

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

**May 19, 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 approving Planning and Zoning meeting minutes from May 5, 2025.
3. Motion approving a Final Plat of Bankhead Addition, Section 13, being a plat of a 0.994-acre tract of land, located in the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South Midkiff Road.) **(DISTRICT 2)**
(DEVELOPMENT SERVICES)

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 Megan Dixon for a Specific Use Designation with Term for the sale of all alcoholic beverages in a bookstore, for on-premises consumption, on a 1,500-square foot portion of Lot 2, Block 1, Corporate Plaza Addition, Section 21, City and County of Midland, Texas. (Generally located on the south side Spring Park Drive, approximately 340 feet west of Edwards Street.) **(DISTRICT 2)**
(DEVELOPMENT SERVICES)
5. Hold a public hearing and consider a request by Steve Jeter, for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption

in a special event center, on Lot 1, Block 1, Camelot Addition, City and County of Midland, Texas. (Generally located on the west side of Elkins Road, approximately 3,320 feet north of Evans Lane.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

6. Hold a public hearing and consider a request by QSW & Construction for a Zone Change from LI, Light Industrial District, to C, Commercial District, on Lot 2, Block 44, Original Town, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of East Texas Avenue and North Mineola Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
7. Hold a public hearing and consider a Preliminary Plat of Green Hill Terrace, Section 19, being a replat of Lots 4 and 5, Block 14, Green Hill Terrace, Section 8, City and County of Midland, Texas. (Generally located on the west side of North Midland Drive, approximately 625 feet north of Tanforan Avenue.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
8. Hold a public hearing and consider a request by 237 West Wall, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on premises consumption in a Bar, on Lot 13, Block 61, Original Town, Section 25, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Wall Street and South Carrizo Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

9. Motion approving, with staff's recommended conditions, a Preliminary Plat of T&J Addition being a 3.579-acre tract of land out of Section 22, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of West County Road 60 and West State Highway 158.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
10. Motion approving, with staff's recommended conditions, a Preliminary Plat of Plainsview Estates, being a 16.50-acre tract of land located in Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77.) **(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
May 5, 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 3:30pm, May 05, 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, Sophie Smith, Madelim Jaquez, Lori Elliott, Britton Murry, Beatriz Quezada

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

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

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:

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)**)

Planner Lori Elliott presented this item.

The public hearing was opened at 3:35pm.

No one wished to speak on this item.

The public hearing was closed at 3:35pm.

J. Brian Martin moved to approve this request; seconded by Lucy Sisniega.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

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)**

Senior Planner Britton Murry presented this item.

The public hearing was opened at 3:37pm.

No one wished to speak on this item.

The public hearing was closed at 3:37pm.

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

PACKET

P&Z MINUTES

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May 5, 2025

NAY: None
ABSTAIN: None
ABSENT: Garza, Hunter

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)**

Senior Planner Britton Murry presented this item.

The public hearing was opened at 3:41pm.

No one wished to speak on this item.

The public hearing was closed at 3:41pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

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)**

Planner Beatriz Quezada presented this item.

The public hearing was opened at 3:43pm.

No one wished to speak on this item.

The public hearing was closed at 3:43pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

PACKET

P&Z MINUTES

ABSENT: Garza, Hunter

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)**

Planner Lori Elliott presented this item.

The public hearing was opened at 3:46pm.

No one wished to speak on this item.

The public hearing was closed at 3:46pm.

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

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)**

Planner Madelim Jaquez presented this item.

The public hearing was opened at 3:49pm.

No one wished to speak on this item.

The public hearing was closed at 3:49pm.

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

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)**

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

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)**

Brennan Berry moved to approve this request; seconded by Brandon Ofield.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

With no further items or business to come before the Commission, Chair Bejil adjourned the meeting at 3:54pm

Abraham Bejil, Chair

Date



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

5/15/25
Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: May 19, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving a Final Plat of Bankhead Addition, Section 13, being a plat of a 0.994-acre tract of land, located in the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South Midkiff Road.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District.

Preliminary Plat Approval:

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

The Preliminary Plat was approved March 17, 2025 by the Planning and Zoning Commission.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

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

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 04/08/2025. [For Applicant's Information Only.]

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

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

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

Transportation: (Approved)

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.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Bankhead Addition, Section 13.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

Case Number:

Sub-25-0810
P-25-2254

Proposed Subdivision Plat Name: BANKHEAD ADDITION, SECTION 13

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

Property Owner

Printed Name: RED SKY MIDLAND RE, LLC

Phone (918) 760-7793

Email
phil@redskyholdings.comAddress
15110 DALLAS PARKWAY #440

City DALLAS

State TX

Zip 75248

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: ASHLEE DEVINE

Phone (432) 262-0999

Email
adevine@maverick-eng.com

Address 1909 W WALL ST, SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: RR AND C (PENDING A ZONE CHANGE RR)**Reason for Platting:** COMMERCIAL DEVELOPMENT**Plat Information**

Total Acreage: 0.994

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

Number of Lots: 1

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

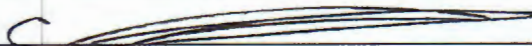
For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):



Date: 4/22/25

Property Owner (printed): Kevin Mattson

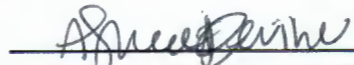
The Final Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application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

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

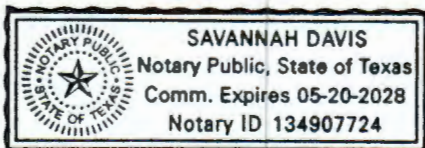
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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


Authorized Agent (signature)

Subscribed and sworn to before me, this 23rd day of April, 20 25, to certify which witness my hand and seal of office.




NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

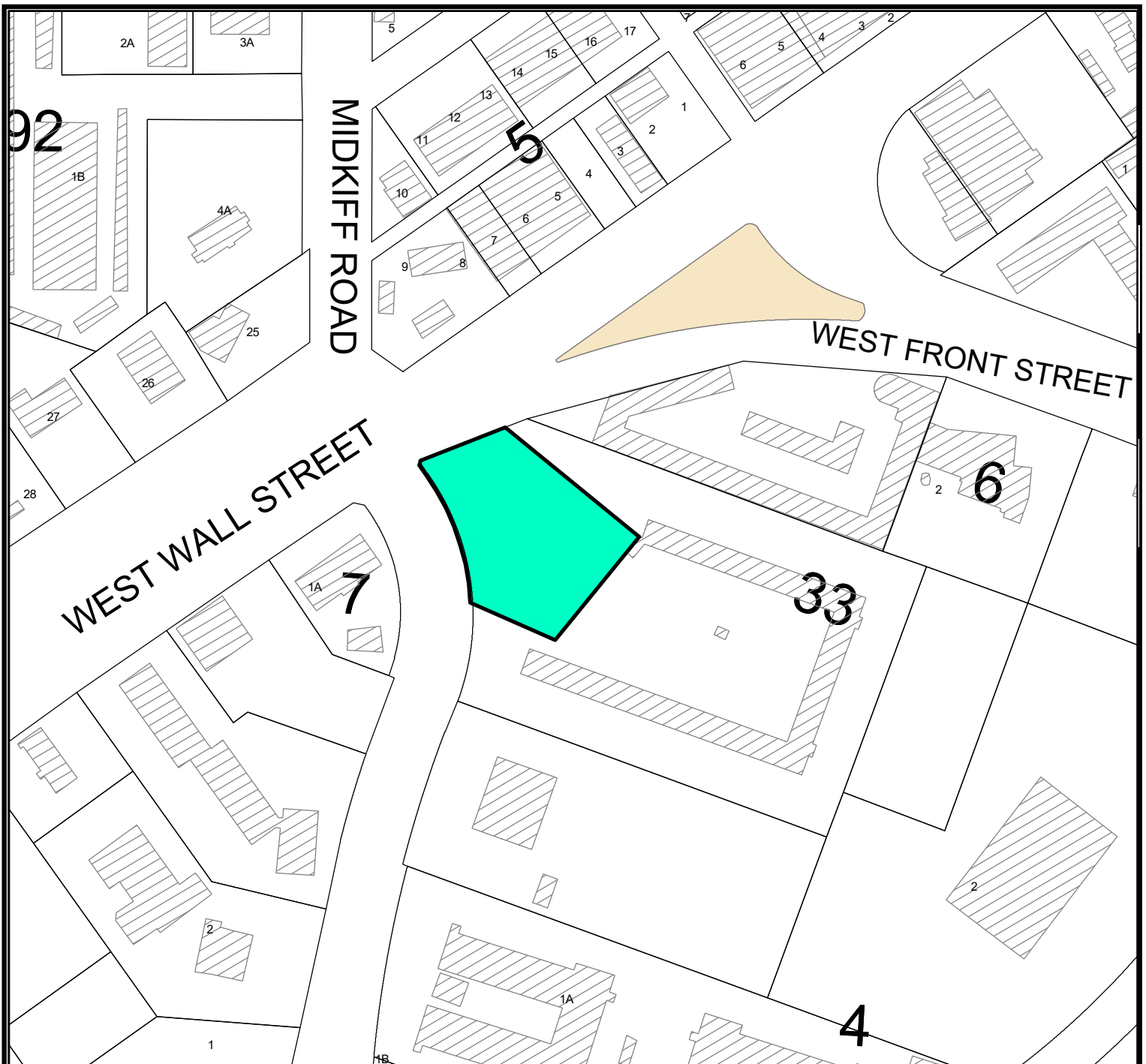
FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☐ Mylar	☒ 1 Copy of Plat (11x17)	☐ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>5297</u>	☒ Tax Certificates	Check # <u>5298</u>
Received By: <u>Melvin Lopez</u>		Date: <u>4-23-25</u>

RECEIVED

APR 23 2025

Initial: _____

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



Location Map

SUB-25-0810

Scale: 1" = 186'

Proposed plat of Bankhead Addition, Section 13, being a plat of a 0.994-acre tract of land, located in the southwest quarter of Section 33, Block 39, Township 1 South, Texas and Pacific Railway Company Survey, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of West Wall Street and South Midkiff Road.

(Council District 12)

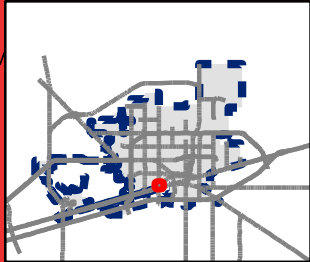
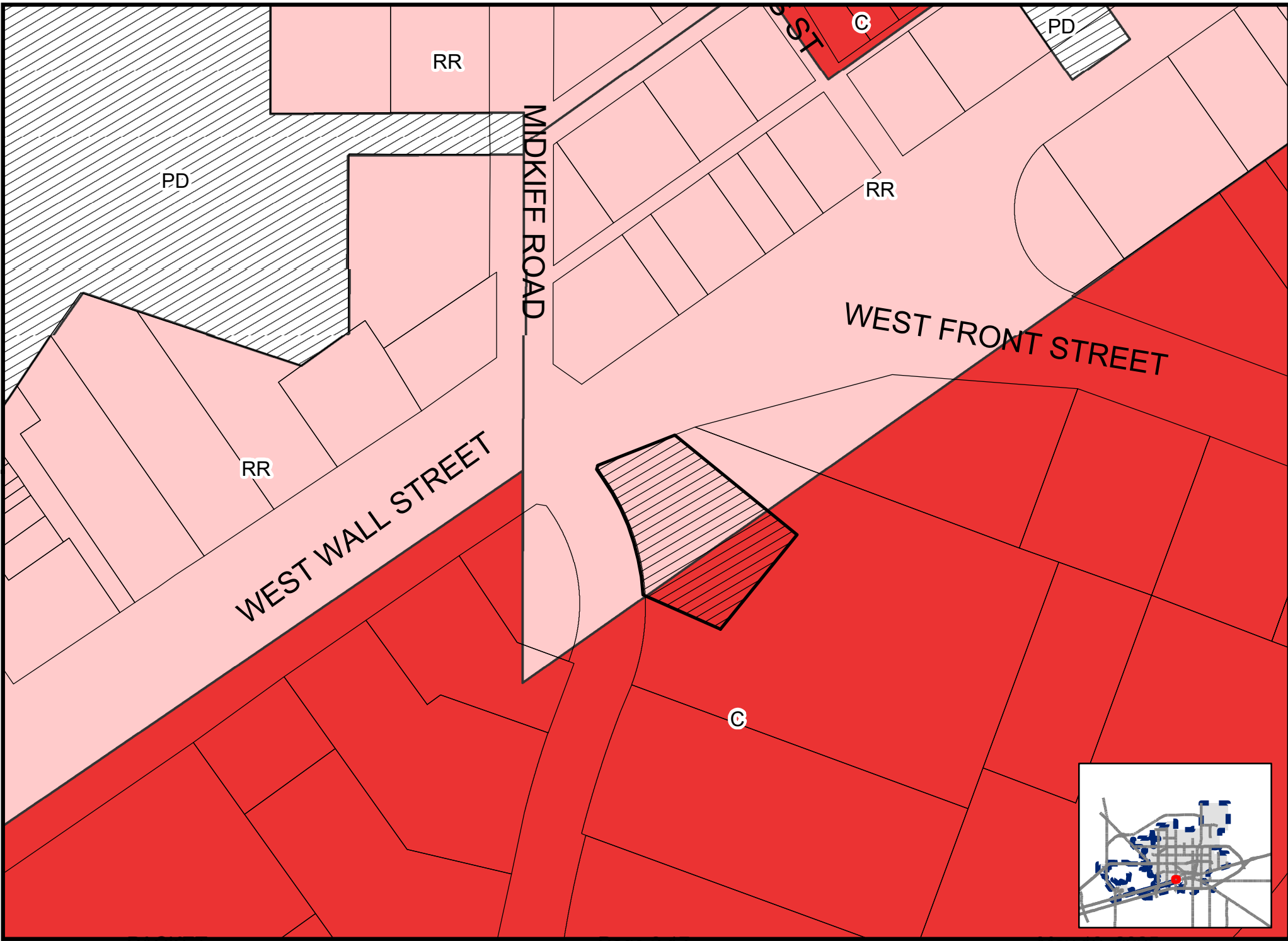
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



MIDKIFF RD

WEST FRONT ST

An aerial photograph of a city street labeled 'WEST WALL ST'. A large, thick black arrow is superimposed on the image, pointing from left to right, indicating the direction of traffic flow. The street is a multi-lane road with a grassy median and sidewalks. Several cars are visible on the road.

