

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

May 5, 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 21, 2025.
3. Motion approving, with staff's recommended conditions, a Final Plat of Mockingbird Ridge, Section 14, being a 25.91-acre tract of land, situated in Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of North Fairgrounds Road, approximately 460 feet south of Pioneer Circle.) **(DISTRICT 1)**
(DEVELOPMENT SERVICES)
4. Motion approving a Final Plat of Entrada Business Park Addition, Section 4, being a plat of a 21.283-acres in Sections 17 and 20, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the southeast corner of the intersection of South FM 1788 and West Interstate 20.) **(EXTRATERRITORIAL JURISDICTION)**
(DEVELOPMENT SERVICES)

PUBLIC HEARINGS

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

5. Hold a public hearing and consider a request by Minerva Gutierrez and Eliseo Carreon for a Zone Change from TH, Townhouse (Attached) Dwelling District, to SF-3, Single-Family Dwelling District, on Lots 6 and 7, Block 42, Greenwood Addition Third, Fourth and Fifth

Sections, City and County of Midland, Texas. (Generally located on the north side of Cloverdale Road, approximately 100 feet east of South Webster Street. **(DISTRICT 2) (DEVELOPMENT SERVICES)**)

6. Hold a public hearing and consider a Final Plat of Cowden Addition, Section 8, being a replat of Lots 4, 5, and 6, Block 1, Cowden Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of George Avenue and Bryant Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
7. Hold a public hearing and consider a request by Kent Distributors, Incorporated, on behalf of MNG KK 327, LLC, for a Zone Change from PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center to C, Commercial District, on Lot 2, Block 48, Westridge Park Addition, Section 55, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Thomason Drive and South Loop 250 West.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
8. Hold a public hearing and consider a request by Magrym Consulting, on behalf of Benjamin Luna, for a Zone Change from MF-22, Multiple-Family Dwelling District, to 2F, Two-Family Dwelling (Duplex) District, on a 0.43-acre portion of Lot 3, Block 1, South Park Addition, Section 6, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of East Montgomery Avenue and South Fort Worth Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
9. Hold a public hearing and consider a request by Magrym Consulting, on behalf of Jorge Chavez, for a Zone Change from C, Commercial District, to SF-3, Single Family Dwelling District, on Lot 2, Block 8, Greenwood Addition, Section 2, City and County of Midland, Texas. (Generally located on the west side of South Stonewall Street, approximately 70 feet south of East Indiana Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
10. Hold a public hearing and consider a request by Parkhill for a Zone Change from BP, I-20 Business Park District, in part, and PD, Planned Development District for a shopping center, in part, to LI, Light Industrial District, on a 29.19-acre tract of land located in the south part of Section 12, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Cholla Road, approximately 845 feet west of Antelope Trail.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Sheriff Gary Painter Subdivision, being a 236.34-acre tract of land located in the east half of Section 4, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
12. Motion approving, with staff's recommended conditions, a Preliminary Plat of Southwest

Crossing, Section 22, being a plat of a 27.86-acre tract of land out of Section 12, Block 40, T-2-S, City and County of Midland, Texas. (Generally located on the north side of Cholla Road, approximately 845 feet west of Antelope Trail.) **(DISTRICT 2) (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 21, 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 21, 2025.

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

Commissioners absent: Joshua Garza, Aaron Hunter

Staff members present: Landon Ochoa, Alexis M. Martinez, Elizabeth Triggs, Sophie Smith, Lori Elliot, Britton Murry, Madelim Jaquez

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion to approve Planning and Zoning meeting minutes from 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)**

Brennan Berry 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 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)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:35 pm.

No one wished to speak on this item.

The public hearing closed at 3:35 pm.

Lucy Sisniega 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

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)**

Planning Manager Landon Ochoa presented this item.

The public hearing opened at 3:38 pm.

No one wished to speak on this item.

The public hearing closed at 3:39 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

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)**

Planner Madelim Jaquez presented this item. The public hearing opened at 3:41 pm.

Marvin Moore of 1600 Winfield Ave, asked if this process will affect his property.

It was made clear by Planner Madelim that this will not affect his property.

The public hearing was closed at 3:43 pm.

Joshua Sparks 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

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)**

Senior Planner Britton Murry presented this item.

The public hearing was opened at 3:55 pm.

Trey Dennis of 3510 Northfield Dr spoke in favor of this item.

Wes Gotcher of 6824 Island Cir spoke in favor of this item.

Scott Duffer of 5025 Mira Vista Cir spoke against this item.

Rachel Black of 1518 Mira Vista Cir spoke against this item.

Property owner Bill Kent of 4911 Island Dr spoke in favor of this item and addressed concerns made by the public and commission.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Bejil, Ofield, Richardson

NAY: Martin, Sparks

ABSTAIN: None

ABSENT: Garza, Hunter

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)**

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

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)**

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

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)**

Brandon Ofield 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. 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)**

Lucy Sisniega moved to approve this request; seconded by Joshua Sparks. The

motion passed by the following vote:

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

None

ABSTAIN: None

ABSENT: Garza, Hunter

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)**

Lucy Sisniega 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

With no further items or business to come before the Commission, Chair Bejil adjourned the meeting at 4:56 pm

Abraham, Bejil, Chair

Date



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

PACKET
P&Z MINUTES

Date

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5/11/25

May 5, 2025
April 21, 2025



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: May 05, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Final Plat of Mockingbird Ridge, Section 14, being a 25.91-acre tract of land, situated in Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of North Fairgrounds Road, approximately 460 feet south of Pioneer Circle.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned Development District for a Housing Development.

Mockingbird Ridge History:

Maverick Engineering, on behalf of Betenbough Homes, LLC, is requesting to plat a 25.91-acre tract of land located on the east side of North Fairgrounds Road into 114 lots for future residential development.

On October 3, 2022, the Planning and Zoning Commission recommended approval of a preliminary plat for 317.56 acres. On October 11, 2022, City Council approved the preliminary plat of 317.56 acres. On April 17, 2023, the Planning & Zoning Commission recommended approval of the new preliminary plat of 258.17 acres. On May 9, 2023, the City Council approved the new preliminary plat of 258.17 acres. A new preliminary plat consisting of 302.39 acres was approved at the September 3, 2024, Planning and Zoning Commission meeting and at the September 24, 2024, City Council meeting. Mockingbird Ridge, Section 1 was approved by the Planning and Zoning Commission on July 10, 2023 and consisted of 36.35 acres. Mockingbird Ridge, Section 2 was approved by the Planning and Zoning Commission on September 5, 2023 and consisted of 9.51 acres. Mockingbird Ridge, Section 3 was approved by the Planning and Zoning Commission on

September 5, 2023 and consisted of 12.52 acres. Mockingbird Ridge, Section 4 was approved by the Planning and Zoning Commission on December 18, 2023 and consisted of 35.41 acres. Mockingbird Ridge, Section 5 was approved by the Planning and Zoning Commission on February 5, 2024 and consisted of 33.04 acres. Mockingbird Ridge, Section 6 was approved by the Planning and Zoning Commission on March 18, 2024 and consisted of 14.43 acres. Mockingbird Ridge, Section 7 was approved by the Planning and Zoning Commission on June 3, 2024 and consisted of 36.65 acres. Mockingbird Ridge, Section 8 was approved by the Planning and Zoning Commission on June 17, 2024 and consisted of 21.32 acres. Mockingbird Ridge, Section 9 was approved by the Planning and Zoning Commission on April 15, 2024 and consisted of 18.99 acres. Mockingbird Ridge, Section 10 was approved by the Planning and Zoning Commission on July 15, 2024 and consisted of 14.37 acres. Mockingbird Ridge, Section 11 was approved by the Planning and Zoning Commission on July 15, 2024 and consisted of 14.83 acres. Mockingbird Ridge, Section 12 was approved by the Planning and Zoning Commission on January 21, 2025 and consisted of 24.50 acres. Mockingbird Ridge, Section 13 was approved by the Planning and Zoning Commission on March 3, 2025 and consisted of 17.21 acres.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved with Conditions)

* * * Approved with Condition: Per Midland City Code Sect. 11-2-3(G)1: "Timing of public improvements. Except as provided otherwise herein, all street, alley, water, sanitary or storm sewer, and other public improvements, as well as lot improvements on the individual lots of the subdivision or addition as required in these regulations, for subdivisions within the City or within 1.5 kilometers (0.93 miles) thereof, shall be installed as required by the public improvement plans, prepared in accordance with Section 11-2-4, offered for dedication and accepted by the City prior to final plat approval. The required improvements shall be those specified and approved by the City in the public improvement plans. As used in this Section, "lot improvements" refers to grading and installation of improvements required for proper drainage and prevention of soil erosion."

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

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

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

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

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

PRO RATA: None

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

DRAINAGE: Drainage study has been approved.

EASEMENTS: Show existing and proposed.

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

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues

Building Code: (Approved)

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

GIS: (Approved)

No comments

Planning: (Approved)

Staff recommends approval of the Final Plat of Mockingbird Ridge, Section 14 subject to condition A.

Conditions:

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

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

Sub 22-0537

Case Number:

P-25-2240

Proposed Subdivision Plat Name: MOCKINGBIRD RIDGE, SECTION 14

Legal Description (attached sealed Metes and Bounds): BEING A 25.91 ACRE TRACT OF LAND, SITUATED IN SECTION 18, BLOCK 38, T-1-S, A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: BETENBOUGH HOMES LLC

Phone (806) 797-9494

Email

Address 6305 82ND STREET

City LUBBOCK

State TX

Zip 79424

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: ASHLEE DEVINE

Phone (432) 262-0999

Email

adevine@maverick-eng.com

Address 1909 W WALL ST, SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: PD**Reason for Platting:** OWNERSHIP PURPOSES**Plat Information**

Total Acreage: 25.91

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

Number of Lots:

114

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Abe Fuentez

Date: 4/8/2025

Property Owner (printed): Abe Fuentez

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

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

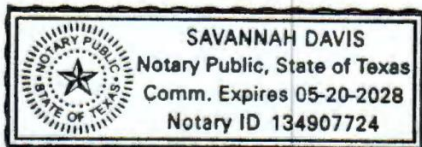
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Shirley Devine who, being by me duly sworn, upon oath says: That (s)he is authorized by Abe Fuentez, 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.

Shirley Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 8th day of April, 20 25, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☐ Mylar	☒ 1 Copy of Plat (11x17)	☐ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>5274</u>	☐ Tax Certificates	Check # <u>5277</u>
Received By: <u>Burt Dyer</u>		Date: _____

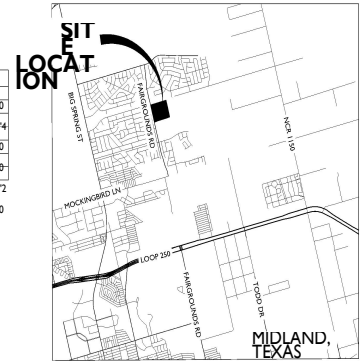
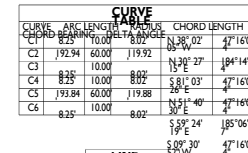
RECEIVED

APR 9 2025

Initial: _____

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

BEING A 25.91-ACRE TRACT OF LAND,
SITUATED IN SECTION 18,
BLOCK 38, T-1-S, A-734, T&P RY. CO.
SURVEY, CITY OF MIDLAND,
MIDLAND COUNTY, TEXAS

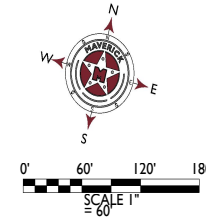


VICINITY
MAP
N.I.
S

SURVEYOR'S
CERTIFICATE
KNOW ALL MEN BY
THESE PRESENTS
THAT GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND
SURVEYOR IN THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL
AND ACCURATE SURVEY OF THE LAND AND
ADJACENT LANDS SHOWN THEREON WERE
PROPERTY LOCATED IN AND AROUND THE SUBDIVISION
SURVEYED IN ACCORDANCE WITH THE SUBDIVISION
REGULATIONS OF THE CITY OF MIDLAND, TEXAS.



OWNER'S
CERTIFICATE
OF
INTEREST
IN
PROPERTY
OF
THE
STATE OF
TEXAS
COUNTY OF
BETENBOUGH HOMES, LLC IS THE RECORD OWNER OF A
18 BLOCK 38-6-65 474 T&P CO. SURVEY, CITY AND COUNTY
OWNERS SHOULD KNOW ALL MEN

[illegible]

LEGEND

FOUND 1/2-INCH IRON	BOUNDARY
ROD W/RED	ADJACENT
PLASTIC CAP MARKED	PROPERTY LINE
SETBACK CURB ON ROD	BUILDING
W/PLASTIC CAP MARKED	SETBACK LINE
PLASTIC CAP MARKED MAVERICK	PROPOSED
CURVA/URET/ANGENC	EASEMENT
	SECTION LINE
	PL
	BOUNDARY

ACKNOWLEDG
ELEMENT
THE STATE OF
TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC
DURING PERSONAL APPEARANCE OF ELIJAH, KNOWN TO ME
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ADVISED ME THAT HE WAS ACTING AS
POWER OF ATTORNEY FOR THE SAME FOR THE
EXPRESSED AND UNEXPRESSED PURPOSES STATED, GIVEN
UNDER MY HAND AND SEAL OF OFFICE THIS _____
STATE OF TEXAS

CERTIFICATE OF APPROVAL
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF
MOCKINGBIRD BRIDGE, SECTION 14, WAS
APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING
COMMISSION OF THE CITY OF MIDLAND
TEXAS ON THIS 2025.

ABRAHAM BEJIL,
CHAIRMAN

PLAT FILED FOR
RECORD
MIDLAND
COUNTY, TEXAS

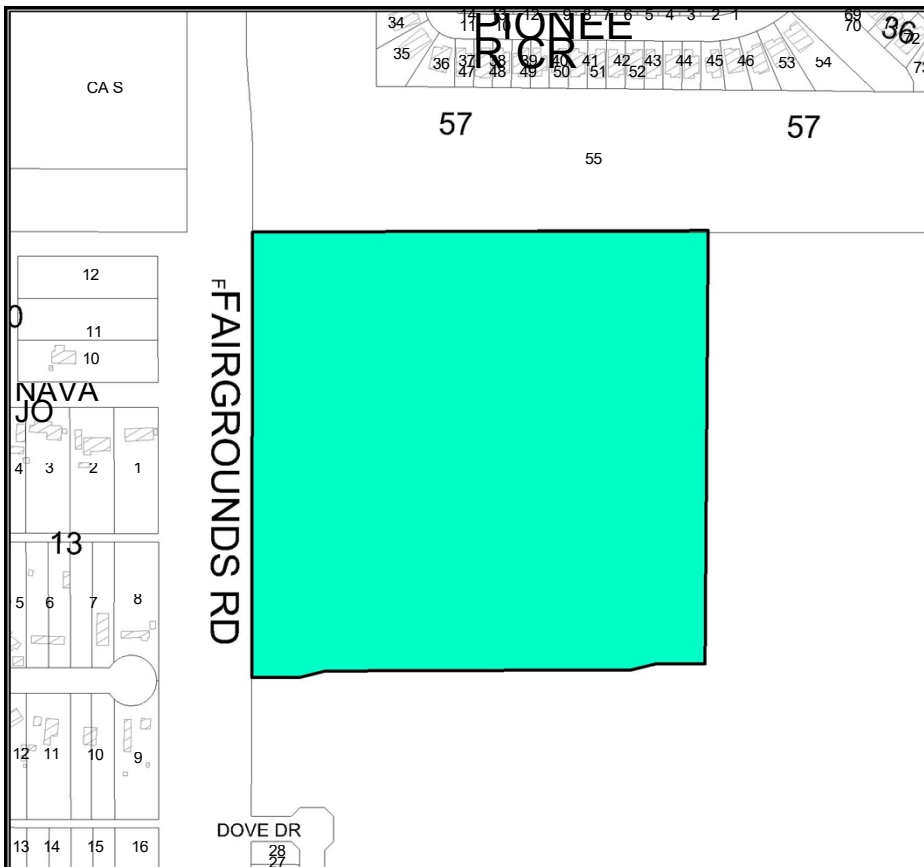
PROPERTY
OWNER
BETENBROUGH HOMES

DATE _____ DEED INSTRUMENT # 2023-27385



MAVERICK
CIVIL ENGINEERING /
LAND SURVEYING
 1909 West Valley
 Street, Suite "K"
 El Monte, CA 91734
 (909) 878-1111
 FAX: (909) 878-1112
 E-MAIL: info@maverickce.com
 WWW: www.maverickce.com

**MOCKINGBIRD
D, RIDGE
SECTION**



56

Location Map

P-25-2242

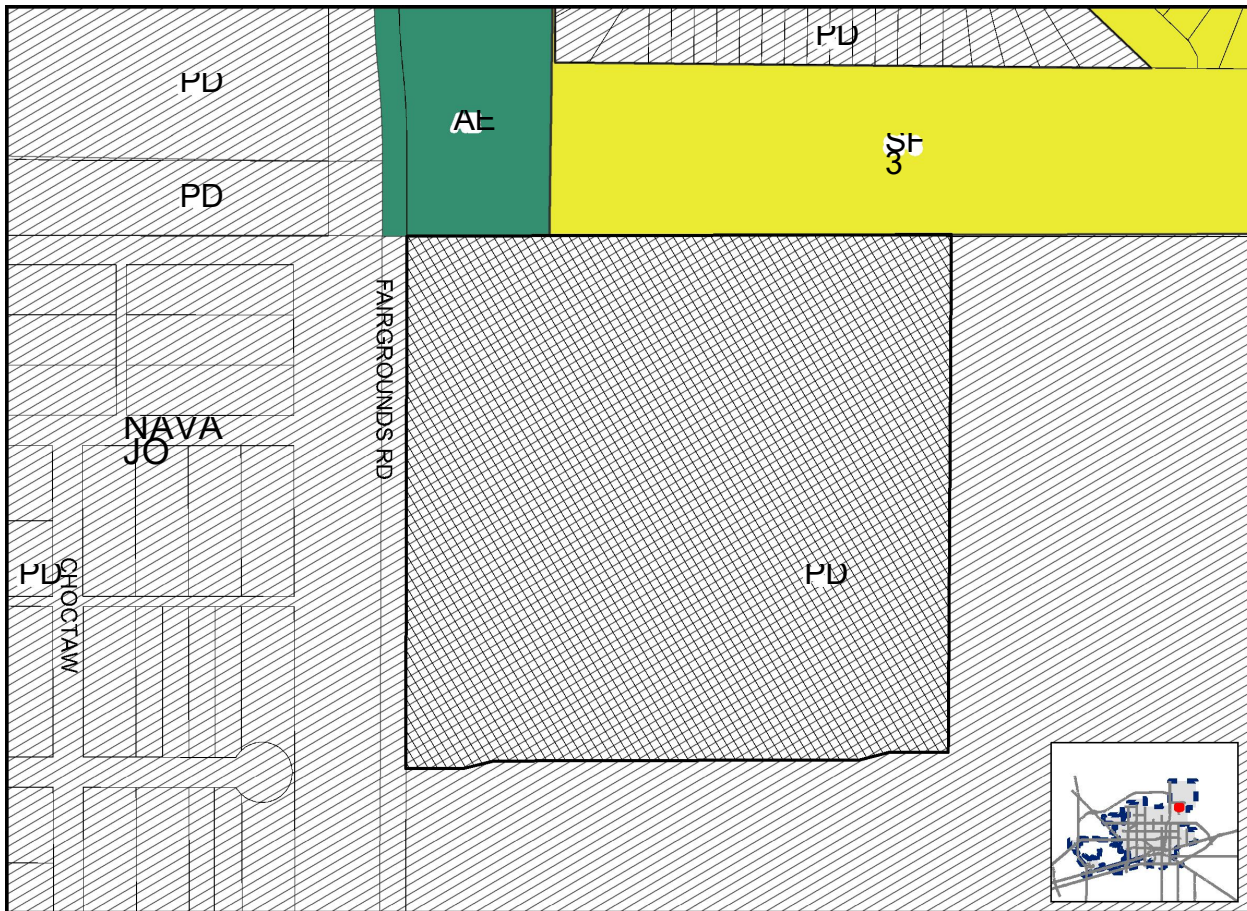
Scale: 1" = 279'

Final Plat of Mockingbird Ridge, Section 14, being a plat of a 25.91-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RR General Survey, and the east side of Dove Drive, approximately 460 feet south of Pioneer Circle. (Council District 1)

LEGEND
 CITY LIMITS
 PARCELS
 PRIVATE BLDGS



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Map by BM,
7/30/2023

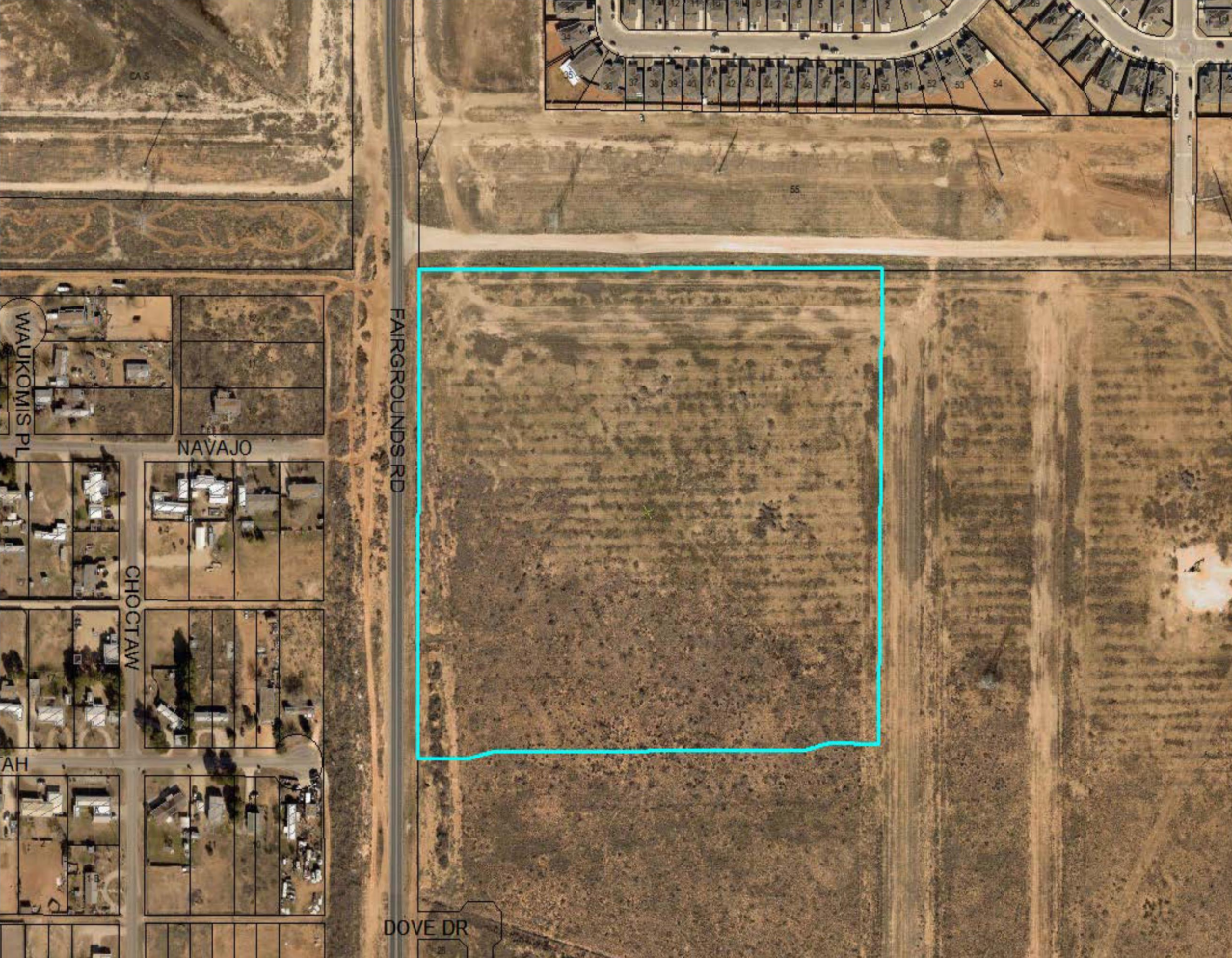
P-75-
2242

Scale: 1" = 233'

**ZONING
MAP**



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MOCKINGBIRD RIDGE, SECTION 14

FINAL PLAT

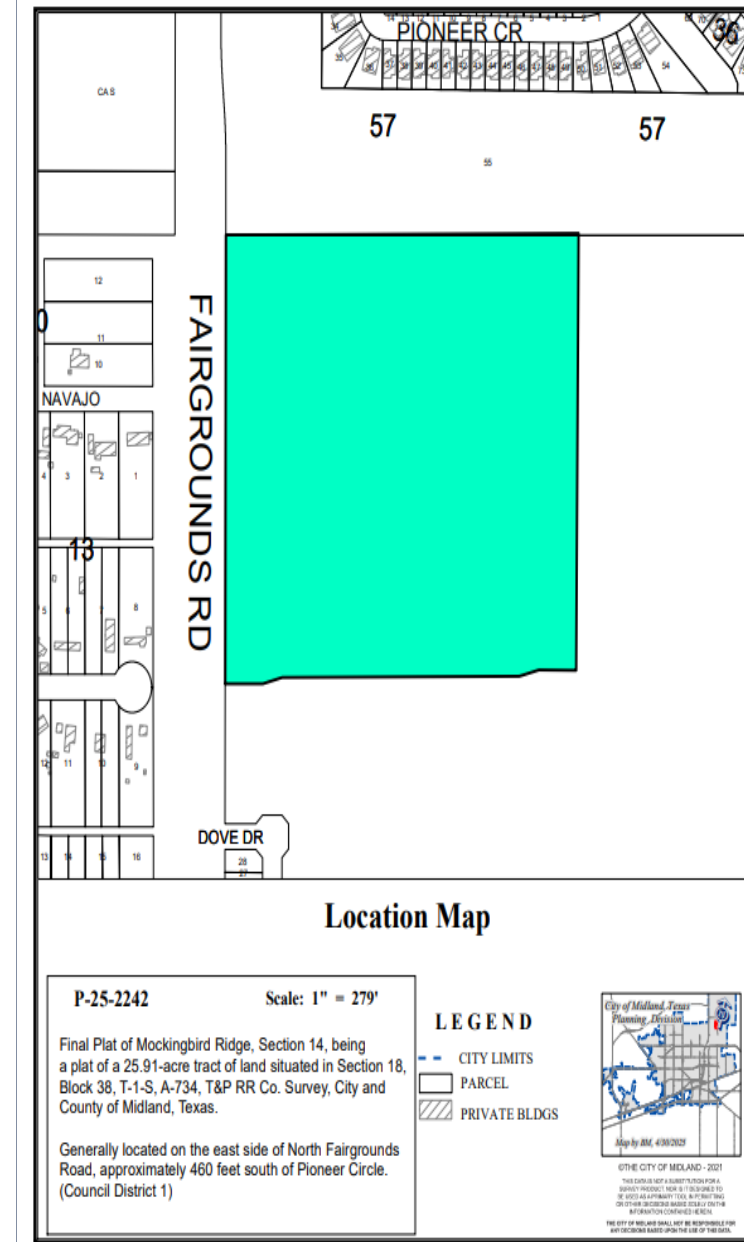


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APPLICATION SUMMARY

- **Property Owner & Developer:** Betenbough Homes, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Final Plat
- **Address:** Generally located on the east side of North Fairgrounds Road, approximately 460 feet south of Pioneer Circle. (Council District 1)



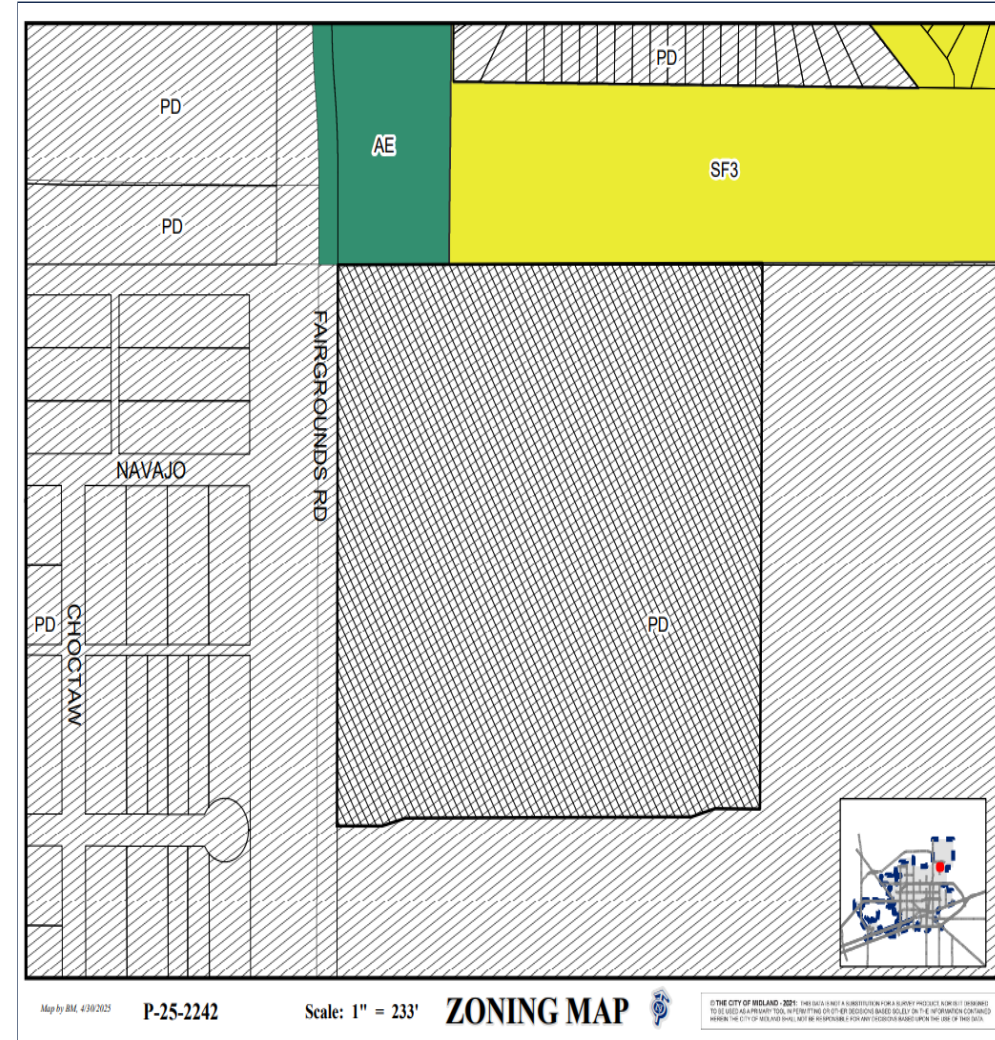
3

- # PACKET



ZONING

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



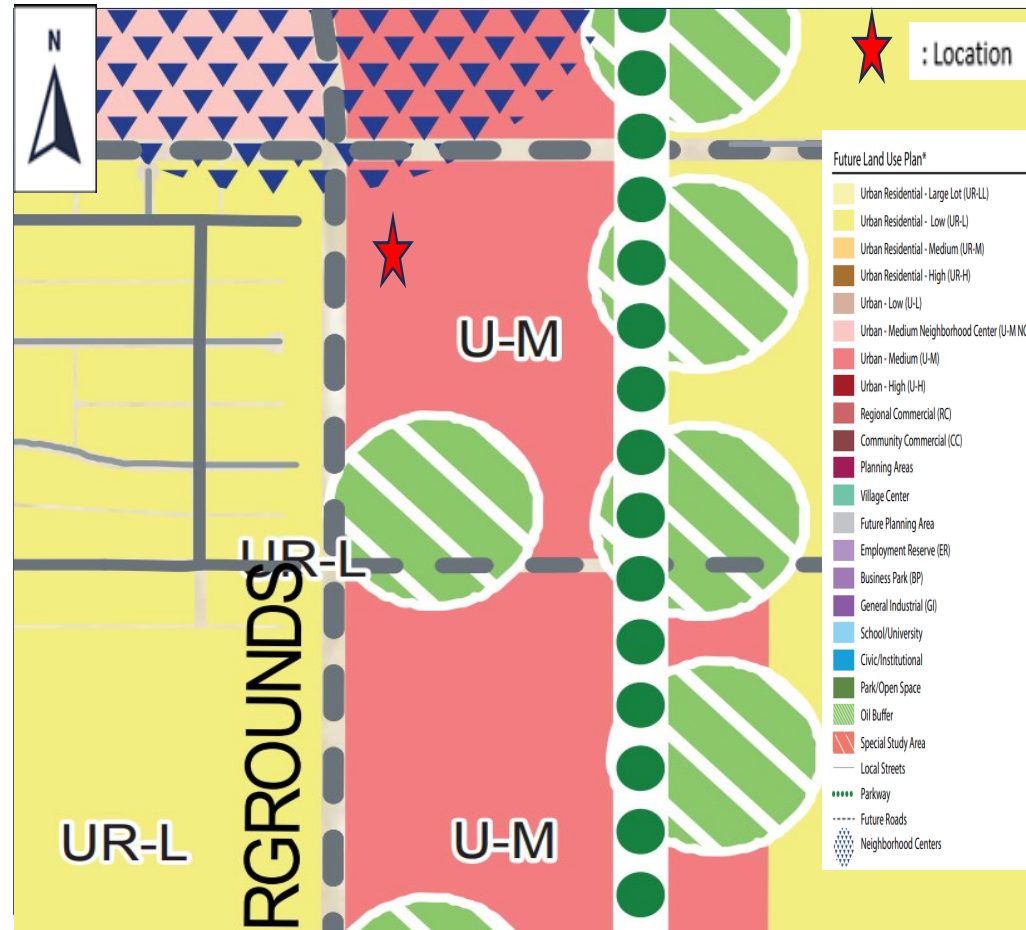
LAND USE

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



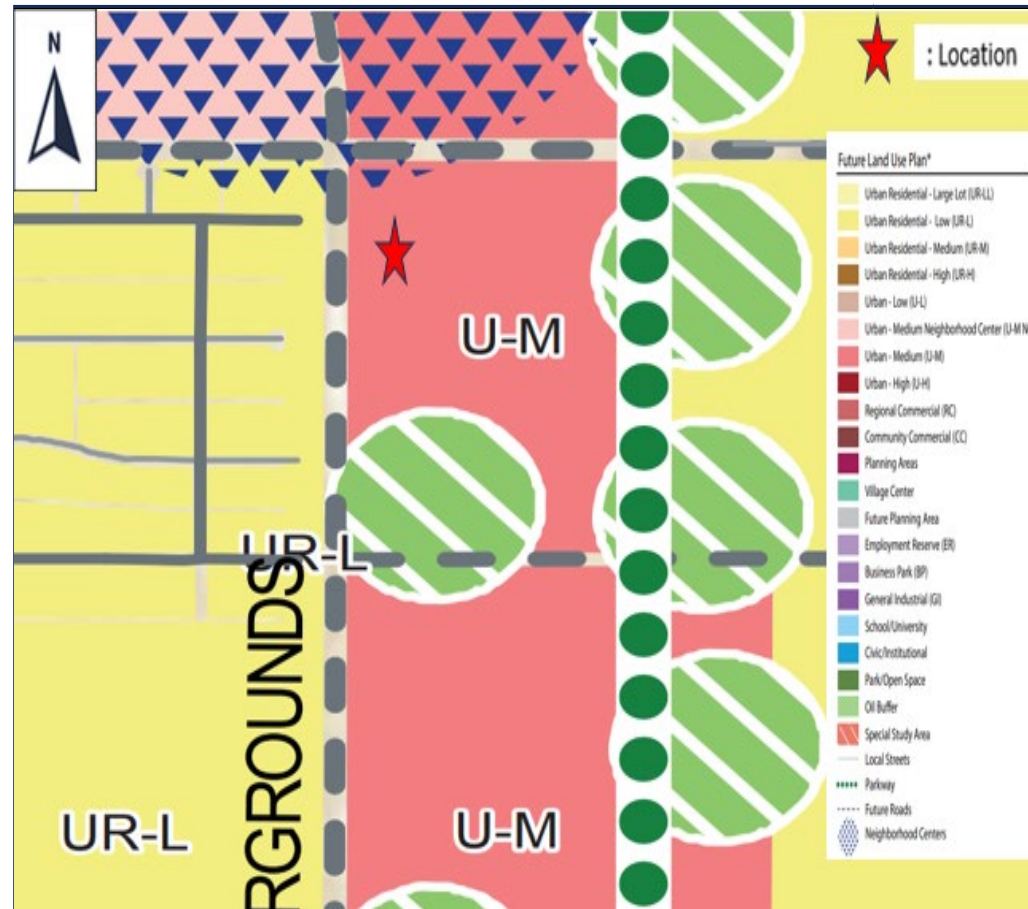
COMPREHENSIVE PLAN ANALYSIS

- **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.



MOCKINGBIRD RIDGE HISTORY

- **Preliminary Plat #1: (317.45-Acres)**
 - Approved by The Planning and Zoning Commission on October 3, 2022.
 - Approved by City Council on October 11, 2022.
- **Preliminary Plat #2: (258.17-Acres)**
 - Approved by the Planning and Zoning Commission on April 17, 2023.
 - Approved by City Council on May 9, 2023.



MOCKINGBIRD RIDGE HISTORY

- **Preliminary Plat #3: (302.39-Acres)**
 - Approved by The Planning and Zoning Commission on September 3, 2024.
 - Approved by City Council on September 24, 2022



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the final plat of Mockingbird Ridge, Section 14 subject to condition A.
A. All required public improvements must be completed before filing for recording with the County Clerk of Midland County, Texas. [Per Midland City Code Sect. 11-2-3(G)1]



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: May 5, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving a Final Plat of Entrada Business Park Addition, Section 4, being a plat of a 21.283-acres in Sections 17 and 20, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the southeast corner of the intersection of South FM 1788 and West Interstate 20.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Preliminary Plat Approval:

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: FM 1788 and W I-20 Frontage road are TxDOT facility, built and maintained by TxDOT, no improvements required.[For Applicant's Information Only.]

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

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

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

SEWER: Deferral request for wastewater improvements were administratively approved. [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)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

Health Department: (Approved)

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

Public works: (Approved)

All looks fine. Here and Sect 5 (corrected). I would like to hear from the developer or their engineer regarding road construction methods/sections.

Planning: (Approved)

Staff recommends approval of the Final Plat of Entrada Business Park Addition, Section 4.

