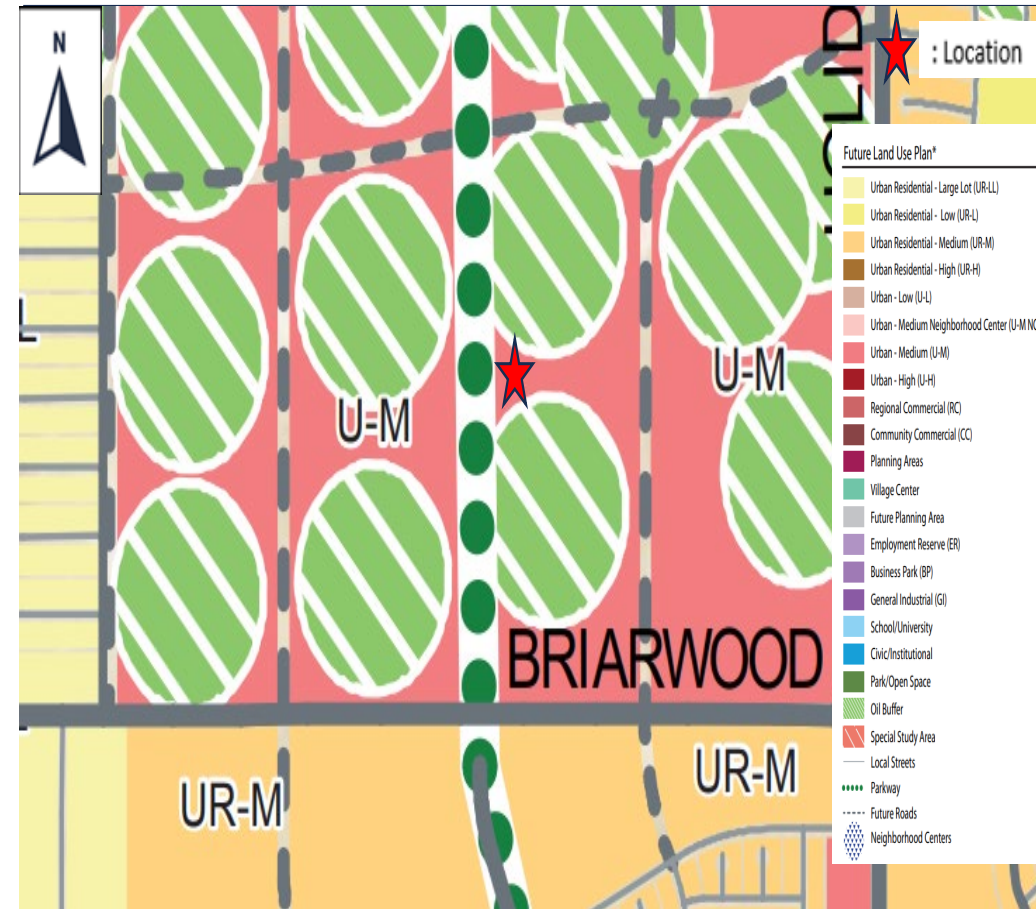
LAND USE

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



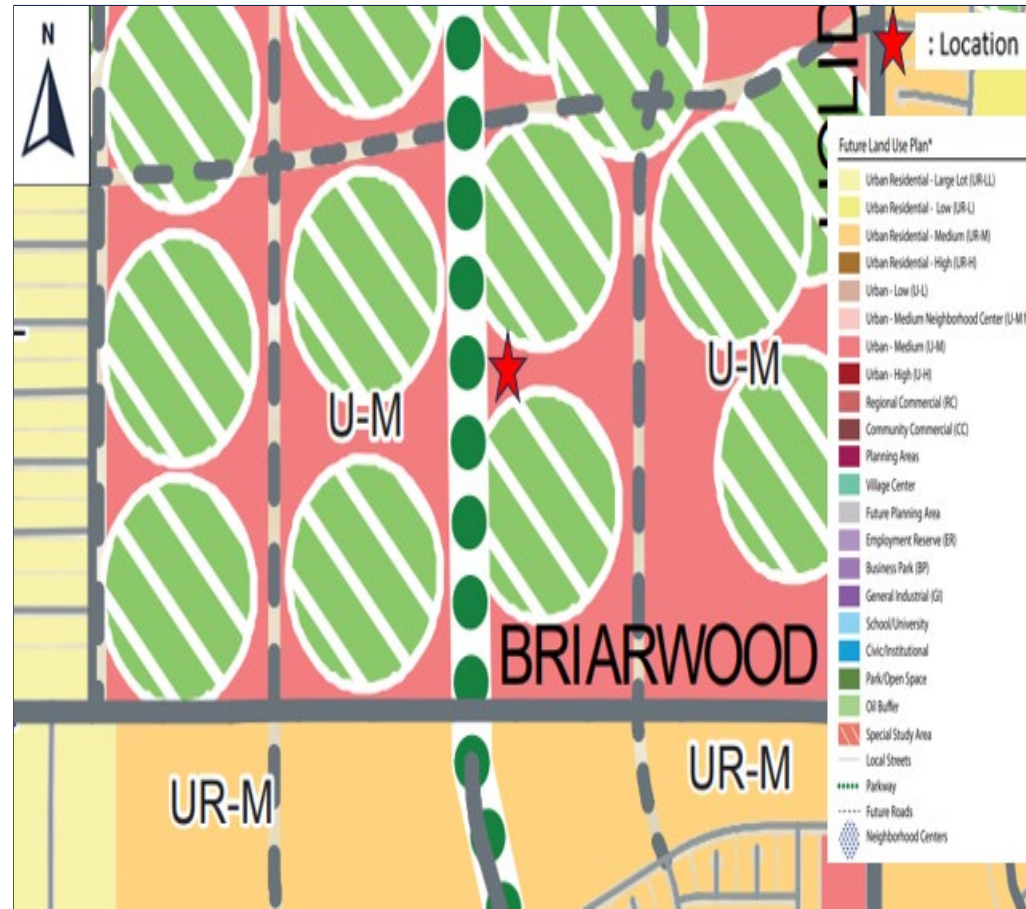
COMPREHENSIVE PLAN ANALYSIS

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



COMPREHENSIVE PLAN ANALYSIS

- Request is **compatible** with the surrounding area and the Tall City Tomorrow Plan.



RELATED ITEMS

- This preliminary plat was originally approved at the March 1, 2021, Planning and Zoning Commission Meeting



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the preliminary plat reinstatement of IDEA Henry School Site subject to the following conditions.

A. That the technical items listed above are addressed.

B. That a drainage study is approved.

C. That all required public improvements are addressed.



STAFF RECOMMENDATION

D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling 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.