PACKET

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May 19, 2025



FINAL PLAT BANKHEAD ADDITION, SECTION 13

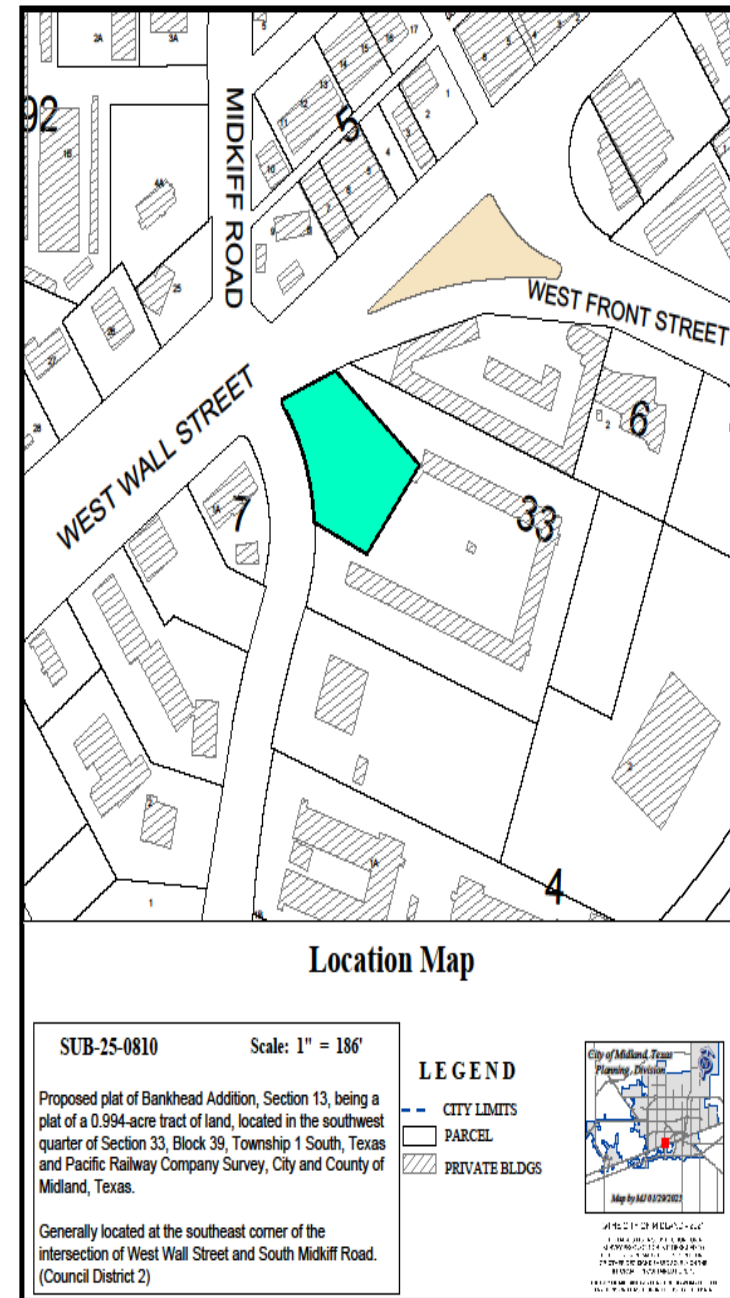


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

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



3

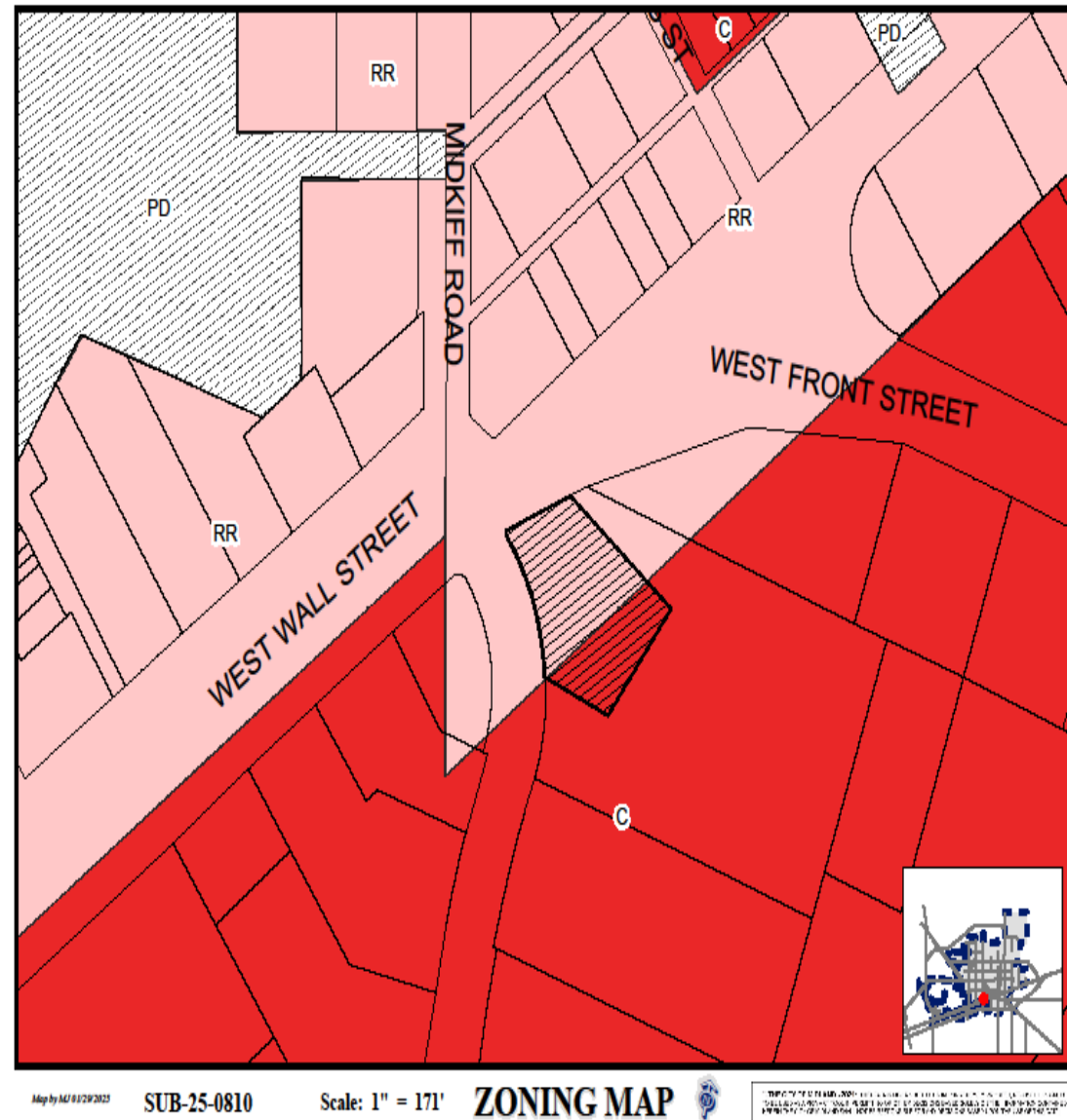
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- May 19, 2025



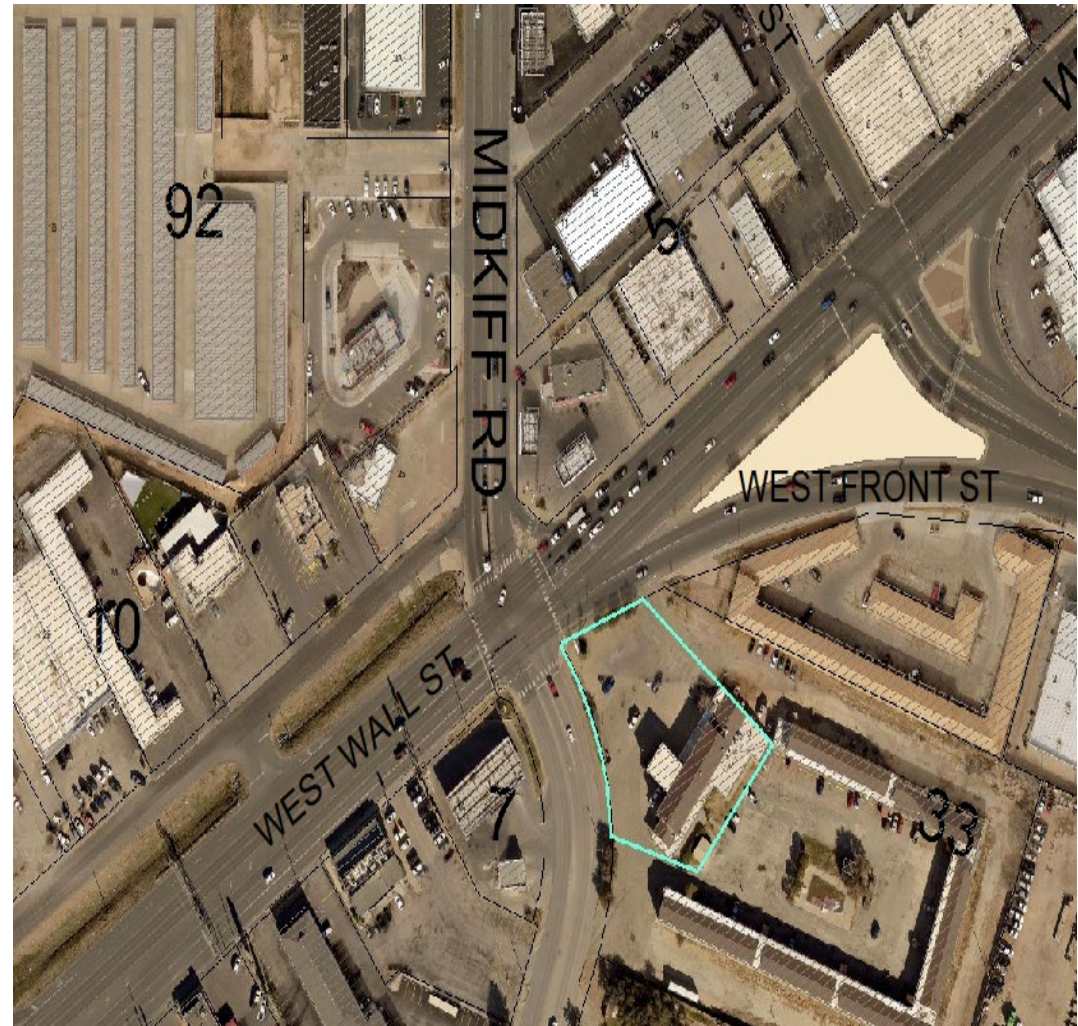
ZONING

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



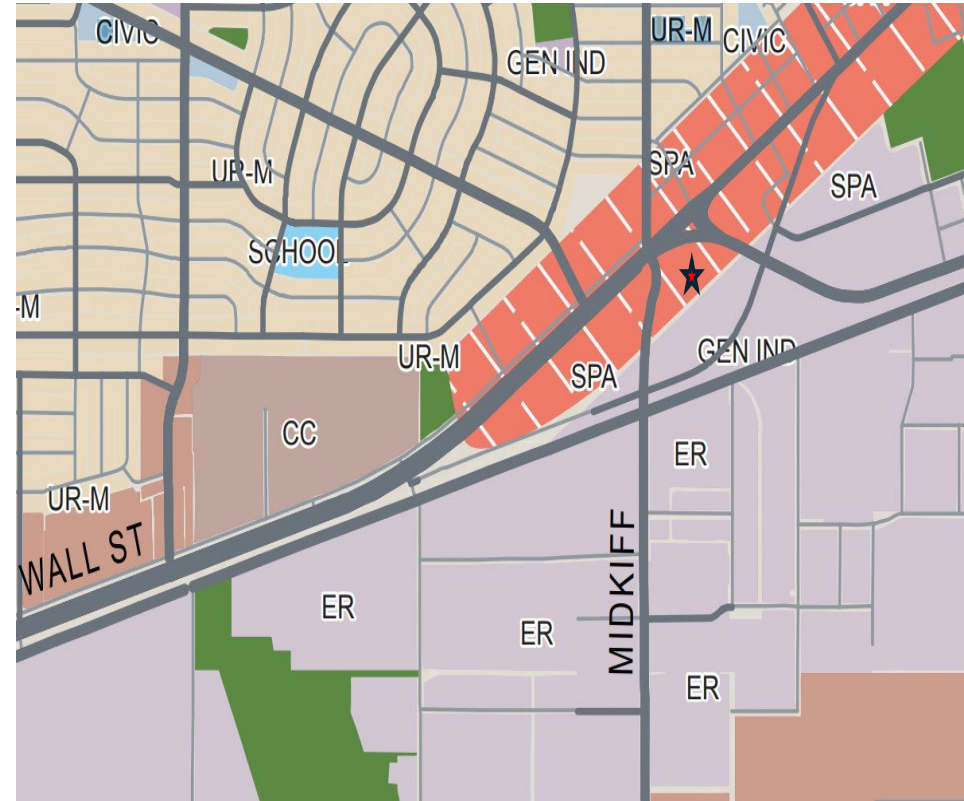
LAND USE

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



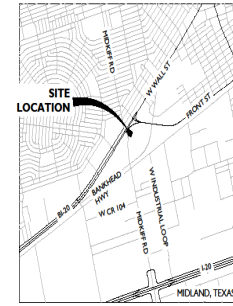
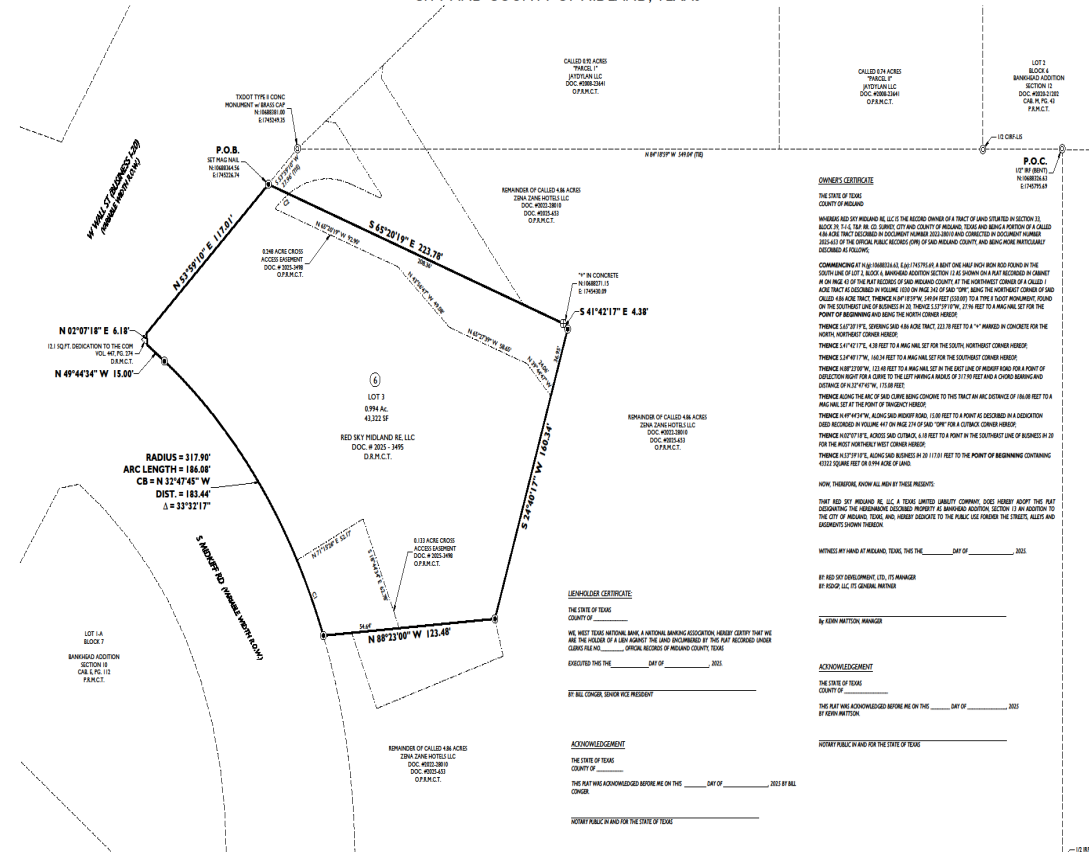
COMPREHENSIVE PLAN

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



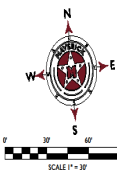
BANKHEAD ADDITION, SECTION 13

BEING A PLAT OF A 0.994-ACRE TRACT OF LAND, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, BLOCK 39, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP

N.T.S.



SCALE 1" = 30'

SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monument shown thereon were properly located under my personal supervision in accordance with the subdivision regulations of the City of Midland, Texas.

Surveyor's Signature: [Signature]

Surveyor's Name: [Name]

Surveyor's Address: [Address]

Surveyor's Phone: [Phone]

Surveyor's Email: [Email]



LEGEND

SET MAG NAL

FOUND MONUMENT AS NOTED

BOUNDARY LINE

PROPERTY LINE

EASEMENT

OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX

PLAT RECORD, MIDLAND CO., TX

DEED RECORD, MIDLAND CO., TX

CURVE TABLE				
CURVE	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
1	4300	3179	430°	14° 18' 12" W
2	1000	1000	180°	180° 00' 00" W



MAVERICK
CIVIL ENGINEERING & LAND SURVEYING
1909 West Wall Street, Suite 101
Midland, Texas 79701
ENGINEER FRANK E. FLORES
SURVEY FRANK E. FLORES
Tel: (432) 342-8999 Fax: (432) 342-8999
www.Maverick-Eng.com

BANKHEAD ADDITION SECTION 13

STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends APPROVAL of this Final Plat of Bankhead Addition, Section 13.



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 19, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Hold a public hearing and consider a request by Megan Dixon for a Specific Use Designation with Term for the sale of all alcoholic beverages in a bookstore, for on-premises consumption, on a 1,500-square foot portion of Lot 2, Block 1, Corporate Plaza Addition, Section 21, City and County of Midland, Texas. (Generally located on the south side Spring Park Drive, approximately 340 feet west of Edwards Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Megan Dixon is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, on a property located at 200 Spring Park Drive for Main Squeeze Midland.