Attachments:

Final Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

Case Number:

Sub-24-0764

P-25-2210

Proposed Subdivision Plat Name: Entrada Business Park Addition, Section 4**Legal Description (attached sealed Metes and Bounds):** Being a plat of 21.283-Acres in Section 17 & 20, Block 40, T-2-S, T.&P. RR. Co. Survey, Midland County, Texas and being a portion of 200.501-Acre Tract recorded in Vol. 2625, Pg. 192 Official Public Record, Midland County, Texas**Property Owner**

Printed Name: Entrada Business Center, LTD

Phone (932) 296-9379

Email:

bblack@bcoperating.com

Address

P.O. Box 50820

City

Midland

State TX

Zip 79710

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: PARKHILL

Phone ()

Email

Printed Name: Josh Wallender

Proj. #42756.24

jwallender@parkhill.com

Address

1700 West Wall Street, Suite 100

City

MIDLAND

State TX

Zip 79701

Current Zoning: N/A - in ETJ**Reason for Platting:** Subdividing Property**Plat Information**

Total Acreage: 21.283

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

Number of Lots: 2

Number of Multi-Family Dwelling Units:

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

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Brandon Black

Date:

2/4/25

Property Owner (printed):

Brandon Black

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.

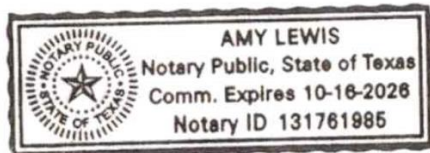
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Shelby Freeman who, being by me duly sworn, upon oath says: That (s)he is authorized by Entrada Business Center 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.

Shelby Freeman

Authorized Agent (signature)

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



Amy Lewis

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☒ Mylar

☒ 1 Copy of Plat (11x17)

☐ Public Improvements

☐ Application Fee

☒ Title Opinion

☐ Recording Fee

Check # _____

☐ Tax Certificates

Check # 1428

Received By: 

Date: RECEIVED

APR 9 2025

Initial: _____

FINAL PLAT ENTRADA BUSINESS PARK ADDITION SECTION 4

Being 21.283-Acres in Sections 17 & 20, Block 40, T-2-S, T&P.
RR. Co. Survey, Midland County, Texas and being a portion of that
certain 200.501-Acre Tract recorded in Vol. 2625, Pg. 192
(Doc# 2008-848) Official Public Records
Midland County, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, ENTRADA BUSINESS CENTER, LTD. is the record owner of 21.283 Acres of Land located in Sections 17 & 20, Block 40, T-2-S, T&P, RR. Co. Survey, Midland County, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS our hands and the seal of the City of Midland, Texas, this 4th day of February 2025.
By: *Brandon Black* Managing Member
Brandon Black

STATE OF TEXAS
COUNTY OF MIDLAND

This instrument was acknowledged before me on February 4th 2025, by Brandon Black on behalf of ENTRADA BUSINESS CENTER, LTD.



LEGEND:

- = Found 1/2" iron rod with a plastic cap marked "DUPIN" unless otherwise specified.
- = Set 1/2" iron rod with a plastic cap marked "TRAILER", R.P.L.S. 6887 unless otherwise specified.
- = M.C.D.R. = Midland County Deed Records
- = M.C.D.R. = Midland County Official Public Records
- = M.C.D.R. = Midland County Plat Records
- = Plat Boundary Line
- = Lot Line
- = Tract/Block/Plat Adjacent Lines
- = Section/Nearest Line
- = Existing Easement Line
- = Proposed Easement Line (as labeled on the plat)
- = Proposed Drainage Easement Line
- = FEMA Flood Line (as scaled from FEMA FIRM PANEL)
- = Proposed 0.978-Acre Utility Easement
- = Proposed 16.838-Acre Access Easement

PLAT NOTES:

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

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, coordinates, distances and areas are relative to the Texas State Plane Coordinate System (Central Zone 1643 NAD), with a combined grid factor of 0.99997502 and a three angle equal to -25' 47.28" at a 1/2-inch iron rod with a plastic cap marked "750 COORD", said control point having the following coordinates: NORTHING = 10,663,922.42 and EASTING = 1,715,420.51 at U.S. Survey feet.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Franklin Leamon, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land on December 5, 2024 and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.



Franklin Leamon R.P.L.S. #6889
Franklin Leamon, R.P.L.S. #6889

Feb. 4, 2025
Date

OWNER

ENTRADA BUSINESS CENTER, LTD.
P.O. BOX 5302
MIDLAND, TEXAS 79710

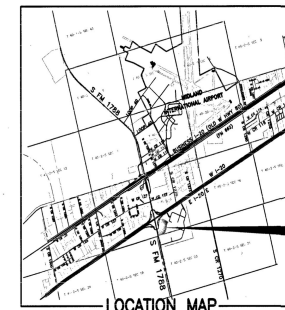
ENGINEER:

PARKHILL
1701 WEST WALL STREET, SUITE 100
MIDLAND, TEXAS 79701

ENTRADA BUSINESS PARK ADDITION SECTION 4

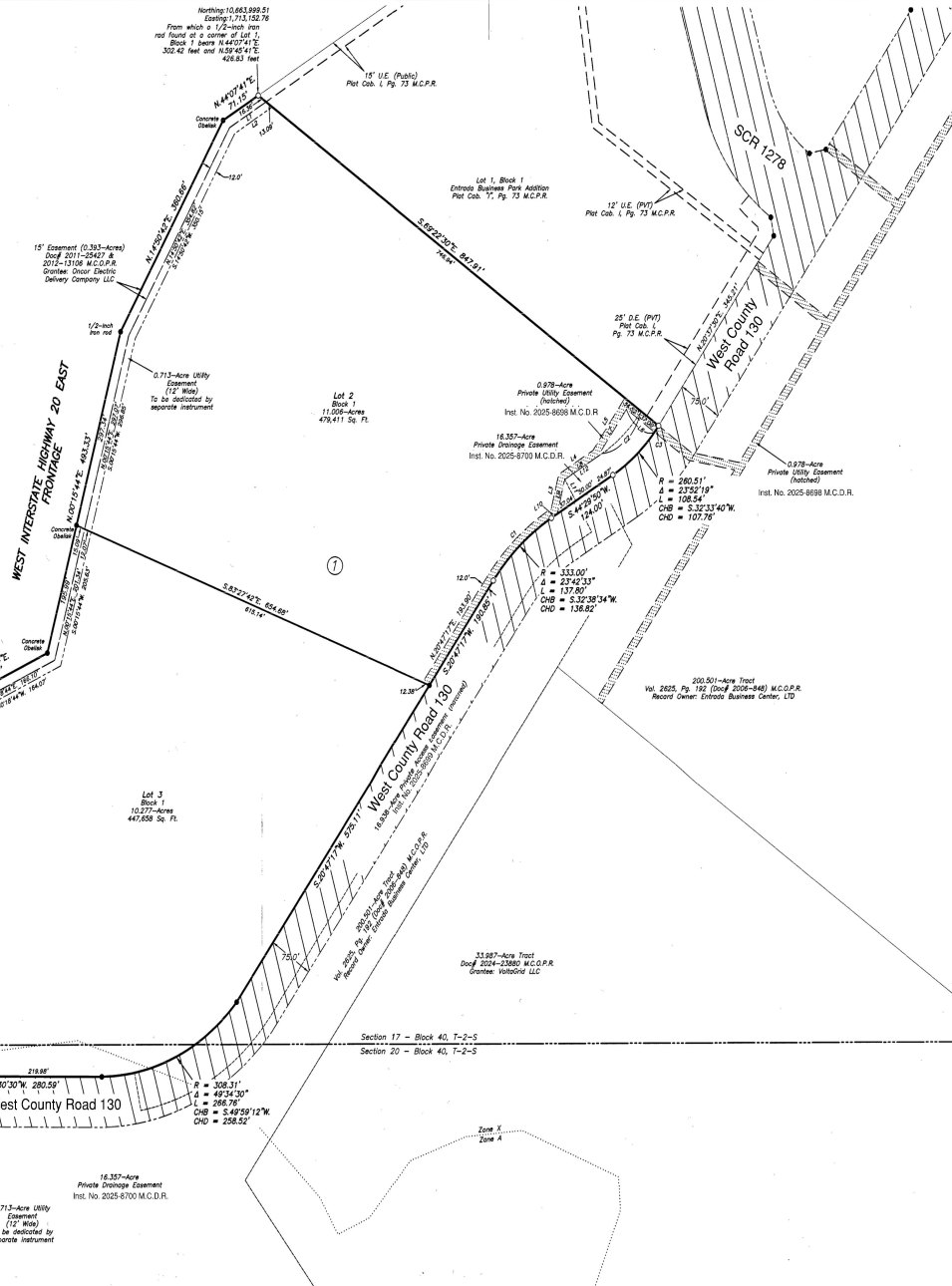
Parkhill
Parkhill.com

TBPELS FIRM REGISTRATION NO. 10194091



LOCATION MAP

ENTRADA BUSINESS
PARK ADDITION
Section 4
May 5, 2025



UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Witnessed by: *Ryan Canaga* 2/19/2025

Under Electric Delivery Service (PLEASE PRINT)

Edgar Rico Digitally signed by Edgar Rico

Date: 2025.02.19 10:49:40

AT&T Texas (PLEASE PRINT)

Mark Lind Mark Lind

Almos Energy (PLEASE PRINT)

Lisa (PLEASE PRINT)

Optimum (PLEASE PRINT)

Ruben Guerra Ruben Guerra

Arthur Broadband (PLEASE PRINT)

AOZ4 NOTE:

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

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481296, Map Number 483032005, Panel 200 of 502, revised September 16, 2005, portions of the surveyed property are located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone X and Zone A.

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of ENTRADA BUSINESS PARK ADDITION, SECTION 4 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this

day of _____, 2025.

Chairman - Lucy Seneja Secretary - Landon Ochoa

PLAT FILED FOR RECORD

MIDLAND COUNTY, TEXAS

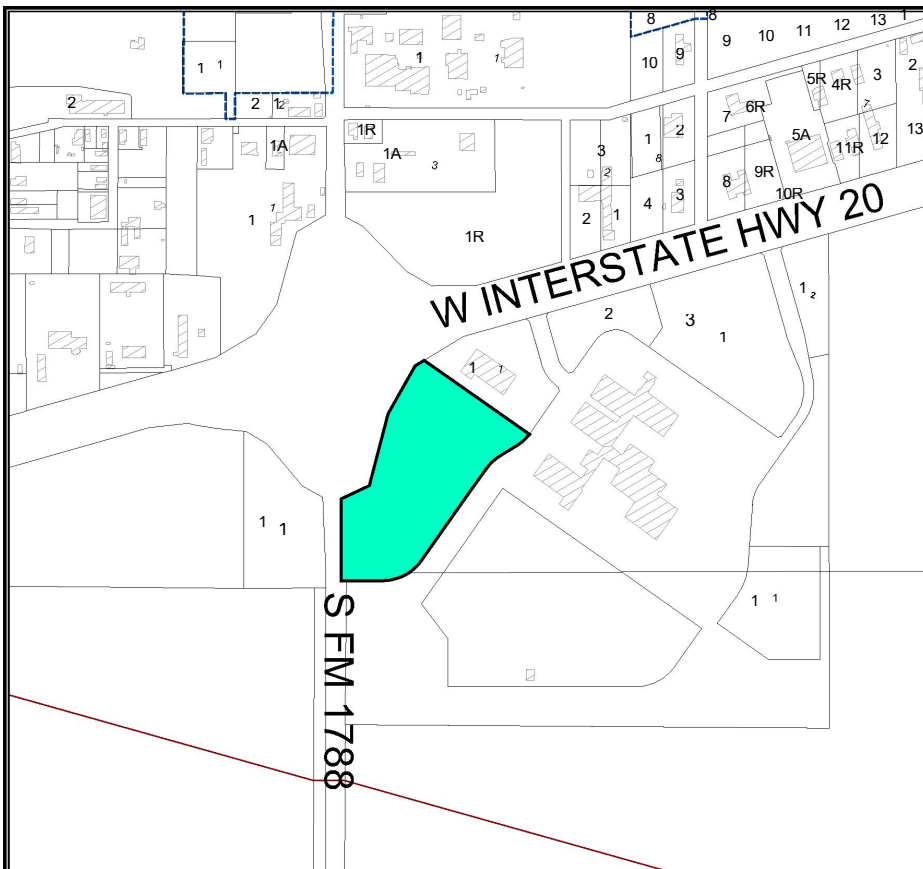
NO. _____

DATE _____

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 44° 07' 41" E	75.84	13	N 00° 28' 04" W	52.46
2	N 44° 07' 41" E	75.84	14	N 44° 07' 41" E	66.95
3	N 44° 07' 41" E	75.84	15	N 20° 57' 30" E	55.61
4	N 44° 07' 41" E	75.84	16	N 69° 22' 00" E	69.56
5	N 44° 07' 41" E	75.84	17	S 20° 57' 30" W	55.61
6	N 44° 07' 41" E	75.84	18	S 44° 07' 41" W	66.95
7	N 44° 07' 41" E	75.84	19	S 44° 07' 41" W	66.95
8	N 44° 07' 41" E	75.84	20	S 44° 07' 41" W	66.95
9	N 44° 07' 41" E	75.84	21	S 44° 07' 41" W	66.95
10	N 44° 07' 41" E	75.84	22	S 44° 07' 41" W	66.95
11	N 44° 07' 41" E	75.84	23	S 44° 07' 41" W	66.95
12	N 44° 07' 41" E	75.84	24	S 44° 07' 41" W	66.95

PACKET

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	PERCENT POINT	PERCENT POINT
01	N 44° 07' 41" E	148.78	S 44° 07' 41" W	148.78	24.29	75.71
02	N 44° 07' 41" E	148.78	S 44° 07' 41" W	148.78	24.29	75.71
03	N 44° 07' 41" E	148.78	S 44° 07' 41" W	148.78	24.29	75.71



Location Map

SUB-24-0764

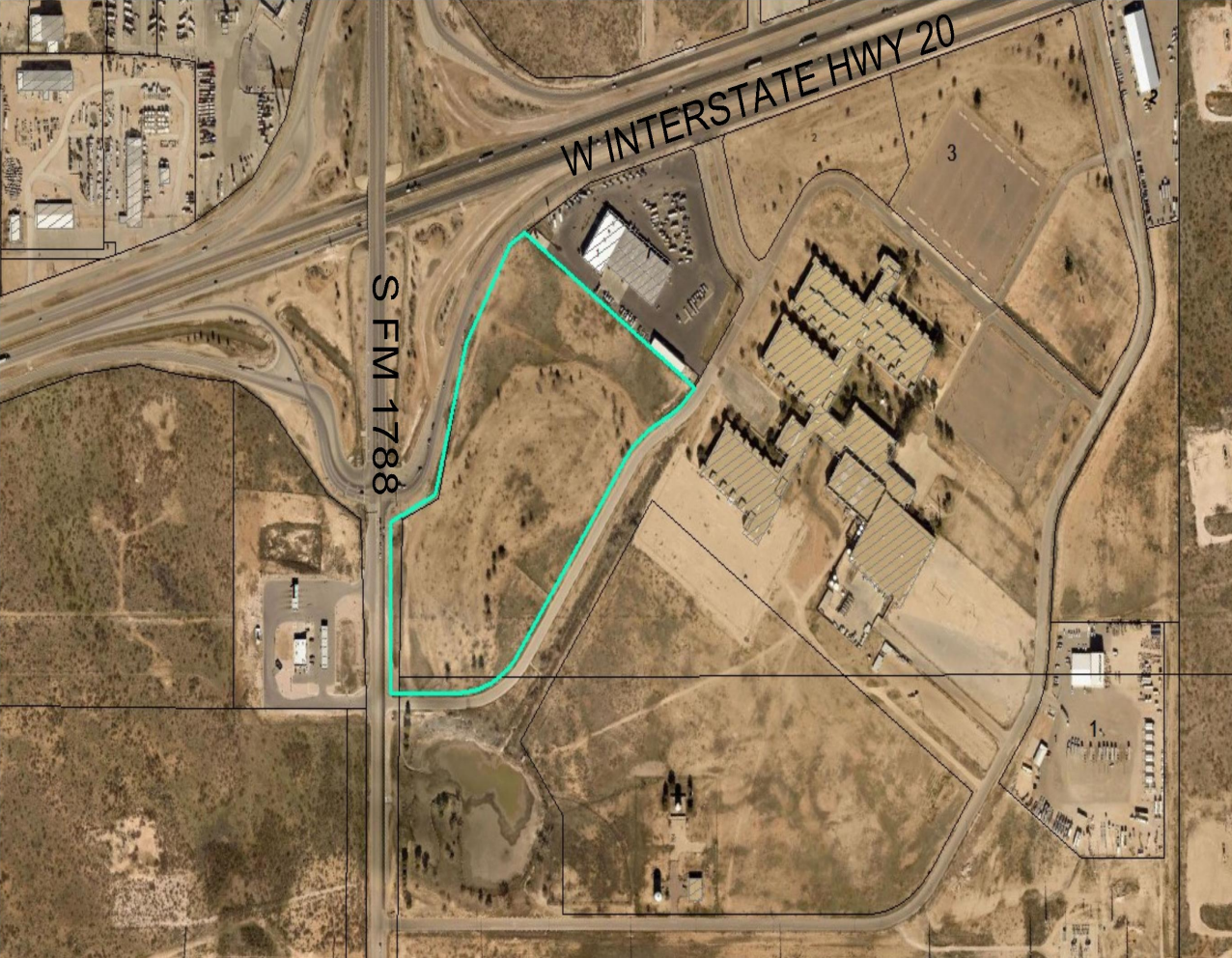
Scale: 1" = 775'

Proposed Plat of Entrada Business Park Addition, Section 4, being a plat of aa 21.283-acres in Sections 17 and 20, Block 40, T-2-S, T&P, RR. Co. Survey, Midland County, Texas and being a portion of that certain 200.501-acre tract recorded in Vol. 2825, corner of the intersection of Official Subdiv. Fm 1788 and West Interstate 20. (outside of city jurisdiction)

LEGEND
 CITY LIMITS
 PARCELS
 PRIVATE
 BLDGS



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ENTRADA BUSINESS PARK ADDITION, SECTION 4

FINAL PLAT

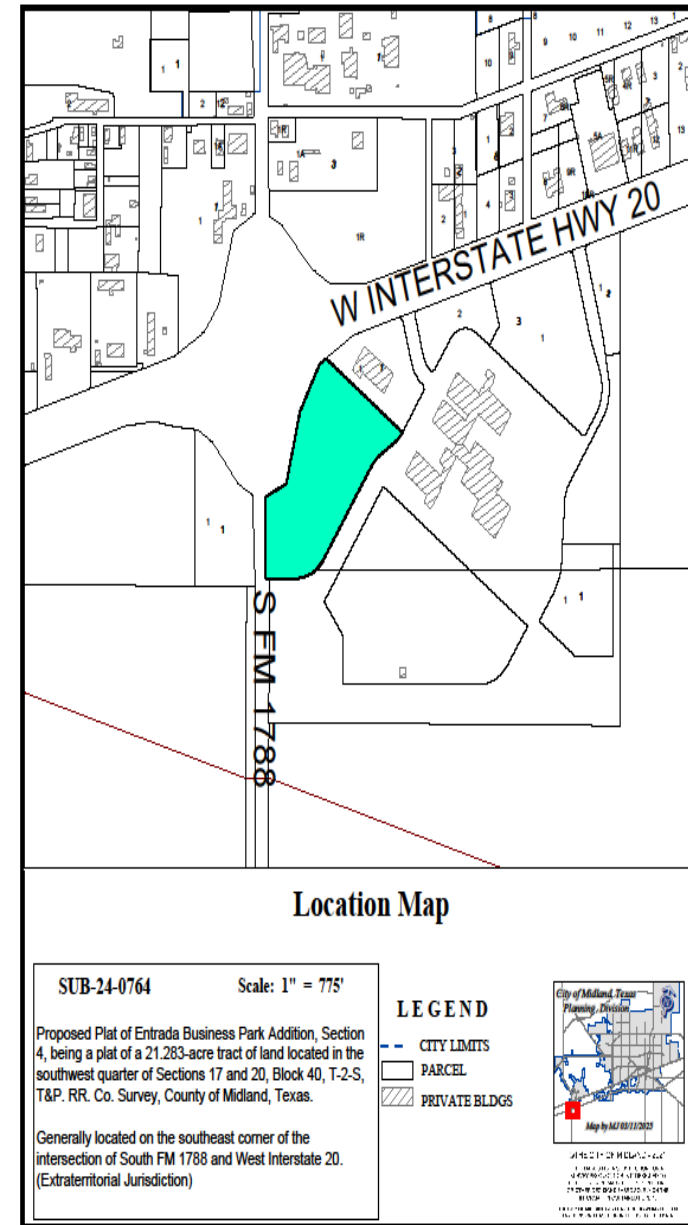


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APPLICATION SUMMARY

- **Property Owner & Developer:**
Entrada Business Center, LTD
- **Applicant/Representative:** Josh
Wallender with Parkhill
- **Final Plat**
- **Address:** 10001 West Interstate 20
(ETJ)



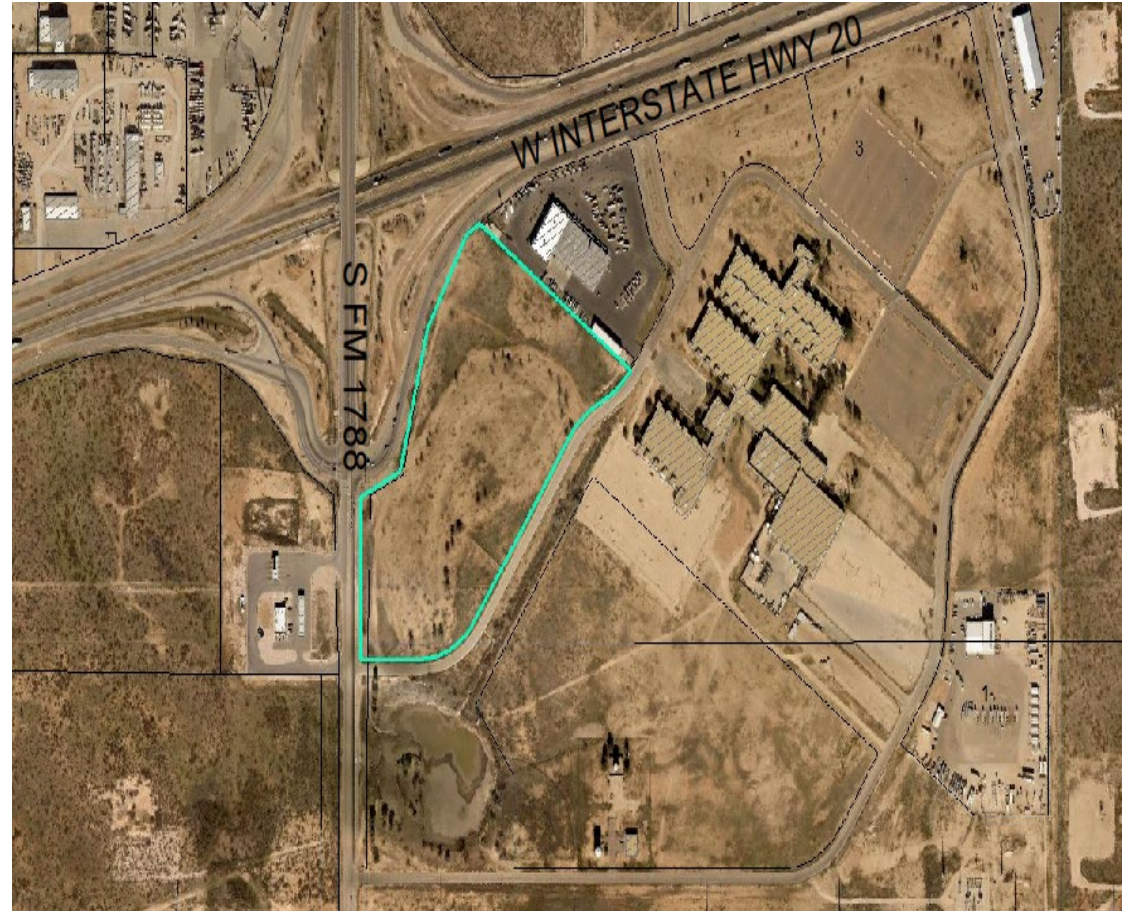
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- # PACKET



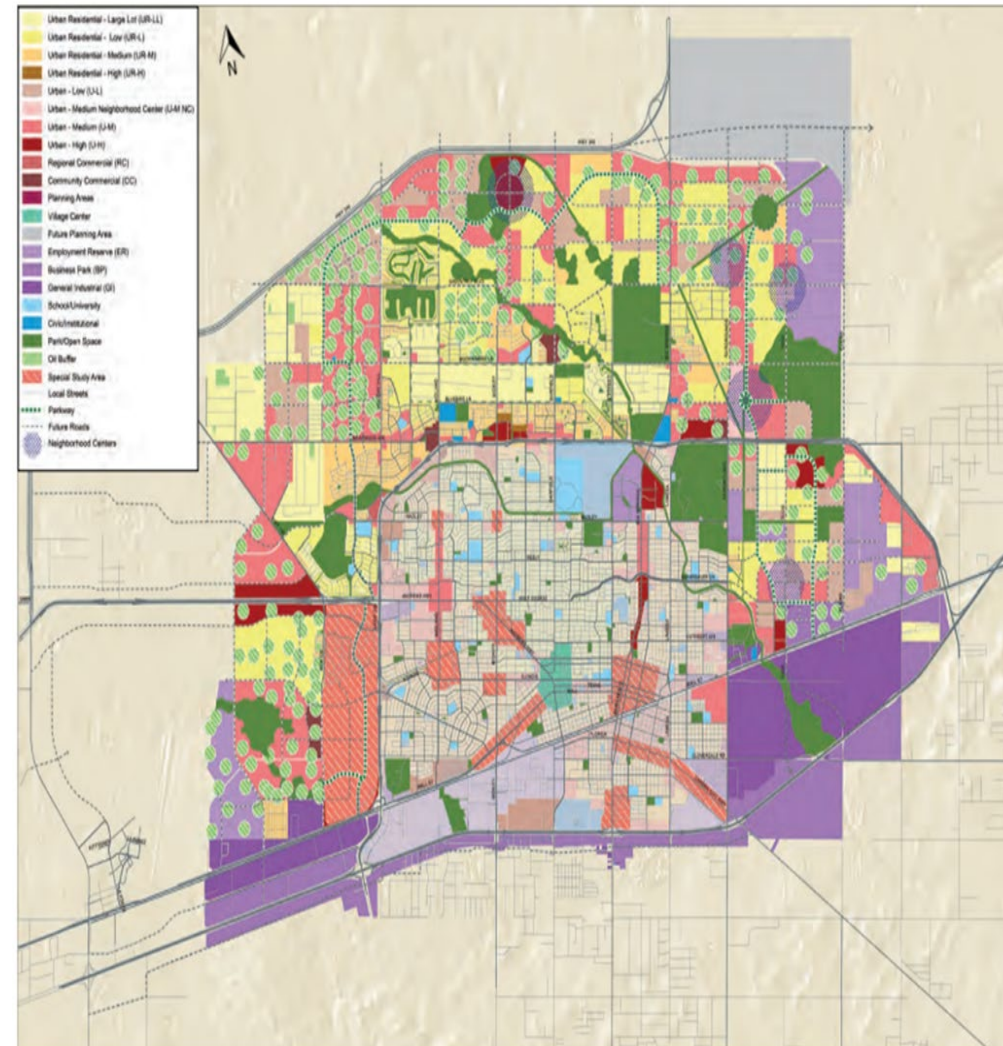
LAND USE

- **Current Use of the Property:**
Vacant
- **Surrounding Uses:**
 - **North/East/West:**
Commercial (ETJ)
 - **South:** Vacant



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends APPROVAL of this Final Plat of Entrada Business Park Addition, Section 4.



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: May 5, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Hold a public hearing and consider a request by Minerva Gutierrez and Eliseo Carreon for a Zone Change from TH, Townhouse (Attached) Dwelling District, to SF-3, Single-Family Dwelling District, on Lots 6 and 7, Block 42, Greenwood Addition Third, Fourth and Fifth Sections, City and County of Midland, Texas. (Generally located on the north side of Cloverdale Road, approximately 100 feet east of South Webster Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Minerva Gutierrez and Eliseo Carreon are requesting a Zone Change from TH, Townhouse (Attached) Dwelling District to SF-3, Single-Family Dwelling District on two properties located at 2305 and 2307 Cloverdale Road for the development of single-family housing.

Current Zoning:

TH, Townhouse (Attached) Dwelling District

Surrounding Zoning and Land Use:

The subject properties are located at 2305 and 2307 Cloverdale Road and are currently zoned as TH, Townhouse (Attached) Dwelling District. The property to the east is zoned as C, Commercial District and is a mobile home park. The properties to the west are zoned TH, Townhouse (Attached) Dwelling District and are vacant lots. The properties to the north are zoned MF-22, Multiple-Family Dwelling District and are single-family dwellings. The properties to the south are outside of city limits and therefore have no zoning designation and are used for single-family housing.

Analysis:

The subject property is zoned TH, Townhouse (Attached) Dwelling District. Minerva Gutierrez and Eliseo Carreon are seeking this zone change in order to construct two single-family homes, which is not an allowed use in the TH, Townhouse (Attached) Dwelling District. These vacant lots are located in a residential neighborhood that has two single-family homes abutting to the north. To the northeast there is a large neighborhood of single-family homes that is consistent with the use that is being proposed. Changing this zoning would help the future residential development of this area. This lot meets the requirements for the SF-3, Single-Family Dwelling District zoning.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3; which designated this area as Urban Residential- Medium (UR-M). This designation calls for a mix of housing styles, to include single-family and townhouses.

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)

Staff recommends approval of this Zone Change from TH, Townhouse (Attached) Dwelling District, to SF-3, Single-Family Dwelling District.

Letters of Objection:

As of May 2, 2025, staff has received no letters of objection for this request.

Attachments:

Application
Location Map
Zoning Map
Aerial
Photo
PowerPoint Presentation



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

Project Number: _____

Case Number: 2-25-0419

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>Minerva Gutierrez and Eliseo Carreon</u>		Phone (817) <u>841-5269</u> Email <u>ninfa.caza@kw.com</u>	
Address <u>6722 Cowboy Dr.</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79705</u>

Property Owner Printed Name: <u>Minerva Gutierrez and Eliseo Carreon</u>		Phone (817) <u>841-5269</u> Email _____	
Address <u>6722 Cowboy Dr.</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: _____	
Legal Description Lot: <u>617</u> Block: <u>42</u> Subdivision: <u>Greenwood Addition Third Fourth Fifth</u>	

Current Zoning: <u>TH</u>	Proposed Zone: <u>SF-3</u> (List by tracts if more than one district is requested)
----------------------------------	--

Reason for Zone Change Request: <u>Building a SF Homes</u>

Present Use of Property: <u>can't Build SF Home on this lot as a town Home needs to change to SF</u>

Proposed Use of Property: <u>Building Two SF Home</u>
--

How would this zone change affect the public health, safety and welfare? <u>Helping provide affordable housing</u>

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

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

Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): <u>Eliseo Carrion B.</u>	Date: <u>4 / 1 / 25</u>
Applicant (printed): <u>Eliseo Carrion B.</u>	
Property Owner (signature): <u>Eliseo Carrion B.</u>	Date: <u>4 / 1 / 25</u>
Property Owner (printed): _____	
<i>The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.</i> <i>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</i>	

STATE OF TEXAS COUNTY OF MIDLAND Before me, the undersigned authority, on this day personally appear _____ who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by _____, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact. _____ Authorized Agent (signature) Subscribed and sworn to before me, this _____ day of _____, 20____, to certify which witness my hand and seal of office. _____ NOTARY PUBLIC, MIDLAND COUNTY, TEXAS	
--	--

FOR OFFICE USE ONLY	
☒ Property Owner Authorization ☒ Application Fee Check # <u>1902</u> Received By: <u>Bontez</u>	☒ Dimensioned Site Plan ☒ Plans in Digital Format (PDF/JPEG) RECEIVED Date: APR 01 2025 Initial: _____

WARRANTY DEED

"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."

Date: Dated as of the acknowledgement below but effective March 21, 2025, for all purposes

Grantor: Midland Visions 2000, a Texas nonprofit corporation

Grantee: Minerva Gutierrez and Eliseo Carreon

Grantee's Mailing Address:

6722 Cowboy Dr
Midland, Texas 79705

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lots 6 and 7, Block 42, Greenwood Addition Third, Fourth & Fifth Sections, an addition to the City of Midland, Midland County, Texas according to the map or plat thereof of record in Cabinet B, Page 56, Plat Records of Midland County, Texas.

Reservations from Conveyance:

Grantor herein reserves all right, title and interest in and to the minerals of whatsoever nature in, under, on, or that may be produced from the real property hereinabove described including implied right of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas and other minerals. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease and all benefits from it.

Exceptions to Conveyance and Warranty:

All oil, gas, and other minerals in, on or under said land reserved by prior grantors. Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; standby fees, taxes, and assessments by any taxing authority for the year 2025 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located recorded in the Official Records of Midland County, Texas; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or

protrusions, or any overlapping of improvements; and homestead or community property or survivorship rights, if any, of any spouse of Grantee.

Restrictions:

Covenants, conditions and restrictions recorded in/under Volume 180, Page 371, Deed Records and Cabinet B, Page 56, Plat Records of Midland County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

[Signature on following page]

Midland Visions 2000, a Texas nonprofit corporation

By: *Linda Britt*, Member
Linda Britt, Member

STATE OF TEXAS §
COUNTY OF Harris §

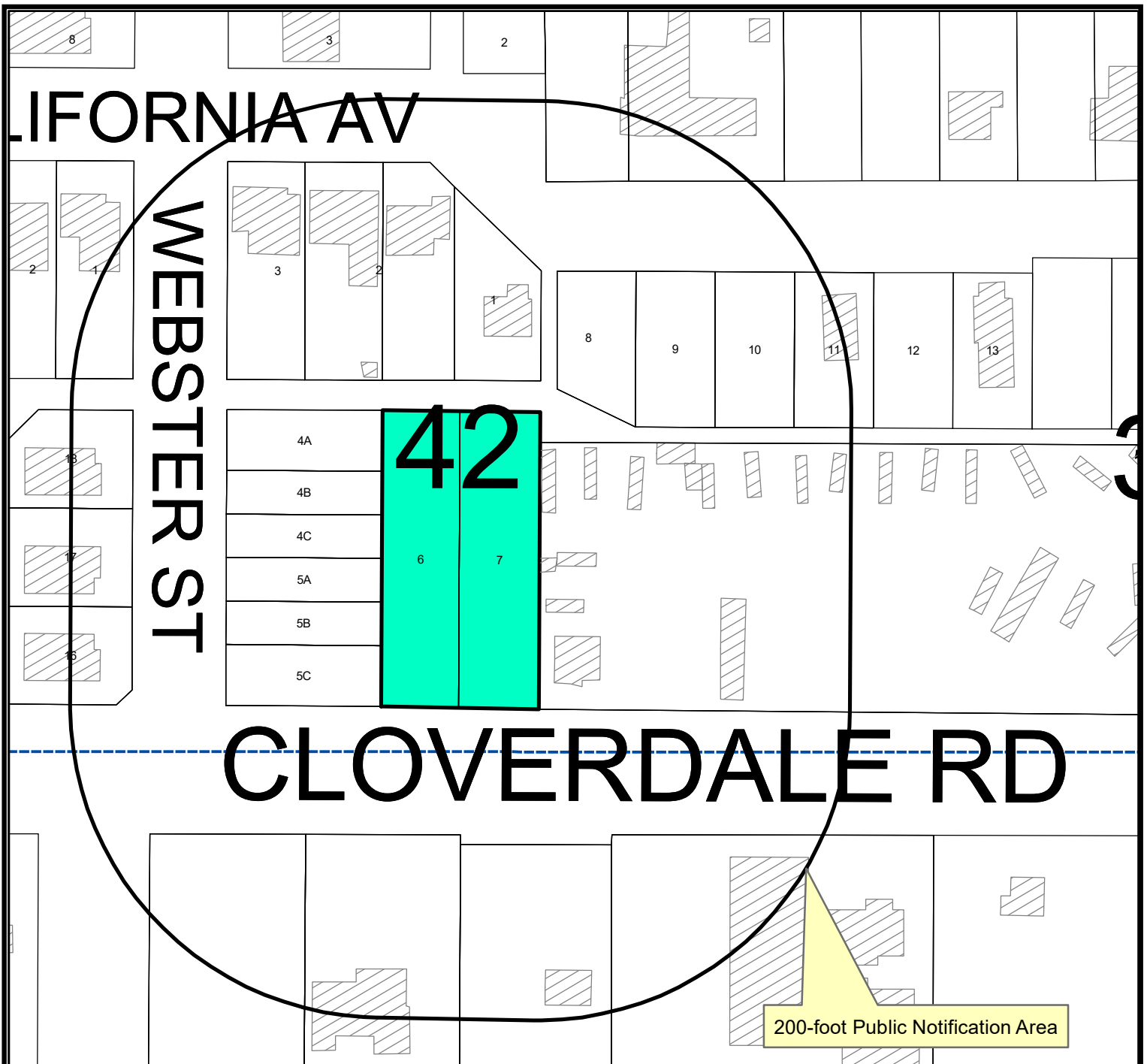
This instrument was acknowledged before me on the 20 day of March 2025 by Linda Britt, Member of Midland Visions 2000, a Texas nonprofit corporation.



Carol Brown
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
West Texas Abstract & Title Company
3700 North Big Spring Street
Midland, Texas 79705

PREPARED IN THE LAW OFFICE OF:
Goldapp Law Firm, P.C.
3700 North Big Spring Street
Midland, Texas 79705



Location Map

Z-25-0419

Scale: 1" = 1,113'

Consider a request by Minerva Gutierrez and Eliseo Carreon for a Zone Change from TH, Townhouse Dwelling District, to SF-3, Single-Family Dwelling District, on Lots 6 and 7, Block 42, Greenwood Addition Third, Fourth and Fifth Sections, City and County of Midland, Texas.

Generally located on the north side of Cloverdale Road, approximately 100 feet east of South Webster Street. (District 2)

LEGEND

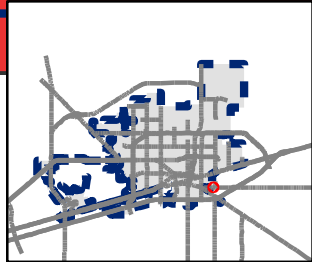
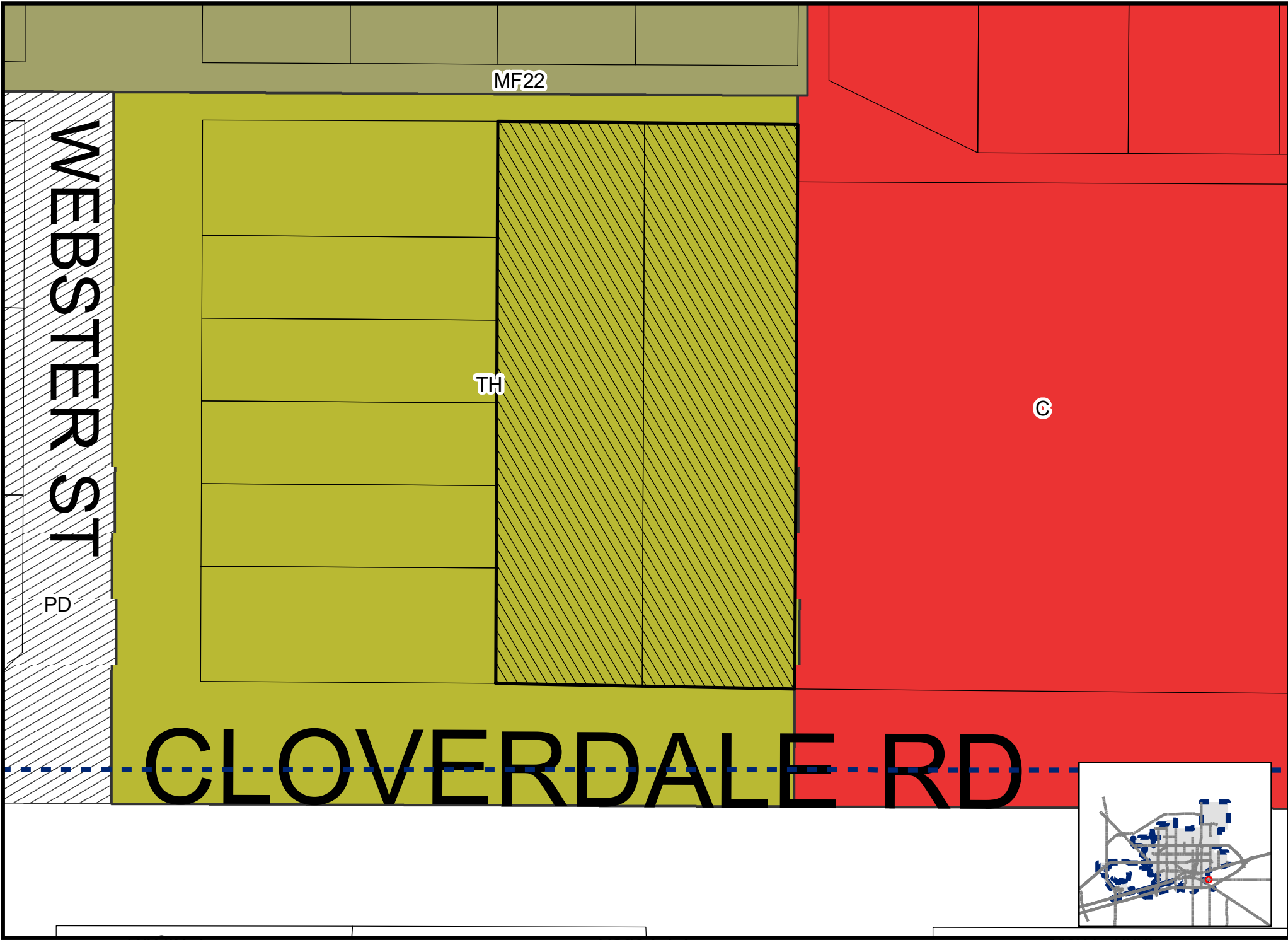
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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May 5, 2025





WEBSTER ST



CLOVERDALE RD



ITEM

ZONE CHANGE REQUEST

2305 and 2307 CLOVERDALE ROAD

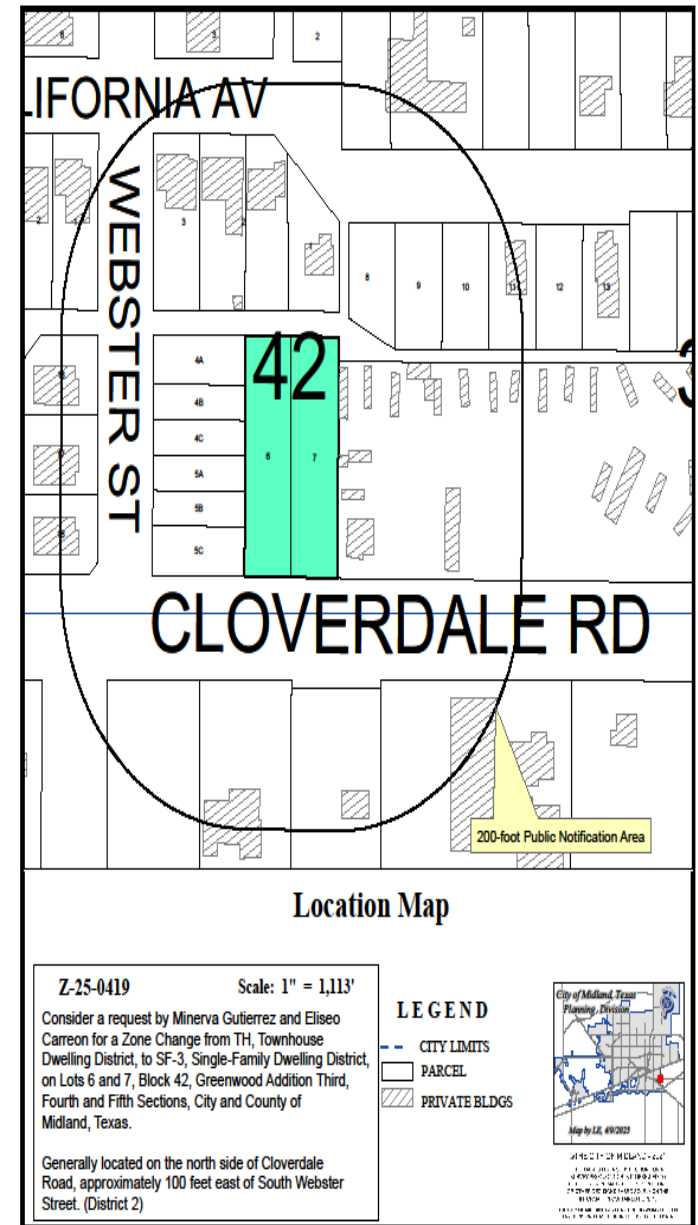


Visit Our Website

MIDLANDTEXAS.GOV

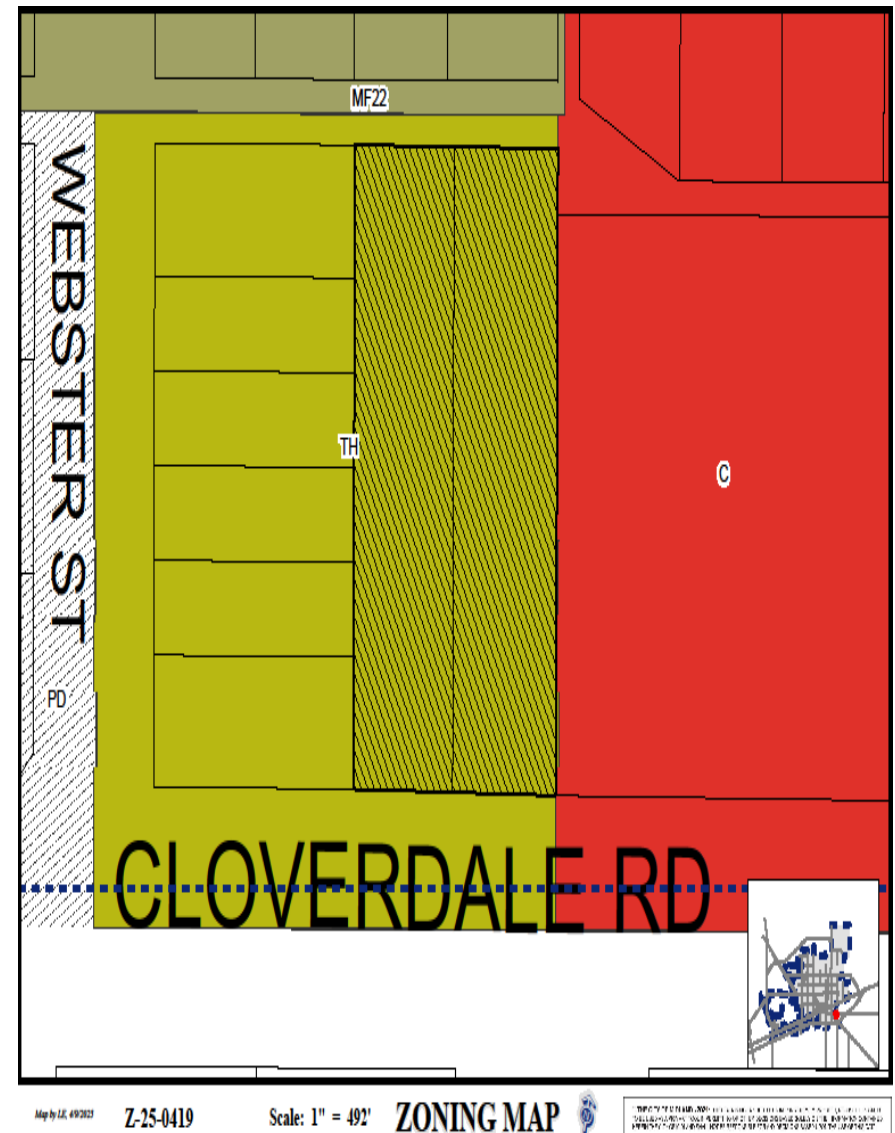
APPLICATION SUMMARY

- **Property Owners:** Minerva Gutierrez and Eliseo Carreon
- **Zone Change:** TH, Townhouse TO SF-3, Single-Family Dwelling District for two homes
- **Address:** 2305 and 2307 Cloverdale Road (District 2)
- **Reason for Request:** To be able to build two single-family dwellings.



ZONING

- **Current Zoning:** TH, Townhouse (Attached) Dwelling District
- **Surrounding Zoning:**
 - East: C, Commercial District
 - South: SF-3, Single-Family Dwelling District
 - North/West: MF-22, Multiple-Family Dwelling District
- **Proposed Zoning:** SF-3, Single-Family Dwelling District



LAND USE

- **Current Use of the Property:** Vacant Lots
- **Proposed Use of the Property:** Residential
- **Surrounding Uses:**
 - East: Mobile Home Park
 - West: Vacant Lots
 - North/South: Residential

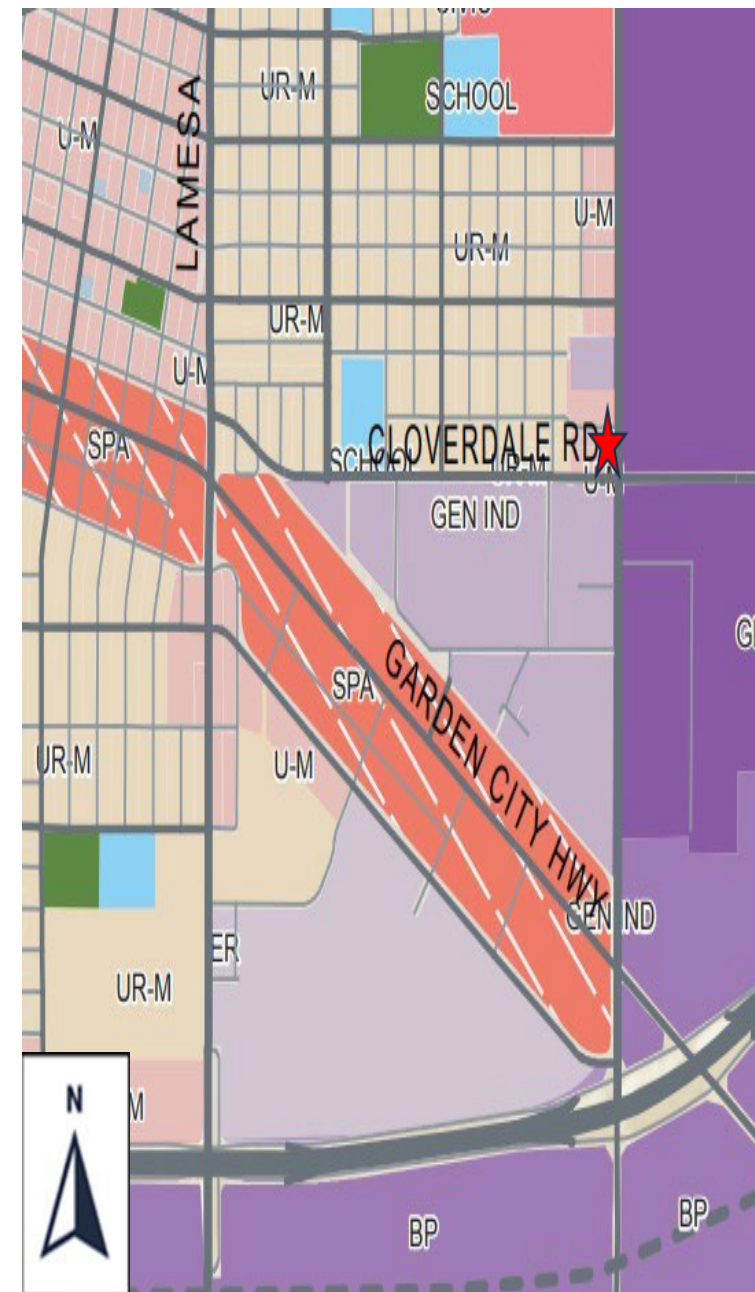




On Cloverdale Road, Looking North

COMPREHENSIVE PLAN

- **TCT Land Use Designation:** Urban Medium, UR-M
- **Supported Uses:**
 - A mix of housing types, including single-family detached, single-family attached, and townhouses.
- Request is **compatible** with the surrounding area and the Tall City Tomorrow Plan.



STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends **APPROVAL** of this zone change from **TH, Townhouse (Attached) Dwelling District** to **SF-3, Single-Family Dwelling District**.



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: May 5, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Hold a public hearing and consider a Final Plat of Cowden Addition, Section 8, being a replat of Lots 4, 5, and 6, Block 1, Cowden Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of George Avenue and Bryant Street.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

TH, Townhouse Dwelling District.

Preliminary Plat Approval:

Magrym Consulting, on behalf of Leora Prime Office, LLC, is requesting to replat a property located at 2103 Bryant Street into 4 lots for future residential development.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

ROW: Refer to transportations comments. [For Applicant's Information Only.]

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

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

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

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

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

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

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

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

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues

Building Code: (Approved)

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

GIS: (Approved)

No comments

Planning: (Approved)

Staff recommends approval of the Final Plat of Cowden Addition, Section 8.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: SUB-24-0737
Case Number: P-25-2239

Proposed Subdivision Plat Name: **COWDEN ADDITION, SECTION 8**

Legal Description (attached sealed Metes and Bounds): _____

BEING A REPLAT OF LOT 4-6, BLOCK 1, COWDEN ADDITION CITY AND COUNTY OF MIDLAND, TEXAS.

Property Owner

Printed Name: **LEORA PRIME OFFICE, LLC.**

Phone ()
Email

Address **3225 MCIEOD DRIVE, SUITE 100**

City **LAS VEGAS**

State **NEVADA**

Zip **89121**

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: **MAGRYM CONSULTING**

Printed Name: **ED ALEMAN**

Phone **(432) 254-0327**
Email

ed.aleman@magrym.com

Address **800 N MARIENFELD SUITE 100**

City **MIDLAND**

State **TX**

Zip **79701**

Current Zoning: **TH**

Reason for Platting: _____

TO DIVIDE LOTS INTO SMALLER LOTS

Plat Information

Total Acreage: **0.48**

Type: ☐ Single-Family Residential

☒ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots:

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] - Kiran Ponnamm

Date:

Property Owner (printed):

LEGORA PRIME OFFICE, LLC

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.

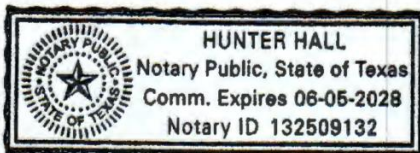
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Kiran Ponnamm, 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 26 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 # 1413

Received BY: [Signature]

☒ 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 # 1412

Date:

****Application will not be considered for scheduling until reviewed by a planner. 025**

PACKET
Final Plat Application

Page 6.72

Initial: [Signature]
Revised: 7/17/19

COWDEN ADDITION SECTION 8.

BEING A REPLAT OF LOTS 4, 5, AND 6, BLOCK 1,
COWDEN ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS.

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, LEORA PRIME OFFICE, LLC IS THE RECORD OWNER OF LOT 4 THROUGH 6, BLOCK 1, COWDEN ADDITION, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 0.48 ACRE TRACT OF LAND, KNOWN AS LOTS 4, 5 AND 6, OF BLOCK 1, COWDEN ADDITION, MIDLAND COUNTY, TEXAS, SAID 0.48 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N:10701844.82, E:1754831.69) MARKED "BRADSHAW" IN THE NORTH RIGHT-OF-WAY LINE OF GEORGE AVENUE FOR THE SOUTHWEST CORNER OF THIS TRACT, ALSO BEING THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 6, OF SAID COWDEN ADDITION;

THENCE NORTH 14°17'33" WEST 150.00 FEET TO A REINF BAR FOUND MARKED "BRADSHAW" FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°44'50" EAST, ALONG THE NORTH LINE OF SAID LOT 4, 140.00 FEET TO A REINF BAR FOUND MARKED "BRADSHAW" IN THE WEST RIGHT-OF-WAY LINE OF BRYANT STREET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°17'58" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID BRYANT STREET, 150.00 FEET TO A REINF BAR FOUND IN SAID WEST RIGHT-OF-WAY LINE OF SAID BRYANT STREET AND IN SAID NORTH LINE OF SAID GEORGE AVENUE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°44'50" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID GEORGE AVENUE, 140.00 FEET TO THE PLACE OF BEGINNING.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS COWDEN ADDITION, SECTION 8, AN ADDITION OF 0.48 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

LEORA PRIME OFFICE, LLC.

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2025, BY LEORA PRIME OFFICE, LLC.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF COWDEN ADDITION, SECTION 8, 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

OWNER(S):

LEORA PRIME OFFICE, LLC.
3225 WICED DRIVE, SUITE 100
LAS VEGAS, CLARK COUNTY, NEVADA 89121.

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

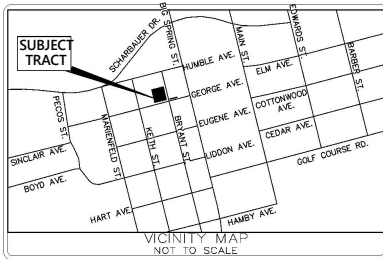
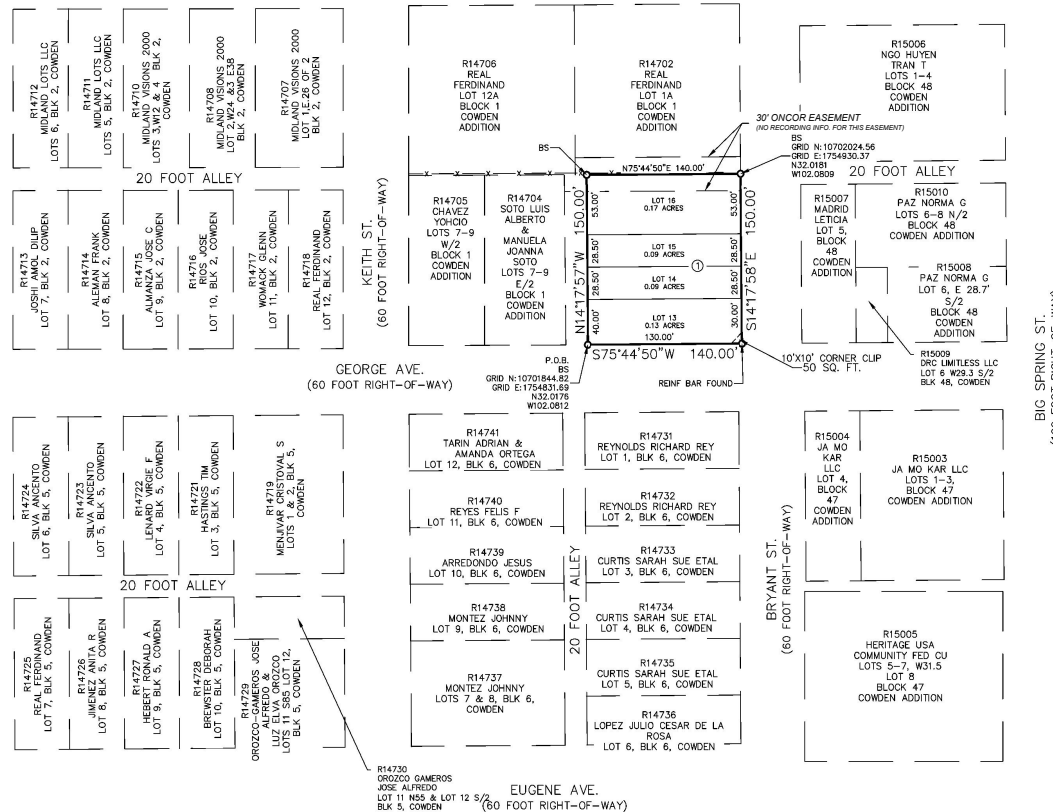


RJ DAUM
TEXAS RPLS 4826

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____



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

NOTES:

- BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "SCHUMANN ENGINEERING" UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0089F WITH AN EFFECTIVE DATE OF 9/16/2005.



LEGEND:

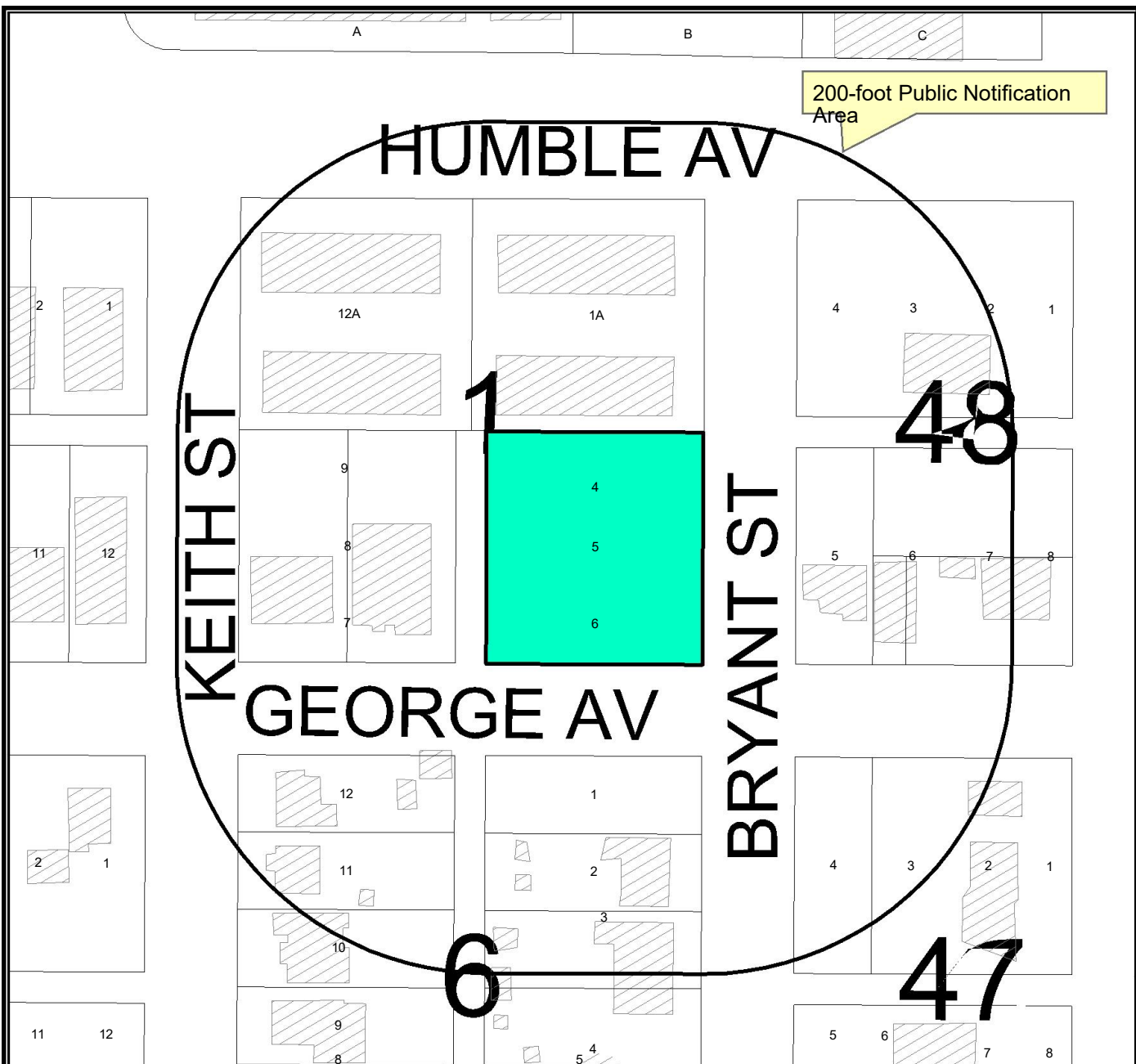
- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- - - SECTION LINE
- - - UTILITY EASEMENT
- - - FENCE LINE
- - - OVERHEAD ELECTRIC
- ☆ UTILITY POLE

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

NO.	DATE	DESCRIPTION	BY
1	3/25/2025	FINAL PLAT PREP.	ELA
DRAWN BY: JG			
CHECKED BY: ED/RJ			
JOB NO.: 24-794			
SHEET: 1 OF 1			

DATE: 04/09/2024

PROJECT NO.: 80177



Location Map

SUB-24-0737

Scale: 1" = 93'

Proposed plat of Cowden Addition, Section 8, being a replat of Lots 4, 5, and 6, Block 1, Cowden Addition, City and County of Midland, Texas. Generally located northwest of the intersection George Avenue and Bryant Street. (District 3)

LEGEND

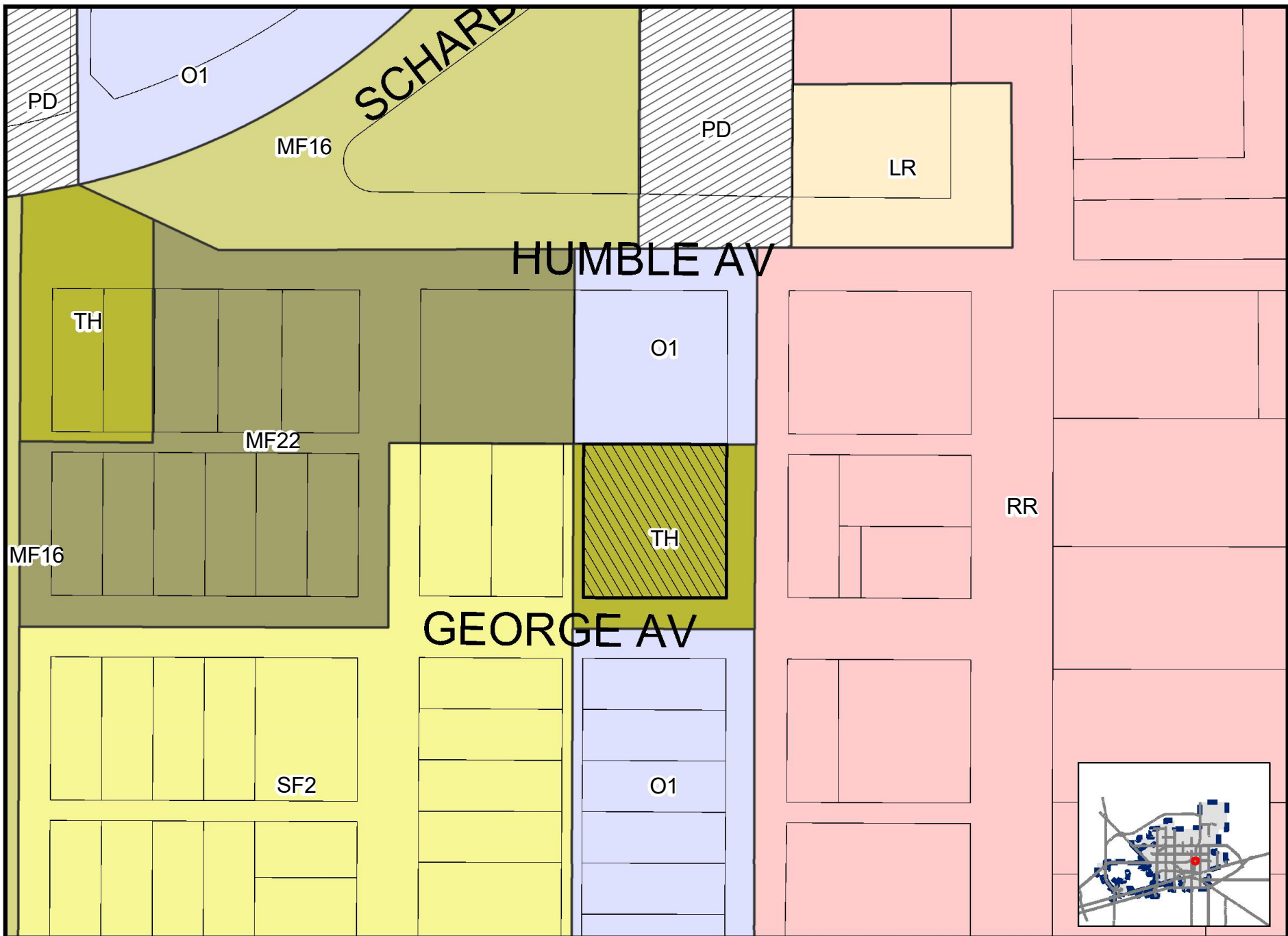
- CITY LIMITS
- PARCEL
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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map 5/21/2024

SUB-24-0737

Scale: 1" = 118'

ZONING MAP



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PACKET

Page 6.75

May 5, 2025







COWDEN ADDITION, SECTION 8

FINAL PLAT



Visit Our Website

MIDLANDTEXAS.GOV

- **Property Owner & Developer:** Leora Prime Office, LLC
- **Representative:** Ed Aleman, with Magrym Consulting
- **Application Type:** Final Plat
- **Address:** 2103 Bryant Street (Council District 3)



PLAT DETAILS

- Acreage: 0.48-acres
- Number of lots: 4 lots
- Reason for Request: Subdividing into 4 lots for future residential development

**COWDEN ADDITION
SECTION 8.**

BEING A REPLAT OF LOTS 4, 5, AND 6, BLOCK 1,
COWDEN ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS.

**STATE OF TEXAS &
COUNTY OF MIDLAND**

LEGAL DESCRIPTION:
HUMBLE, LOUIS PRIME OFFICE, LLC IS THE RECORD OWNER OF LOT 4 THROUGH 6, BLOCK 1, COWDEN ADDITION, MIDLAND COUNTY, TEXAS, AND HAS HERETOFORE BEEN FULLY DEEDED AS FOLLOWS:
RECORDING AT A NEW MAP BEING SUBMITTED TO THE CITY PLANNING AND ZONING COMMISSION, BEING THE NORTH-SOUTH-OF-WAY LINE OF GEORGE AVENUE FOR THE SOUTHWEST CORNER OF THIS TRACT, ALSO BEING THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 6, OF SAID BLOCK 1, OF SAID COWDEN ADDITION.
THENCE NORTH 14°15'00" WEST 145.00 FEET TO A NEW MAP BEING MARKED "TRAILHEAD" FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE NORTH 74°24'00" EAST, ALONG THE NORTH LINE OF SAID LOT 4, 145.00 FEET TO A NEW MAP BEING MARKED "TRAILHEAD" IN THE WEST RIGHT-OF-WAY LINE OF BRAY STREET FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE SOUTH 14°15'00" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BRAY STREET, 145.00 FEET TO A NEW MAP BEING MARKED "TRAILHEAD" IN THE WEST RIGHT-OF-WAY LINE OF BRAY STREET FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE SOUTH 74°24'00" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BRAY STREET, 145.00 FEET TO A NEW MAP BEING MARKED "TRAILHEAD" IN THE WEST RIGHT-OF-WAY LINE OF BRAY STREET FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE NORTH 14°15'00" WEST 145.00 FEET TO A NEW MAP BEING MARKED "TRAILHEAD" FOR THE NORTHWEST CORNER OF THIS TRACT.
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THENCE NORTH 14°15'00" WEST 145.00 FEET TO A NEW MAP BEING MARKED "TRAILHEAD" FOR THE NORTHWEST CORNER OF THIS TRACT.

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

NOT RECORDED, WHEN ALL ARE BY THESE PRESENTS:
THAT I DO HEREBY ADMIT THIS PLAT BEING THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, SECTION 8, IN ACCORDANCE WITH THE CITY PLANNING AND ZONING COMMISSION, BEING THE NORTH-SOUTH-OF-WAY LINE OF GEORGE AVENUE FOR THE SOUTHWEST CORNER OF THIS TRACT, ALSO BEING THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 6, OF SAID BLOCK 1, OF SAID COWDEN ADDITION.

WITNESSES BY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF _____, 2024.

LOUIS PRIME OFFICE, LLC

**STATE OF TEXAS &
COUNTY OF MIDLAND**

NOTARY PUBLIC:
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:
FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF COWDEN ADDITION, SECTION 8, HAS BEEN APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, THIS ____ DAY OF _____, 2024.

CORNER(S):
LOUIS PRIME OFFICE, LLC
2024 MARCH 20TH, 10:00 AM
LAST SEALS, CLARK COUNTY, MIDLAND COUNTY, TEXAS

DEED:
COWDEN ADDITION, BLOCK 1, LOT 4, 5, AND 6

ATTEST:
SHERYL L. LAMON, CLERK

NOT A REAL ESTATE PROFESSIONAL LAND SURVEYOR, I HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER POINTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

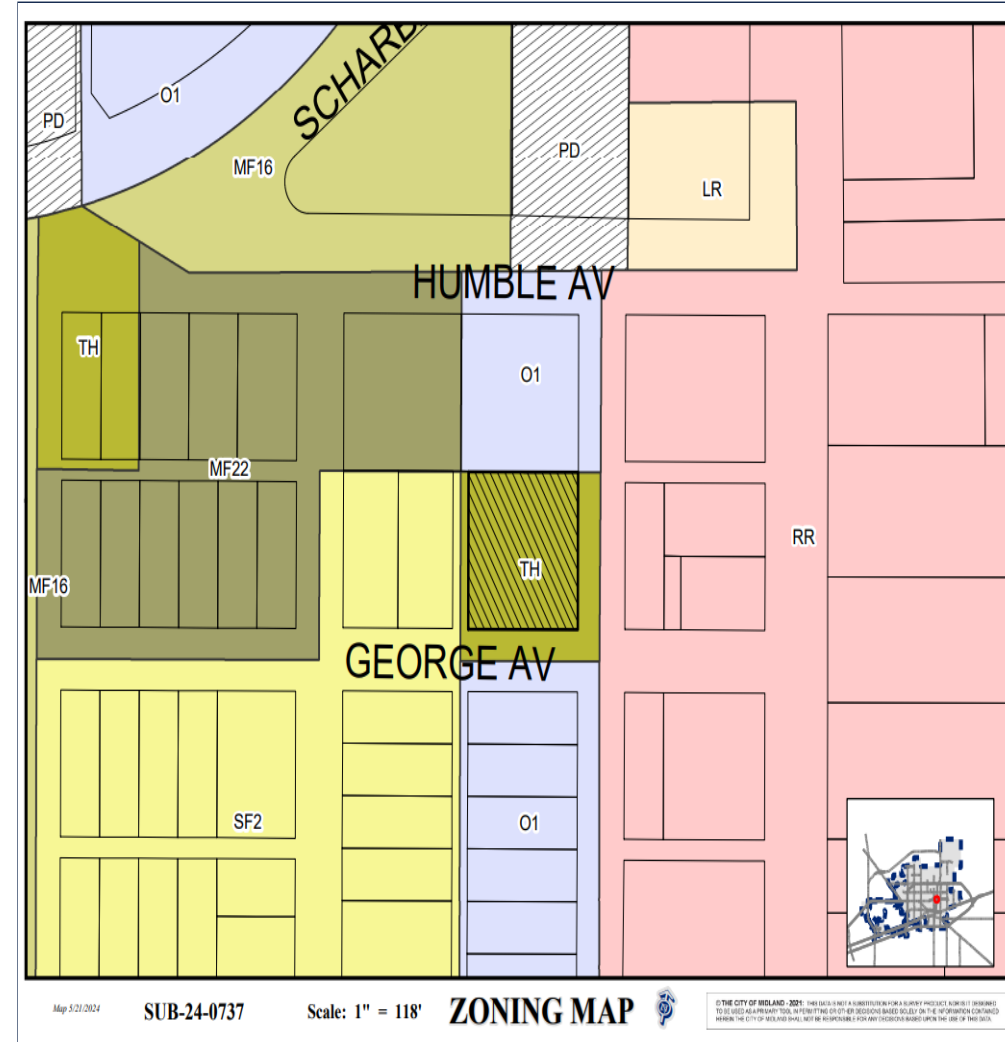
GRAPHIC SCALE:
1" = 100' (1" = 100' SCALE)

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

RECORDING:
FILED
DATE
DESCRIPTION
BY
BOOK
PAGE
DATE
FILED
DATE
DESCRIPTION
BY
BOOK
PAGE
DATE
FILED

ZONING

- **Current Zoning:** TH, Townhouse Dwelling District
- **Surrounding Zoning:**
 - **North/South:** O1, Office District
 - **East:** RR, Regional Retail District
 - **West:** SF-2, Single-Family Dwelling District



LAND USE

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



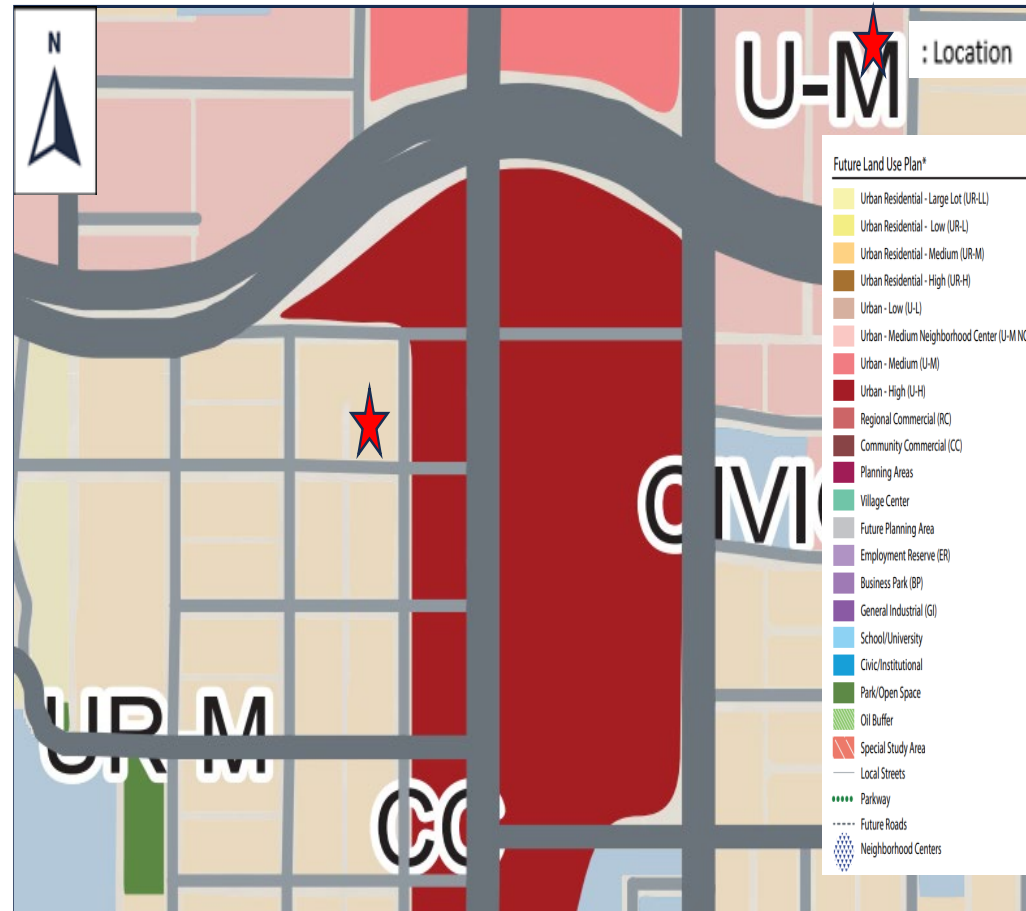
SITE PHOTO



On George Avenue, Looking North

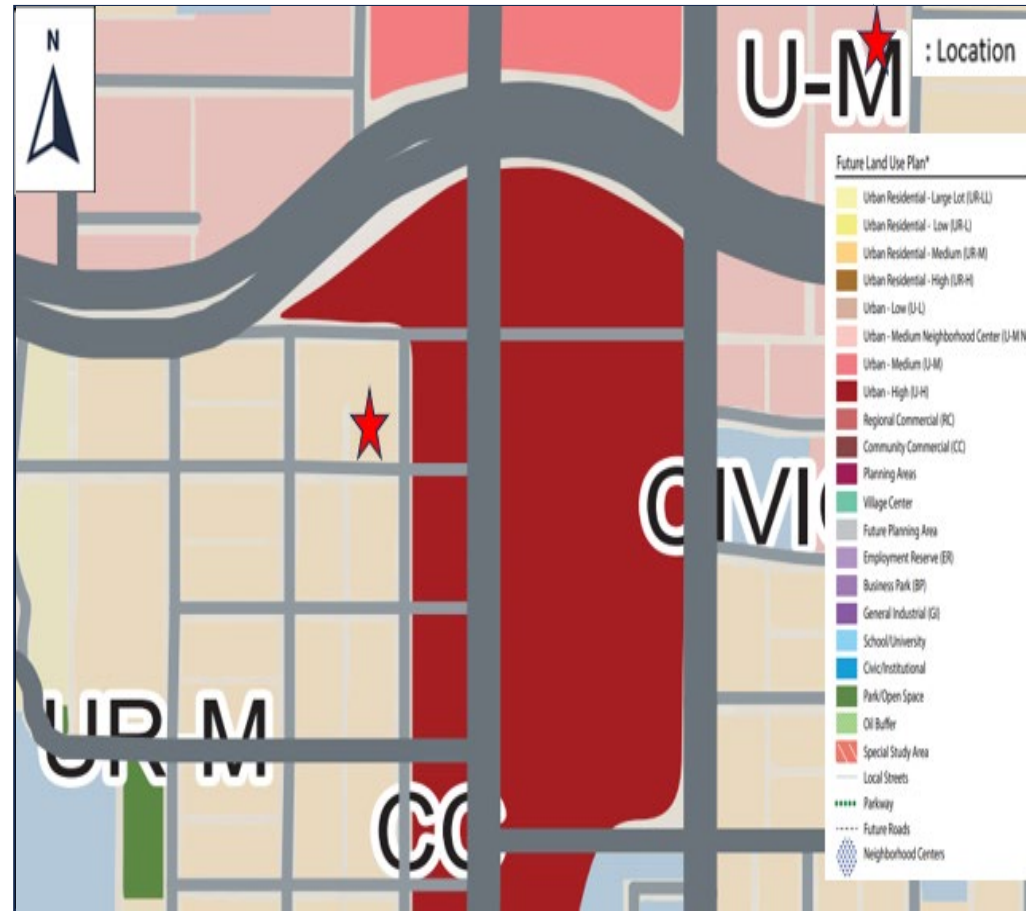
COMPREHENSIVE PLAN ANALYSIS

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



COMPREHENSIVE PLAN ANALYSIS

- **Supported Uses:**
 - Limited multi-family development may be allowed with special review and criteria.
- 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 Cowden Addition, Section 8.