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The property to the north is zoned RR, Regional Retail District and is the location of Ally Outdoors. The property to the west is zoned RR, Regional Retail District, and is a shopping center. The property to the east is zoned PD, Planned Development District for a Transitional District and is a commercial business. The property to the south is zoned RR, Regional Retail District and is the location of the Cowboy Prime Restaurant.

Analysis:

The property is located at 200 Spring Park Drive and is currently zoned RR, Regional Retail District, which permits the sale of all alcoholic beverages for on-premises consumption. The total area of the bookstore, Main Squeeze Midland, is 1,500 square feet and the proposed alcohol serviceable area is 1,050 square feet.

The proposed days and hours of operation are:

Sunday through Saturday from 11:00 a.m. to 9 p.m.

The applicant is requesting the following alcohol serviceable hours.

Sunday through Saturday from 11:00 a.m. to 9 p.m.

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

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

There are no schools or churches within 300 feet of the property using the front door to door distance measurement.

This request has been circulated to and reviewed by respective City departments for internal review and their comments, conditions, and requirements are as follows:

Fire: (Approved)

No objections

Engineering: (Approved)

No objection. [For Applicant's Information Only.]

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for Main Squeeze is acceptable. The property must adhere to the maximum occupant load of 70 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning:

The request is in compliance with the *Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4, which is to* “Encourage the development of places where Midland residents can gather and socialize to build connections.” (Tall City Tomorrow page 137) Main Squeeze Midland is an establishment that will provide Midland residents with a unique social gathering experience.

Staff recommends approval of this Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a bookstore, subject to conditions A through G.

Conditions:

- A. That the serviceable area shall be limited to approximately 1,050 square feet as shown in Exhibit “A”, which is attached hereto and incorporated herein for all purposes.**
- B. That the sale and on-premises consumption of alcoholic beverages shall conform to applicable state and local laws.**
- C. That the days and hours of alcoholic beverages sales and consumption shall be limited to: Sunday through Saturday from 11:00 a.m. to 9 p.m.**
- D. That the establishment shall meet all requirements of the Fire Department and Code Administration.**
- E. That the occupancy of the establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.**
- F. That the applicant shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on premises consumption to ensure that the conditions of this permit are satisfied.**
- G. That in accordance with Section 9.07.E.3 of the Zoning Ordinance, the establishment shall be in operation within 120 days from the final adoption date of this ordinance.**

Letters of Objection:

As of May 16, 2025, staff has not received any letters of objections.

Attachments:

Application
Floor Plan (Exhibit A)
Site Photo
Maps

	Specific Use Designation with Term for the Sale of Alcoholic Beverages for On-Premises Consumption	Project Number: _____ Case Number: <u>SUD-25-0199</u>
---	---	--

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: Megan Dixon		Phone (432) 254-1994 Email: mainsqueezemidland@gmail.com	
Address 6605 E. County Road 109	City Midland	State TX	Zip 79706

Property Owner Printed Name: James Gripp		Phone (432) 847-7283 Email: gripp@allyoutdoors.com	
Address 201 Spring Park Drive Suite 103	City Midland	State TX	Zip 79705

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

Street Address: 200 Spring Park Drive Suite 302	
Business Name: Main Squeeze Midland	
Legal Description Lot: 002 Block: 001	Subdivision: Corporate Plaza, Section 21
Current Zoning: Regional Retail	
Reason for Request: <u>We aim to create a bookstore that offers wine, malt, and coffee options, providing readers and women with a welcoming space that feels like their own within the community.</u>	

Type of Business (restaurant, bar, lounge, nightclub, etc.): Bookstore <u>(main squeeze midland)</u>							
Proposed/Current Days and Hours of Operation: <u>Sunday - Saturday 11:00 am to 9 pm</u>							
Proposed Days and Hours of Alcohol Service: <u>Sunday - Saturday 11:00 am to 9 pm</u>							
Total Square Footage of Business: 1500 sq. ft.							
Square Footage of Alcohol Serviceable Area: 1050 sq. ft.							
Restroom Fixtures:	<table style="width: 100%; border: none;"> <tr> <td style="width: 30%; text-align: center;">Men</td> <td style="width: 30%;">Toilets/Urinals: 1 / 1</td> <td style="width: 40%;">Bathroom Sinks: 1</td> </tr> <tr> <td style="text-align: center;">Women</td> <td>Toilets: 1</td> <td>Bathroom Sinks: 1</td> </tr> </table>	Men	Toilets/Urinals: 1 / 1	Bathroom Sinks: 1	Women	Toilets: 1	Bathroom Sinks: 1
Men	Toilets/Urinals: 1 / 1	Bathroom Sinks: 1					
Women	Toilets: 1	Bathroom Sinks: 1					

Submittal and Fees

Items to be submitted with this application form:

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

Signatures

Applicant (signature): Megan Dixon Date: 4/17/2025

Applicant (printed): Megan Dixon

Property Owner (signature): [Signature] Date: 4/16/2025

Property Owner (printed): James Gripp

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Megan Dixon who, being by me duly sworn, upon oath says: That (s)he is authorized by James Gripp, 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.

Megan Dixon
Authorized Agent (signature)

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



Rose Romack
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

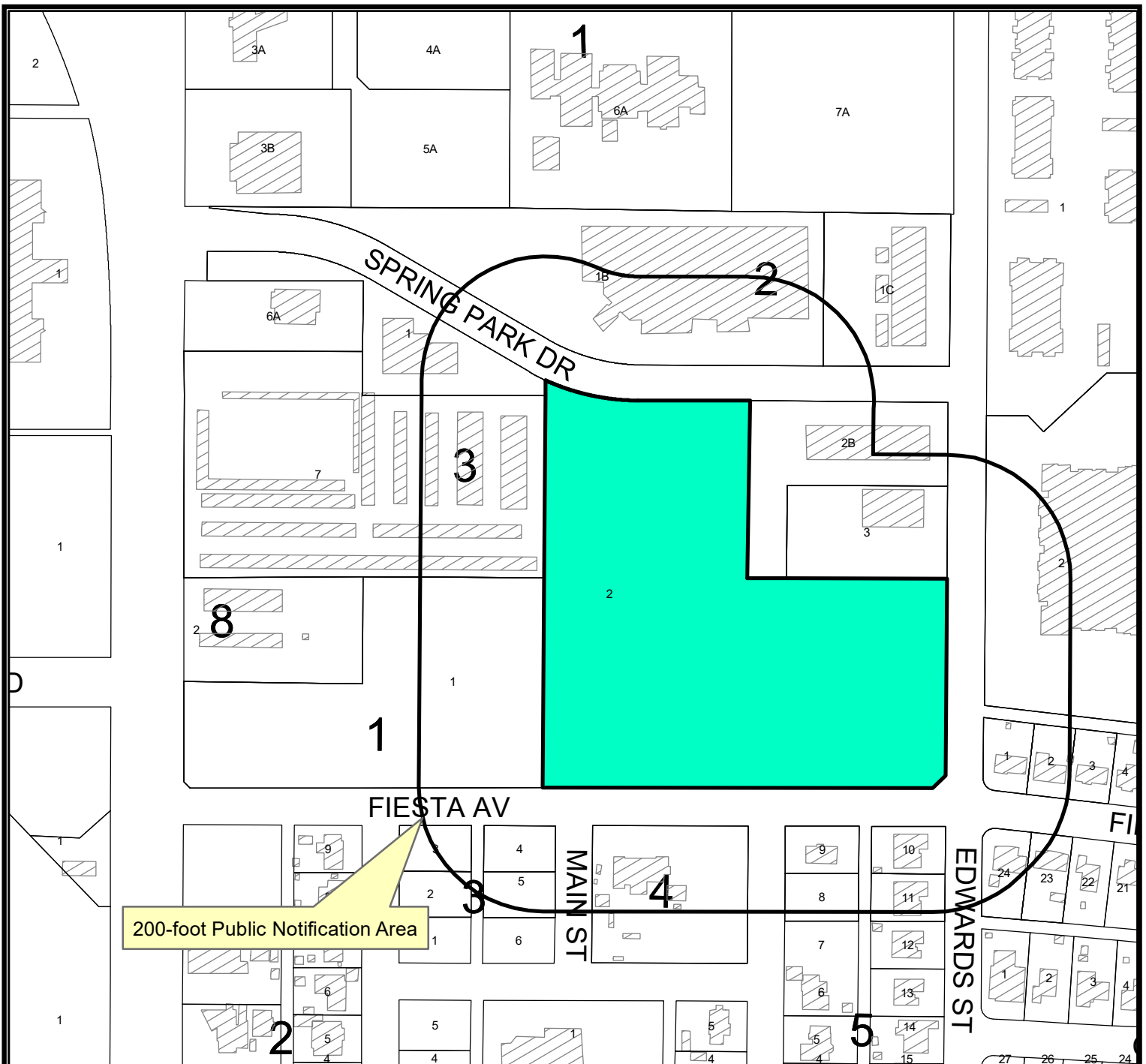
****Application will not be considered for scheduling until reviewed by a planner.****

FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Floor Plan
☒ Application Fee	☒ Site Plan
Check # <u>10381</u>	☒ Plans in Digital Format (PDF/JPEG)
Received By: <u>[Signature]</u>	Date: <u>APR 17 2025</u>

RECEIVED

Initial: [Signature]

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



Location Map

SUD-25-0199

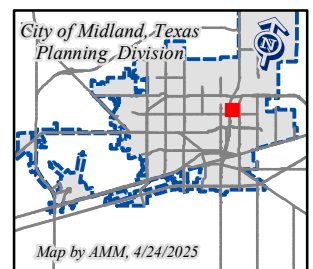
Scale: 1" = 600'

Consider a request by Megan Dixon for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a bookstore on a 1500 square-foot portion of Lot 2, Block 1, Corporate Plaza, Section 21, City and County of Midland, Texas.

Generally located on the south side of Spring Park Drive, approximately 340 feet from Edwards Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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EXHIBIT "A"

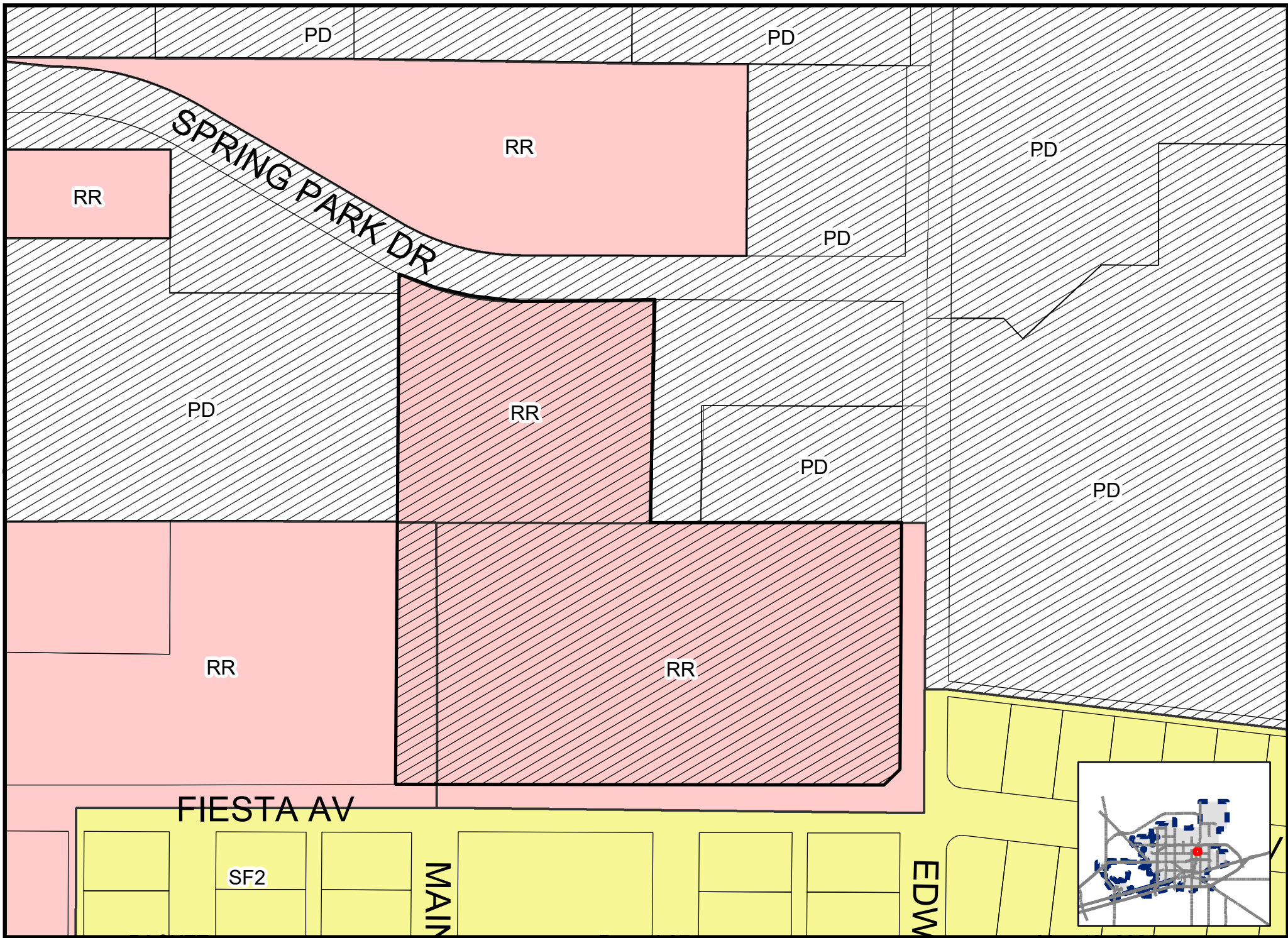
THE SITE PLAN ON THIS EXHIBIT "A" IS TENTATIVE AND PRELIMINARY ONLY AND IS NOT A WARRANTY OR REPRESENTATION ON THE PART OF LANDLORD THAT THE SHOPPING CENTER AND/OR PREMISES IS, ARE, WILL BE OR WILL CONTINUE TO BE EXACTLY AS INDICATED HEREON.