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: May 05, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Hold a public hearing and consider a request by Kent Distributors, Incorporated, on behalf of MNG KK 327, LLC, for a Zone Change from PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center to C, Commercial District, on Lot 2, Block 48, Westridge Park Addition, Section 55, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Thomason Drive and South Loop 250 West.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Kent Distributors, Incorporated, on behalf of MNG KK 327 LLC, is requesting a Zone Change from PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center, to C, Commercial District for the construction of a gas station and automotive service garage on a property located at 5501 Thomason Drive.

Current Zoning:

PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center

Surrounding Zoning and Land Use:

The property to the north is zoned PD, Planned Development District for and Office Center, and is a church. The properties to the west and south are zoned PD, Planned Development District and consist of vacant land. The property to the east is zoned PD, Planned Development District for a Shopping Center and is a gas station.

Analysis:

The subject property is zoned PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center. Kent Distributors, Incorporated, is seeking this zone change to develop a Gas Station and an Automobile Service Garage. The underlying zoning for the current PD, Planned Development District is O-2, Office District, which does not permit either use that is being proposed [Midland City Code 4.03]. The established Planned Development District also requires that any new development must comply with the rules, regulations, and site plan of said Planned Development.

This zone change would allow for the new development to establish a zoning district that better fits the proposed use while also not having to amend the current PD ordinance. Per the Nonresidential Zoning District Dimensional Regulations Chart, this lot meets the requirements for the C, Commercial District zoning. [Midland City Code Section 5.05]

This Tall City Tomorrow Comprehensive Plan, Chapter 3; designates this area as a Special Study Area. This designation has no policies established.

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas well concern for Zoning.

Engineering: (Approved)

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

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

Code: (Approved)

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

Transportation: (Approved)

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 PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center to C, Commercial District.

Letters of Objection:

Staff has not received any letters of objection as of May 2, 2025.

Attachments:

Application
Maps
Plat
Aerial
Site Photo
PowerPoint Presentation



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

Project Number: _____
Case Number: 2-25-0420

Applicant (if acting as Agent, see affidavit on page 2)
Printed Name: KEVIN FRYER

Phone (432) 520-4000
Email kfryer@kentoil.com

Address
3510 N A ST

City
MIDLAND

State
TX

Zip
79705

Property Owner
Printed Name: **MNG KK 327 LLC**

Phone (858) 546-0033
Email

Address
415 S CEDROS AVE

City
SOLANA BEACH

State
CA

Zip
92075

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: 5501 THOMASON DRIVE, MIDLAND, TX 79703

Legal Description

Lot: 3 Block: 48 Subdivision: WESTRIDGE PARK ADDITION, SECTION 55

Current Zoning:
PD, PLANNED DEVELOPMENT DISTRICT

Proposed Zone: C, COMMERCIAL 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

Present Use of Property: Land Under Development

Proposed Use of Property: Retail

How would this zone change affect the public health, safety and welfare? Retail Development 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: Multiple parcels have been sold out of the original, larger parcel

Submittal and Fees

Items to be submitted with this application form:

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

Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): <u>[Signature]</u>	Date: 4/3/2025
Applicant (printed): KEVIN FRYER	
Property Owner (signature): <u>[Signature]</u>	Date: 4/3/2025
Property Owner (printed): <u>John Bosman</u>	
The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received. All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.	

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear KEVIN FRYER who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by JOHN BOSMAN, 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 3 day of April, 2025, to certify which witness my hand and seal of office.



BARBARA JEAN JAMES
Notary Public, State of Texas
Comm. Expires 04-27-2028
Notary ID 3359136

[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

1A

THOMASON DR

2

S LOOP 250 W

200-foot Public Notification Area

Location Map

Z-25-0420

Scale: 1" = 155'

Consider a request by Kent Distributors, Incorporated, on behalf of MNG KK 327, LLC, for a Zone Change from PD, Planned Development District, to C, Commercial District, on Lot 2, Block 48, Westridge Park Addition, Section 55, City and County of Midland, Texas.

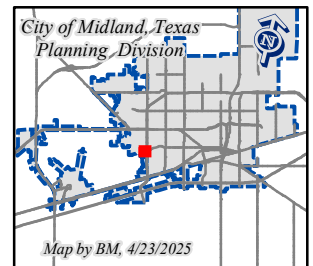
Generally located at the southwest corner of the intersection of Thomason Drive and South Loop 250 West. (Council District 4)

PACKET

Page 7.94

LEGEND

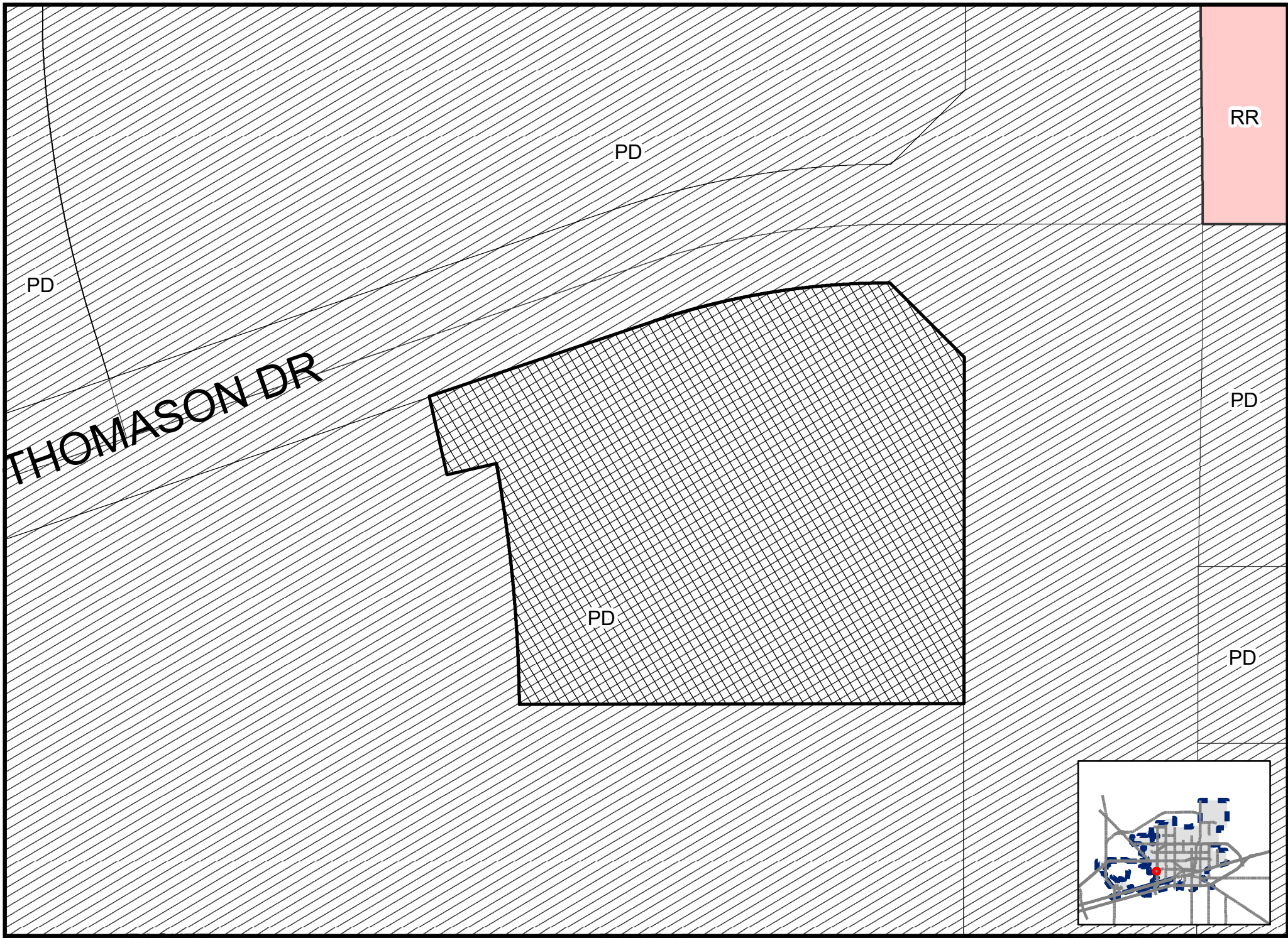
-  CITY LIMITS
-  PARCEL
-  PRIVATE BLDGS

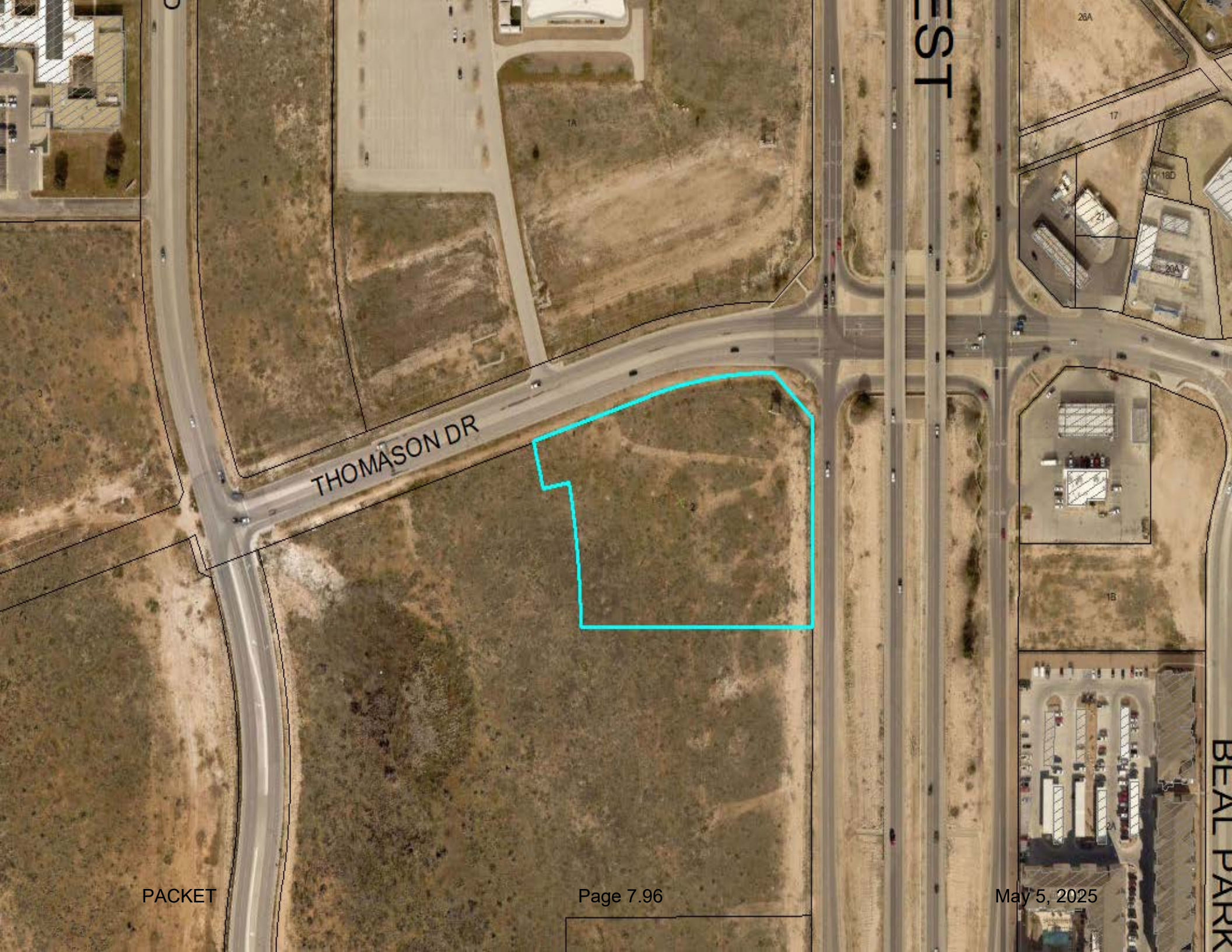


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

May 5, 2025
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.





THOMASON DR

EST

BEAL PARK

PACKET

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May 5, 2025





5501 THOMASON DRIVE

ZONE CHANGE

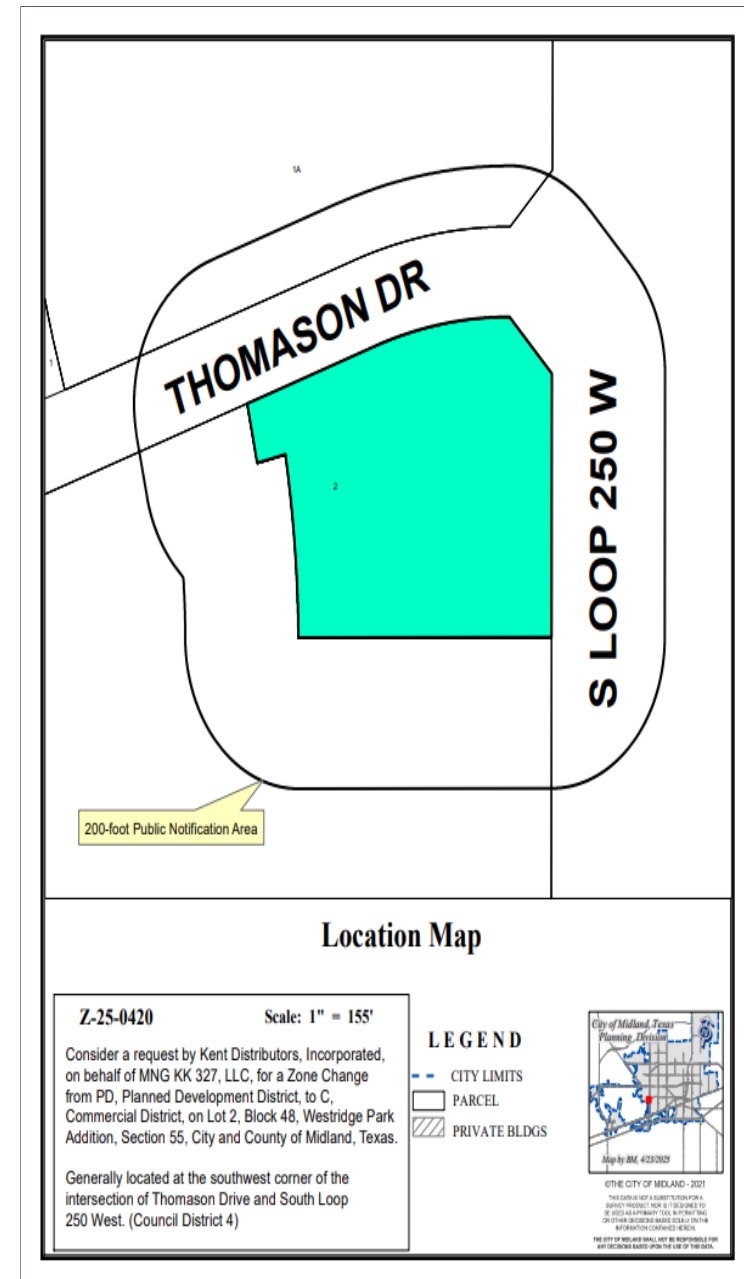


Visit Our Website

MIDLANDTEXAS.GOV

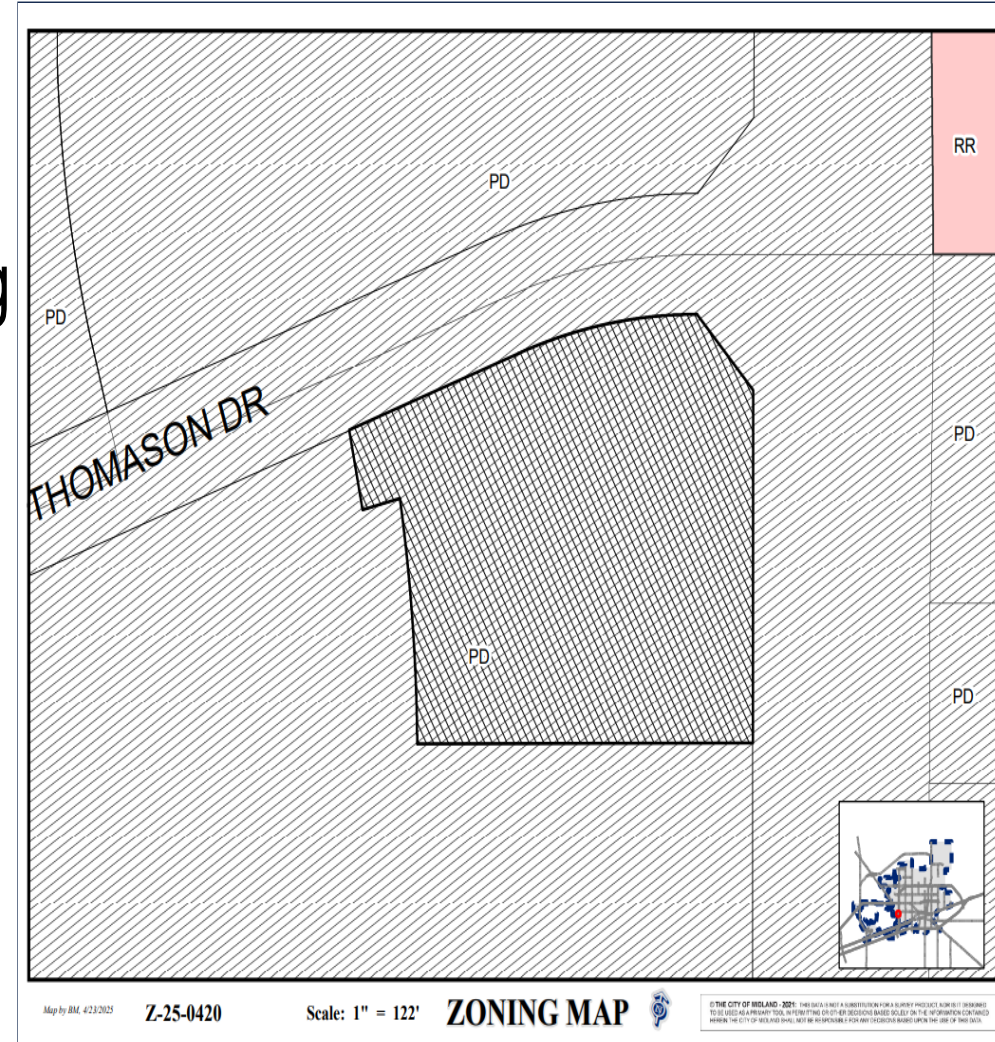
APPLICATION SUMMARY

- **Property Owner:** MNG KK 327, LLC
- **Representative:** Kevin Fryer, with Kent Distributors, Incorporated
- **Application Type:** Zone Change
- **Address:** 5501 Thomason Drive (Council District 4)



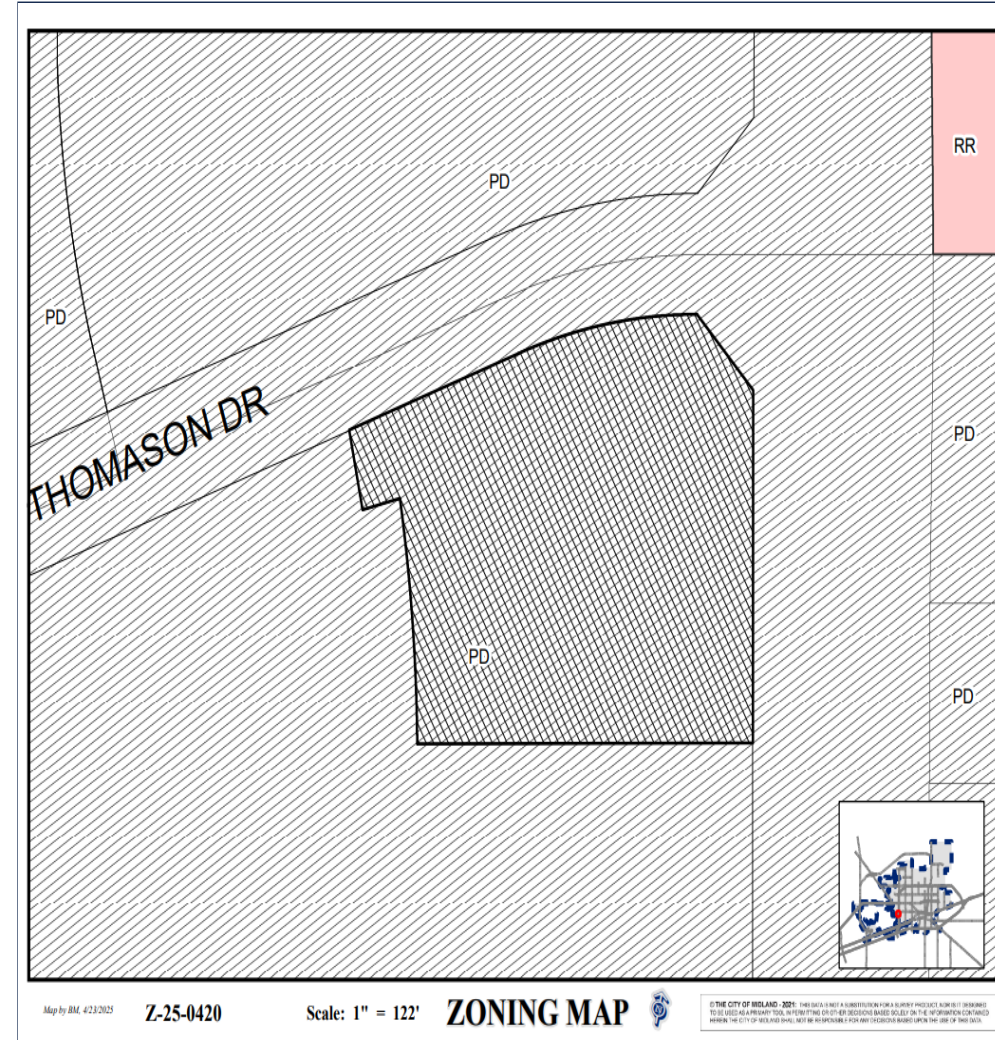
ZONING

- **Current Zoning:** PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center
- **Surrounding Zoning:**
 - **North:** PD, Planned Development District for an Office Center
 - **East:** PD, Planned Development District for a Shopping Center



ZONING

- **Surrounding Zoning:**
 - **South/West:** PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center
- **Proposed Zoning:** C, Commercial District



LAND USE

- **Current Use:** Vacant
- **Proposed Use:** Gas Station and Automotive Service Garage
- **Surrounding Uses:**
 - **North:** Church
 - **East:** Gas Station
 - **South/West:** Vacant



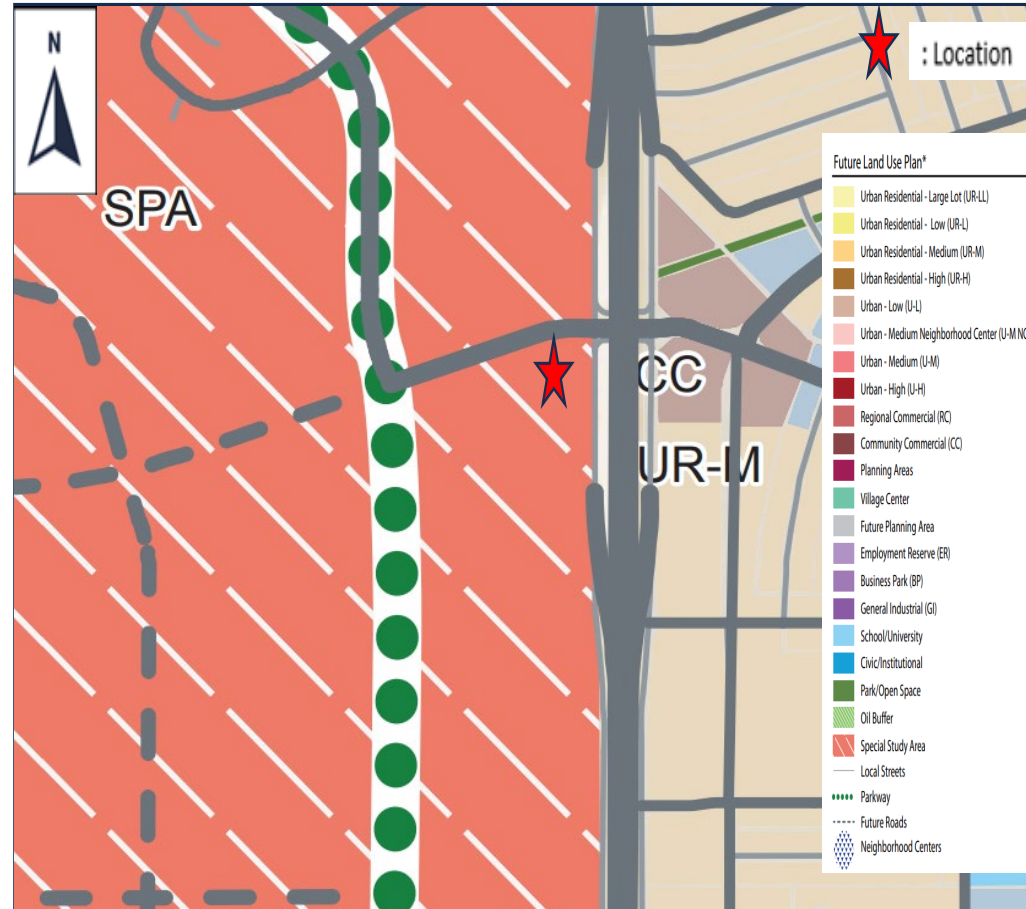
SITE PHOTO



On Thomason Drive, Looking South

COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
 - Special Study Area
- **Supported Uses:**
 - This is a special study area and there are no policies established for this location.



STAFF RECOMMENDATION

- No objections received.
- Staff recommends **APPROVAL** of this zone change from PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center, to C, Commercial 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: May 5, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Hold a public hearing and consider a request by Magrym Consulting, on behalf of Benjamin Luna, for a Zone Change from MF-22, Multiple-Family Dwelling District, to 2F, Two-Family Dwelling (Duplex) District, on a 0.43-acre portion of Lot 3, Block 1, South Park Addition, Section 6, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of East Montgomery Avenue and South Fort Worth Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Magrym Consulting, on behalf of Benjamin Luna, is requesting a Zone Change from MF-22, Multiple-Family Dwelling District, to 2F, Two-Family Dwelling District for the development of a duplex on a property located at the northeast corner of the intersection of East Montgomery and South Fort Worth Street.

Current Zoning:

MF-22, Multiple-Family Dwelling District

Surrounding Zoning and Land Use:

The properties to the north, west, and south are all zoned MF-22, Multiple-Family Dwelling District. The property to the east is zoned 2F, Two-Family Dwelling District. The current use of the property to the west is the football field for Midland Freshman High School. The property to the east is currently vacant. The adjacent properties to the north and south are currently being utilized as residential dwellings.

Analysis:

The applicant is requesting to rezone a 0.43 acres portion of land out of Lot 3, Block 1, South Park Addition, Section 6. The property is currently zoned MF-22, Multiple-Family Dwelling District which limits the property only to multi-family housing. The applicant is making this request for the construction of a duplex for this property. The property is located in a residential neighborhood. Changing this zone would help the future residential development of this area. The property is in compliance with all the requirements set forth for the 2F, Two-Family Dwelling District zoning.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designated this area as Urban Residential-Medium (UR-M). This designation calls for a mix of housing styles.

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 MF-22, Multiple-Family Dwelling District, to 2F, Two-Family Dwelling District.

Letters of Objection:

Staff has not received any letters of objection as of May 2, 2025.

Attachments:

Application
Location Map
Zoning Map
Aerial
Site Photo
PowerPoint Presentation



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

Project Number: _____

Case Number: 2-25-0423

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

Printed Name: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip _____

Property Owner

Printed Name: Benjamin Luna

Phone (432) 238-1299

Email Luna signature homes
79705@gmail.com

Address 1209 Hickory Ave.

City Midland

State TX

Zip 79705

Representative (if different from Applicant or Property Owner)

Firm: Magrym Consulting

Printed Name: Ed Aleman

Phone (432) 254-0327

Email ed.aleman@magrym.com

Address 800 N Maricenfeld, S. 100

City Midland

State TX

Zip 79701

Street Address: E. Montgomery & S. Ft. Worth st.

Legal Description

Lot: 0.43 of 3 Block: 1

Subdivision: South Park Addn.

Current Zoning:

MF 22

Proposed Zone: 2F

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

Reason for Zone Change Request: To build Duplexes.

Present Use of Property: vacant.

Proposed Use of Property: Duplexes

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Applicant (signature):

Date:

Applicant (printed):

Property Owner (signature):

Date: 4-7-25

Property Owner (printed): Benjamin Luna

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.

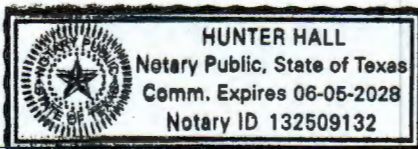
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Ed Alkman who, being by me duly sworn, upon oath says: That (s)he is the owner of 1 or authorized by Ben Luna, 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.

Guillermo P. Alkman
Authorized Agent (signature)

Subscribed and sworn to before me, this 7th day of April, 2025, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check # Invoice

Received By: [Signature]

Date:

APR 7 2025

Initial: _____

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

PACKET

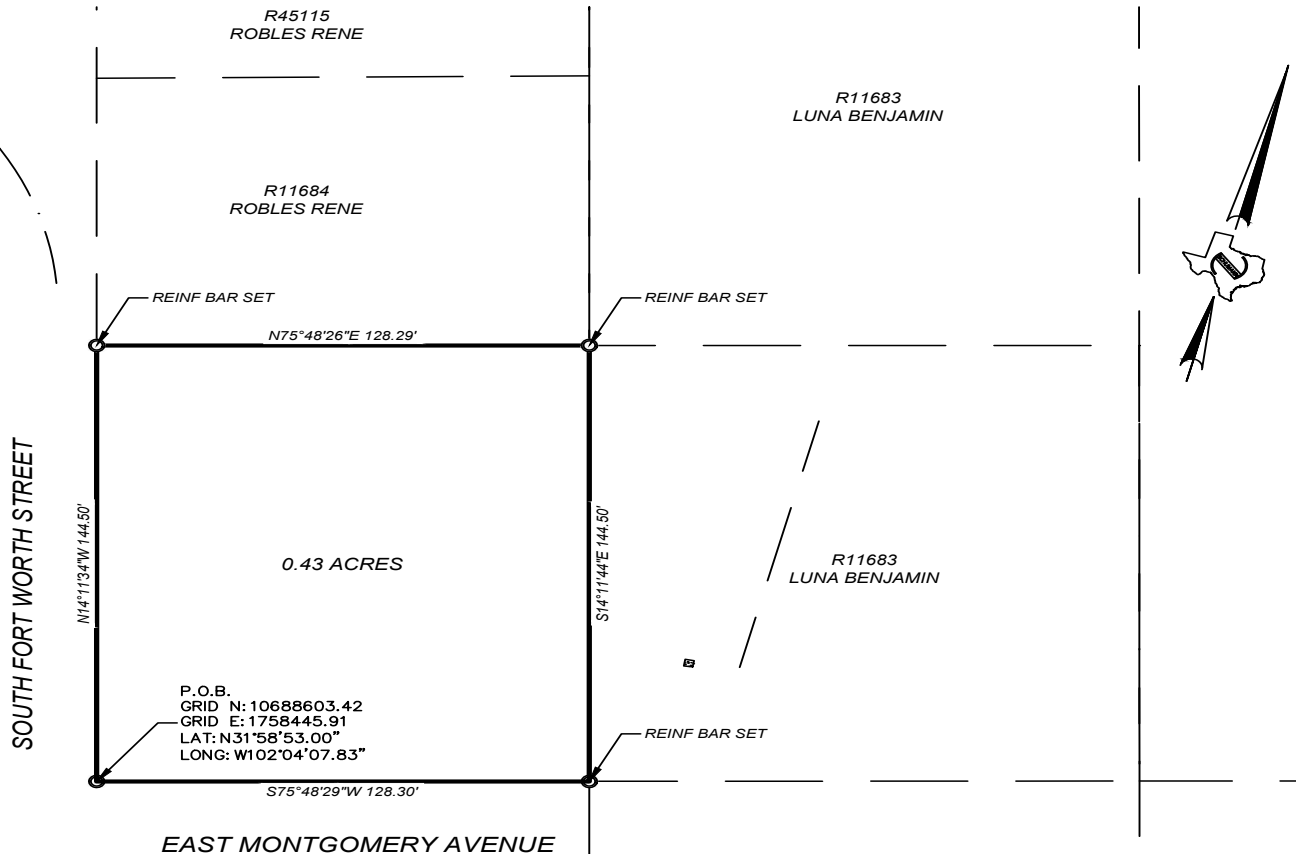
Page 8.111

May 5, 2025

Special Exception Application

2

Revised 12/6/16



NOTES:

THIS PROPERTY IS SUBJECT TO THE FINDINGS OF THE MIDLAND COUNTY COMMISSIONERS COURT ON AUGUST 24, 2020. IN WHICH MIDLAND COUNTY ADOPTED SUBDIVISION REGULATIONS ARTICLES I-XI AND CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE.

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

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.

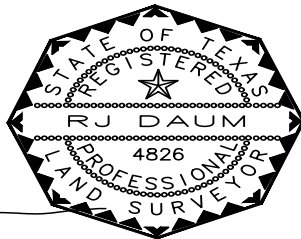
MONUMENTS ARE A 1/2" REINFORCING BAR SET WITH PLASTIC CAP STAMPED "SCHUMANN" UNLESS OTHERWISE NOTED.

Surveyor Certification

TO THE LIENHOLDERS, BENJAMIN LUNA
(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON
AND THAT THERE ARE NO KNOWN DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON.

DATED THIS 30TH DAY OF SEPTEMBER, 2024


RJ DAUM
TEXAS RPLS 4826



FIELD NOTE DESCRIPTION OF THE SOUTH 0.43 ACRES OF LOT 3, BLOCK 1, SOUTH PARK ADDITION, SECTION 6 AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN CABINET H, PAGE 388, PLAT RECORDS, MIDLAND COUNTY, TEXAS, SAID 0.43 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N: 10688603.42, E: 1758445.91) FOR THE SOUTHWEST CORNER OF THIS TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 1 SOUTHPARK ADDITION, SECTION 6;
THENCE NORTH 14°11'34" WEST 144.50 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE NORTH 75°48'26" EAST 128.29 FEET TO A REINF BAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 14°11'44" EAST 144.50 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 75°48'29" WEST 128.30 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.



800 N. MARIENFELD STREET
SUITE 100
MIDLAND, TEXAS 79701

TEXAS FIRM
No. 10149500
Office (903) 417-2914

SURVEY

THE SOUTH 0.43 ACRES OF LOT 3, BLOCK 1, SOUTH PARK ADDITION, SECTION 6
AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN CABINET H, PAGE 388, PLAT
RECORDS, MIDLAND COUNTY, TEXAS.