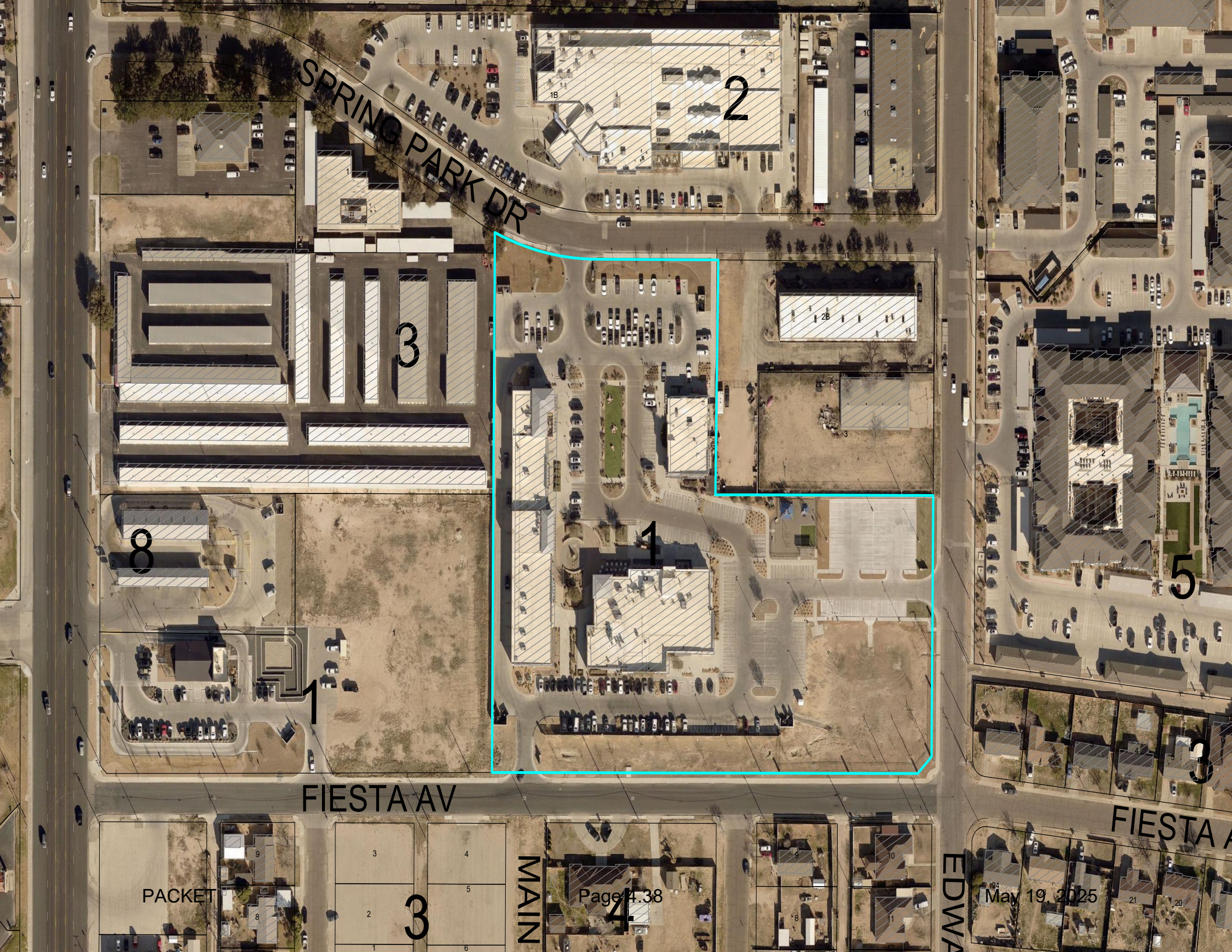
SITE PLAN



Landlord _____ Tenant MJ

Gripp Real Estate Investments, LLC – Main Squeeze, LLC





SPRING PARK DR

2

3

1

5

8

FIESTA AV

PACKET

MAIN

Page 4.38

3

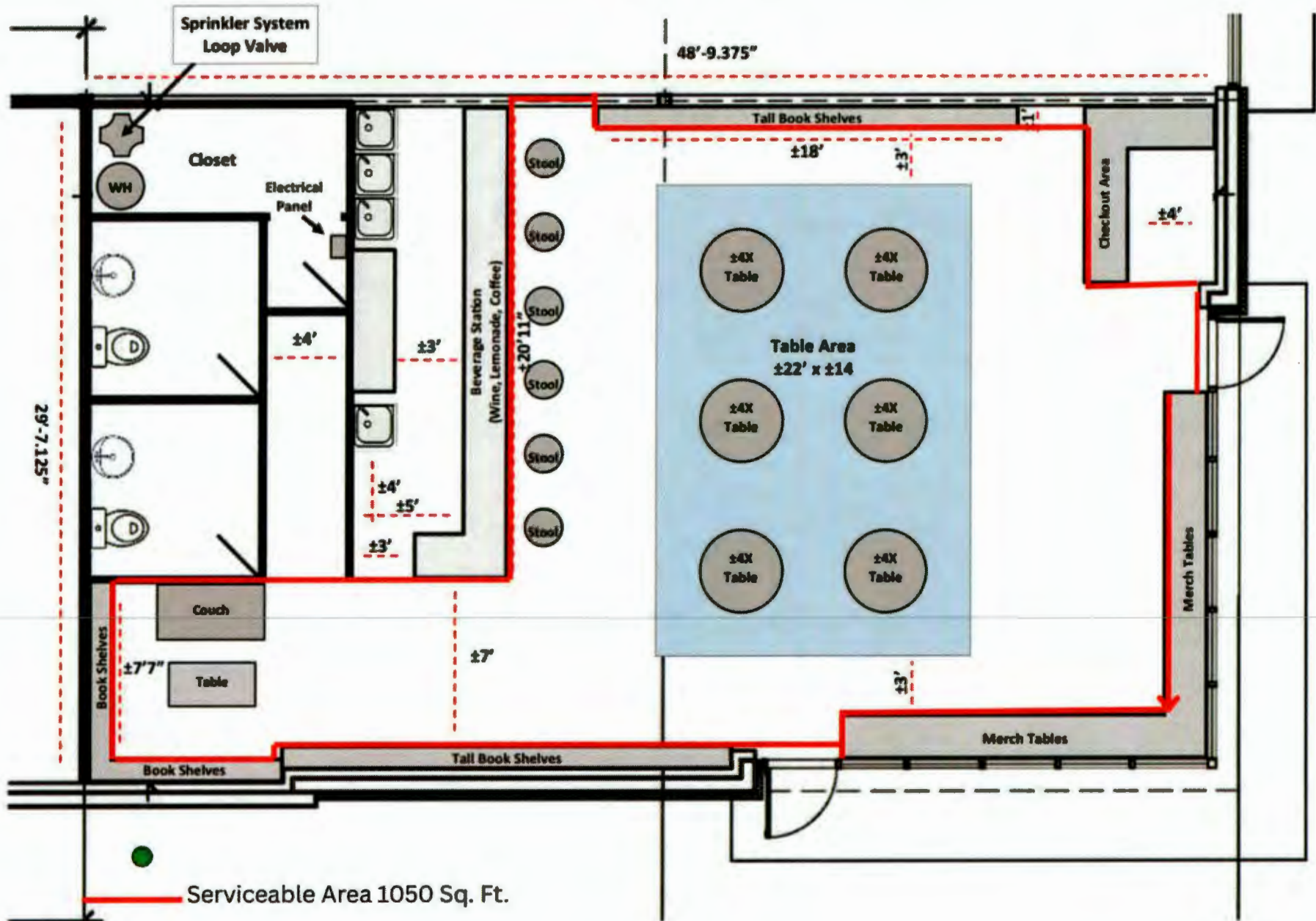
4

EDWARD

FIESTA AV

May 19, 2025

Suite 302
1,500 SF







ITEM SPECIFIC USE DESIGNATION WITH TERM 200 SPRING PARK (MAIN SQUEEZE MIDLAND)

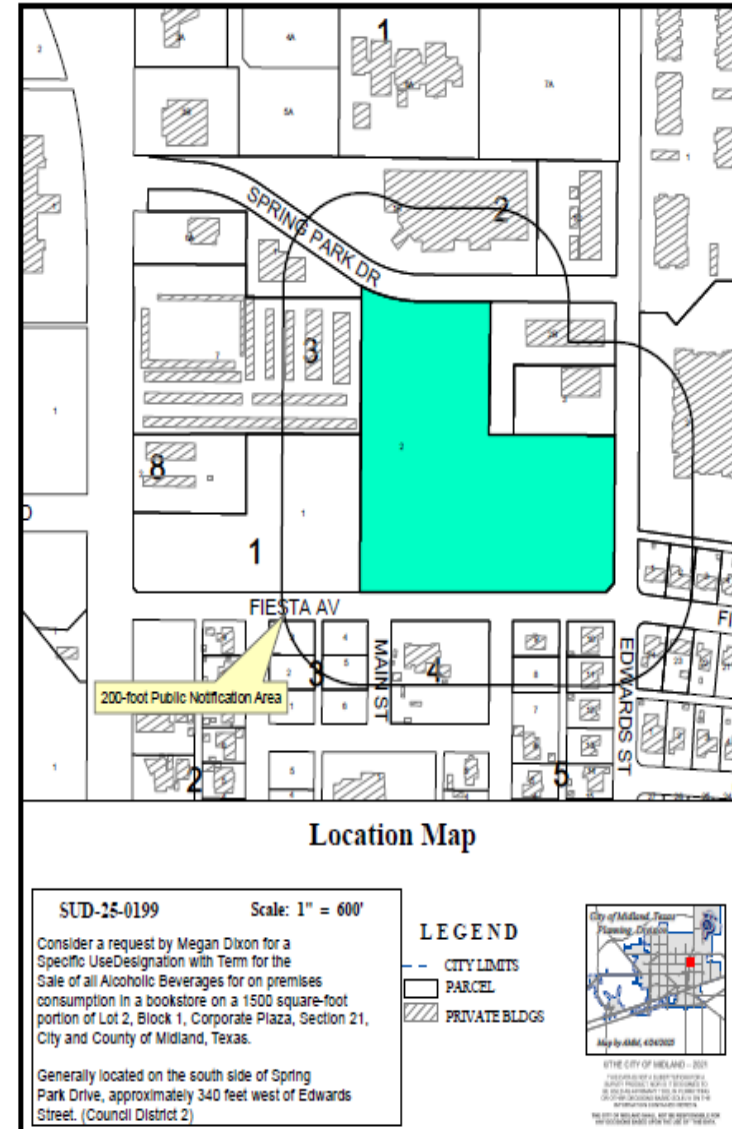


Visit Our Website

MIDLANDTEXAS.GOV

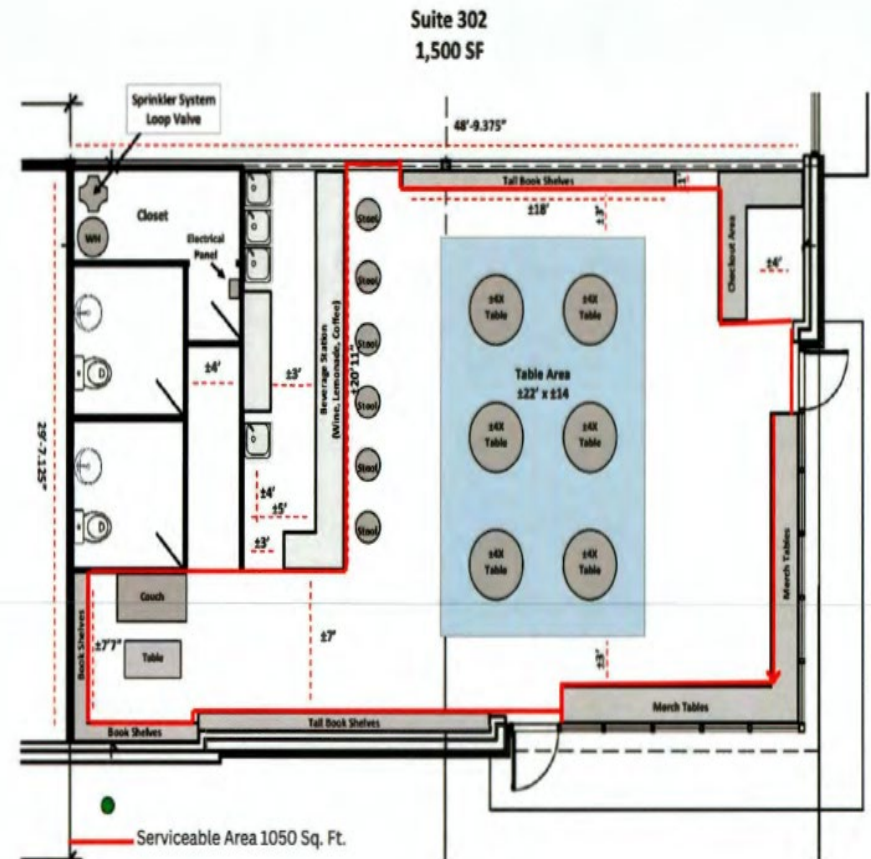
APPLICATION SUMMARY

- **Property owner & applicant:**
Megan Dixon
- **Application Type:** Specific Use Designation With Term for On-Premise Alcohol Sales & Consumption
- **Reason for Request:** Allow alcohol on premises
- **Address:** 200 Spring Park (District 2)



SUD DETAILS

- **Square Footage of SUD:**
1,500 sq ft
- **Alcohol Serviceable Area:**
1,050 sq ft
- **Proposed Days and Hours of Operation:**
 - Sunday through Saturday
from 11 a.m. to 9 a.m.



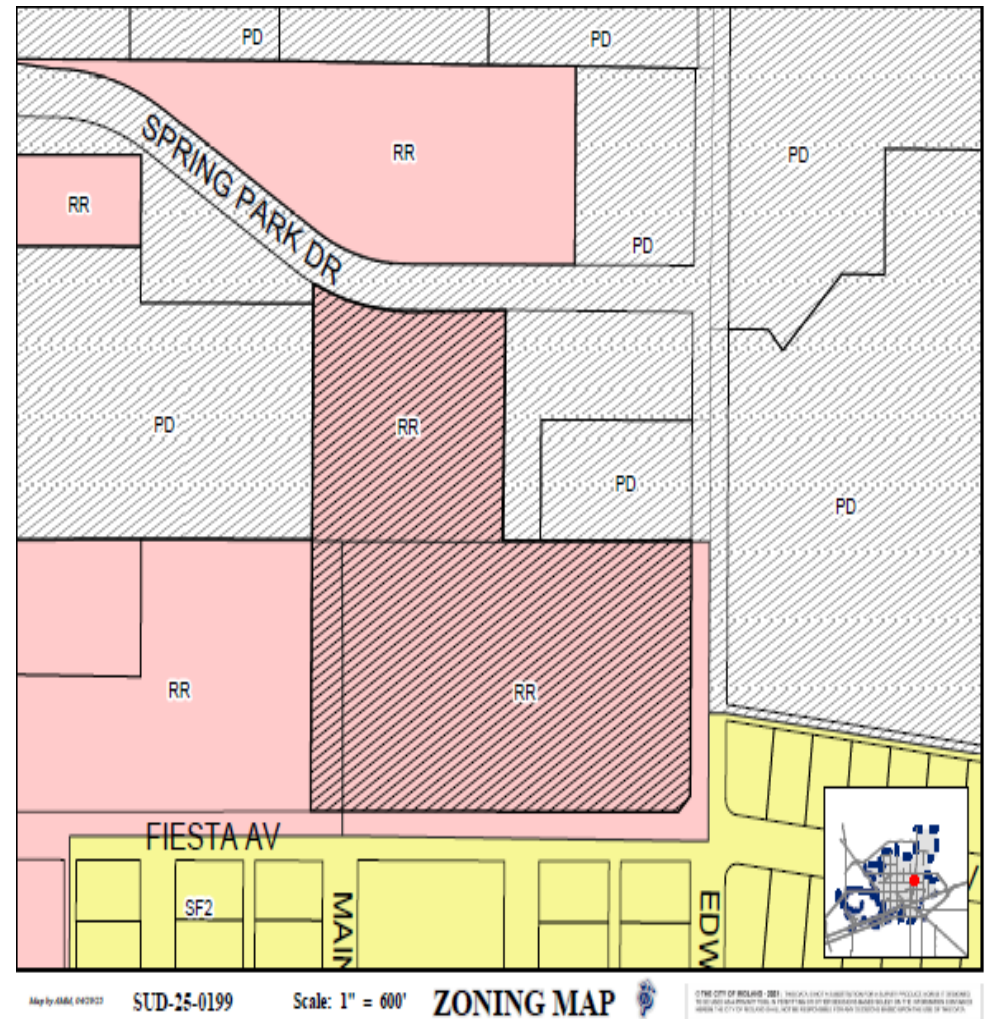
DISTANCE VERIFICATION FOR SENSITIVE USES

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



ZONING

- **Current Zoning:** RR, Regional Retail
- **Surrounding Zoning:** RR, Regional Retail and PD, Planned District.



LAND USE

- **Current Use of the Property:**
Vacant: The use of Alcohol is allowed with a Specific Use Designation per the Use Chart in Section 11-1-4.03
- **Proposed use of the Property:** A Bookstore
- **Surrounding Uses:**
 - **North:** Ally Range
 - **East and West:** Office Buildings
 - **South:** Residential





On Spring Park, Looking South

8

- # PACKET



STAFF RECOMMENDATION

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

A. That the serviceable area of the establishment shall be limited to approximately 1,050 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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

STAFF RECOMMENDATION

C. That the days and hours of alcoholic beverages sales and consumption shall be limited to: Sunday through Saturday from 11 a.m. to 9 p.m.

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

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

STAFF RECOMMENDATION

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

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

MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: May 19, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Consider a request by Steve Jeter, for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption in a special event center, on Lot 1, Block 1, Camelot Addition, City and County of Midland, Texas. (Generally located on the west side of Elkins Road, approximately 3,320 feet north of Evans Lane.) (Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Steve Jeter, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, on a property located at 3201 Elkins Road for The Venue at Live Oak.