Page 8.112

May 5, 2025

SCALE: 1" = 50'

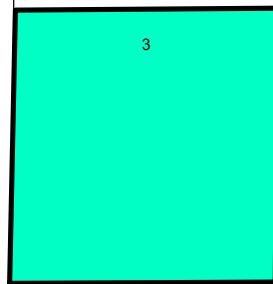
PROJECT: 79992
JOB NO.: 79992

HICKS AV

44

43

S FORT WORTH ST



E MONTGOMERY AVE

1

2

200-foot Public Notification Area

Location Map

Z-25-0423

Scale: 1" = 600'

Consider a request by Magrym Consulting, on behalf of Benjamin Luna, for a Zone Change from MF-22, Multiple-Family Dwelling District, to 2F, Two-Family Dwelling (Duplex) District, on a 0.43-acre portion of Lot 3, Block 1, South Park Addition, Section 6, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of East Montgomery Avenue and South Fort Worth Street (District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



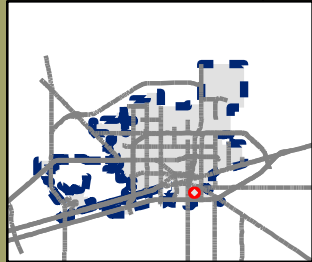
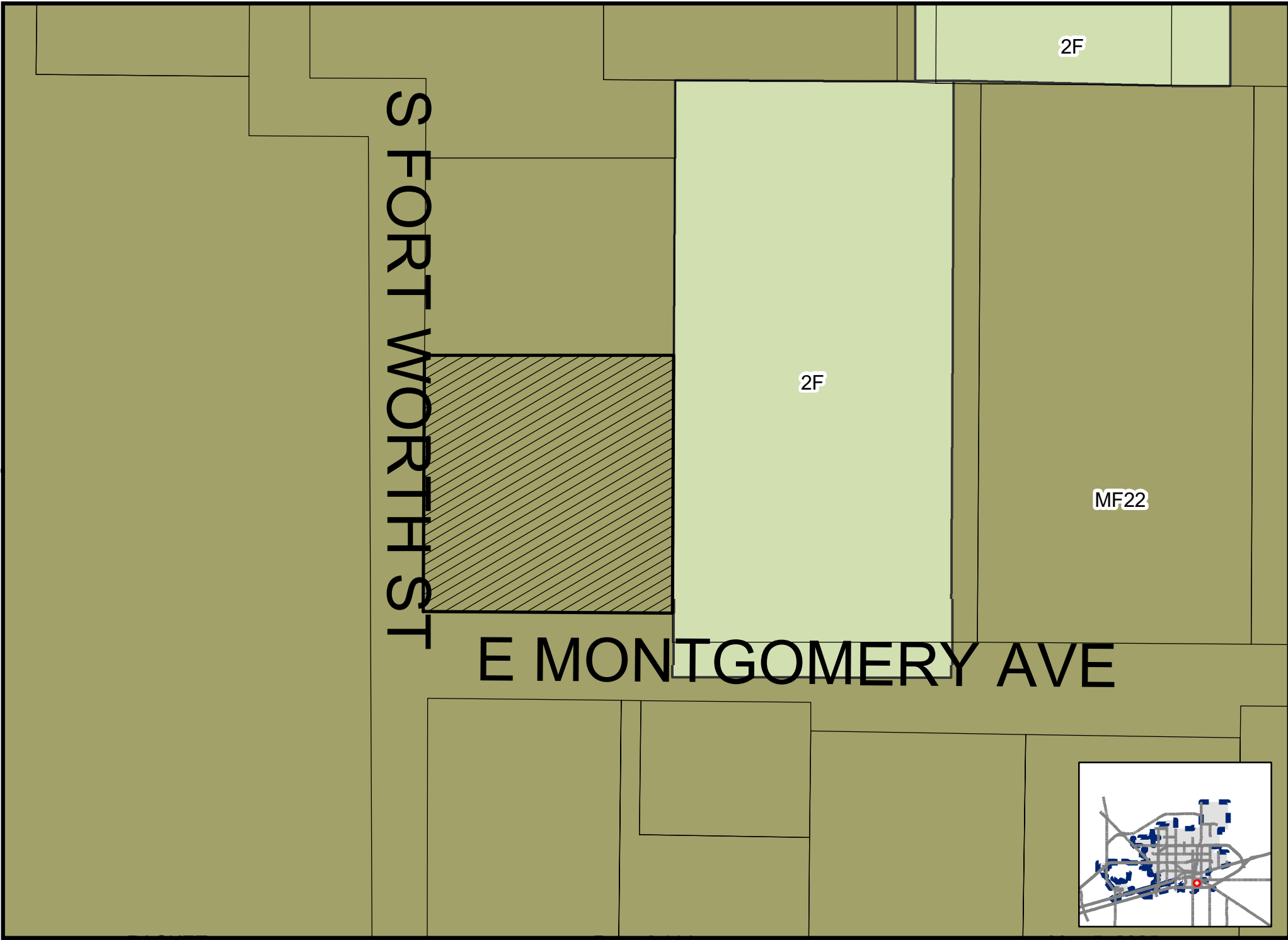
©THE CITY OF MIDLAND - 2021

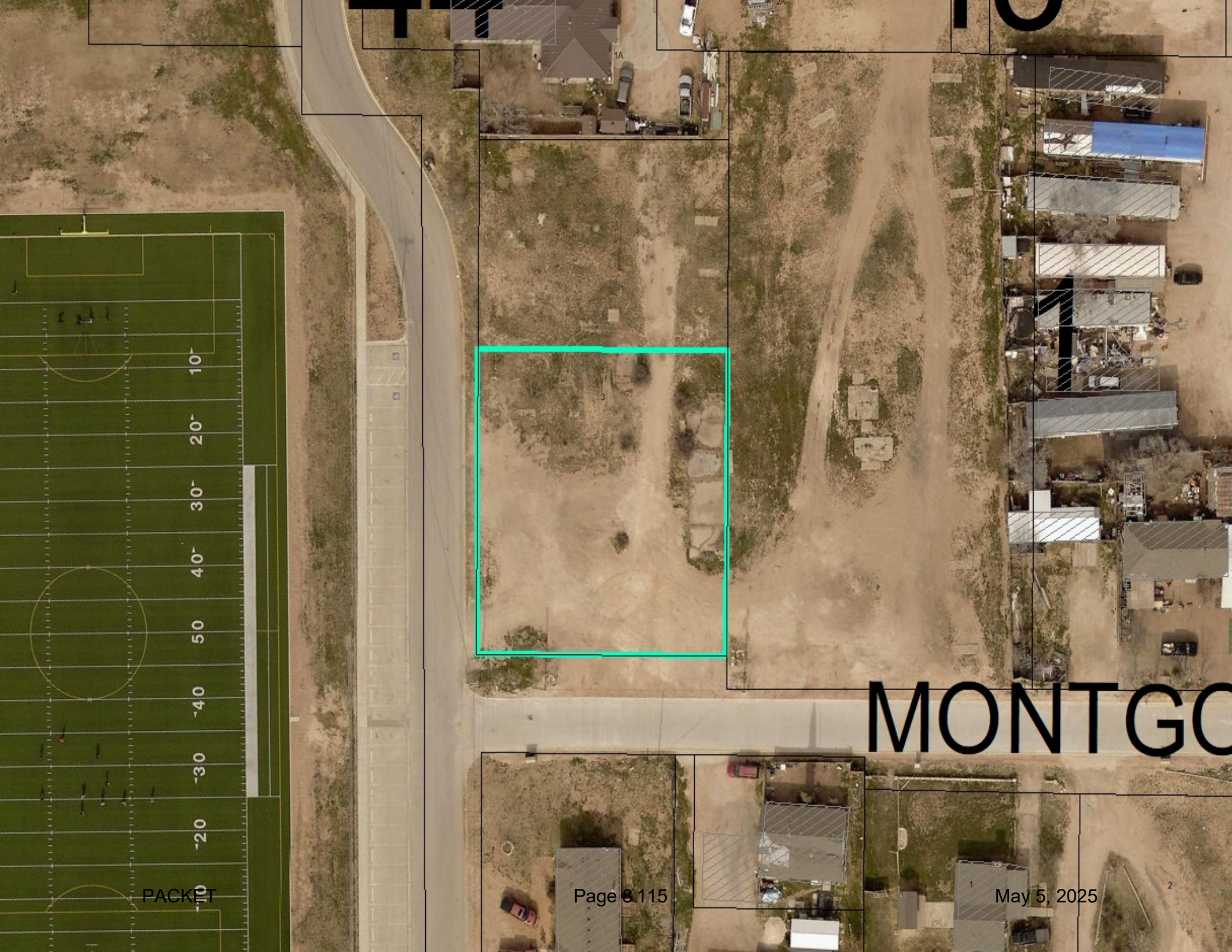
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May 5, 2025

Page 8,113

PACKET 2





PACKET





EAST MONTGEMERY AVENUE & FORT WORTH STREET

ZONE CHANGE

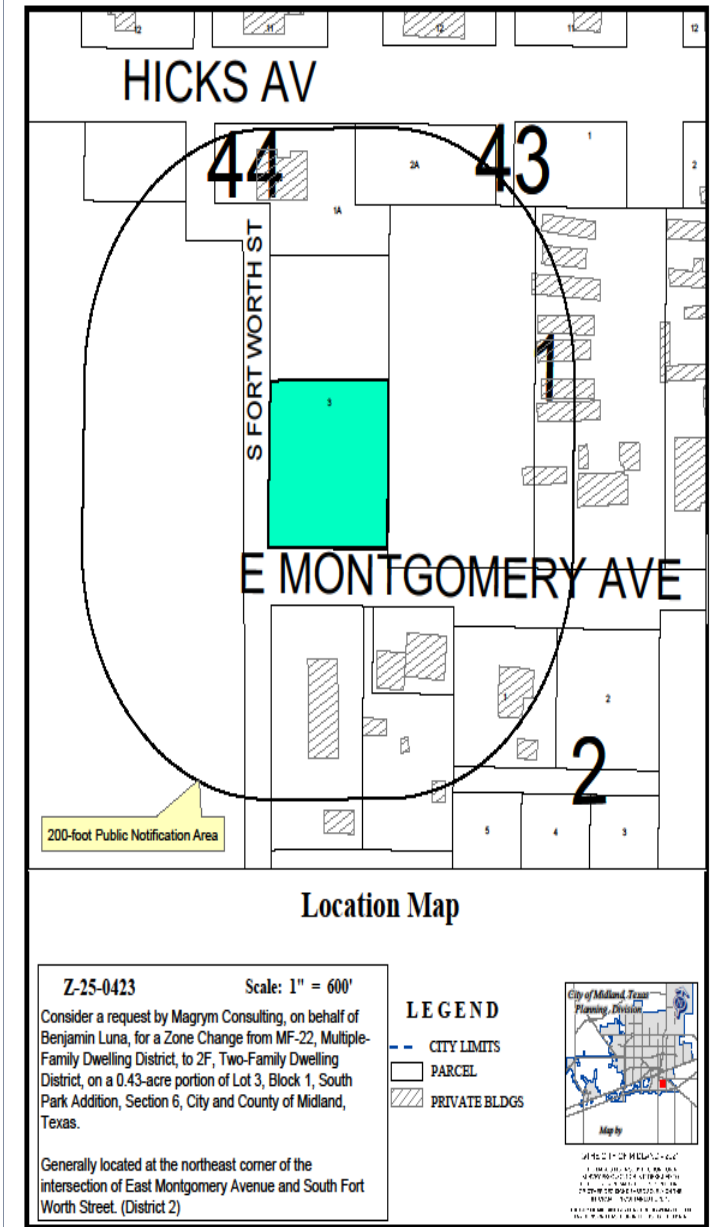


Visit Our Website

MIDLANDTEXAS.GOV

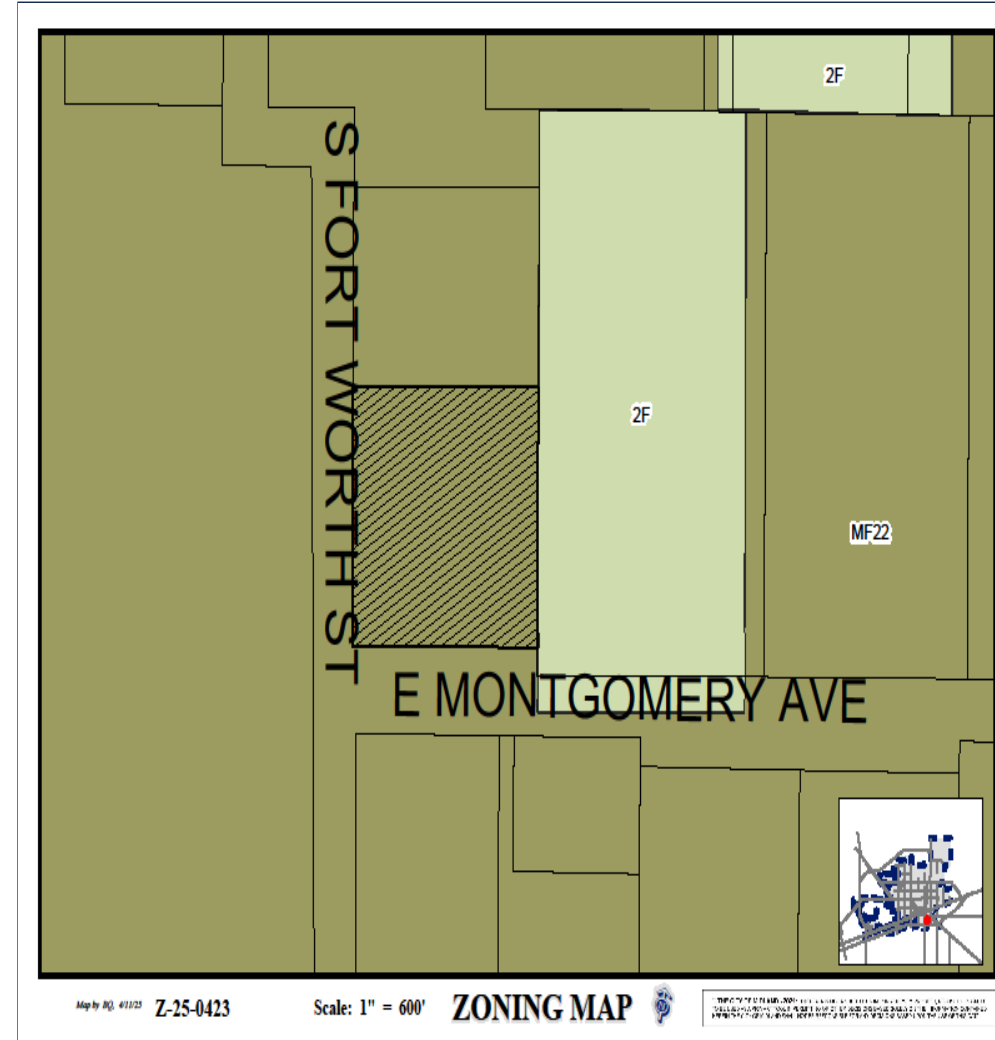
APPLICATION SUMMARY

- **Property Owner:** Benjamin Luna
- **Representative:** Ed Aleman, with Magrym Consulting
- **Application Type:** Zone Change
- **Location:** Generally located at the northeast corner of the intersection of East Montgomery Avenue and South Fort Worth Street. (Council District 2)



ZONING

- **Current Zoning:** MF-22, Multiple-Family Dwelling District
- **Surrounding Zoning:**
 - **North/West/South:** MF-22, Multiple-Family Dwelling District
 - **East:** 2F, Two-Family Dwelling District
- **Proposed Zoning:** 2F, Two-Family Dwelling District



LAND USE

- **Current Use:** Vacant
- **Proposed Use:** Duplex
- **Surrounding Uses:**
 - **North/South/East:** Residential
 - **West:** Midland Freshman High School



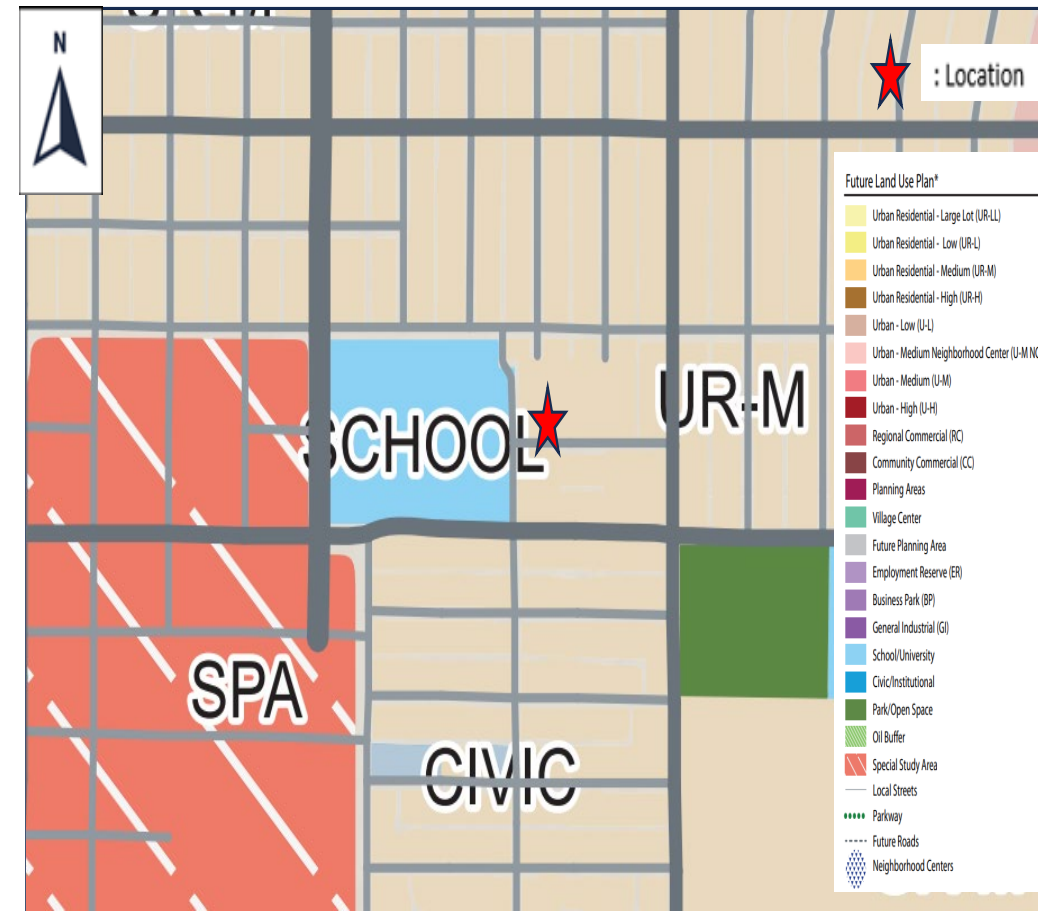
SITE PHOTO



On South Fort Worth Street, Looking East

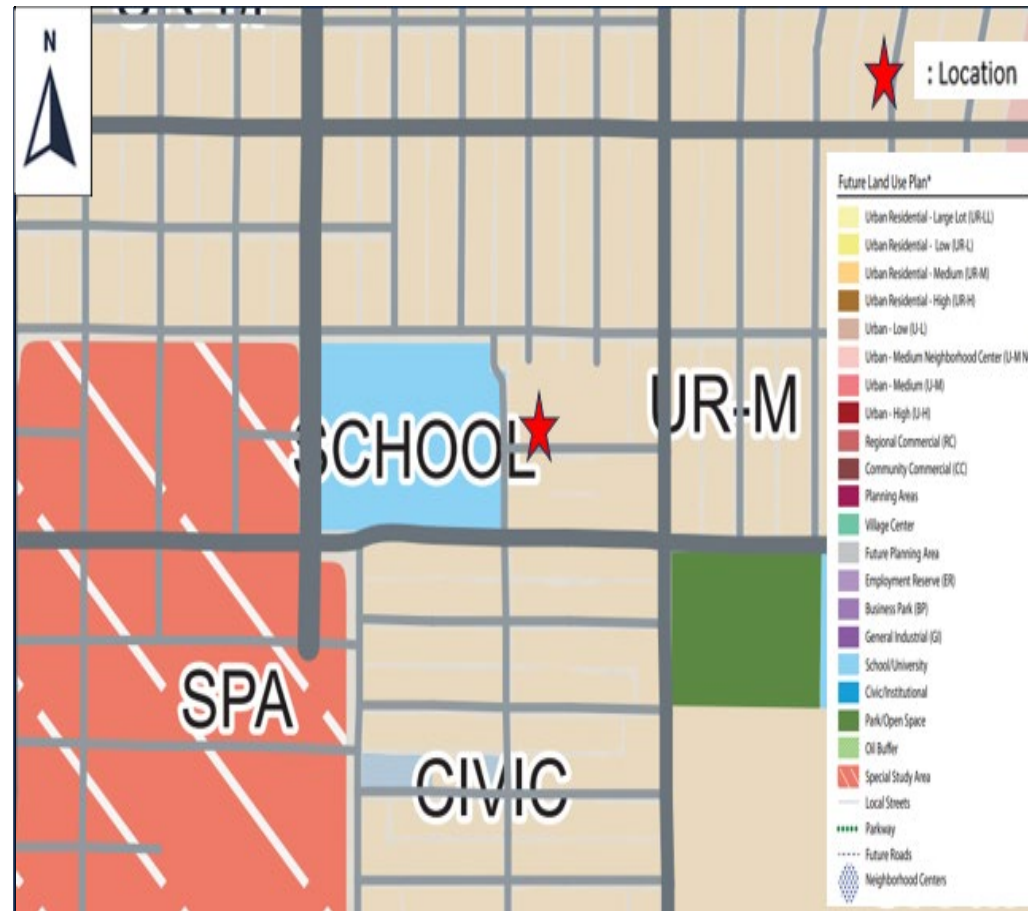
COMPREHENSIVE PLAN ANALYSIS

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

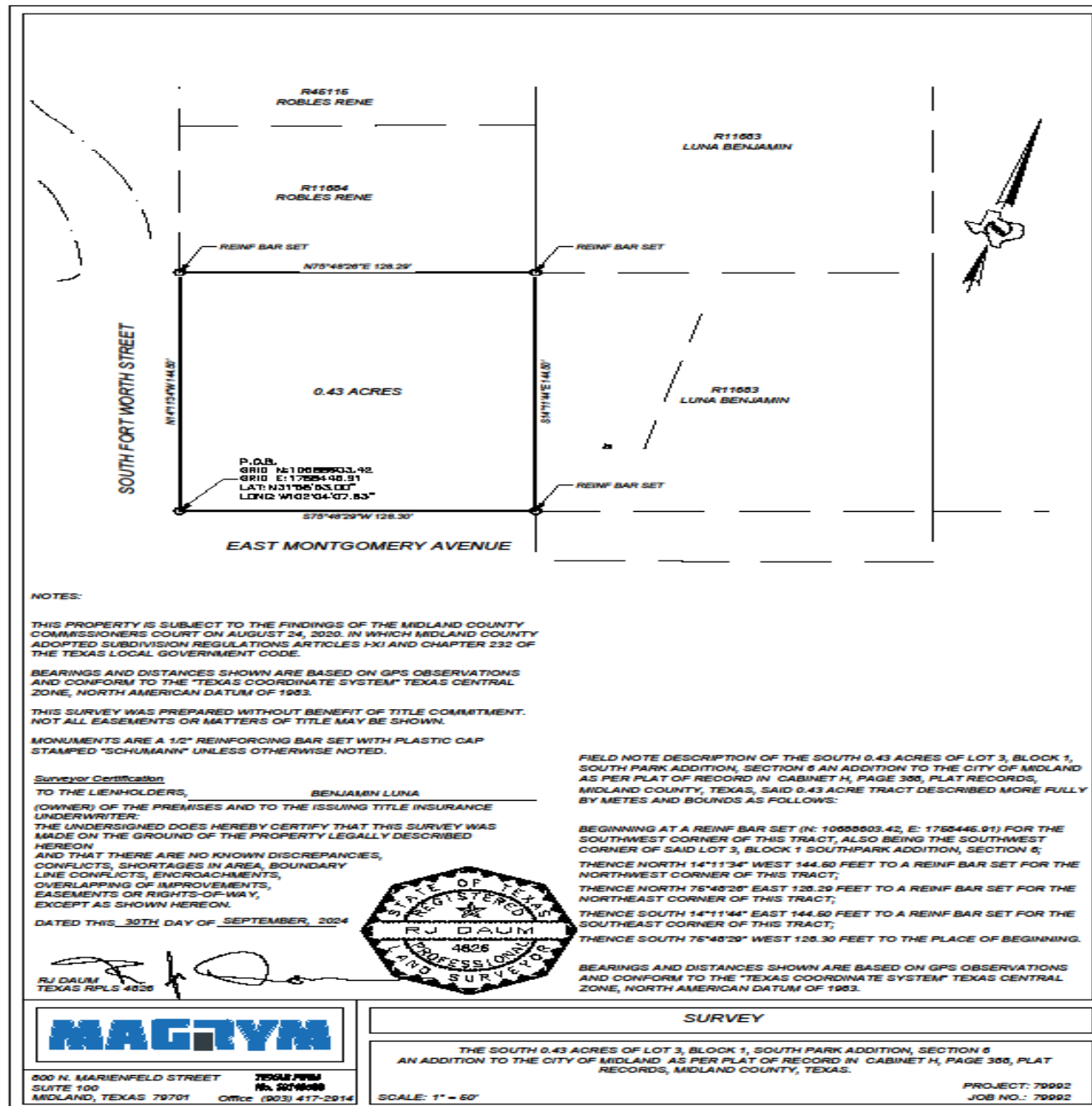


COMPREHENSIVE PLAN ANALYSIS

- Land use is **compatible** with the surrounding area and TCT Plan



SURVEY



STAFF RECOMMENDATION

- No objections received.
- Therefore, staff recommends **APPROVAL** of this Zone Change from MF-22, Multiple-Family Dwelling District, to 2F, Two-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: May 5, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Hold a public hearing and consider a request by Magrym Consulting, on behalf of Jorge Chavez, for a Zone Change from C, Commercial District, to SF-3, Single Family Dwelling District, on Lot 2, Block 8, Greenwood Addition, Section 2, City and County of Midland, Texas. (Generally located on the west side of South Stonewall Street, approximately 70 feet south of East Indiana Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Jorge Chavez is requesting a Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District for the development of a single-family residential dwelling unit on a property located at 302 South Stonewall Street.

Current Zoning:

C, Commercial District

Surrounding Zoning and Land Use:

The property is situated in an area with a mix of zoning designations and land uses. To the east, the surrounding properties are zoned as C, Commercial District and consist of single-family dwellings and vacant lots. The property to the south is zoned C, Commercial District, and is used for a single-family dwelling. The property to the west is zoned RR, Regional Retail District, and is a vacant lot. The property to the north is zoned C, Commercial District, and is used for a single-family dwelling.

Analysis:

The subject property is located at 302 South Stonewall Street. It is currently zoned C, Commercial District. This zoning district does not permit a single-family detached dwelling. The property is currently a vacant lot. The applicant has requested a zone change to SF-3, Single-Family Dwelling District, which would allow for the construction of a single-family residence. The property meets the minimum lot dimension requirements of the SF-3, Single-Family Dwelling District, zoning [Midland City Code 4.03]. Surrounding properties have progressively transitioned to SF-3 zoning, aligning with the evolving character of the neighborhood and its single-family residential development.

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

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

Departmental Review:

Fire: (Approved)

No comments or objections.

Building Code: (Approved)

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

Engineering: (Approved)

No objections 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.]

Oil & Gas: (Approved)

No Oil & Gas well concern for Zoning

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)

Staff recommends approval of this Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District.

Letters of Objection:

As of May 2, 2025, Staff has not received any letters of objection.

Attachments:

Application
Location Map
Zoning Map
Survey
Aerial
Photo
PowerPoint Presentation



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

Project Number: _____

Case Number: 2-25-0421

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

Printed Name: _____

Phone ()
Email _____

Address _____

City _____

State _____

Zip _____

Property Owner

Printed Name: Jorge Chavez

Phone (432) 889-7009

Email jorgechavez22@gmail.com

Address _____

704 S. Loraine St.

City _____

Midland

State _____

Zip _____

TX 79701

Representative (if different from Applicant or Property Owner)

Firm: Jorge Chavez Magrym Consulting

Printed Name: Ed Aleman

Phone (432) 254-0327

Email ed.aleman@magrym.com

Address _____

800 N. Marienfeld Suite 100

City _____

Midland

State _____

Zip _____

TX 79701

Street Address: 302 Stonewall

Legal Description

Lot: 2

Block: 8

Subdivision: Greenwood

Current Zoning: C

Proposed Zone: SF3

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

Reason for Zone Change Request: Construction of residence

Present Use of Property: vacant

Proposed Use of Property: Residential

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Applicant (signature):

Date:

Applicant (printed):

Property Owner (signature):

Jorge Chavez

Date:

Property Owner (printed):

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

Eduardo J Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 19th day of March, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check # 2564

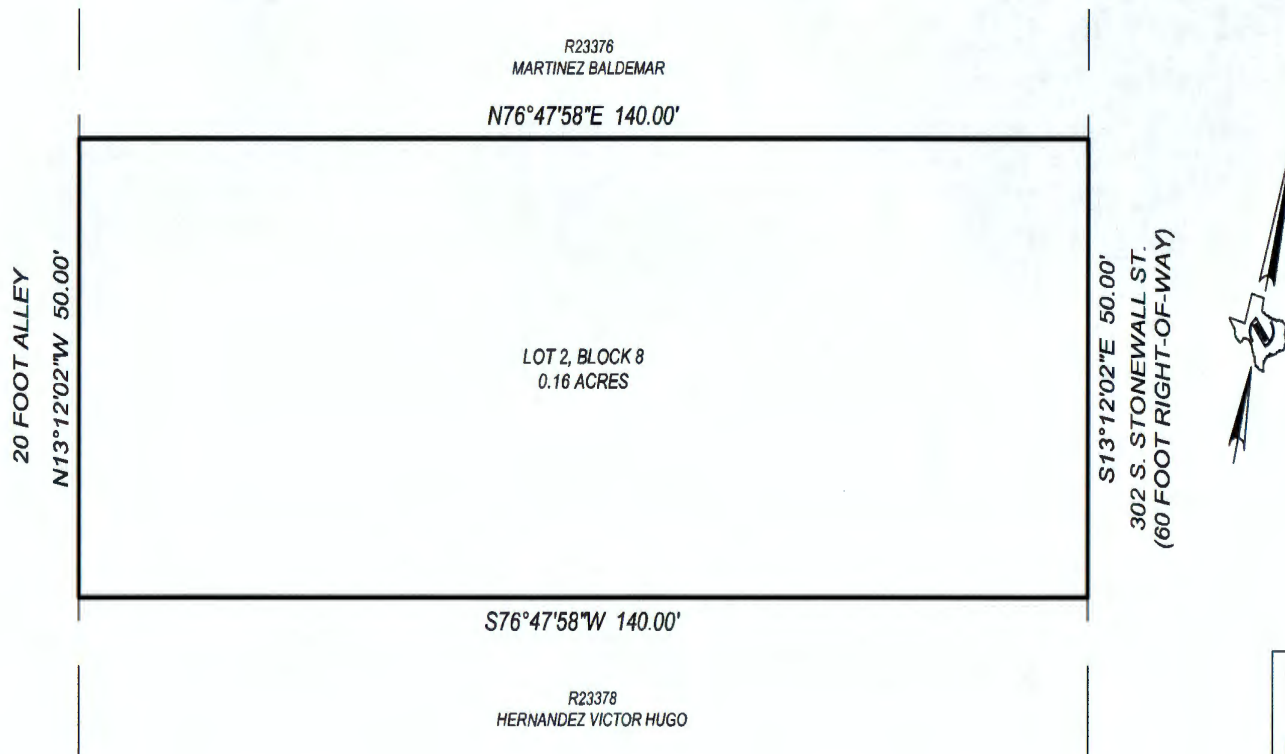
Received By: [Signature]

Date:

RECEIVED

APR 07 2025

Initial: _____



SURVEY

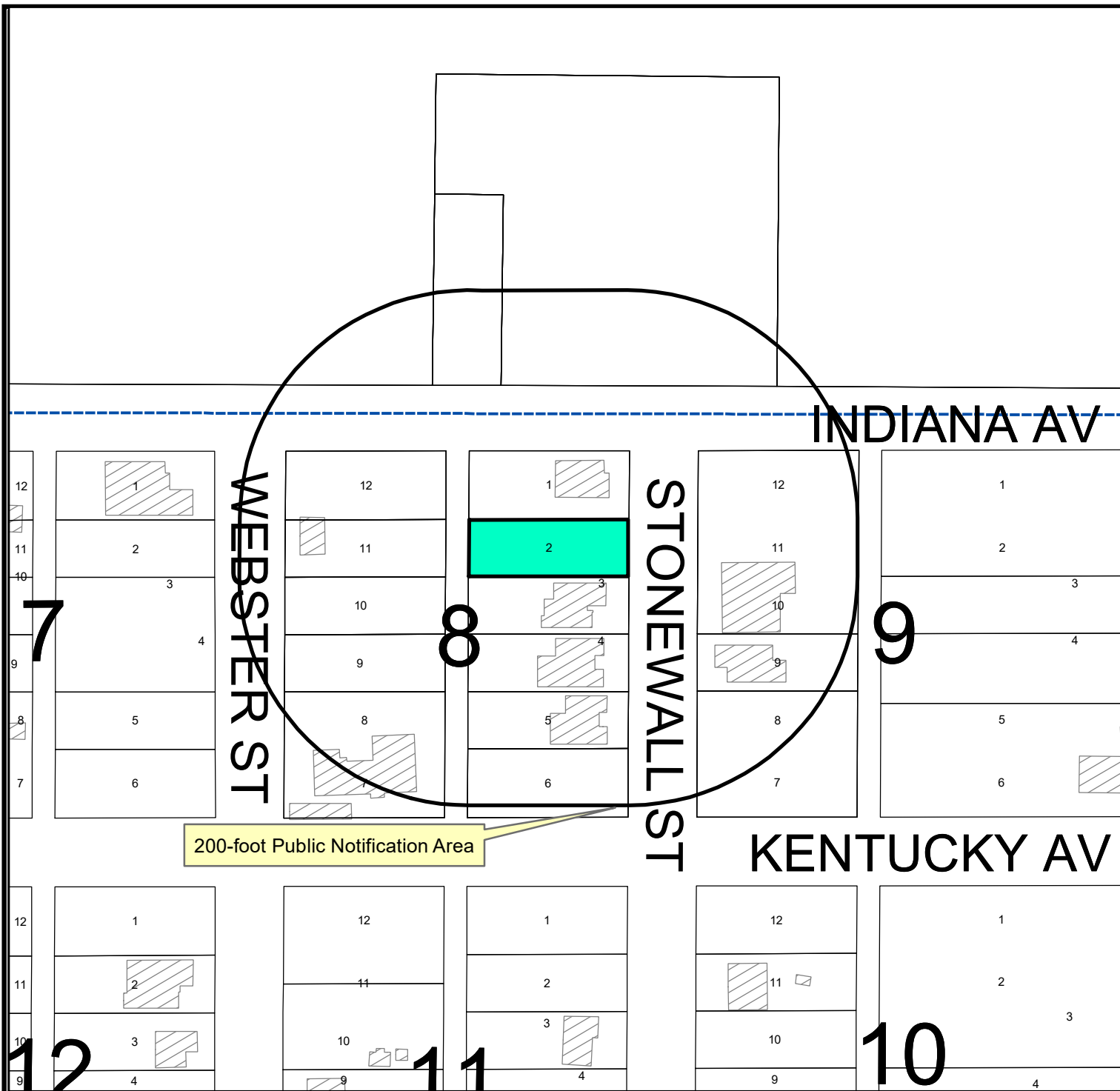
LOT 2, BLOCK 8
 GREENWOOD ADDITION,
 AN ADDITION TO THE CITY
 OF MIDLAND
 AS PER PLAT OF RECORD
 IN
 VOLUME 701, PAGE 701,
 PLAT RECORDS,
 MIDLAND COUNTY, TEXAS.



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

SCALE: 1" = 20'

PROJECT: 24-
 JOB NO: 24-



Location Map

Z-25-0421

Scale: 1" = 1,489'

Consider a request by Magrym Consulting, on behalf of Jorge Chavez, for a Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District, on Lot 2, Block 8, Greenwood Addition, Section 2, City and County of Midland, Texas.