Current Zoning:

O1, Office District

Surrounding Zoning and Land Use:

The properties to the north and south are zoned AE, Agriculture-Estate District, and consist of vacant lots. The property to the west is AE, Agriculture-Estate District, and is residential. The property to the east is in the Extraterritorial Jurisdiction and has no zoning. The land use to the east consists of multiple industrial businesses.

Analysis:

The property is located at 3201 Elkins Rd and is currently zoned O1, Office District, which permits the sale of all alcoholic beverages for on-premises consumption, in a wedding chapel, reception facility, and special events center, with the approval of a Specific Use

Designation with Term. The property has an existing SUD under 10368. However, the owner is wanting to increase the serviceable area and is therefore requesting this new SUD. If approved, the previous SUD will be repealed.

The proposed days and hours of operation are:

***Sunday through Thursday from 10:00 a.m. to 12:00 a.m.
Friday and Saturday from 10:00 a.m. to 2:00 a.m.***

The applicant is requesting the following alcohol serviceable hours.

***Sunday through Thursday from 10:00 a.m. to 12:00 a.m.
Friday and Saturday from 10:00 a.m. to 2:00 a.m.***

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

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

There are no schools or churches within 300 feet of the property using the front door to door distance measurement.

This request has been circulated to and reviewed by respective City departments for internal review and their comments, conditions, and requirements are as follows:

Fire: (Approved)

No objections

Engineering: (Approved)

No objections. [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.]

Transportation: (Approved)

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

Building Code: (Approved)

Need the existing occupancy for the building that lies within the proposed alcohol serviceable area. Standing room outside does not receive an occupant count

Planning:

The request is in compliance with the *Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4, which is to* “Encourage the development of places where Midland residents can gather and socialize to build connections.” (Tall City Tomorrow page 137) The Venue at Live Oak is an establishment that will provide Midland residents with a unique social gathering experience.

Staff recommends approval of this Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a special event center, subject to conditions A through H.

Conditions:

- A. That the serviceable area shall be limited to approximately 57,549 square feet as shown in Exhibit “A, B and C”, which is attached hereto and incorporated herein for all purposes.**
- B. That the sale and on-premises consumption of alcoholic beverages shall conform to applicable state and local laws.**
- C. That the days and hours of alcoholic beverages sales and consumption shall be limited to: Sunday through Thursday from 10:00 a.m. to 12:00 a.m. Friday and Saturday from 10:00 a.m. to 2:00 a.m.**
- D. That the establishment shall meet all requirements of the Fire Department and Code Administration.**
- E. That the occupancy of the establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.**
- F. That the applicant shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on premises consumption to ensure that the conditions of this permit are satisfied.**
- G. That in accordance with Section 9.07.E.3 of the Zoning Ordinance, the establishment shall be in operation within 120 days from the final adoption date of this ordinance.**
- H. That Ordinance No. 10368 is hereby repealed and shall be superseded in all respects by this ordinance.**

Letters of Objection:

As of May 16, 2025, staff received two letters of objection. Staff is currently working on an objection map and objection percentage and will have both at the time of the Council meeting. In the meantime, the objection letters are attached for review.

Attachments:

Application
Site Plan (Exhibit A)
Floor Plans (Exhibit B&C)
Maps
Objection letter



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

Project Number:

Case Number:

SUD - 25-0198

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

Printed Name:

Phone (432) 413-1501

Email steve@liveoak.events

Address Steve Jeter

City Midland

State TX

Zip 79705

Property Owner

Printed Name:

3201 Properties, LLC

Phone (432) 413-1501

Email steve@liveoak.events

Address P.O. Box 7307

City Midland

State TX

Zip 79708

Representative (if different from Applicant or Property Owner)

Firm:

Printed Name:

Phone (432) 413-1501

Email steve@liveoak.events

Address

City

State

Zip

Street Address: 3201 Elkins Road

Business Name: 3201 Properties, LLC

Legal Description

Lot: 1

Block: 1

Subdivision:

Camelot

Current Zoning: Office 1

Reason for Request: Alcohol Consumption and Sale of Alcohol (On Premise)

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

Proposed/Current Days and Hours of Operation: Sunday-Thursday, 10am-12am

Friday-Saturday 10am-2am

Proposed Days and Hours of Alcohol Service: Sunday-Thursday, 10am-12am Friday-Saturday, 10am-2am

Total Square Footage of Business: 62,234

Square Footage of Alcohol Serviceable Area: 57,549

Restroom Fixtures:

Men

Toilets/Urinals: 7

15

Bathroom Sinks: 5

Women

Toilets: 10

Bathroom Sinks: 5

Submittal and Fees

Items to be submitted with this application form:

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

Signatures

Applicant (signature):

[Signature]

Date:

2/28/2025

Applicant (printed):

Steve Jeter

Property Owner (signature):

[Signature]

Date:

2/28/2025

Property Owner (printed):

Steve Jeter

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Floor Plan

☒ Application Fee

☒ Site Plan

Check #

1517

☐ Plans in Digital Format (PDF/JPEG)

Received By:

Sophia Sinter

Date:

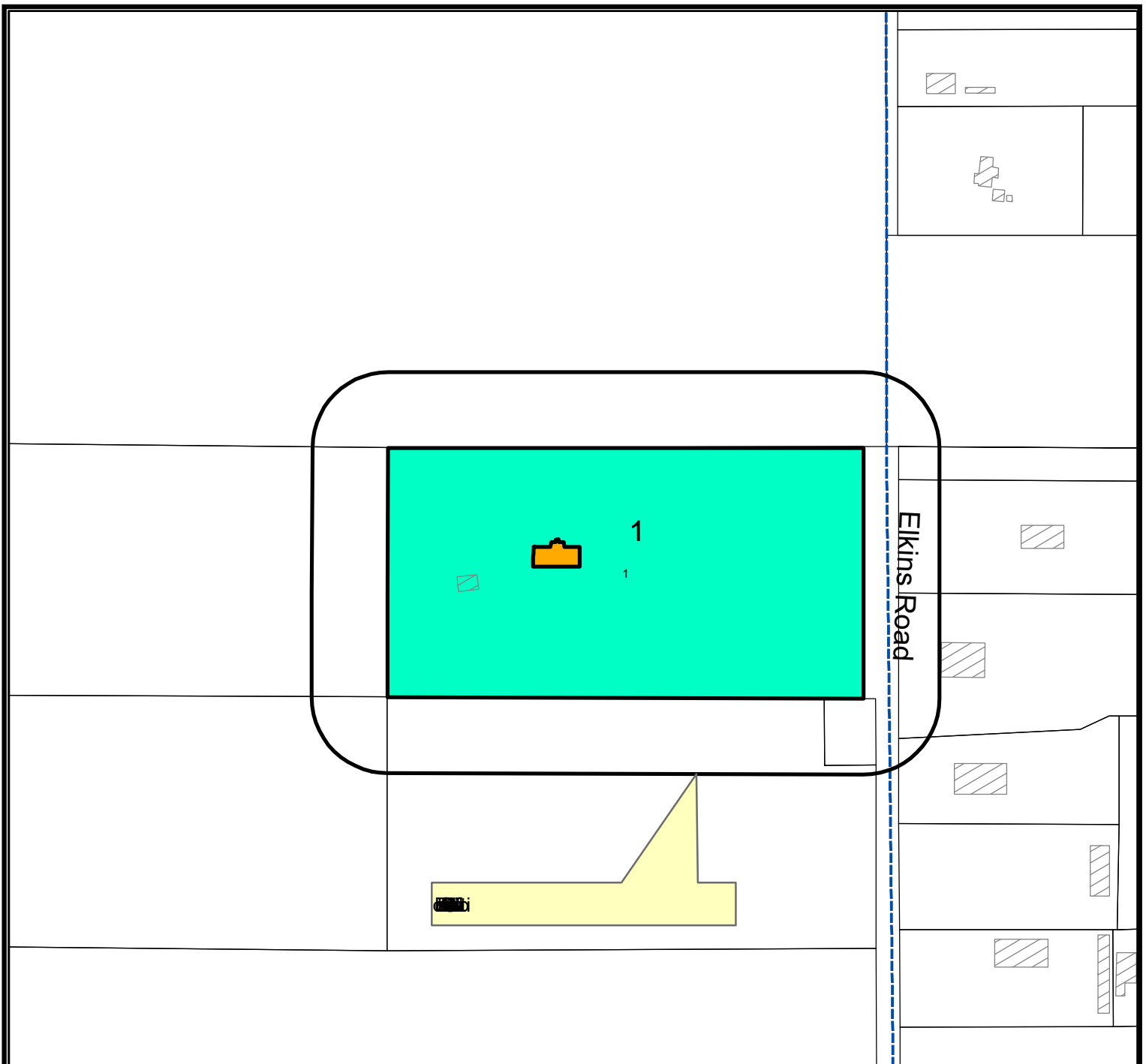
4/15/25

RECEIVED

APR 15 2025

Initial: _____

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



LOCATION MAP

SUD-25-0198

Scale: 1" = 200'

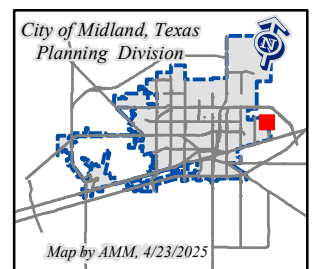
Consider a request by Steve Jeter for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a wedding chapel, reception facility, and special events center, on Lot 1, Block 1, Camelot Addition, City and County of Midland, Texas.

Generally located on the west side of Elkins Rd., approximately, 3,320- feet north of Evans Lane. (Council District 2)

PACKET

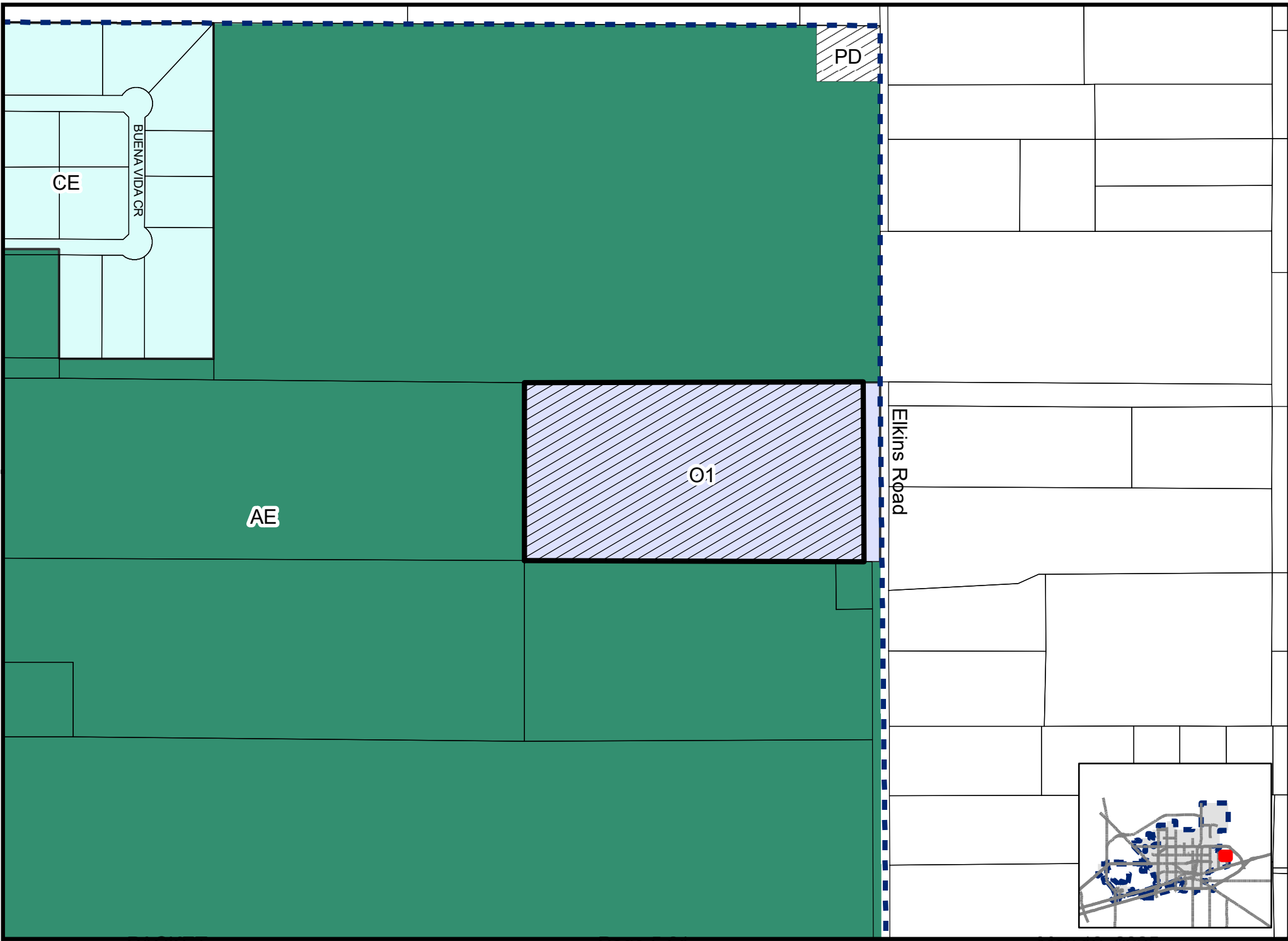
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