Generally located west of South Stonewall Street, approximately 70 feet south of East Indiana Avenue.
(District 2)

PACKET

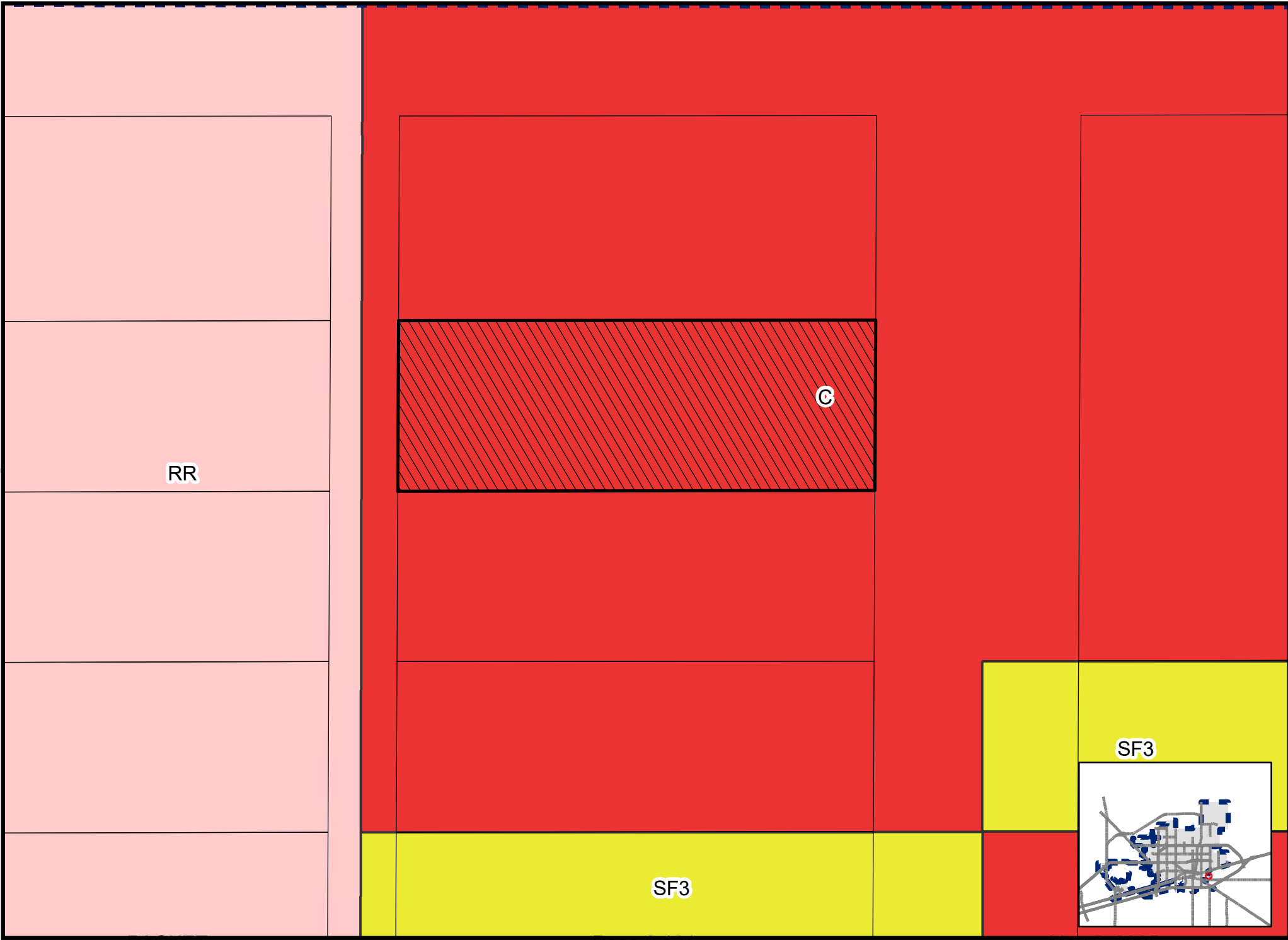
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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PACKET

Map by LE, 4/11/2025

Z-25-0421

Scale: 1" = 426'

Page 9.134

ZONING MAP



May 5, 2025

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INDIANA AV

8

9

KENTUCKY AV

PACKET

Page 9.136

May 5, 2025

S



302 SOUTH STONEWALL STREET

ZONE CHANGE

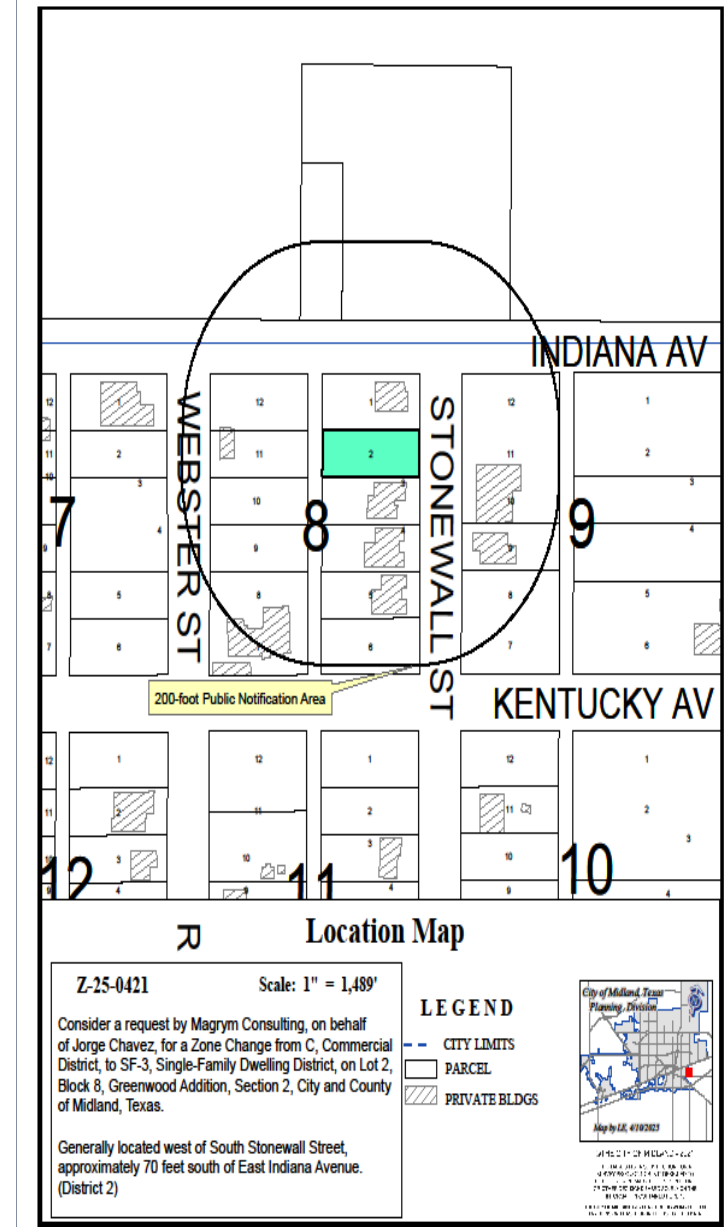


Visit Our Website

MIDLANDTEXAS.GOV

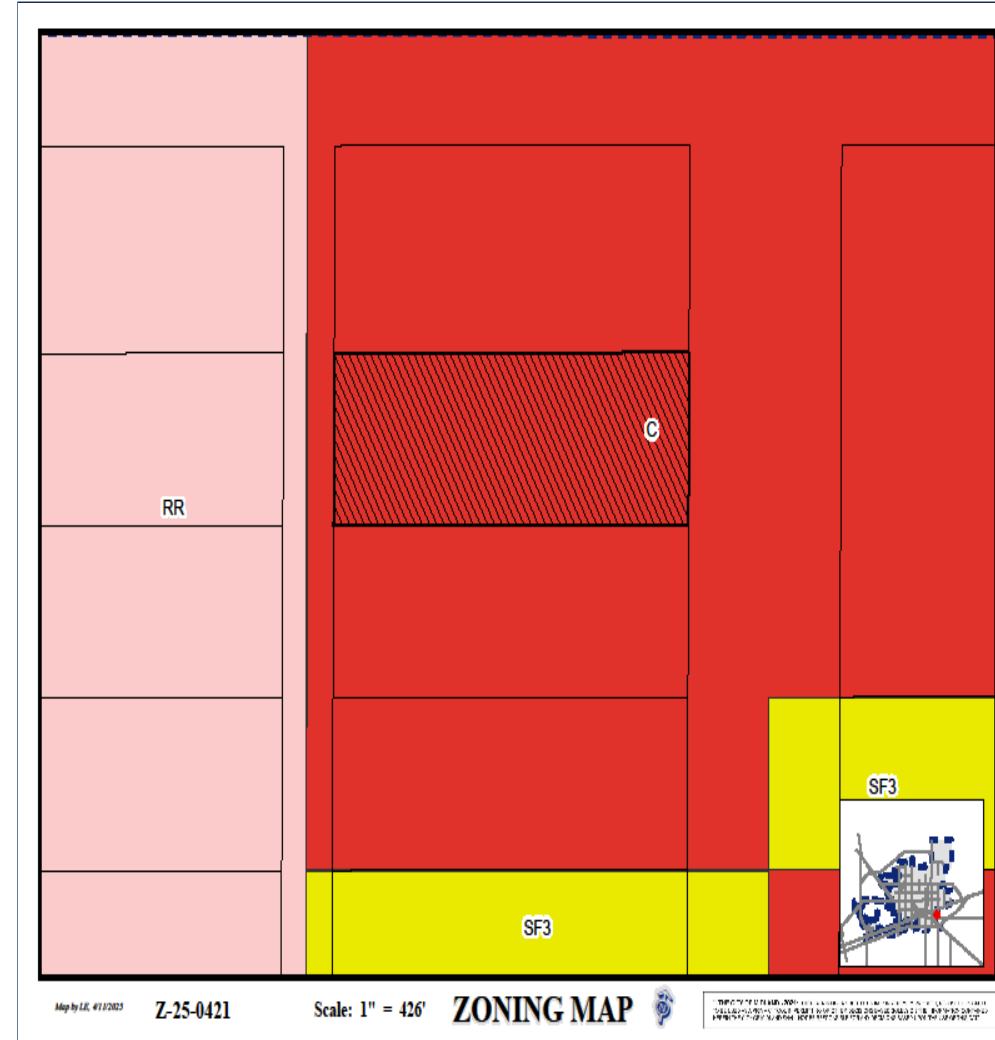
APPLICATION SUMMARY

- **Property Owner:** Jorge Chavez
- **Representative:** Ed Aleman, with Magrym Consulting
- **Application Type:** Zone Change
- **Location:** 302 South Stonewall Street (Council District 2)



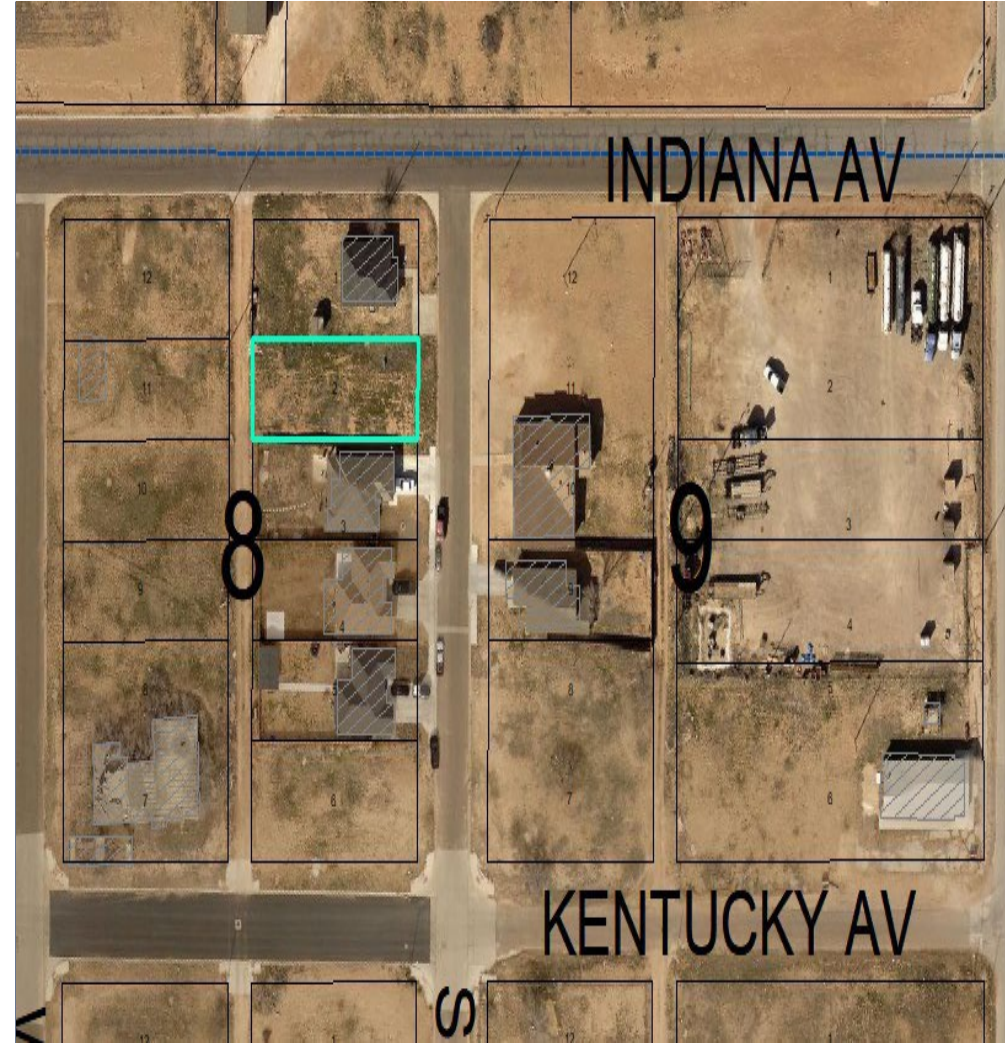
ZONING

- **Current Zoning:** C, Commercial District
- **Proposed Zoning:** SF-3, Single-Family Dwelling District
- **Surrounding Zoning:**
- **North/South/East:** C, Commercial District
- **West:** RR, Regional Retail District



LAND USE

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



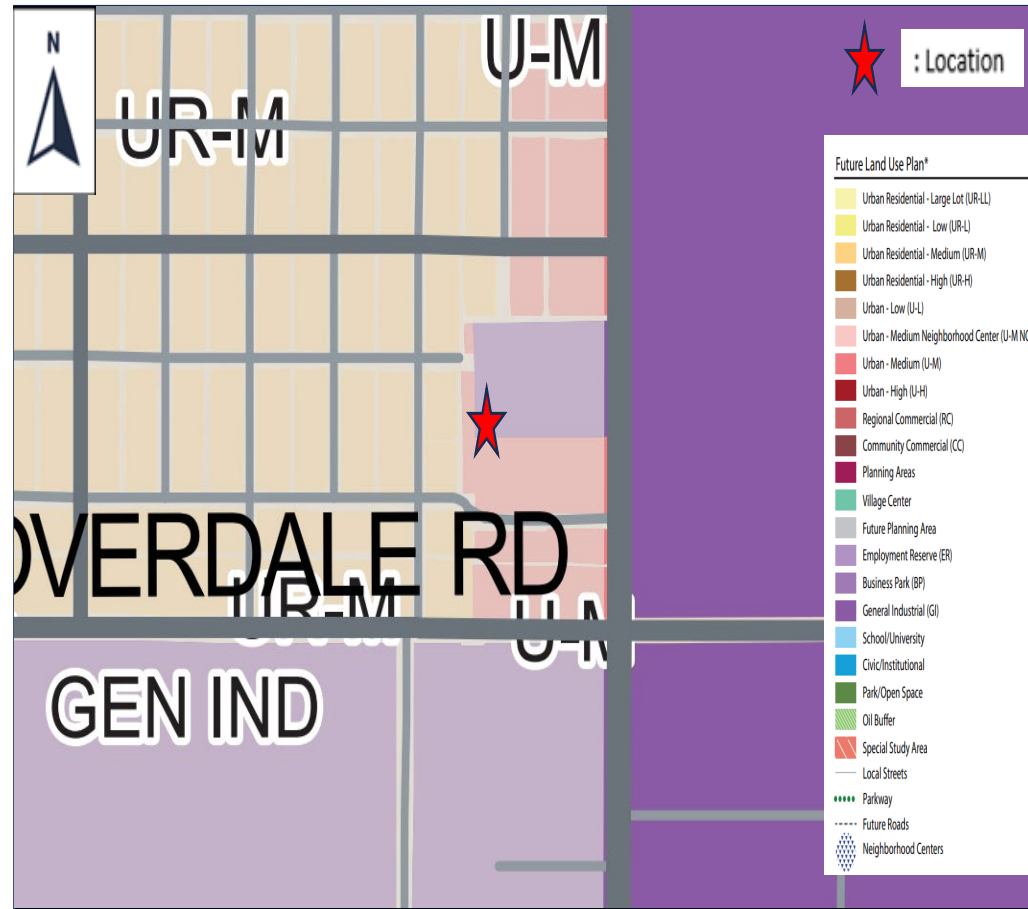
SITE PHOTO



On South Stonewall Street, Looking West

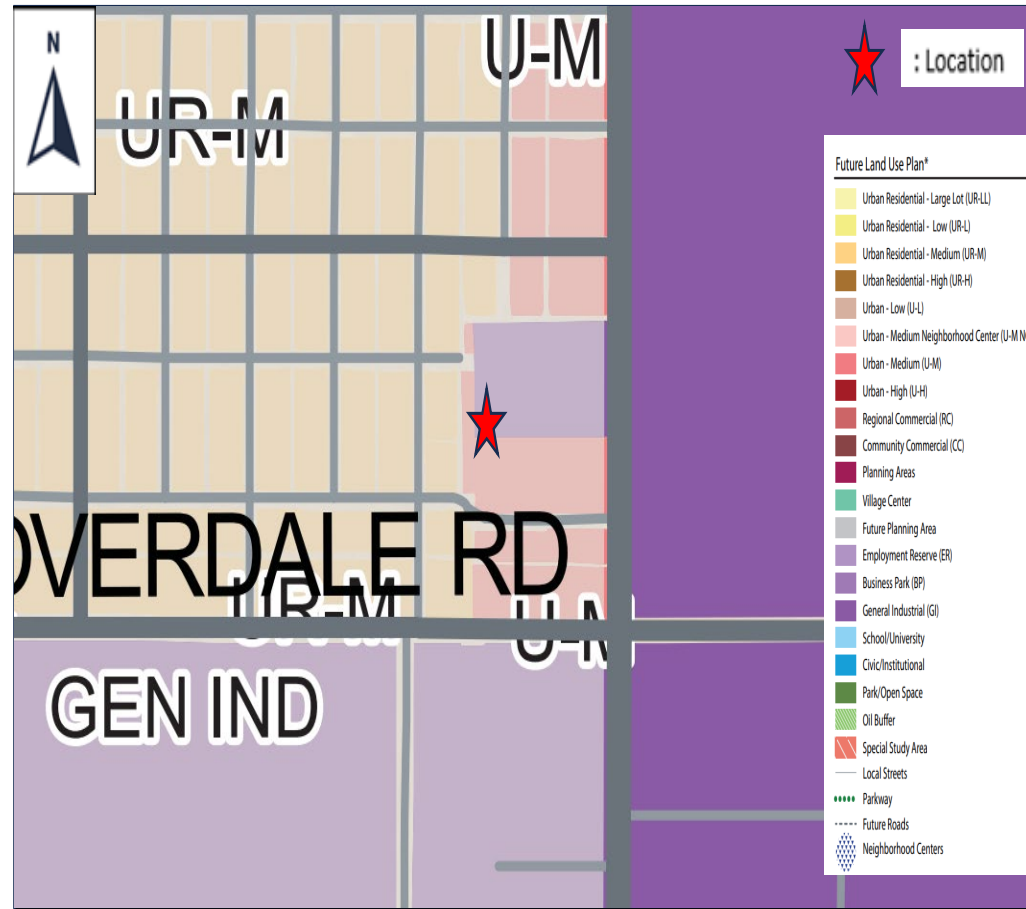
COMPREHENSIVE PLAN ANALYSIS

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

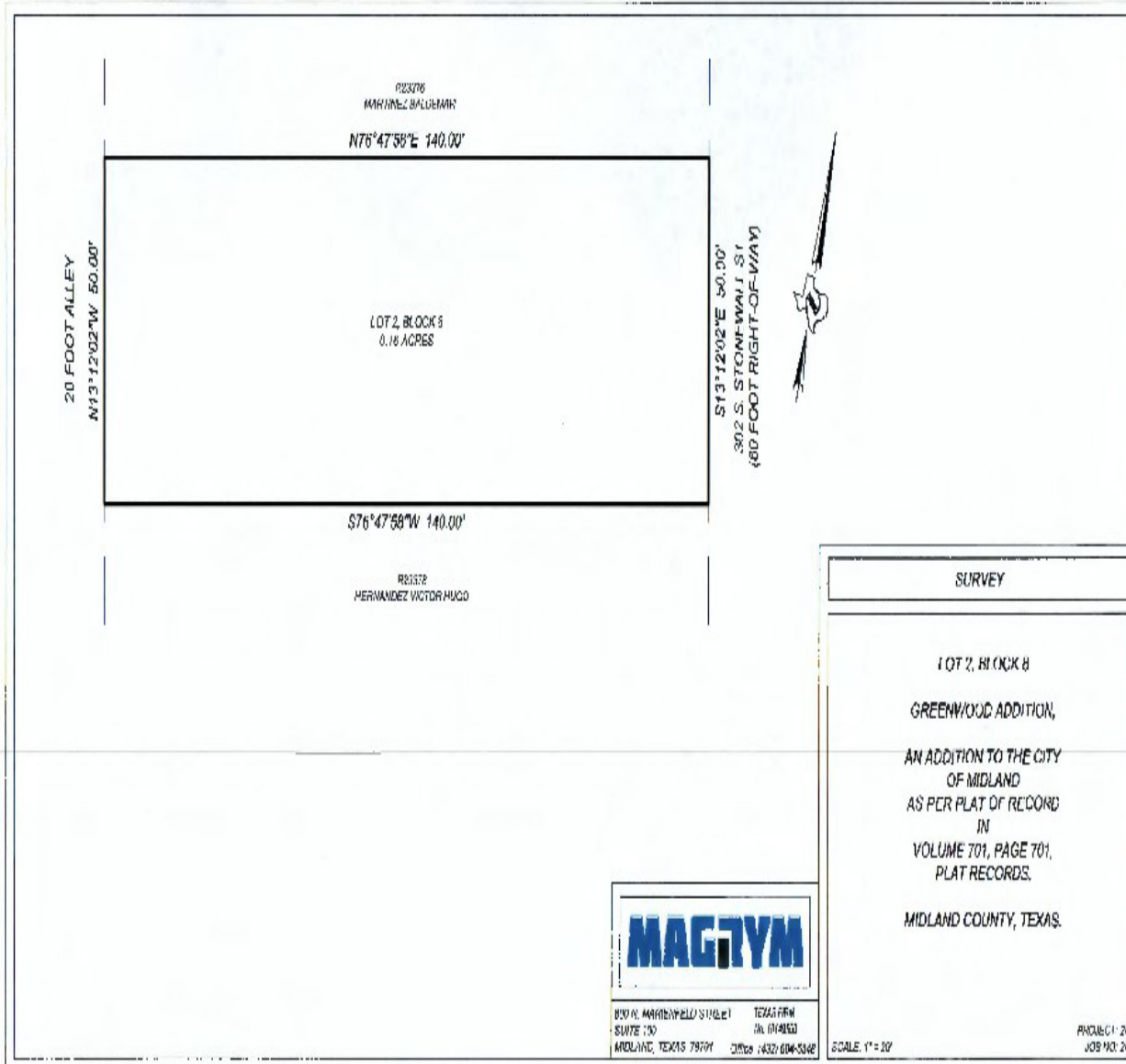


COMPREHENSIVE PLAN ANALYSIS

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



SURVEY



STAFF RECOMMENDATION

- No objections received.
- Therefore, staff recommends **APPROVAL** of this Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District.



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: May 5, 2025

TO: Planning and Zoning Commission

FROM: Madelim Jaquez, Planner

SUBJECT: Hold a public hearing and consider a request by Parkhill for a Zone Change from BP, I-20 Business Park District, in part, and PD, Planned Development District for a shopping center, in part, to LI, Light Industrial District, on a 29.19-acre tract of land out of Section 12, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Cholla Road, approximately 845 feet west of Antelope Trail.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve ☐ Deny ☐ Direction/Informational

Details of Request:

Parkhill is requesting a Zone Change from BP, I-20 Business Park District, in part, and PD, Planned Development District for a Shopping Center, in part, to LI, Light Industrial District for the removal of existing PD, Planned Development District, in order to make the zoning consist throughout the entirety of the property and develop a warehouse, on a 29.19-acre tract of land located on the north side of Cholla Road.

Current Zoning:

BP, I-20 Business Park District, in part, and PD, Planned Development District for a Shopping Center, in part

Surrounding Zoning and Land Use:

The property to the north is zoned LI, Light Industrial District, and is currently a vacant lot. The property to the east is zoned RR, Regional Retail District and is used for a gas station and convenience store. The properties to the south are zoned PD, Planned Development District for Housing Development, and are currently vacant. The property to the west is in the extraterritorial jurisdiction, which does not have zoning, and is currently a vacant lot.

Analysis:

The applicant is seeking this zone change from BP, I-20 Business Park District, in part, and PD, Planned Development District for a Shopping Center, in part, to LI, Light Industrial District, to remove the existing PD, Planned Development District, in order to make the zoning consistent for the entirety of the property. This vacant lot has two different zonings and should be changed to reflect one zoning for the entire property.

Changing this zone would help the future development of this area. The applicant intends to develop a warehouse at this property, which is an allowed use in the LI, Light Industrial District. This property is currently being platted, and the proposed lot conforms to the LI, Light Industrial District requirements.

This request is not consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3; which designated this area as BP, I-20 Business Park District, but it is compatible with the surrounding area.

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues 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 BP, I-20 Business Park District, in part, and PD, Planned Development District for a Shopping Center, in part, to LI, Light Industrial District.

Letters of Objection:

Staff has not received any letters of objection as of May 2, 2025.

Attachments:

Application
Survey
Maps
PowerPoint



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

Project Number: _____

Case Number: Z-25-0424

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

Printed Name: BH DevCo

Phone ()

Email THammer@bhdevco.com

Address 2425 E. Camelback Rd, #220

City Phoenix

State AZ

Zip 85016

Property Owner

Printed Name: Kenneth Huseman Family Partnership, L.P.

Phone ()

Email jonathan.v.huseman@gmail.com

Address P.O. Box 2309

City Granbury

State TX

Zip 76048

Representative (if different from Applicant or Property Owner)

Firm: Parkhill

Printed Name: Logan Derise

(PROJ # 44438.24)

Phone (432) 697-1447

Email jwallender@Parkhill.com

Address 1700 West Wall, Suite 100

City Midland

State Texas

Zip 79701

Street Address: Unplatted, plat in progress - Southwest Crossing, Section 22

Legal Description

Lot: Block: Subdivision:

Current Zoning: BP, I-20 Business Park ;
PD, Planned Development

Proposed Zone: LI, Light Industrial
(List by tracts if more than one district is requested)

Reason for Zone Change Request: removal of existing PD, Planned Development

Present Use of Property: unpaved roadway ; undeveloped, raw land

Proposed Use of Property: warehouse/distribution facility ; ROW dedication

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

No impacts to the public. PD needs to be removed for this area

Describe how conditions affecting the property have changed since present zoning designation: No conditions have changed, PD needs to be cleaned up to match adjacent land

Submittal and Fees

Items to be submitted with this application form:

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

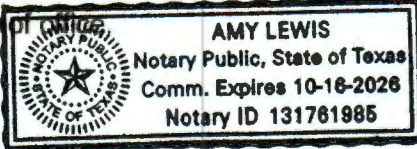
Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): <u>Logan Derise</u>	Date: <u>4/9/2025</u>
Applicant (printed): <u>Logan S. Derise</u>	
Property Owner (signature): <u>[Signature]</u>	Date: <u>4/9/2025</u>
Property Owner (printed): <u>Jonathan Huseman</u>	
The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received. All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.	

STATE OF TEXAS
COUNTY OF MIDLAND

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

Logan Derise
Authorized Agent (signature)

Subscribed and sworn to before me, this 9 day of April, 2025, to certify which witness my hand and seal of _____



Amy Lewis
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

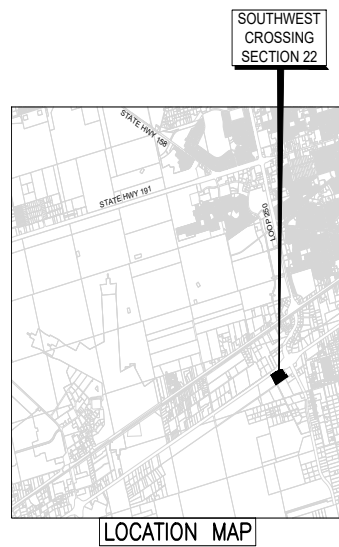
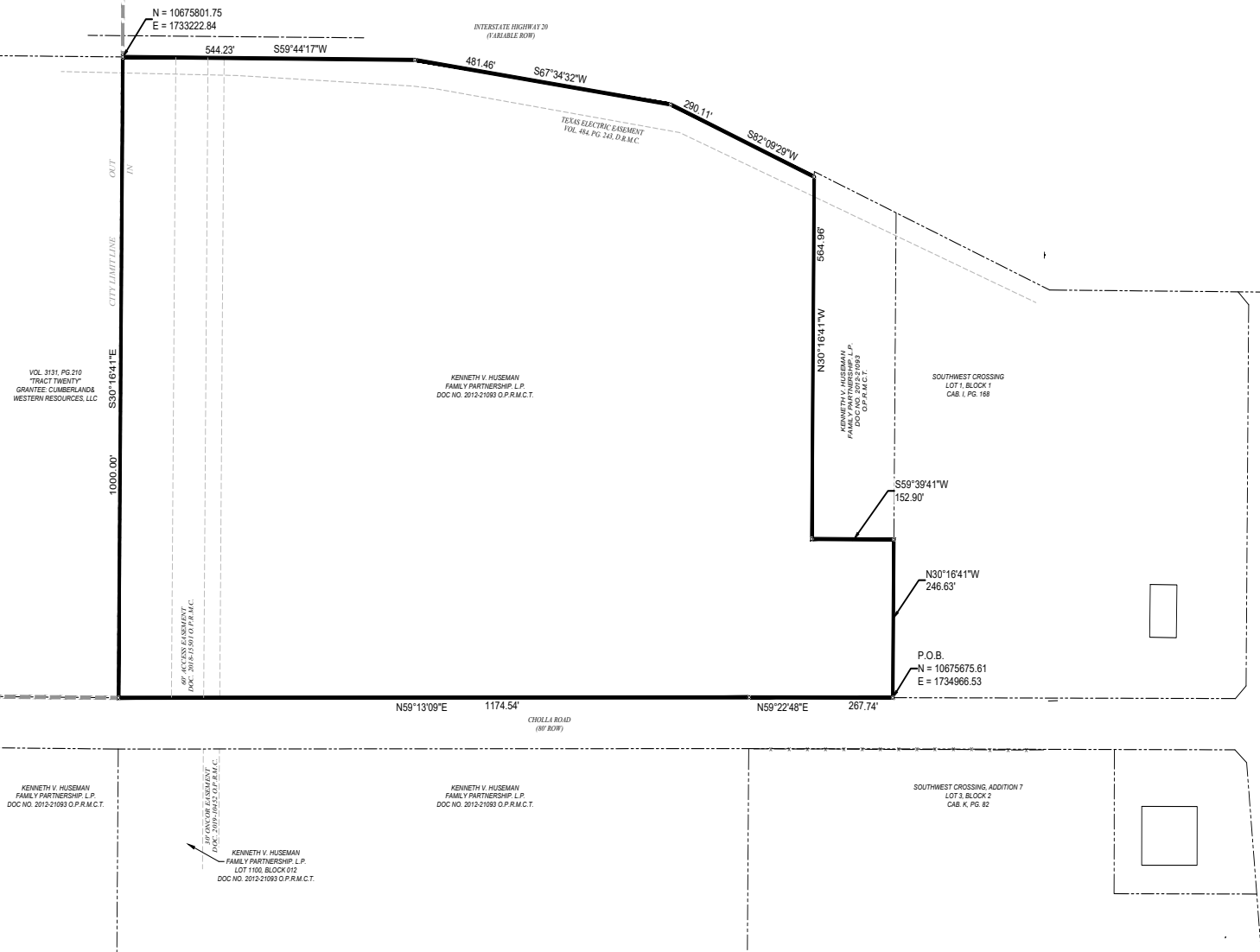
FOR OFFICE USE ONLY	
☒ Property Owner Authorization ☒ Application Fee Check # <u>Invoice</u>	☒ Dimensioned Site Plan ☒ Plans in Digital Format (PDF/JPEG)
Received By: <u>[Signature]</u> APR 9 2025	Date: RECEIVED APR 9 2025 Initial: _____

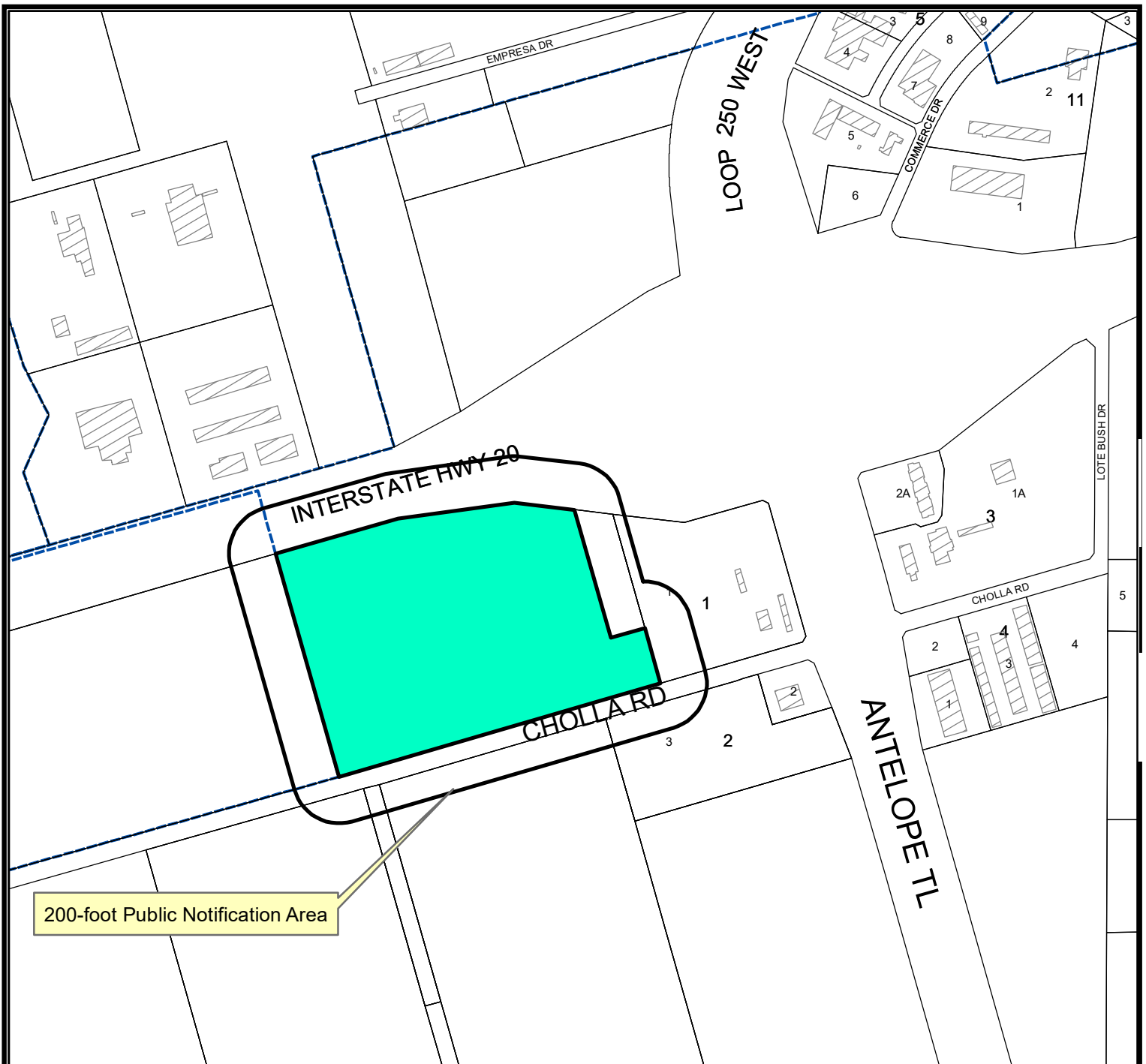
ZONE CHANGE SOUTHWEST CROSSING SECTION 22

Being an area of 29.19 acres in Section 12, Block 40, T-2-S,
City and County of Midland, Texas



LEGEND	
	City Limits
	Limits of Zone Change
	Existing Lot Lines
	Existing Easements
	Existing 1' Contours





Location Map

Z-25-0424

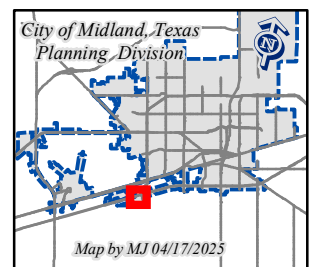
Scale: 1" = 620'

Consider a request by Parkhill for a Zone Change from BP, I-20 Business Park District, in part, and PD, Planned Development District for a Shopping Center, in part, to LI, Light Industrial District, on a 29.19-acre tract of land out of Section 12, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the north side of Cholla Road, approximately 845 feet west of Antelope Trail. (Council District 2) **PACKET**

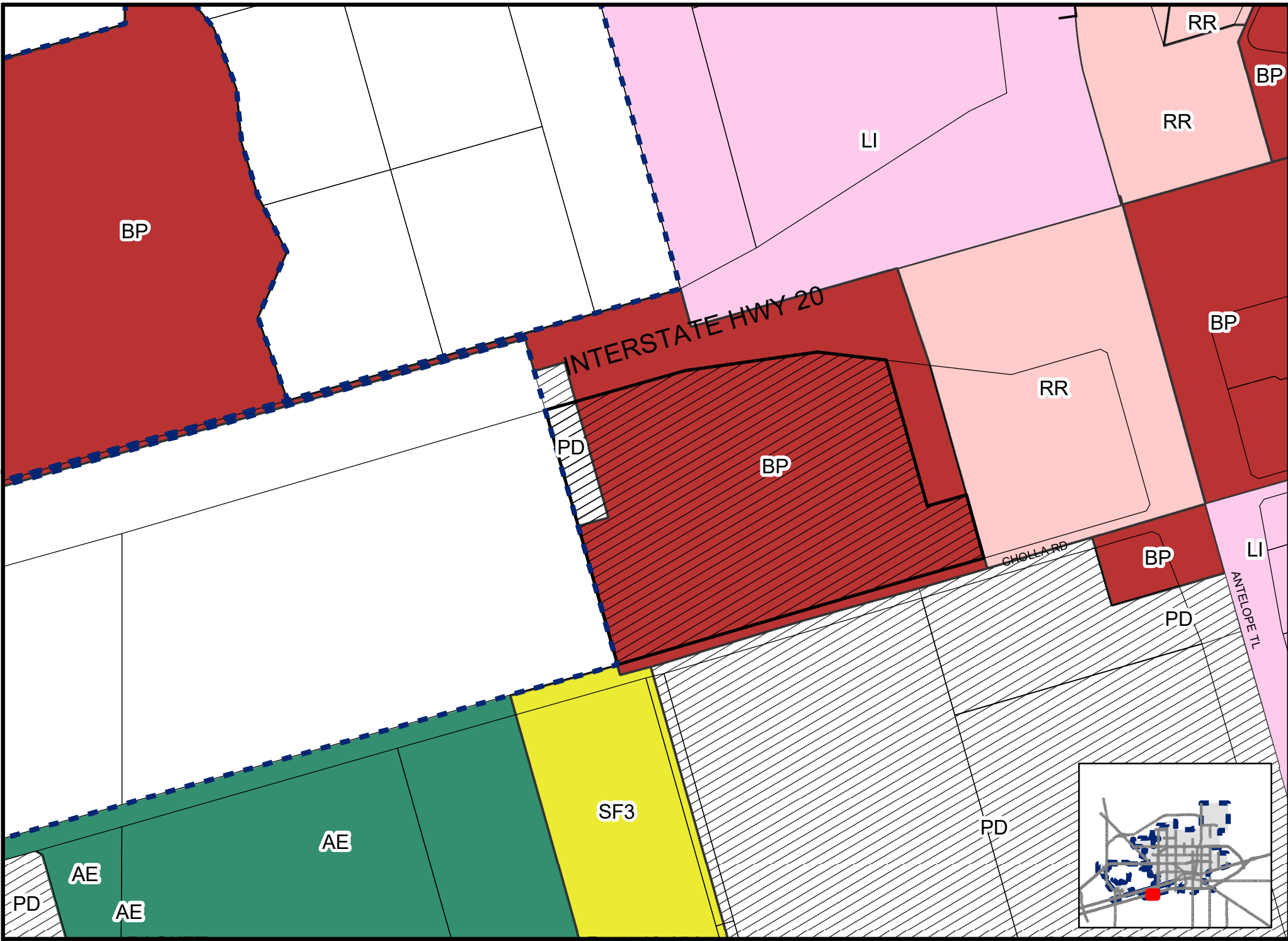
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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INTERSTATE HWY 20

CHOLLARD

ANTELOPE TRAIL





6301 WEST INTERSTATE 20

ZONE CHANGE

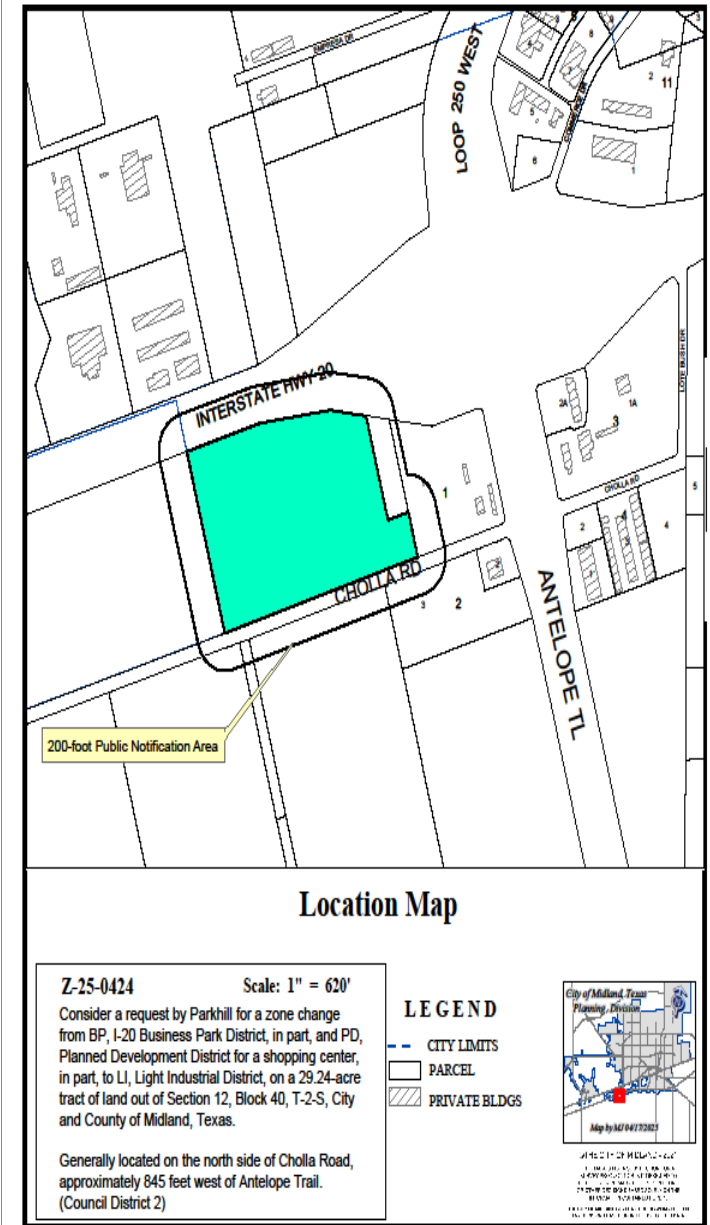


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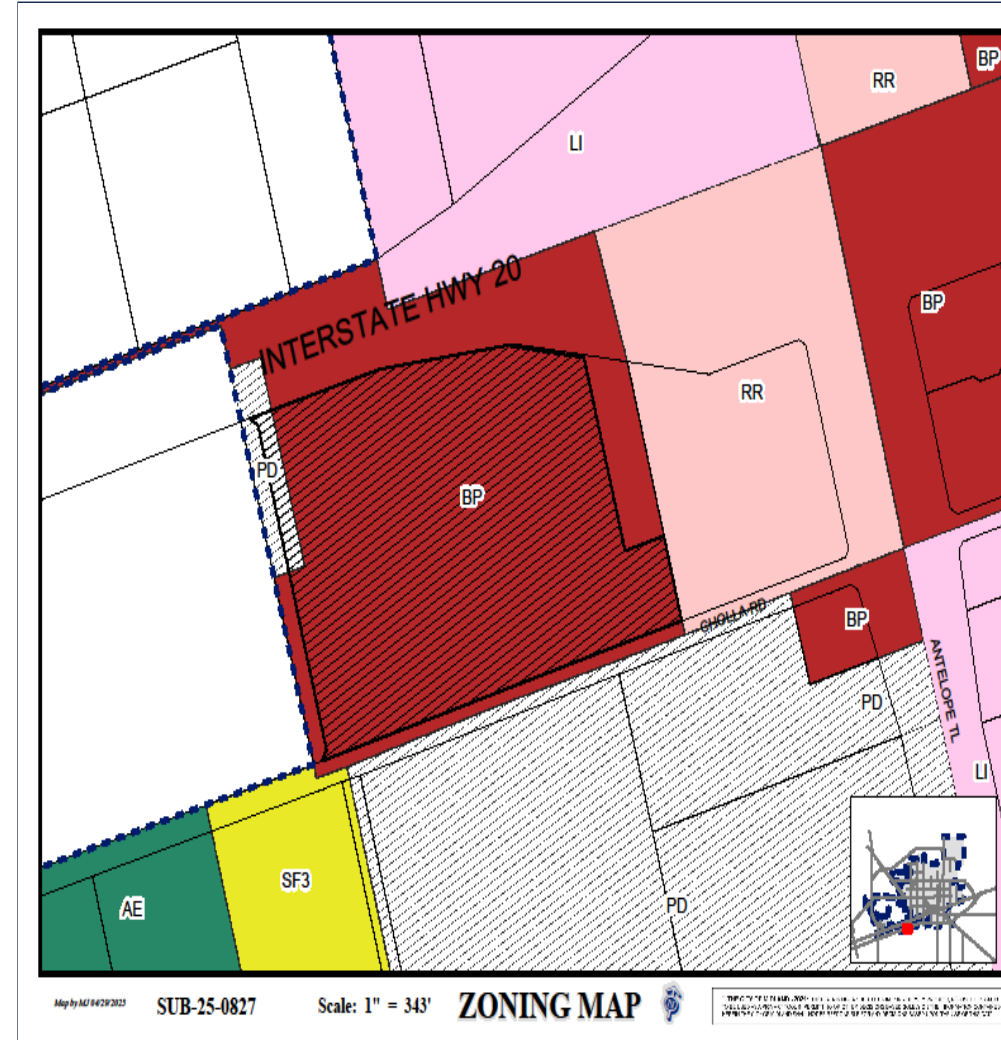
APPLICATION SUMMARY

- **Property Owner:** Kenneth Huseman Family Partnership, L.P.
- **Applicant:** BH DevCo
- **Representative:** Logan Derise, with Parkhill
- **Application Type:** Zone Change
- **Location:** 6301 West Interstate 20 (Council District 2)



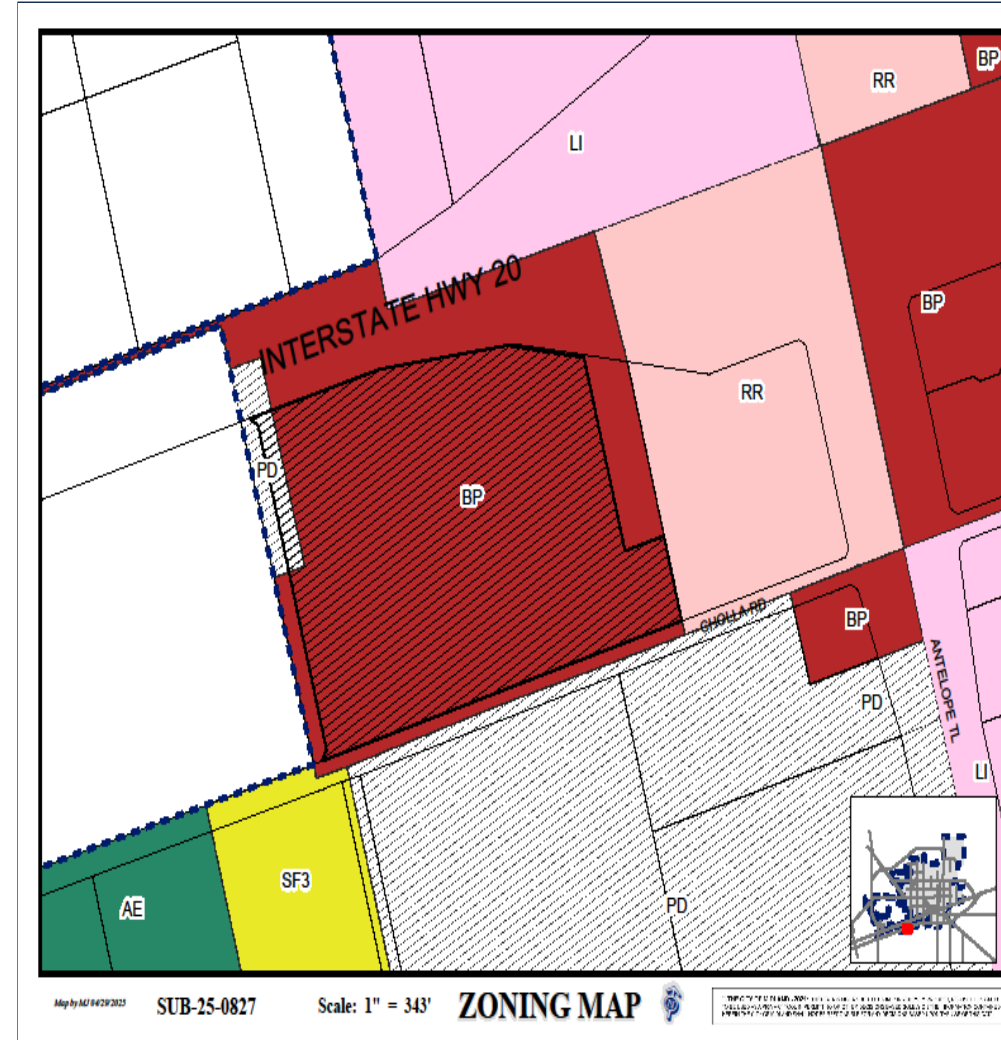
ZONING

- **Current Zoning:** BP, I-20 Business Park District, in part, and PD Planned Development District for a Shopping Center, in part
- **Surrounding Zoning:**
 - **North:** LI, Light Industrial District
 - **South:** PD, Planned Development District for a Housing Development



ZONING

- **Surrounding Zoning:**
 - **West:** ETJ, Extraterritorial Jurisdiction
 - **East:** RR, Regional Retail District, and BP, 1-20 Business Park District
- **Proposed Zoning:** LI, Light Industrial District



LAND USE

- **Current Use:** Vacant
- **Proposed Use:**
Warehouse/Distribution Center
- **Surrounding Uses:**
 - **North/South/West:** Vacant land
 - **East:** Gas Station



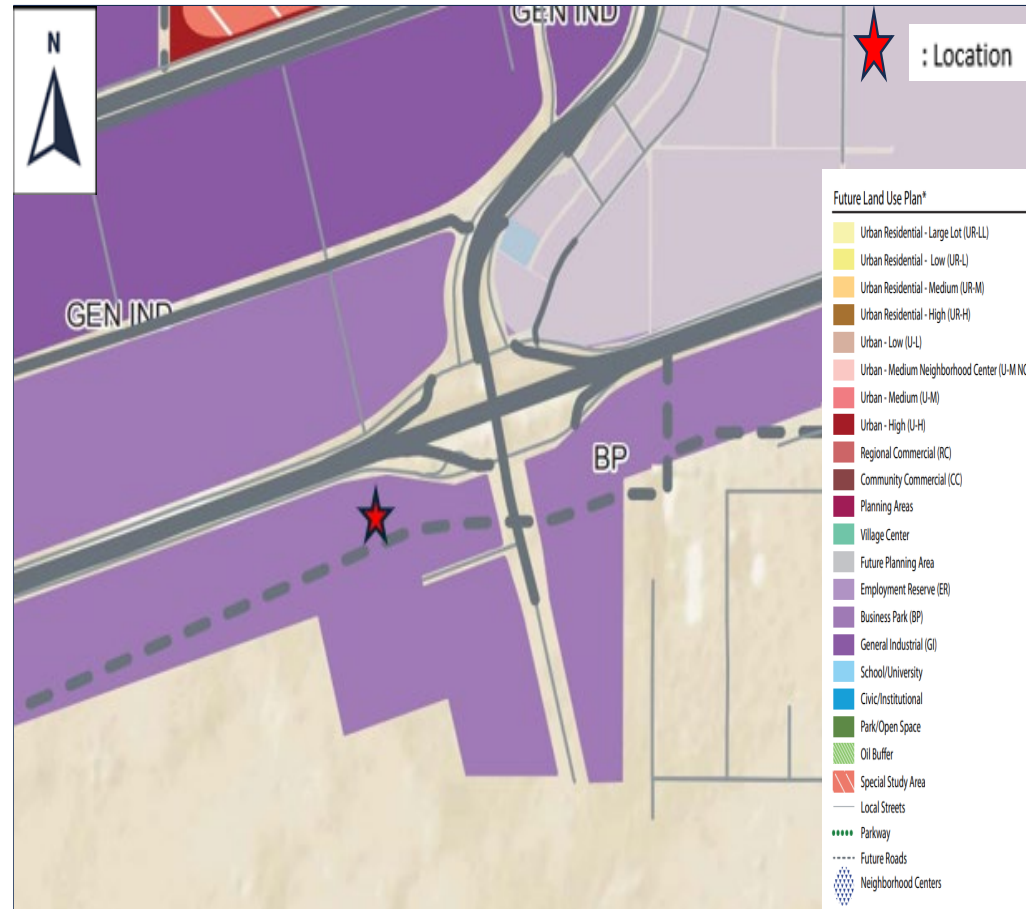
SITE PHOTO



On Cholla Road, Looking North

COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
 - BP, I-20 Business Park District
- **Supported Uses:**
 - Supports warehousing and distribution with larger scale visitor services located at the major intersections.

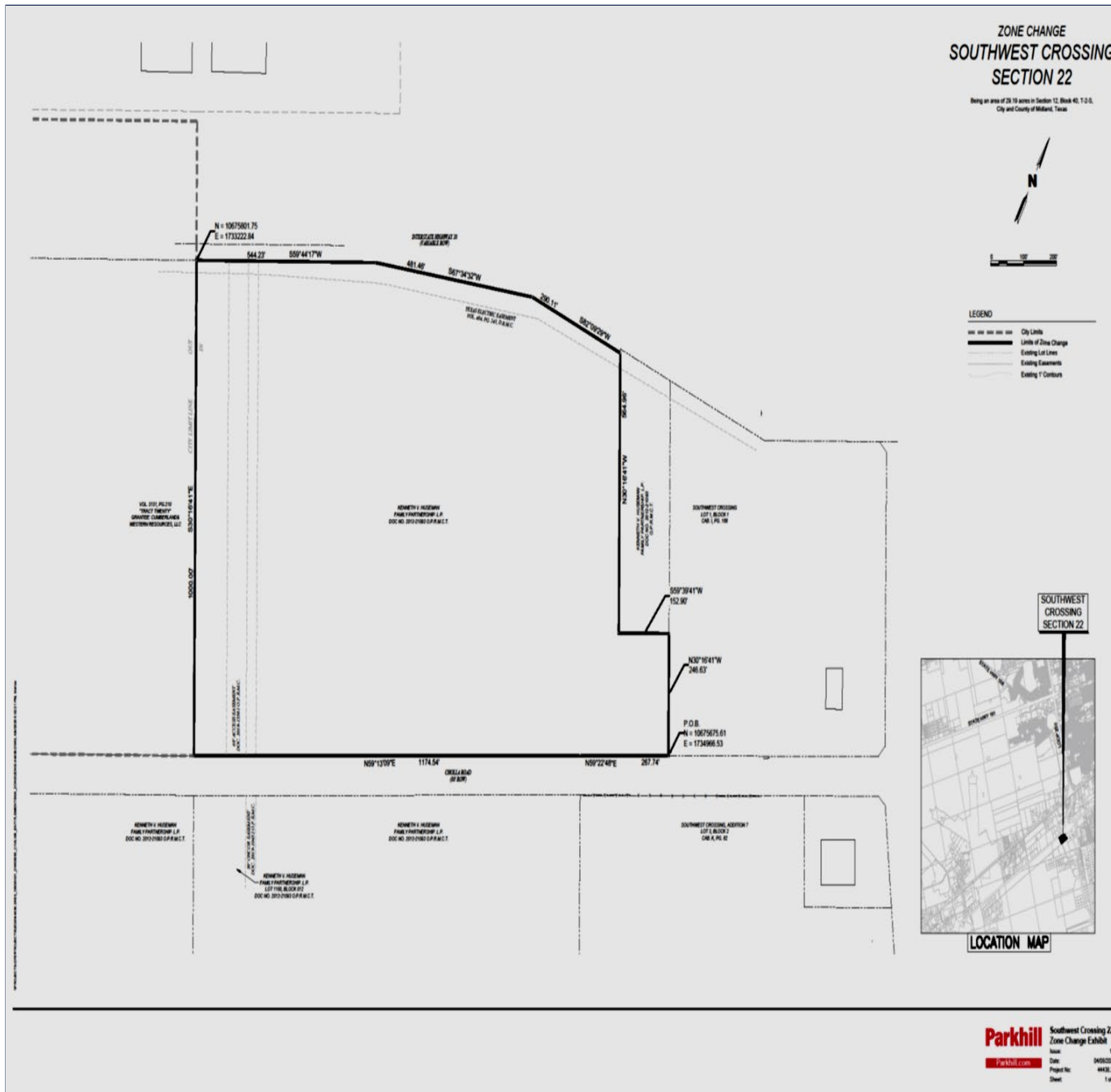


COMPREHENSIVE PLAN ANALYSIS

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



SURVEY



STAFF RECOMMENDATION

- No objections received.
- Therefore, staff recommends **APPROVAL** of this Zone Change from BP, I-20 Business Park District, in part, and PD, Planned Development District for a Shopping Center, in part, to LI, Light Industrial 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: May 05, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Sheriff Gary Painter Subdivision, being a 236.34-acre tract of land located in the east half of Section 4, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Parkhill, on behalf of Midland County, is requesting to plat a 236.34-acre tract of land located at 2214 South County Road 1140 into 5 lots for the development of a new Midland County jail facility, as well as a new water treatment facility for the Midland County Utility District.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

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

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

PAVING: S CR 1140 roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. E CR 110 roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. [For Applicant's Information Only.]

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

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

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

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

DRAINAGE: Drainage report is required during the preliminary stage of the platting process. Correct FEMA Firm data to be on plat face. Correct FEMA number shows 0207F & 0226F. [Reference Midland City Code 11-2-3(D)8]

EASEMENTS: All utility easement will need to be labeled MCUDD and not COM utility easement.

SIDEWALKS: Required at building permit. However, no city building permits are issued within the county. No sidewalk improvements needed at this time. [For Applicant's Information Only.]

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas issues.

GIS: (Approved)

Distances needed along west call. Distance on east portion of Lot 3 should be split. Please provide acreage of ROW being dedicated. "being a portion of that certain...." is not necessary in the legal description but do include that plat is in the County.

PUBLIC WORKS: (Approved)

They will need a get a driveway permit to attach to the county road.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved with Conditions)

This plat is greater than 25 acres; therefore, approval from Council is required. [Midland City Code 11-2-3(D)11(a)6]

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

Label the Blocks on the Plat [Midland City Code 11-2-3(D)4(h)]

Label the Acknowledgment as "Acknowledgment" [Informational]

Staff recommends approval of the Preliminary Plat of Sheriff Gary Painter Subdivision, subject to the following conditions.

Conditions:

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

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

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

Attachments:

Application
Preliminary Plat
Location Map
Aerial
PowerPoint Presentation



Preliminary Plat Application

Project Number:

Case Number:

Sub-24-0799
P. 25-0243

Proposed Subdivision Plat Name: Sheriff Gary Painter Subdivision

Legal Description (attached sealed Metes and Bounds): Being a plat of 237.31 acres out of Section 4, Block 38, T-2-S, T.&P. RR. Co. Survey, Midland County, Texas

Property Owner

Printed Name: Midland County

Phone (432) 638-7698

Email Aavis@mcounty.com

Address 500 N Loraine, 11th floor

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: Parkhill

Printed Name: Josh Wallender

Parkhill Proj#: 42380.23

Phone (432) 697-1447

Email

Midlandplats@parkhill.com

Address 1700 W. Wall Street

City Midland

State TX

Zip 79701

Current Zoning: None - Located in ETJ

Reason for Platting: Redevelopment of area into more usable area

Plat Information

Total Acreage:

237.31 Acres

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

Number of Lots: 4

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: 4-8-25

Property Owner (printed): _____

TERRY JOHNSON

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.

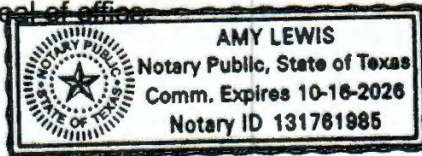
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

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



Amy Lewis
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☐ Application Fee

☒ 1 Copy of Plat (11x17)

Check # Invoice

RECEIVED

Received By: Beth Meyer

Date: APR 9 2025

Initial: _____

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

LINE	BEARING	DISTANCE
102	N 12° 52' 12" W	20.00
103	N 12° 52' 12" W	20.00
104	N 12° 52' 12" W	20.00
105	N 12° 52' 12" W	20.00
106	N 12° 52' 12" W	20.00
107	N 12° 52' 12" W	20.00
108	N 12° 52' 12" W	20.00
109	N 12° 52' 12" W	20.00
110	N 12° 52' 12" W	20.00
111	N 12° 52' 12" W	20.00
112	N 12° 52' 12" W	20.00
113	N 12° 52' 12" W	20.00
114	N 12° 52' 12" W	20.00
115	N 12° 52' 12" W	20.00
116	N 12° 52' 12" W	20.00
117	N 12° 52' 12" W	20.00
118	N 12° 52' 12" W	20.00
119	N 12° 52' 12" W	20.00
120	N 12° 52' 12" W	20.00
121	N 12° 52' 12" W	20.00
122	N 12° 52' 12" W	20.00
123	N 12° 52' 12" W	20.00
124	N 12° 52' 12" W	20.00
125	N 12° 52' 12" W	20.00
126	N 12° 52' 12" W	20.00
127	N 12° 52' 12" W	20.00
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129	N 12° 52' 12" W	20.00
130	N 12° 52' 12" W	20.00
131	N 12° 52' 12" W	20.00
132	N 12° 52' 12" W	20.00
133	N 12° 52' 12" W	20.00
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135	N 12° 52' 12" W	20.00
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139	N 12° 52' 12" W	20.00
140	N 12° 52' 12" W	20.00
141	N 12° 52' 12" W	20.00
142	N 12° 52' 12" W	20.00
143	N 12° 52' 12" W	20.00
144	N 12° 52' 12" W	20.00
145	N 12° 52' 12" W	20.00
146	N 12° 52' 12" W	20.00
147	N 12° 52' 12" W	20.00
148	N 12° 52' 12" W	20.00
149	N 12° 52' 12" W	20.00

Section 4, Block 38, T-2-S
T&P, RR Co. Survey
Abstract No. 732

Section 9, Block 38, T-2-S
T&P, RR Co. Survey
Abstract No. 158

PACKET

Page 11.174

SHERIFF GARY PAINTER SUBDIVISION

Being a plat of 236.34 acres in Section 4, Block 38, T-2-S, T&P, RR. Co. Survey, Abstract No. 732, Midland County, Texas, being a portion of that certain 237.31-acre tract recorded in Document No. 2022-34685 of the Official Public Records of Midland County, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIDLAND COUNTY is the record owner of a tract of Land located in Section 4, Block 38, T-2-S, T&P, RR. Co. Survey, Abstract No. 732, Midland County, Texas and more particularly described, shown on the plat herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, MIDLAND COUNTY, do hereby adopt this plat designating the herein above described property as SHERIFF GARY PAINTER SUBDIVISION to the County of Midland, Texas, and we do hereby dedicate to the public use forever the streets and easements shown thereon.

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

By: _____
Andrew Aulis Public Works Director

STATE OF TEXAS
COUNTY OF MIDLAND

This instrument was acknowledged before me on _____ by _____
Andrew Aulis on behalf of Midland County.

Notary Public Signature

CERTIFICATE OF APPROVAL

For approval by the commission,

This is to certify that the above and foregoing plat of SHERIFF GARY PAINTER SUBDIVISION was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the _____ day of _____, 2025.

Chairman - Abraham Begli

Secretary - London Ochoa

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Onair Electric Delivery Service (PLEASE PRINT)

A1&T Texas (PLEASE PRINT)

Atmos Energy (PLEASE PRINT)

Optimum (PLEASE PRINT)

Atsoud Broadband (PLEASE PRINT)

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, coordinates, distances and areas are relative to the Texas State Plane Coordinate System (Central Zone 1683 NAD83) with a combined grid factor of 0.999999999 and a false angle equal to -0.000000000. If a 1/2-inch iron rod with a plastic cap marked "TSC CONTROL" said control point having the following coordinates: NORTING = 10,684,868.73 and EASTING = 1,984,521.00 in U.S. Survey feet. All distances are grid and areas are calculated based upon grid distances.

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481238, Map Number 483002020, Panel 226 of 525, revised September 16, 2005, portions of the surveyed property are located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone A and Zone X.

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Franklin Leamon, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land on _____, 2025 and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR RECORD 4-4-2025.

Franklin Leamon, R.P.L.S. #689

Date: _____, 2025

PLAT NOTES

- Selling a portion of this addition by metes and bounds may be a violation of City ordinance and state law and subject to fines and withholding of utilities and building permits.
- Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
- 1/2" iron rod with plastic cap set at each corner unless otherwise specified.
- Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.

OWNER

MIDLAND COUNTY
500 N. LORANE, 11TH FLOOR
MIDLAND, TEXAS 79701
432.142.7310

ENGINEER

PARKHILL
1700 WEST WALL, SUITE 100
MIDLAND, TEXAS 79701

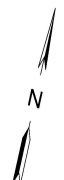
SHERIFF GARY PAINTER

May 5, 2025

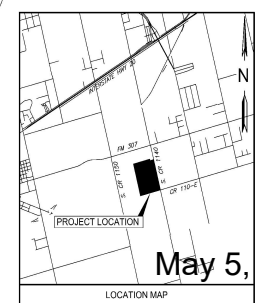
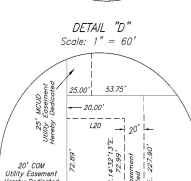
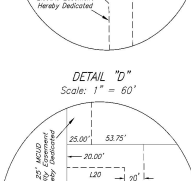
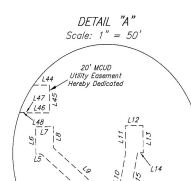
Parkhill.com

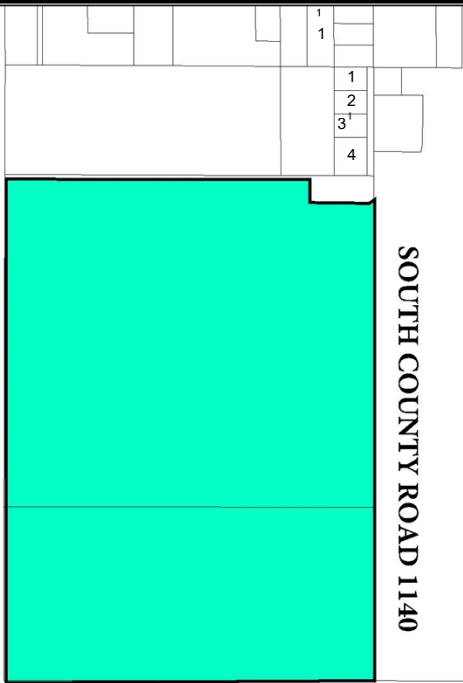
TREBELS FIRM REGISTRATION NO. 10194091

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



- LEGEND:
- = Found Monument
 - = Set 1/2" iron rod with a plastic cap marked "TSC CONTROL"
 - = Midland County Deed Records
 - = Midland County Official Public Records
 - = Midland County Plat Records
 - = Plat Limits Boundary Line
 - = Tract/Deed/Plat Adjacent Lines
 - = Section/Abstract Line
 - = Existing Easement Line
 - = Proposed Easement Line





EAST COUNTY ROAD 110

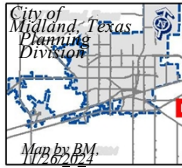
Location Map

SUB-24-0799

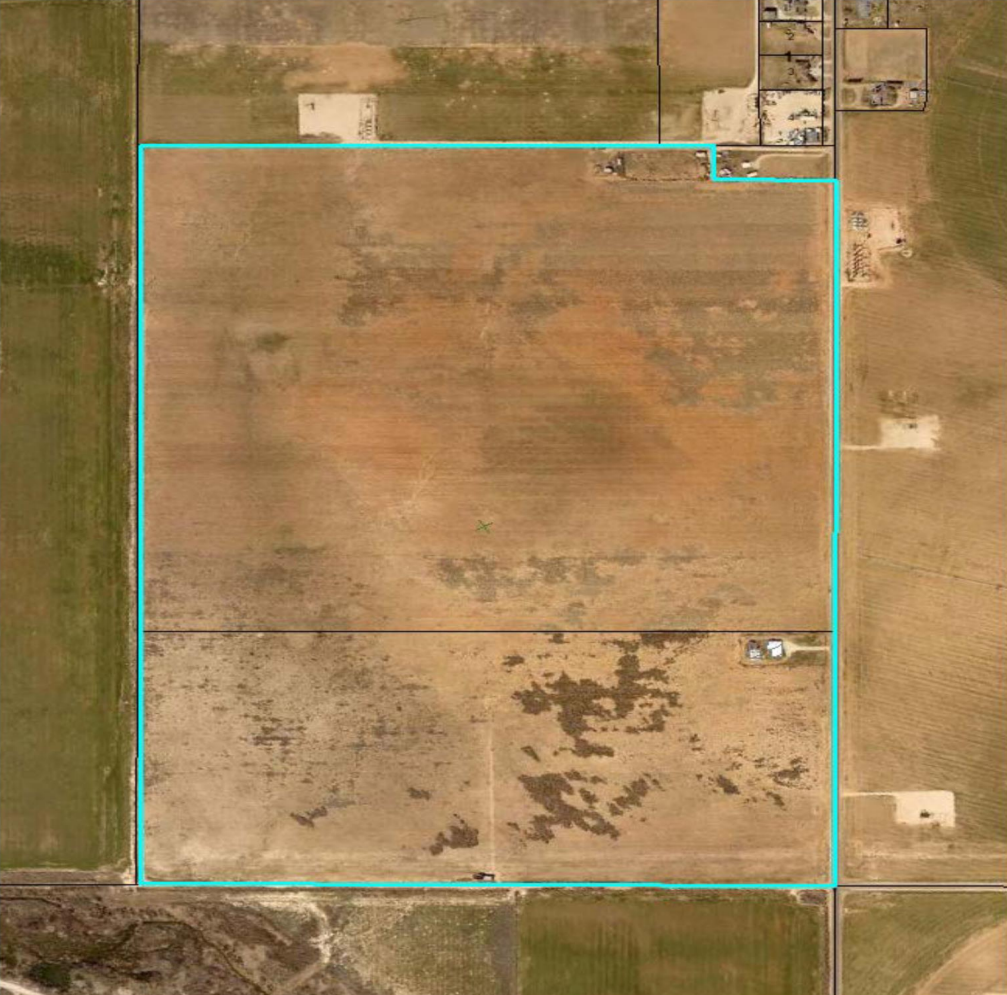
Scale: 1" = 877'

Proposed plat of Sheriff Gary Painter being a 237.31-acre tract of land located in the east half of Section 4, Block 38, T-2-S, T&P General Survey at the northwest corner of County, Texas. intersection of East County Road 110 and South County Road 1140. (Extraterritorial Jurisdiction)

LEGEND
 CITY LIMITS
 PARCEL
 PRIVATE BLDGS



Map by B.M. 11/26/2021
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 THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.





SHERIFF GARY PAINTER SUBDIVISION

PRELIMINARY PLAT

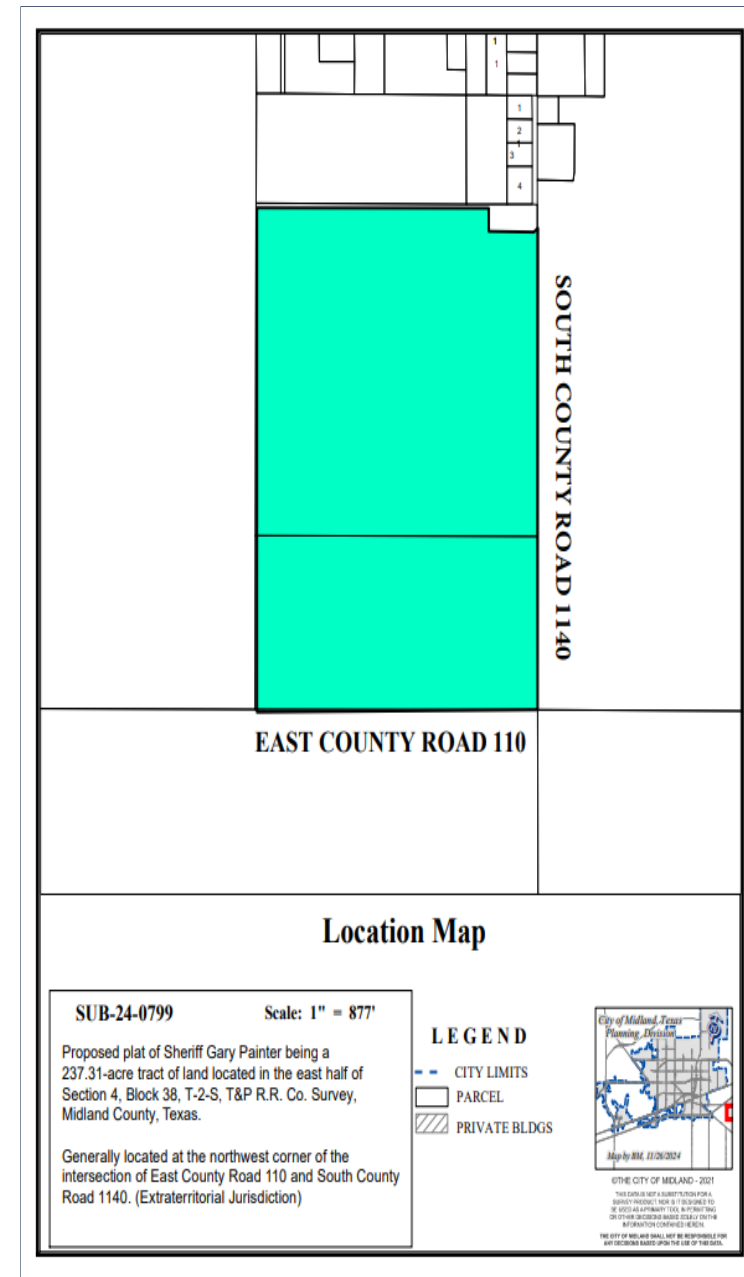


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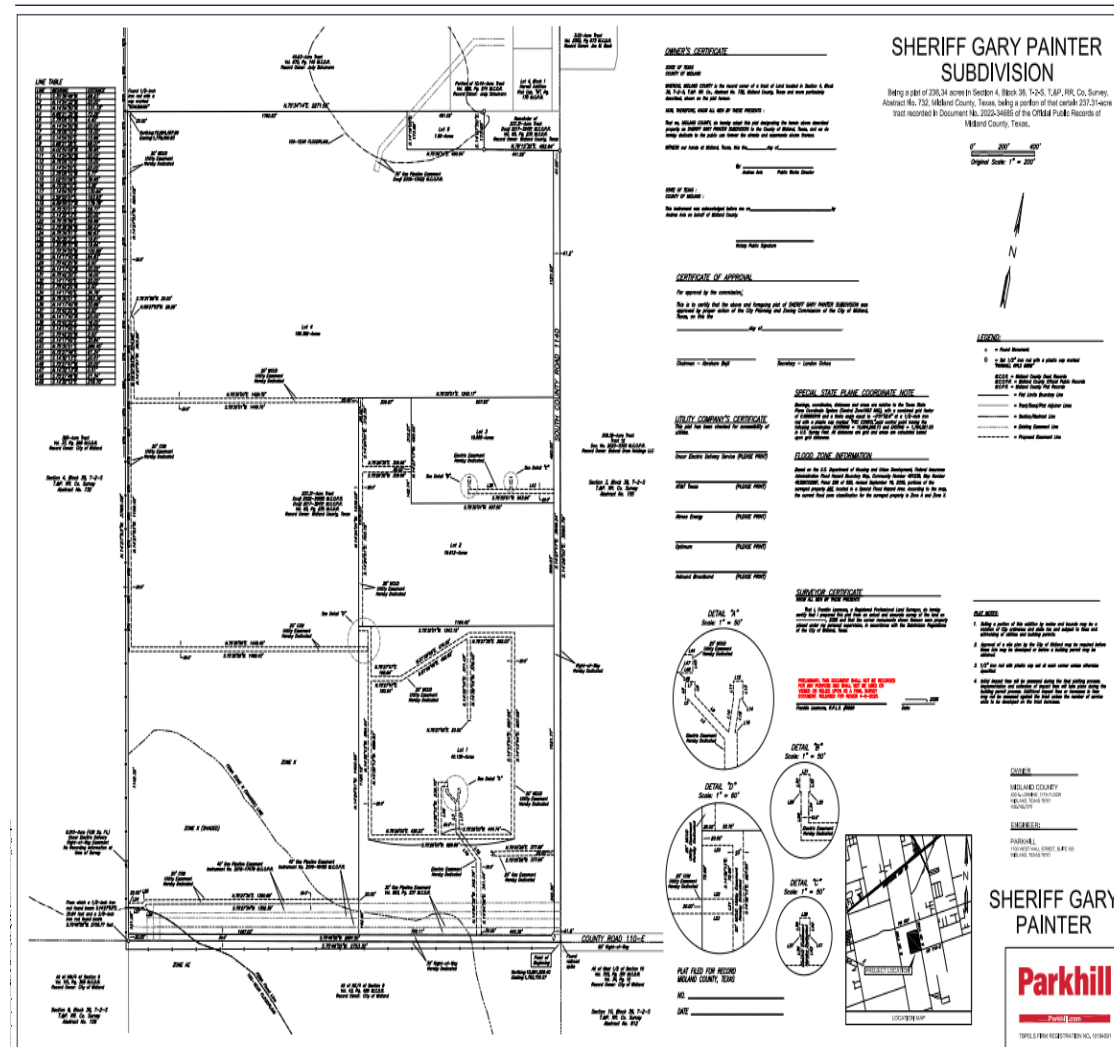
APPLICATION SUMMARY

- **Property Owner & Developer:** Midland County
- **Representative:** Josh Wallender, with Parkhill
- **Application Type:** Preliminary Plat
- **Address:** 2214 South County Road 1140 (ETJ)



PLAT DETAILS

- Acreage: 236.34-acres
- Number of lots: 5 lots
- Reason for Request: For the development of a jail and water treatment facility



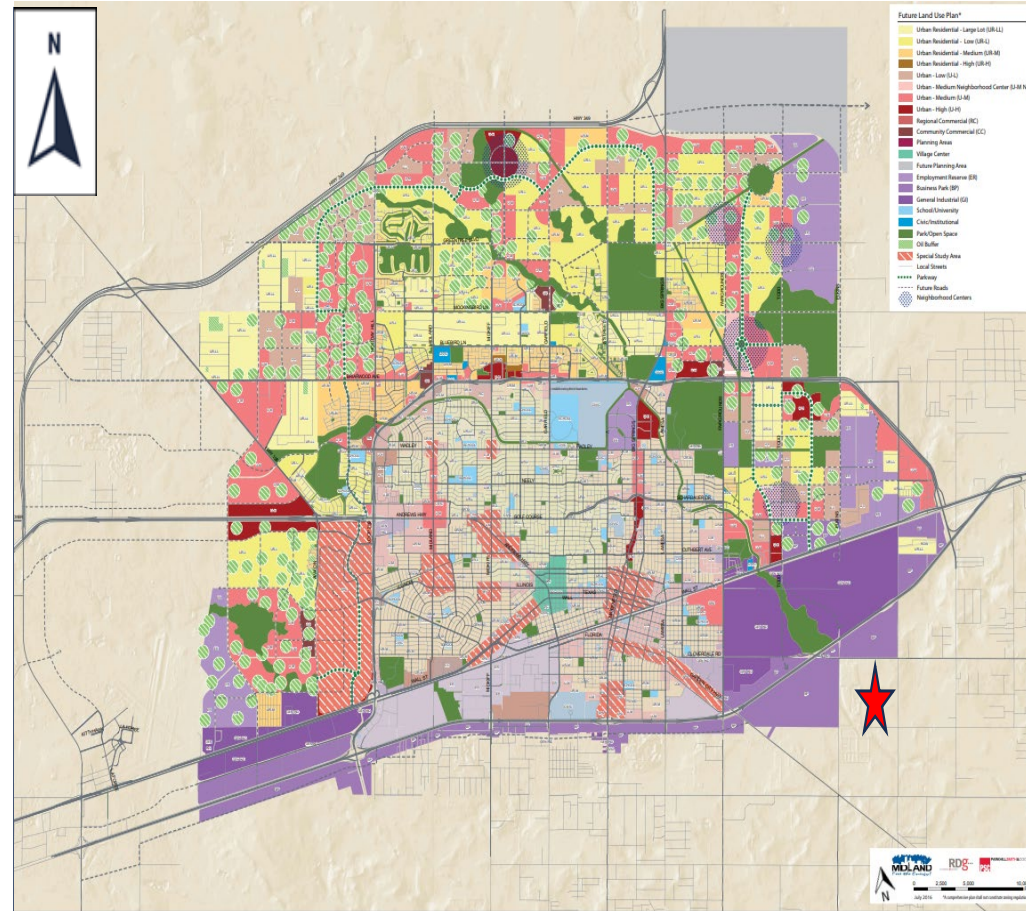
LAND USE

- **Current Use:** Vacant
- **Proposed Use:** Jail and Water Treatment Facility
- **Surrounding Uses:**
 - **North:** Commercial Businesses
 - **South/East/West:** Vacant



COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - Not designated



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the preliminary plat of Sheriff Gary Painter Subdivision subject to the following conditions.