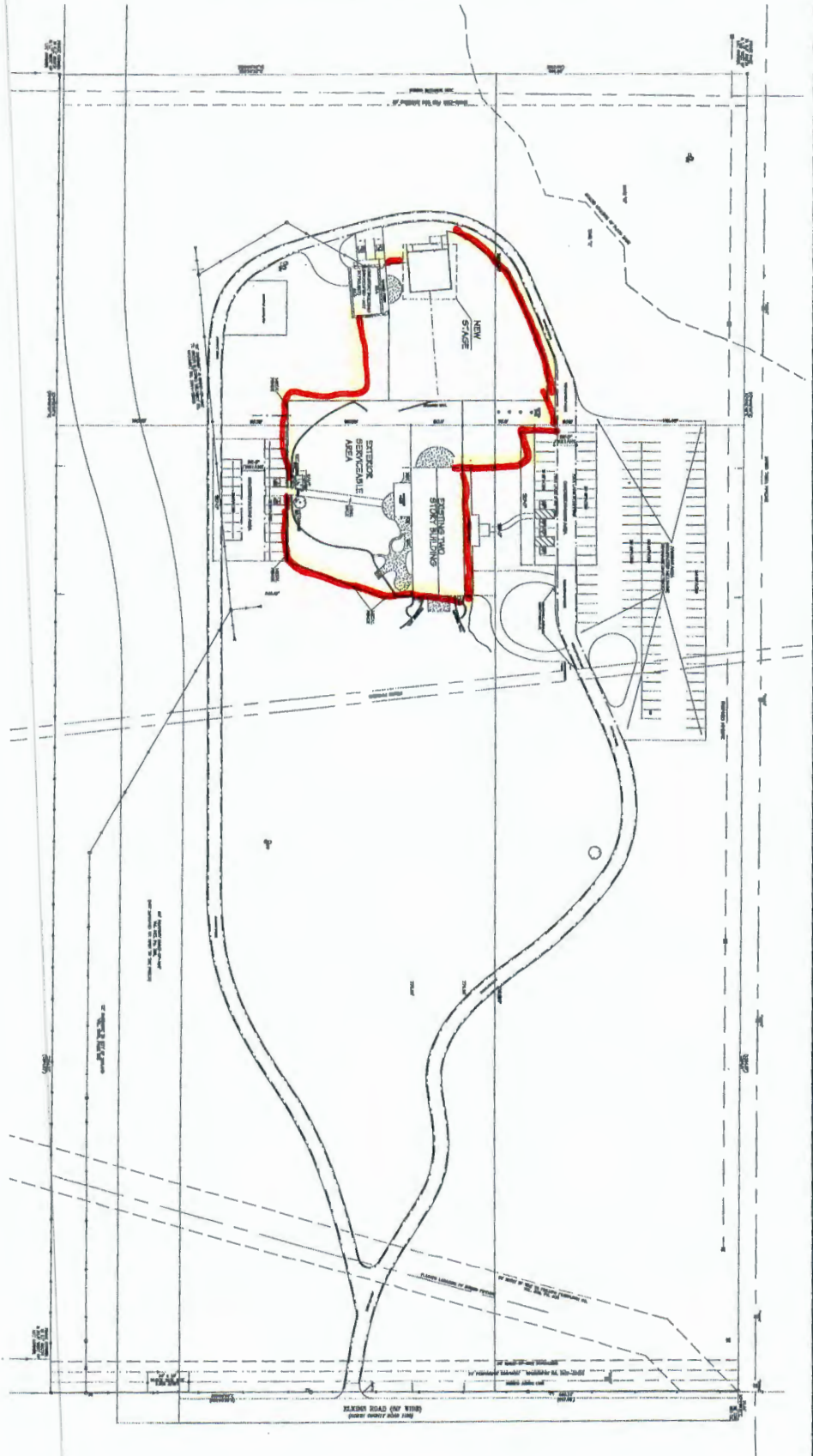


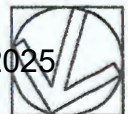
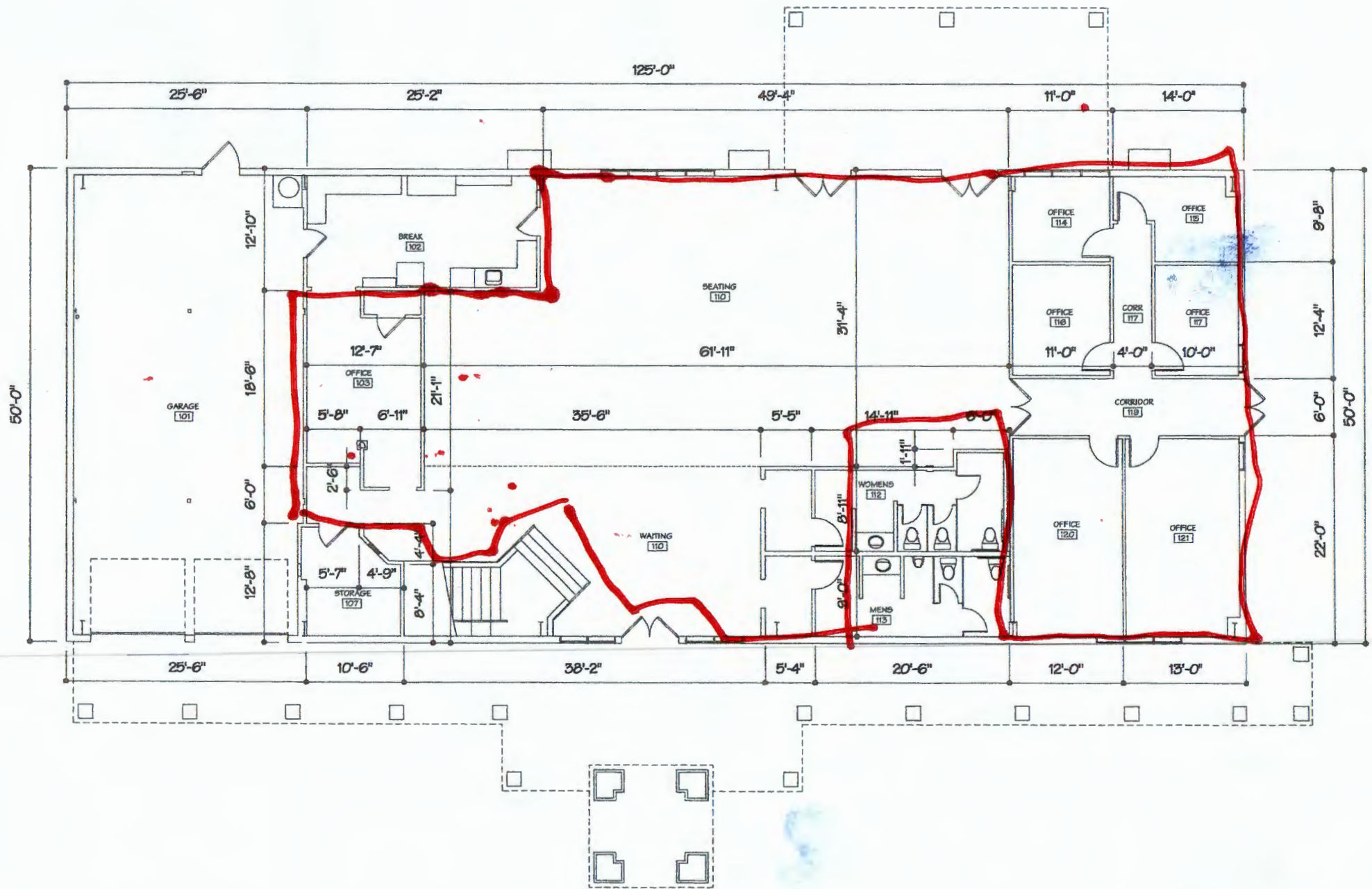
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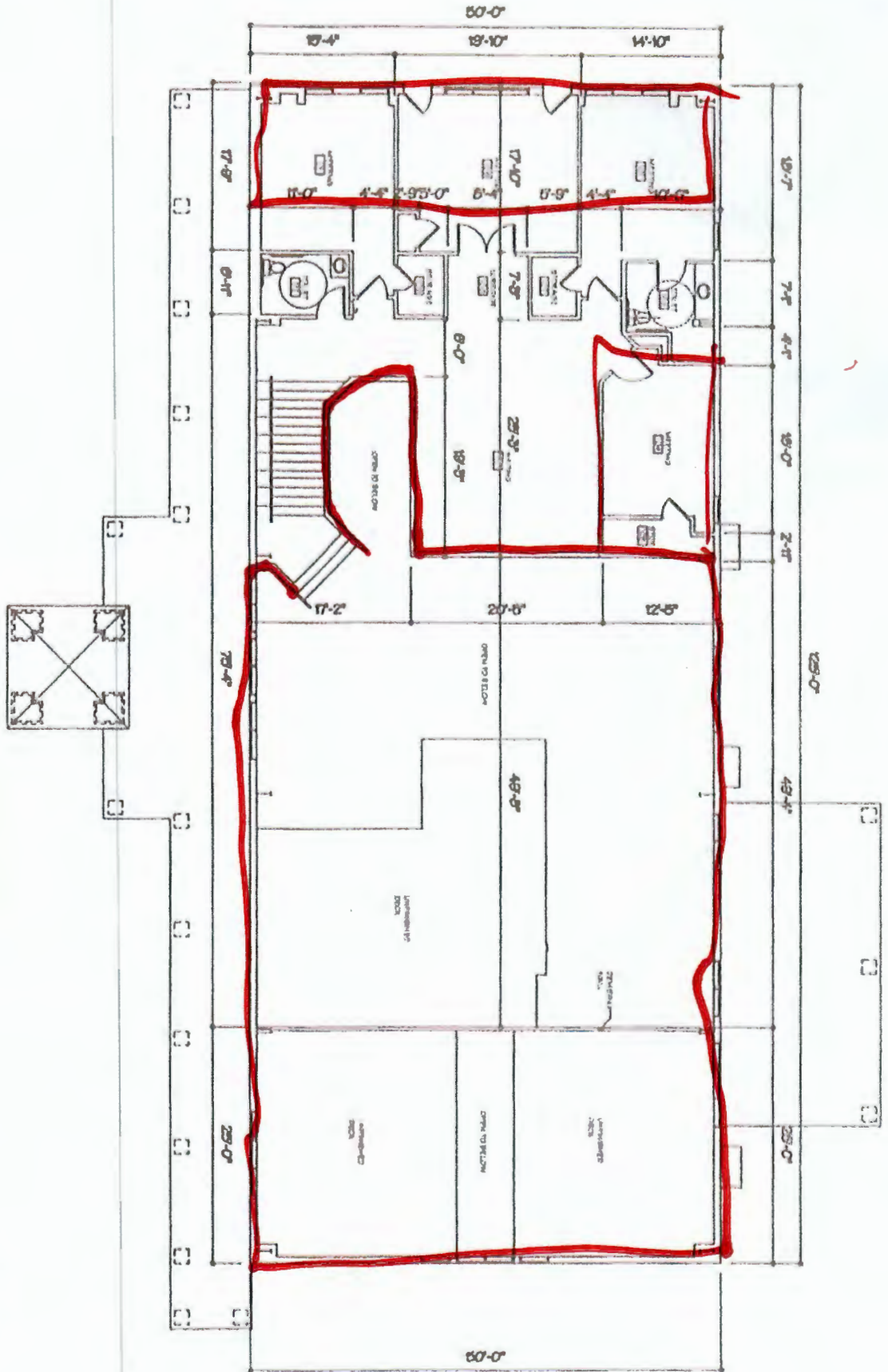






SECOND FLOOR PLAN

1/8"=1'-0"







RECEIVED

MAY 16 2025

Initial: SKS

CASTILLO JOSEPH L
3012 TODD DR
MIDLAND TX 79705-9776

PUBLIC NOTICE

The **Planning and Zoning Commission** of the City of Midland, Texas will hold a public hearing at **3:30 p.m.** on **Monday, May 19, 2025**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701 and via videoconference, on a request by **Steve Jeter** for approval of a **Specific Use Designation with term** on the following described property:

LEGAL DESCRIPTION: On Lot 1, Block 1, Camelot Addition, City and County of Midland, Texas.

LOCATION: Generally located on the west side of Elkins Road, approximately 3,320 feet north of Evans Lane. (Council District 2)

CURRENT ZONING: O1, Office District

SPECIFIC USE: For the sale of all alcoholic beverages for on-premises consumption in a special event center.

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

I object to this request ☒

Comments: Please see attached reasons for our objection to selling alcohol.

Required Information:

Joseph L. Castillo
Property Owner's Signature

Joseph L. Castillo
Printed Name

3012 Todd Dr.
Property Address (No P. O. Boxes)

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

Notices Mailed: 11

Date Mailed: May 8, 2025

Case Number: SUD-25-0198

Case Name: The Venue at Live Oak

AMM Planner's Initials

Ruth May For
Landon Ochoa
Planning Division Manager
Department of Development Services

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

www.MidlandTexas.gov

May 14, 2025

RESPONSE TO PUBLIC NOTICE REGARDING REQUEST TO SELL ALCOHOL AT THE VENUE AT LIVE OAK
LOCATED AT 3201 ELKINS RD, LOT 1, BLOCK 1, CAMELOT ADDITION

OBJECTION BY MIDLAND CITY RESIDENT JOSEPH L. CASTILLO LOCATED AT 3012 TODD DR.

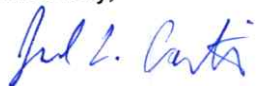
Dear Planning and Zoning Commission,

As a 25-year resident of 3012 Todd Rd., I am writing to express serious concern about The Venue at Live Oak being granted a license to sell alcohol during their functions. The Venue is located less than 100 yards from my residential property and is proximal to several of my neighbors' homes. Their newly constructed outdoor music stage, operational since late April 2025, has disrupted the tranquility of our neighborhood with loud music being played outdoors well past 10 pm. Approving alcohol sales risks escalating both resident welfare and public safety.

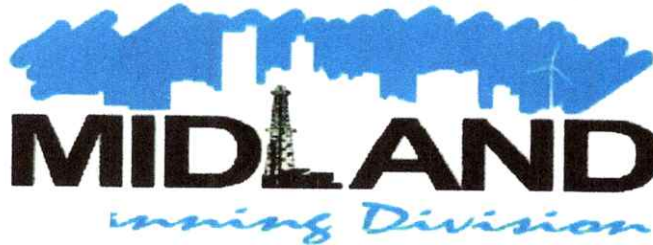
Approving alcohol sales at the Venue will amplify noise levels and extend late-night events. Alcohol sales at the Venue will also increase traffic from patrons leaving late at night, some potentially driving under the influence. The Venue at Live Oak is not a little oasis in the middle of nowhere, nor is it the Tail Gate venue where there are NO neighborhood residents within miles. A 2023 study by the National Highway Traffic Safety Administration found that venues serving alcohol after 9 pm saw a 28% increase in local DUI incidents. This would place undue strain on Midland City Police and the Midland County Sheriff, and will seriously compromise public safety for our community.

As stewards of Midland's community welfare, I respectfully urge the Commission to deny The Venue's alcohol sales request in order to preserve our neighborhood's peace and safety. Thank you for considering these concerns.

Sincerely,



Joseph L. Castillo
3012 Todd Rd., Midland, TX
Email: castillo.joseph@icloud.com
Cell: 432-230-0202



REITER KARL J
3200 TODD DR
MIDLAND TX 79705-9776

RECEIVED

MAY 14 2025

PUBLIC NOTICE

Initial: SKS

The **Planning and Zoning Commission** of the City of Midland, Texas will hold a public hearing at **3:30 p.m.** on **Monday, May 19, 2025**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701 and via videoconference, on a request by **Steve Jeter** for approval of a **Specific Use Designation with term** on the following described property:

LEGAL DESCRIPTION: On Lot 1, Block 1, Camelot Addition, City and County of Midland, Texas.

LOCATION: Generally located on the west side of Elkins Road, approximately 3,320 feet north of Evans Lane. (Council District 2)

CURRENT ZONING: O1, Office District

SPECIFIC USE: For the sale of all alcoholic beverages for on-premises consumption in a special event center.

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

I object to this request ☒

Comments: This facility is loud and would not be tolerated anywhere else inside the city limits.

Required Information:

Karl Jeter
Property Owner's Signature

Karl Jeter
Printed Name

3200 Todd Dr.
Property Address (No P. O. Boxes)

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

Notices Mailed: 11
Date Mailed: May 8, 2025
Case Number: SUD-25-0198
Case Name: The Venue at Live Oak
__AMM__ Planner's Initials

Beth May For
Landon Ochoa
Planning Division Manager
Department of Development Services

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

www.MidlandTexas.gov



ITEM SPECIFIC USE DESIGNATION WITH TERM 3201 ELKINS ROAD (THE VENUE AT LIVE OAKS)