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

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



STAFF RECOMMENDATION

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



STAFF RECOMMENDATION

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



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: May 5, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Southwest Crossing, Section 22, being a plat of a 27.86-acre tract of land out of Section 12, Block 40, T-2-S, City and County of Midland, Texas. (Generally located on the north side of Cholla Road, approximately 845 feet west of Antelope Trail.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Parkhill is requesting to plat a 27.86-acre tract of land located at 6301 West Interstate 20 into one lot for future industrial development.

Current Zoning:

BP, I-20 Business Park District, in part, and PD, Planned Development District for shopping Center, in part.

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

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

PAVING: County road, west of tract is sub-standard, construct to City Standards for entire platted frontage. For the county road it is required to construct the full street with curb and gutter. The remainder of Cholla road is sub-standard, construct to City Standards for entire platted frontage. For Cholla road, the developer only needs to construct the remaining portion of Cholla rd. on their side of the street with curb and gutter. [Reference City Code Section 11-2-6(B)1] Or request a deferral for the timing of the public improvements. W I-20 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 12" water exists west of tract, okay as is. 12" water exists in Cholla Street, okay as is. 12" 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: Extend wastewater main down Cholla, covering the plats public frontage. Or request a deferral for the timing of the public improvements.

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

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

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

DIMENSION: * * * OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas issues

GIS: (Approved)

Plat does not conform to property corners along northern boundary of plat or 2011-23417. Please confirm.

Please make dedication line solid.

Label Oncor easement that is within plat boundaries.

Provide the distances for the north and south portion of Acacia Dr.

The proposed street name of "Acacia Drive" cannot be used. It is in use for a subdivision being recorded.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved with Conditions)

Legal description should read "Being a plat of a 27.86-acre tract of land out of Section 12, Block 40, T-2-S, City and County of Midland, Texas. [Informational]"

Staff recommends approval of the Preliminary Plat of Southwest Crossing, Section 22 subject to the conditions below.

Conditions:

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

Attachments:

Application
Preliminary Plat
Maps
PowerPoint Presentation



Preliminary Plat Application

Project Number: Sub-25-0827

Case Number: P-25-2244

Proposed Subdivision Plat Name: Southwest Crossing, Section 22

Legal Description (attached sealed Metes and Bounds): Being a plat of 29.24 acres in Section 12, Block 40, T-2-S, City and County of Midland, Texas.

Property Owner

Printed Name: Kenneth Huseman Family Partnership, L.P.

Phone ()

Email jonathan.v.huseman@gmail.com

Address P.O. Box 2309

City Granbury

State TX

Zip 76048

Developer (if different than Owner)

Printed Name: BH DevCo

Phone ()

Email THammer@bhdevco.com

Address 2425 E. Camelback Rd, #220

City Phoenix

State AZ

Zip 85016

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

Firm: Parkhill

Printed Name: Logan Derise

(PROJ # 44438.24)

Phone (432) 697-1447

Email jwallender@Parkhill.com

Address 1700 West Wall, Suite 100

City Midland

State Texas

Zip 79701

Current Zoning: BP, I-20 Business Park ; PD, Planned Development

Reason for Platting: Property development

Plat Information

Total Acreage: 27.86 acres

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-family Dwelling Units: N/A

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development 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): [Signature] Date: 4/9/2025

Property Owner (printed): Jonathan Huseman

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.

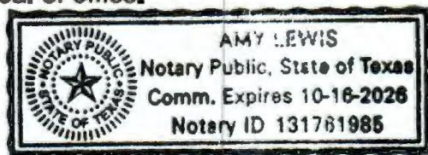
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Logan Derise who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or is authorized by Midland County 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: Logan A. Derise]
Authorized Agent (signature)

Subscribed and sworn to before me, this 9 day of April, 2025, to certify which witness my hand and seal of office.



[Signature: Amy Lewis]
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 # invoiced

Received By: [Signature: Bealyn Dugoe]

Date: APR 9 2025

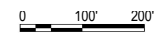
Initial: _____

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

SURVEYOR'S CERTIFICATE
I, JONATHAN HUSEMAN, 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.

PRELIMINARY PLAT
SOUTHWEST CROSSING SECTION 22
Being 27.86 Acres in Section 12, Block 40, and County of Midland, Texas

R.P.L.S. #XXXX

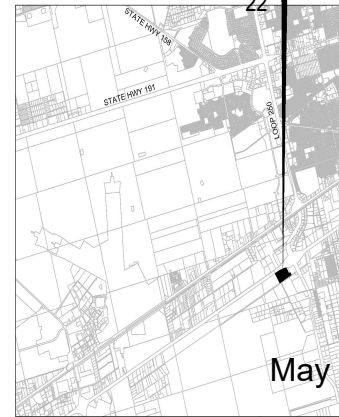


- LEGEND**
- City Limits
 - Proposed Aerial Limits
 - Proposed Street ROW
 - Proposed Center Line Road
 - Existing Lot
 - Existing Easements
 - Existing Survey Line
 - Existing Water Line
 - Existing 1' Contours
 - Proposed Sewer Line

- PLAT NOTES:**
1. Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and penalties.
 2. No other utilities are shown on this plat. Midland may be required to install a plastic cap set at each corner unless otherwise specified.
 3. Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increases in fees may not be assessed against the lots shown on this plat.
 4. The number of service units to be developed is 480477, sheet number 48329C0184F, revised September 16, 2009, the surveyed property is located in a special flood hazard area according to the map titled "Flood Hazard Classification" for the surveyed property.
 5. The plat is prepared by Parkhill Development Co., a limited liability company, its general partner is Jonathan Huseman Family Partnership, L.P., a Texas limited liability partnership.

SPECIAL STATE PLANE
The horizontal coordinates are relative to the Texas State Plane Coordinate System (Central Zone 1983 NAD), with a combined grid factor of 0.9998958 for mean project datum. The theta angle is equal to -00° 54' 48.39" at USCGS station "Midland", with published values of N=10,690,134.70 and E=1,746,696.78 in U.S. Survey Feet.

SOUTHWEST CROSSING SECTION 22

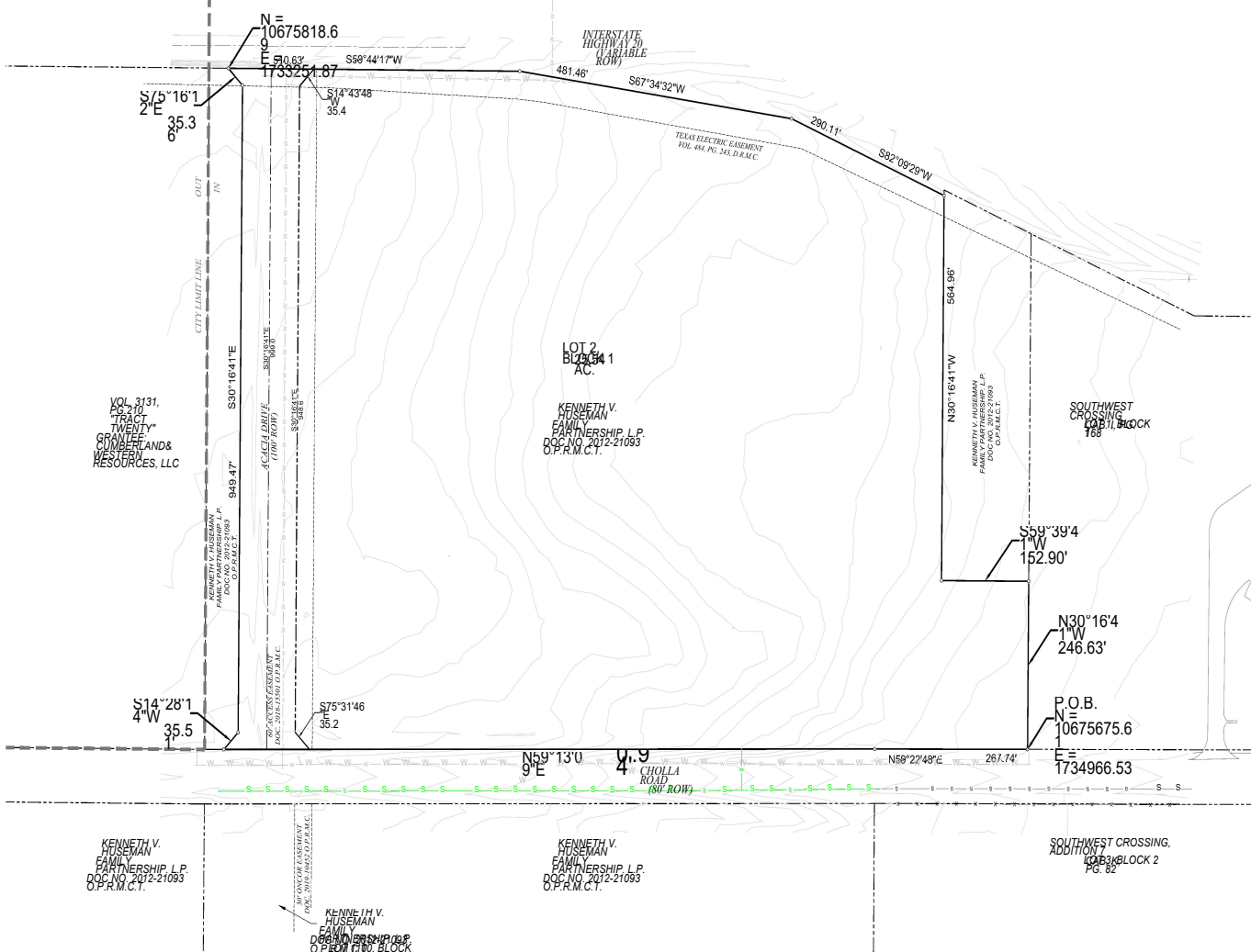


SOUTHWEST CROSSING SECTION 22
Parkhill

May 5, 2025

LOCATION MAP

TBPEL'S FIRM REGISTRATION NO. 10194091



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND
I, JONATHAN HUSEMAN, 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.

That we, KENNETH HUSEMAN FAMILY PARTNERSHIP, L.P., do hereby adopt this plat designating the herein above described property as **SOUTHWEST CROSSING SECTION 22** to the City and County of Midland, Texas, and we do hereby dedicate to the public use for the City of Midland, Texas, this land.

By: Jonathan Huseman, Manager

STATE OF TEXAS
COUNTY OF MIDLAND
This instrument was recorded in the Public Records of the County of Midland, Texas, on May 5, 2025, at 1:15 PM.

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

On or Before Delivery Service (PLEASE PRINT)

AT&T Texas (PLEASE PRINT)

Almos Energy (PLEASE PRINT)

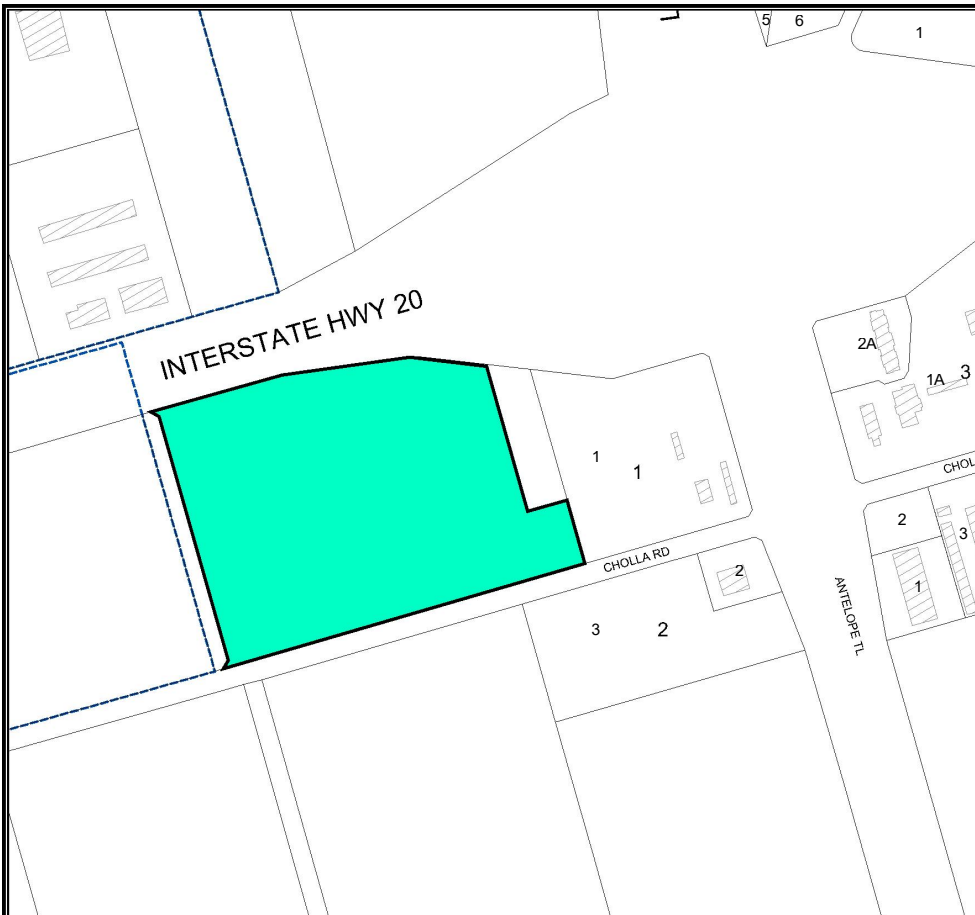
Optimum (PLEASE PRINT)

Astound Broadband (PLEASE PRINT)

CERTIFICATE OF APPROVAL
For approval by the Commission:
This is to certify that the above and foregoing plat of **SOUTHWEST CROSSING SECTION 22** was approved by proper action of the City Planning and Zoning Commission of the City of Midland.

Chairman: Abraham Bejil
Secretary: Landon Ochoa

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
DATE



Location Map

SUB-25-0827

Scale: 1" = 465'

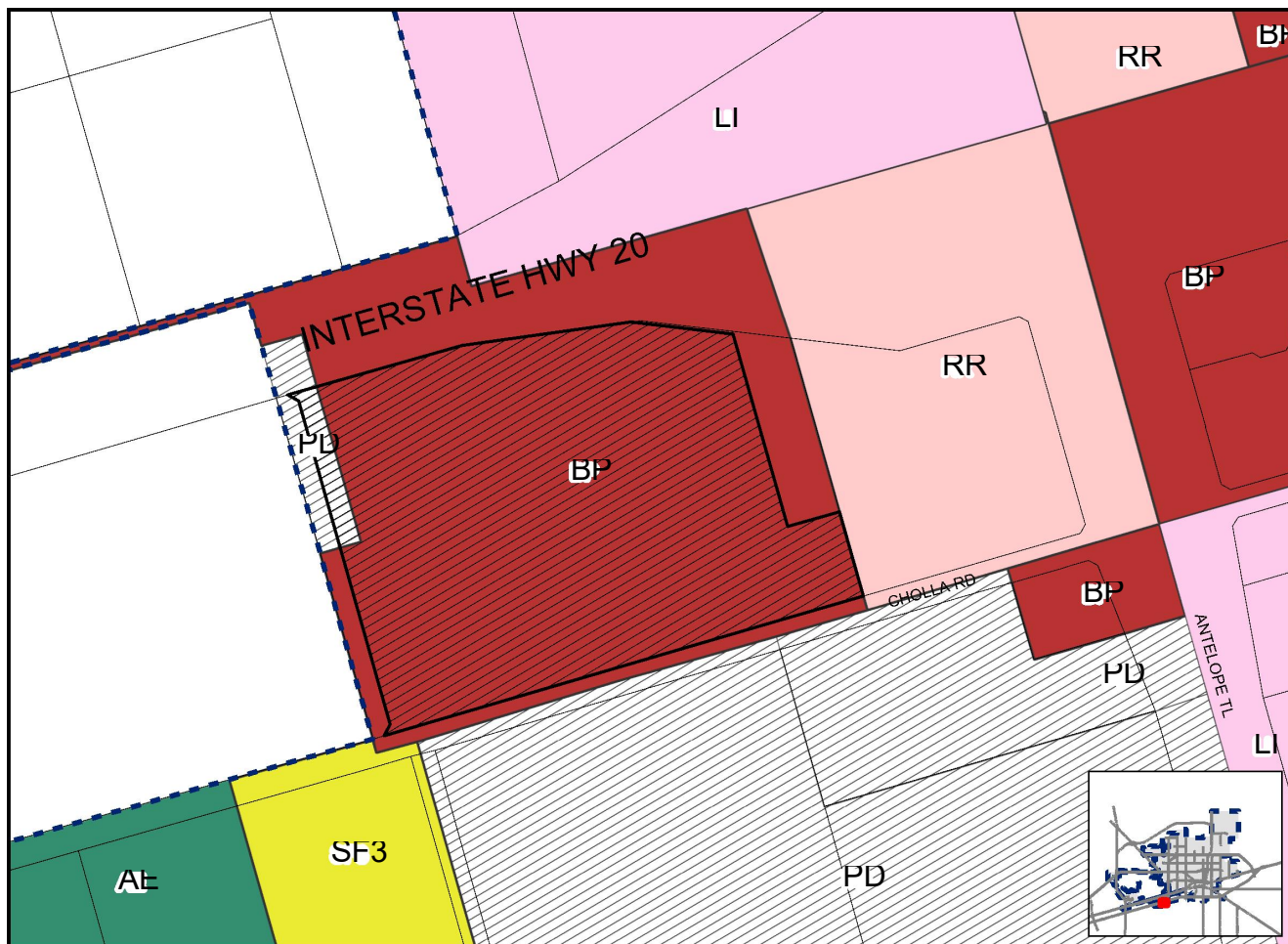
Proposed plat of Southwest Crossing, Section 22, being a plat of a 27.86-acre tract of land out of Section 12, Block 40, E 24th St, City and County of Midland, Texas, located on the west side of Cholla Road, approximately 845 feet west of Antelope Trail. (Council District 2)

LEGEND
 CITY LIMITS
 PARCEL
 PRIVATE
 BLDGS



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



Map by MJ
04/29/2025

**SUB-25-
0827**

Scale: 1" =
343'

**ZONING
MAP**



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SOUTHWEST CROSSING, SECTION 22

PRELIMINARY PLAT

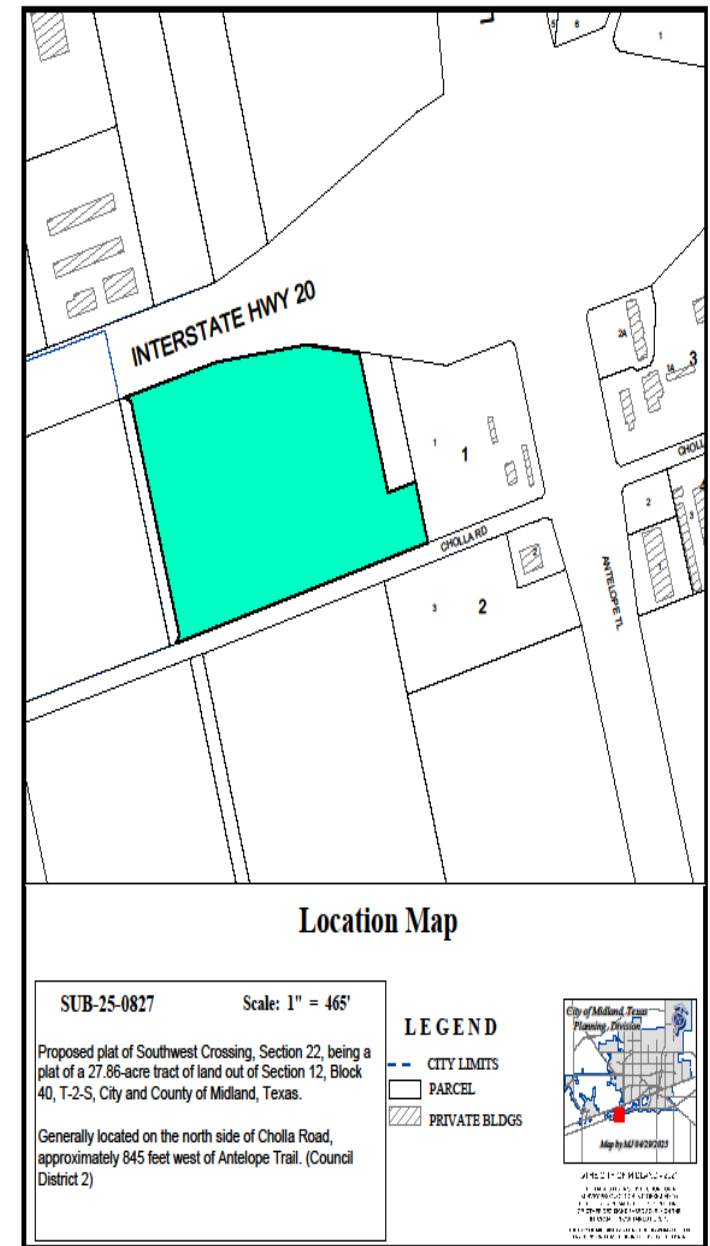


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MIDLANDTEXAS.GOV

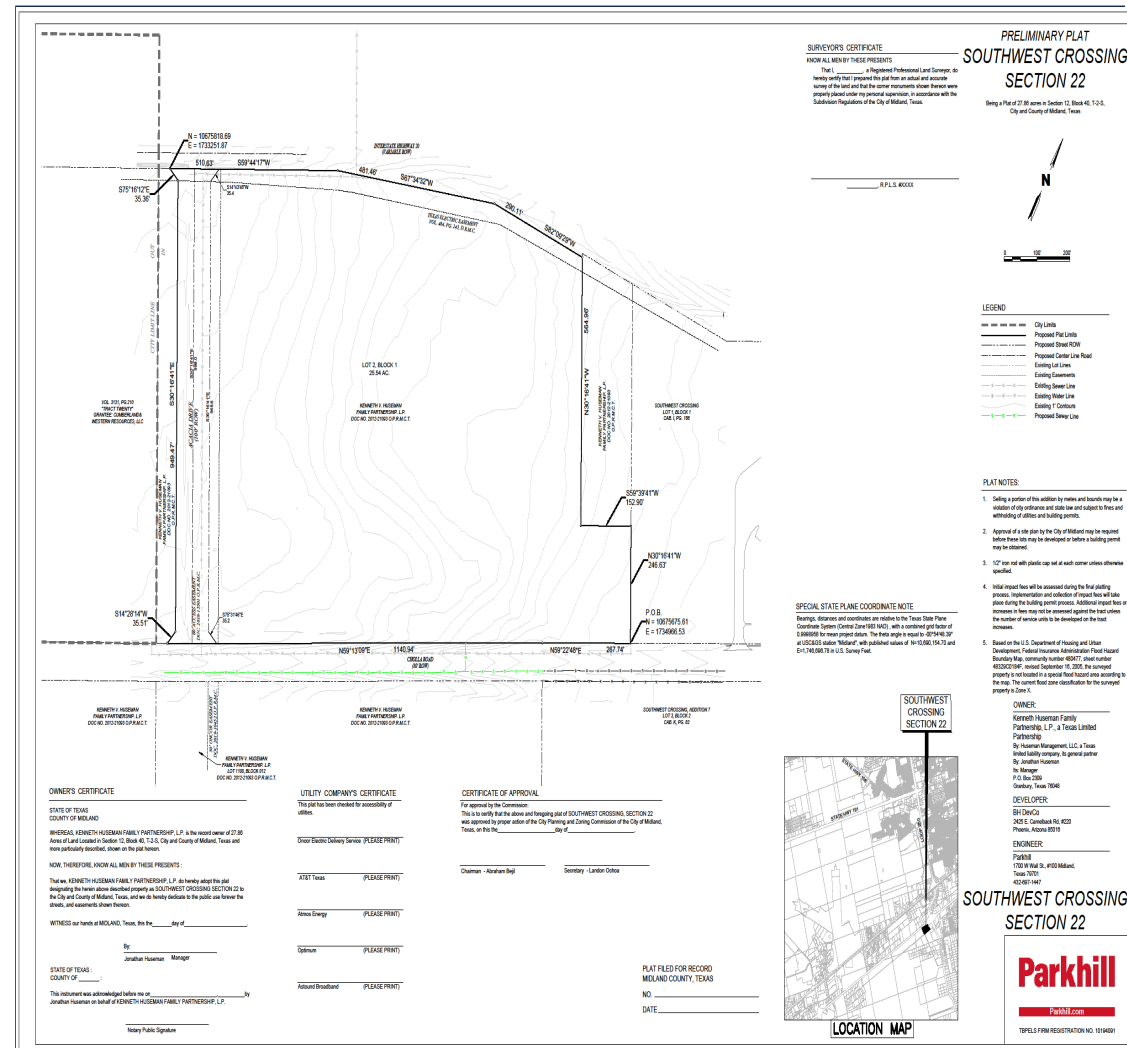
APPLICATION SUMMARY

- **Property Owner:** Kenneth Huseman Family Partnership, L.P.
- **Developer:** BH DevCo
- **Representative:** Logan Derise, with Parkhill
- **Application Type:** Preliminary Plat
- **Address:** 6301 West Interstate 20 (Council District 2)



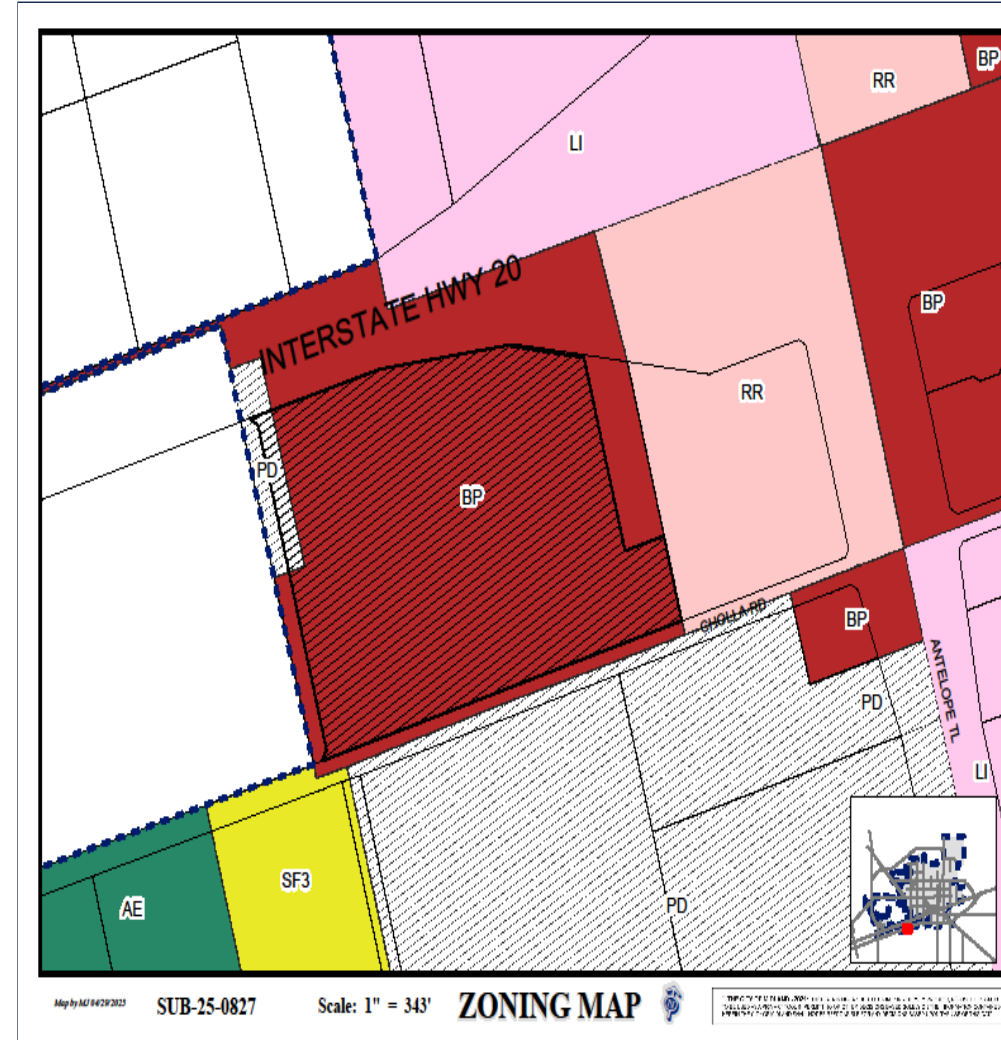
PLAT DETAILS

- Acreage: 27.86-acres
- Number of lots: 1 lot
- Reason for Request: Platting for future industrial development



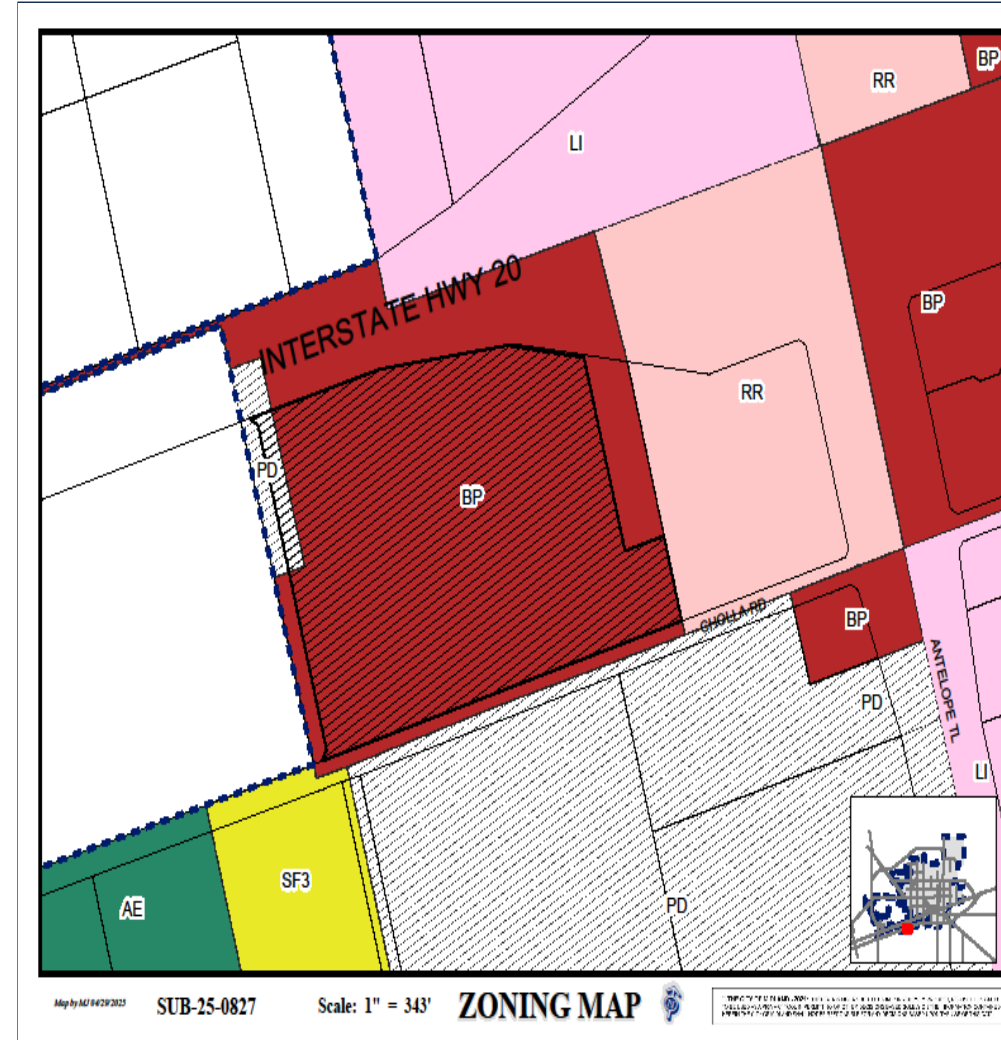
ZONING

- **Current Zoning:** BP, I-20 Business Park District, in part, and PD Planned Development District for a Shopping Center, in part
- **Surrounding Zoning:**
 - **North:** LI, Light Industrial District
 - **South:** PD, Planned Development District for a Housing Development



ZONING

- **Surrounding Zoning:**
 - **West:** ETJ, Extraterritorial Jurisdiction
 - **East:** RR, Regional Retail District, and BP, 1-20 Business Park District



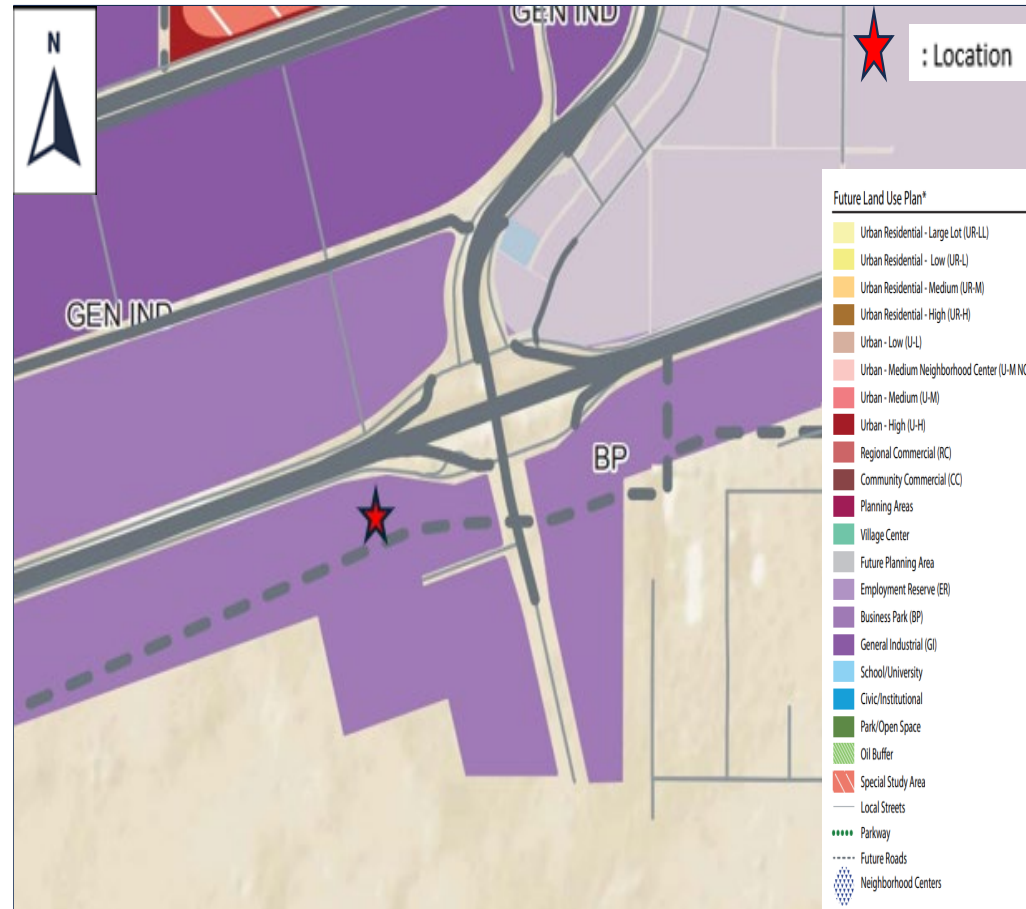
LAND USE

- **Current Use:** Vacant
- **Proposed Use:**
Warehouse/Distribution Center
- **Surrounding Uses:**
 - **North/South/West:** Vacant land
 - **East:** Gas Station



COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
 - BP, I-20 Business Park District
- **Supported Uses:**
 - Supports warehousing and distribution with larger scale visitor services located at the major intersections.



COMPREHENSIVE PLAN ANALYSIS

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



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the preliminary plat of Southwest Crossing, Section 22 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.