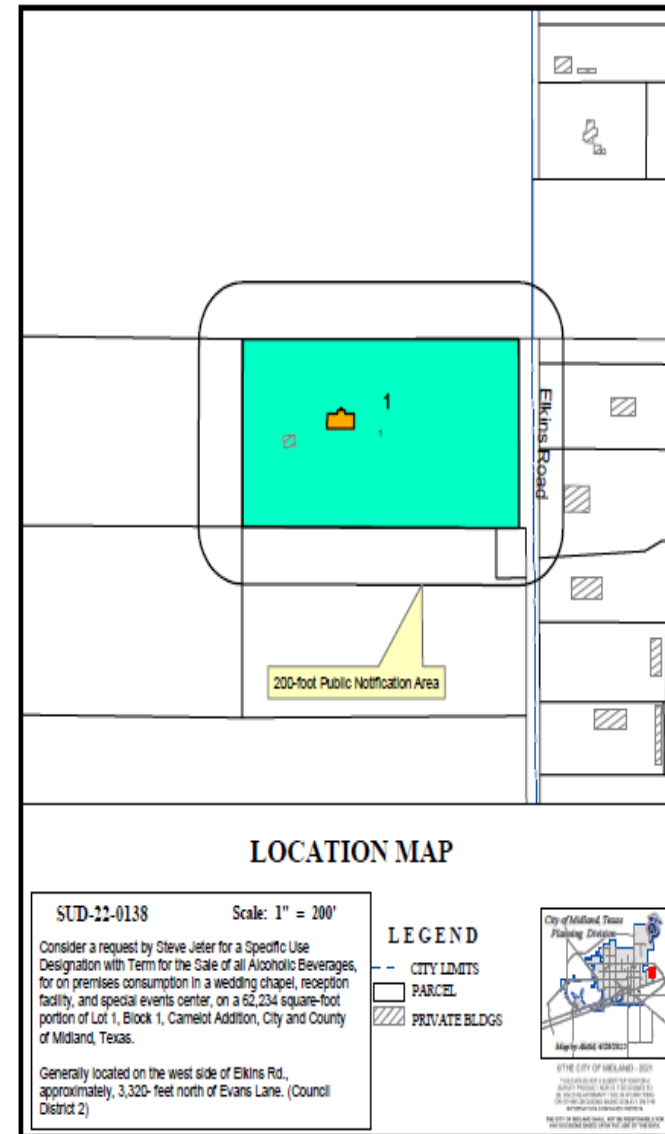


Visit Our Website

MIDLANDTEXAS.GOV

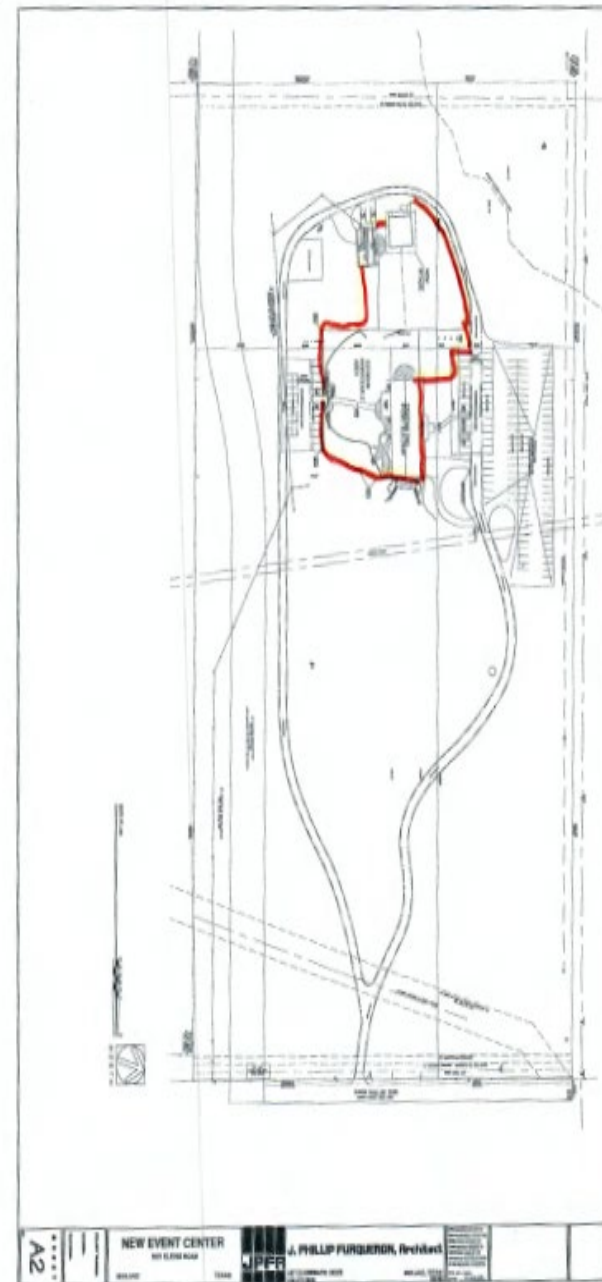
APPLICATION SUMMARY

- **Property owner & applicant:** Steve Jeter
- **Application Type:** Specific Use Designation With Term for On-Premise Alcohol Sales & Consumption
- **Reason for Request:** Addition of the venue.
- **Address:** 3201 Elkins Road (District 2)

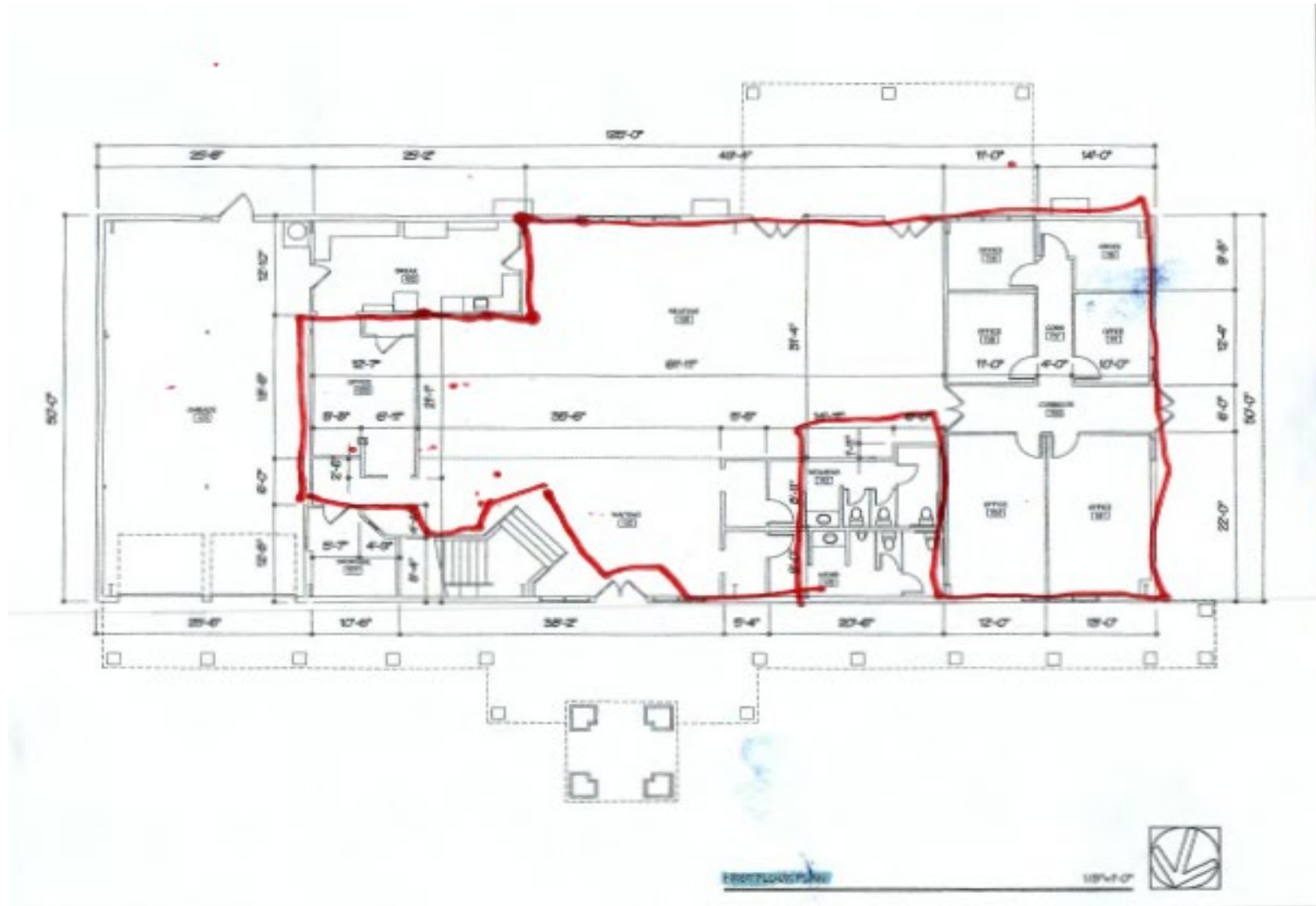


SUD DETAILS

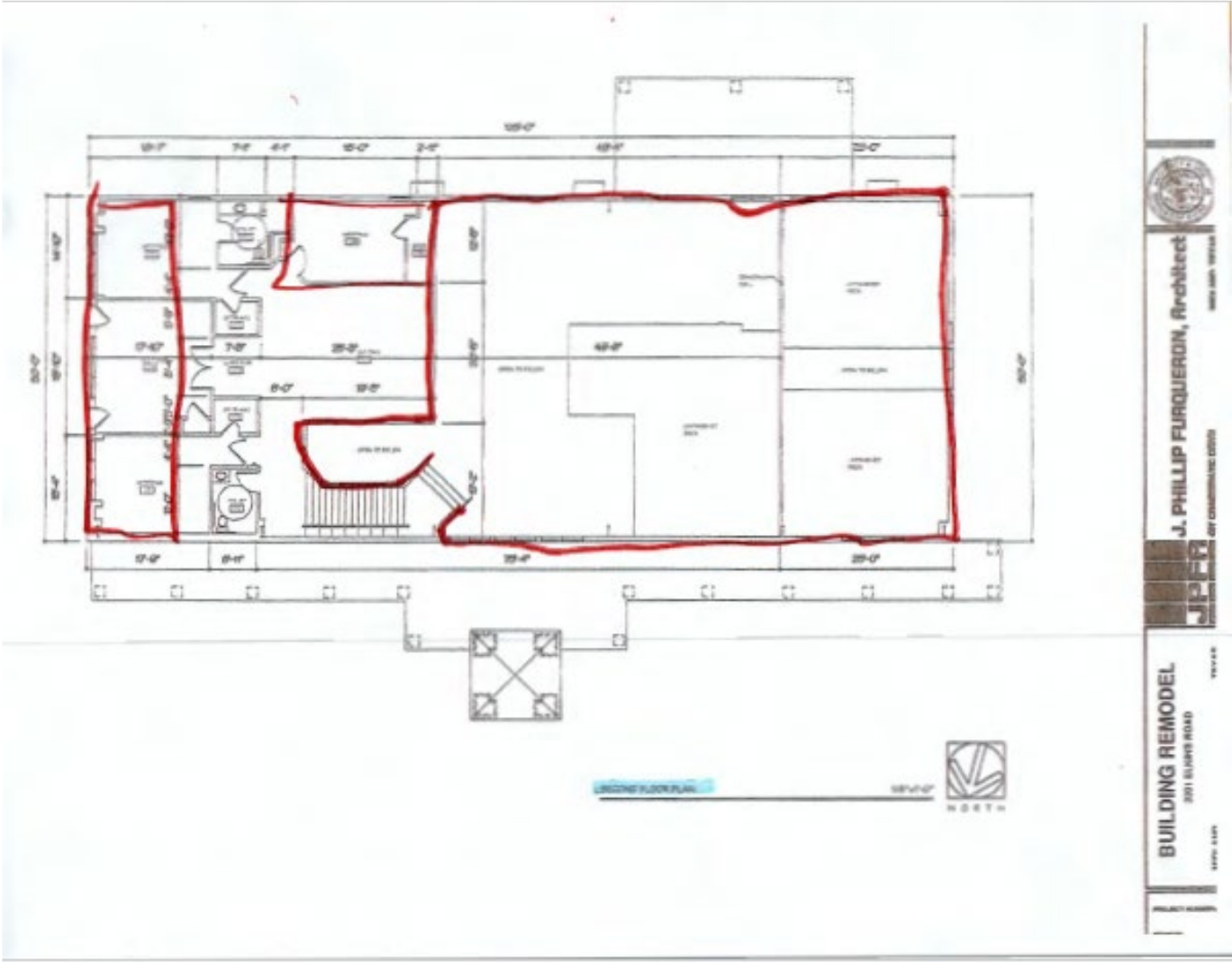
- **Square Footage of SUD:**
62,234 sq feet
- **Alcohol Serviceable Area:**
57,549 sq ft
- **Proposed Days and Hours of Operation:**
 - Sunday through Thursday from 10 a.m. to 12 a.m.
 - Friday and Saturday from 10 a.m. to 2 a.m.



CONTINUED FLOOR PLAN



CONTINUED FLOOR PLAN



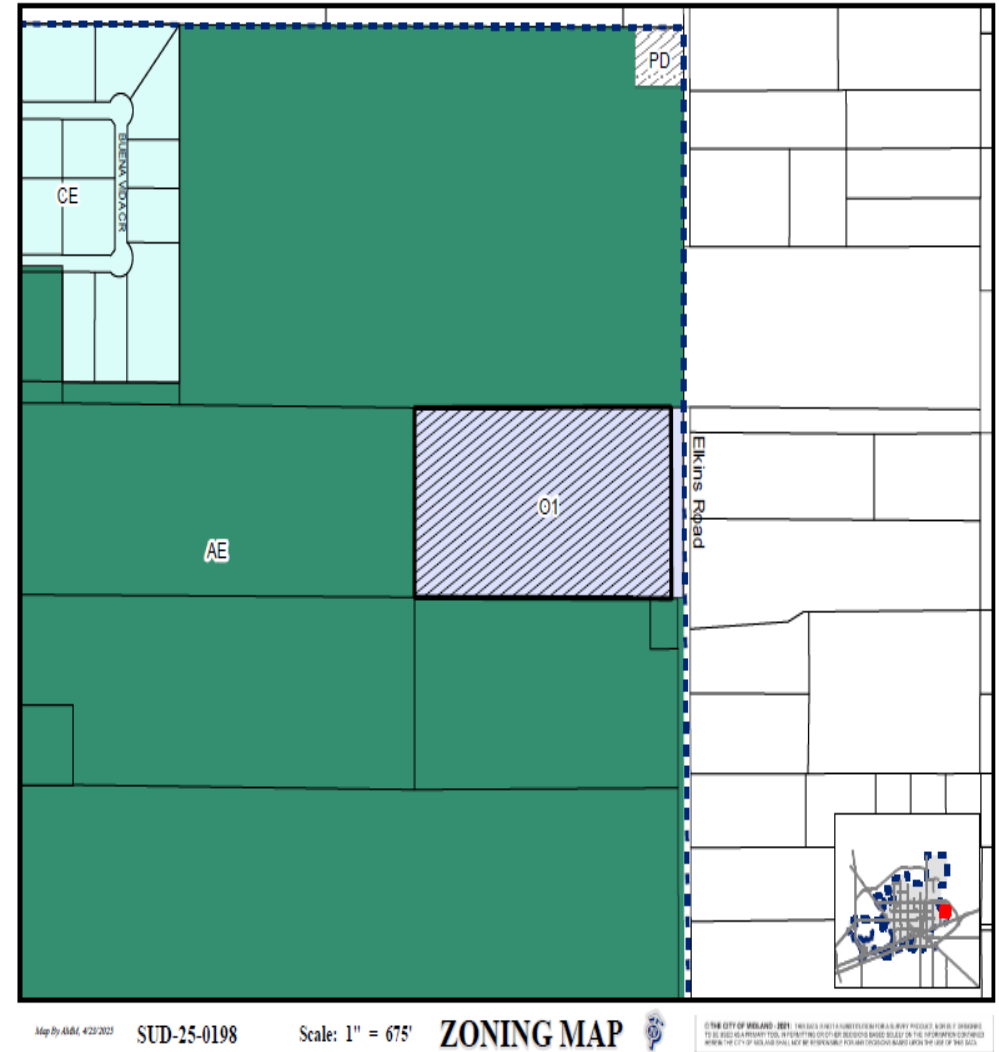
DISTANCE VERIFICATION FOR SENSITIVE USES

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



ZONING

- **Current Zoning:** O1, Office District
- **Surrounding Zoning:** AE, Agricultural Estates.



LAND USE

- **Current Use of the Property:**
A Venue: The use of Alcohol is allowed with a Specific Use Designation per the Use Chart in Section 11-1-4.03
- **Proposed use of the Property:** A Venue
- **Surrounding Uses:**
 - North, East, and South are vacant land.
 - West: Residential

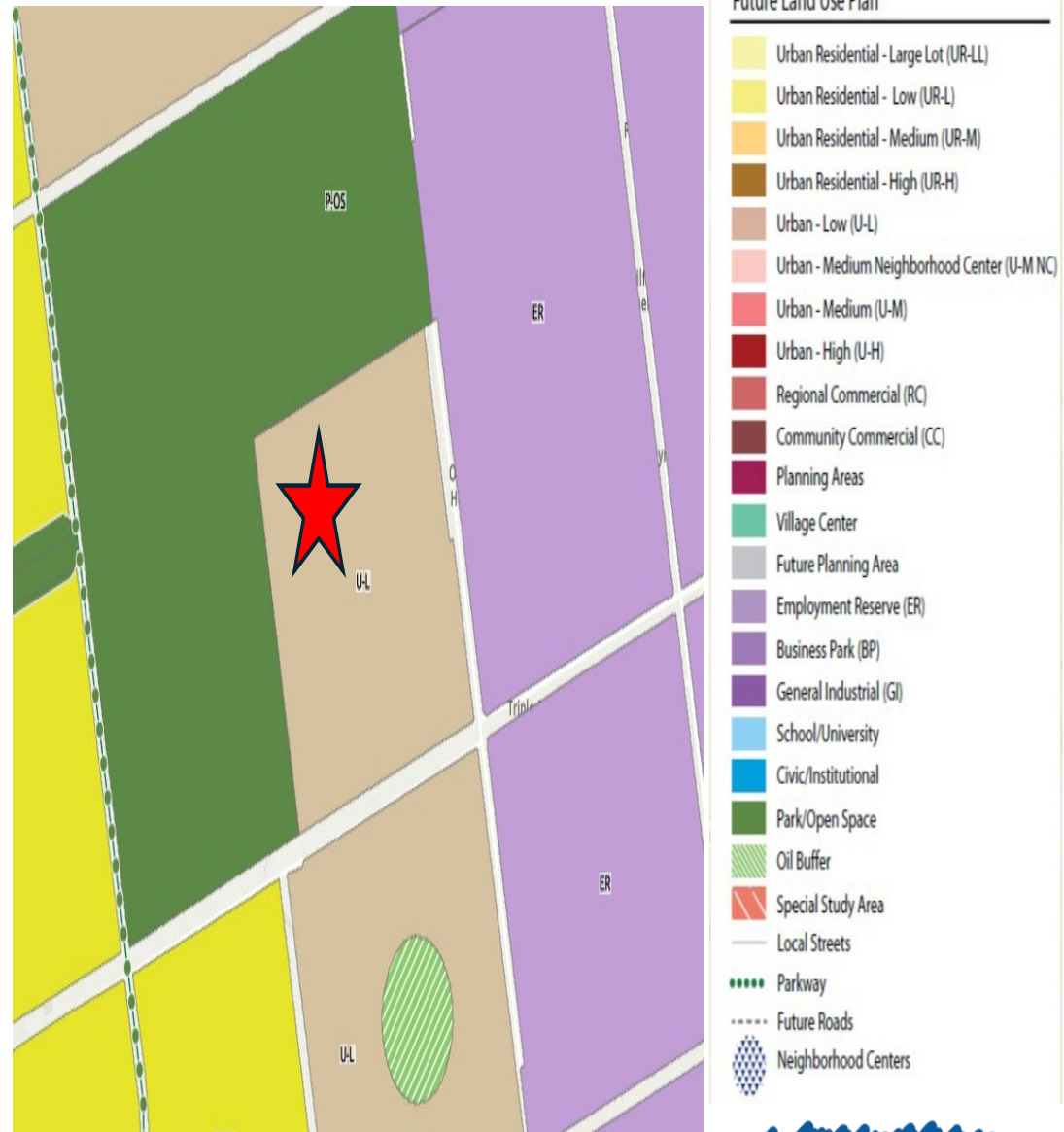




On Elkins Road, Looking West

COMPREHENSIVE PLAN

- **TCT Comprehensive Plan:**
 - Urban-Low
- **Supported Uses:**
 - A mix of complementary uses including mostly single-family, with some attached, townhome and small multi-family projects, schools, small parks and churches, and neighborhood retail or mixed use .



STAFF RECOMMENDATION

- One letter of objection has been received.
- Staff recommends **APPROVAL** of this Specific Use Designation With Term for an event center subject to the following conditions.

A. That the serviceable area of the establishment shall be limited to approximately 57,549 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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

STAFF RECOMMENDATION

C. That the days and hours of alcoholic beverages sales and consumption shall be limited to: Sunday through Thursday from 10 a.m. to 12 a.m. Friday and Saturday from 10 a.m. to 2 a.m.

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

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

STAFF RECOMMENDATION

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

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

STAFF RECOMMENDATION

H. That Ordinance No. 10368 is hereby repealed and superseded in all respects by this ordinance.

MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: May 19, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Hold a public hearing and consider a request by QSW & Construction for a Zone Change from LI, Light Industrial District, to C, Commercial District, on Lot 2, Block 44, Original Town, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of East Texas Avenue and North Mineola Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

QSW & Construction is requesting a Zone Change from LI, Light Industrial District, to C, Commercial District, to open and operate a restaurant on a property located at 701 East Texas Avenue.

Current Zoning:

LI, Light Industrial District.

Surrounding Zoning and Land Use:

The properties to the east are zoned LI, Light Industrial District, and consist of a vacant lot and an auto repair shop. The property to the south is zoned LI, Light Industrial District, and is a vacant restaurant. The property to the north is zoned C, Commercial District, and is a railroad track. The property to the west is zoned C, Commercial District, and is an industrial business.

Analysis:

The subject property is currently zoned LI, Light Industrial District. The applicant is seeking this zone change to C, Commercial District, to open a restaurant. The use of a restaurant is not permitted for the LI, Light Industrial District. By changing the zone, the applicant would be able to open and operate a restaurant. This property use to operate as a liquor store, but has since closed, and is now vacant. The property to the south is currently a vacant building and use to be the site of a restaurant.

This request is not consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designated this area as an Urban Medium (U-M). The Urban Medium (U-M) designation calls for zoning districts such as Single-Family Dwelling Districts, Townhouse District, Office District, and Local Retail District. However, while C, Commercial district may not be a preferred zoning for this designation, the proposed land use as well as the surrounding land use is consistent with the Urban Medium (U-M) designation.

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 LI, Light Industrial District, to C, Commercial District.

Letters of Objection:

Staff has not received any letters of objection as of May 16, 2025.

Attachments:

Application
Survey
Maps
PowerPoint Presentation



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

Project Number: _____

Case Number: 2-25-0425

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: NONE		Phone (432) 413-0515 Email	
Address P.O. BOX 11391	City MIDLAND	State TX	Zip 79702

Property Owner Printed Name: QSW & CONSTRUCTION		Phone (432) 413-0515 Email <u>RICK CONNERTT</u> 432 413-0515 <u>rick@qsw-co</u>	
Address P.O. BOX 11391	City MIDLAND	State TX	Zip 79702

Representative (if different from Applicant or Property Owner) Firm: _____ Printed Name: NONE		Phone (432) 413-0515 Email	
Address	City	State	Zip

Street Address: 701 E. TEXAS		
Legal Description Lot: 002 Block: 44 Subdivision: ORIGINAL TOWN		

Current Zoning: LIGHT INDUSTRIAL (LT)	Proposed Zone: COM (C) (List by tracts if more than one district is requested)
---	--

Reason for Zone Change Request: TO CREATE A VIBRANT AND WELCOMING SPACE FOR OUR COMMUNITY

Present Use of Property: VACANT NOT CURRENTLY IN USE

Proposed Use of Property: DEVELOPMENT

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

Describe how conditions affecting the property have changed since present zoning designation: IN THE RECENT YEARS I HAVE SEEN SIGNIFICANT SHIFTS IN LOCAL DEMOGRAPHICS ECONOMIC ACTIVITIES
ZONING OUT DATED AND LESS SUITED TO COMMUNITIE

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):

Richard R. Cornett

Date: 4/11/2025

Applicant (printed): RICHARD R. CORNETT

Property Owner (signature):

Richard R. Cornett

Date: 4/11/2025

Property Owner (printed): QSW AND CONSTRUCTION

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 Richard R. Cornett who, being by me duly sworn, upon oath says: That (s)he is the owner of QSW + Construction or authorized by Dh. + DBA, 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.

Richard R. Cornett

Authorized Agent (signature)

Subscribed and sworn to before me, this 10th day of April, 2025, to certify which witness my hand and seal of office.



Nitasha Harper

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☐ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

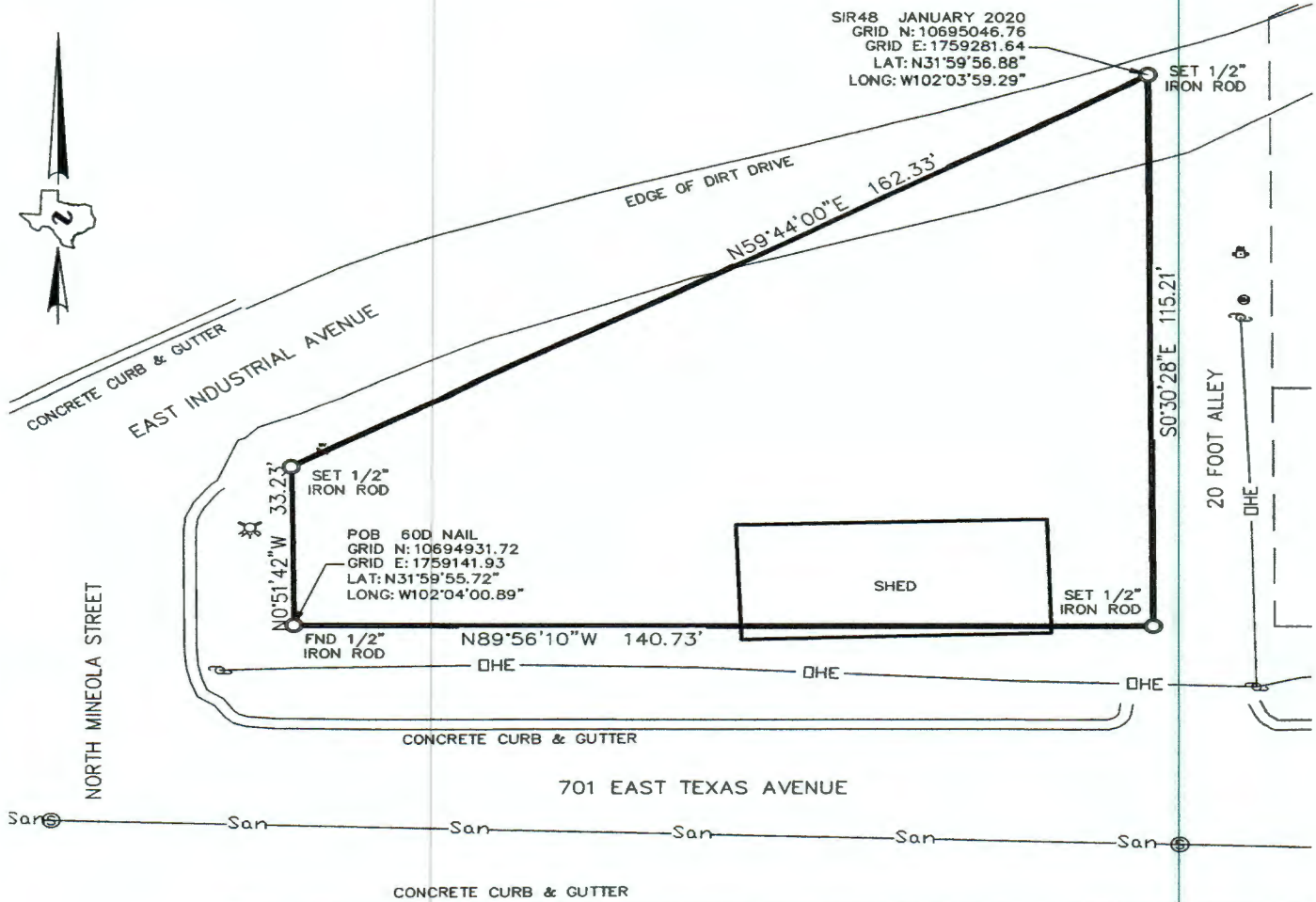
Check # 1085

Received By: _____

Date: _____



SIR48 JANUARY 2020
GRID N: 10695046.76
GRID E: 1759281.64
LAT: N31°59'56.88"
LONG: W102°03'59.29"



NOTES:

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

THIS SURVEY SHALL NOT REPRESENT WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

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

* ASTERISK DENOTES CONTROLLING MONUMENT

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

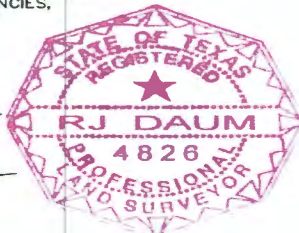
Surveyor Certification

TO THE LIENHOLDERS, RICHARD CORNETT

(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 9TH DAY OF JANUARY, 2020


RJ DAUM
TEXAS RPLS 4826



**SCHUMANN
ENGINEERING CO.**
A LATERAL LAND COMPANY

800 N. WARRENFIELD STREET
SUITE 100
MIDLAND, TEXAS 79701
CIVIL ENGINEERING - LAND SURVEYING
TEXAS FIRM No. F1880 - TEXAS FIRM No. 10149500

Office (432) 684-5558

SURVEY

LOT 2

BLOCK 44

ORIGINAL TOWN OF MIDLAND

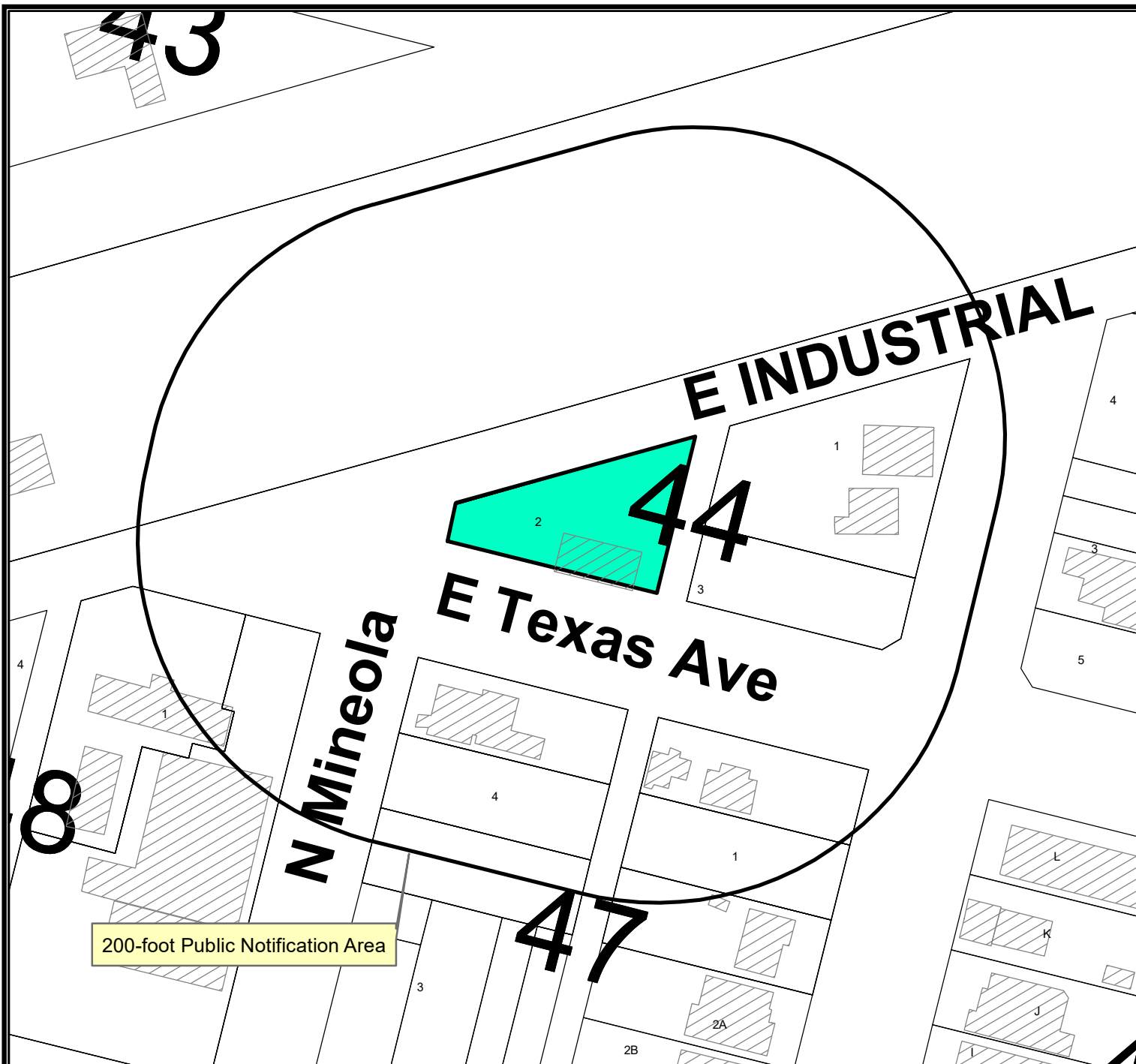
AN ADDITION TO THE CITY OF MIDLAND,
AS PER PLAT OF RECORD IN
VOLUME 2, PAGE 232, DEED RECORDS,
MIDLAND COUNTY, TEXAS

PROJECT: 77186RC
DATE: May 19, 2025

PACKET

Page 6 of 90

SCALE: 1" = 30'



Location Map

Z-25-0425

Scale: 1" = 600'

Consider a request by QSW & Construction for a Zone Change from LI, Light Industrial District, to C, Commercial District, on Lot 2, Block 44, Original Town, City and County of Midland, Texas.

(Generally located at the northeast corner of the intersection of East Texas Avenue and North Mineola Street.) (District 2)

PACKET

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

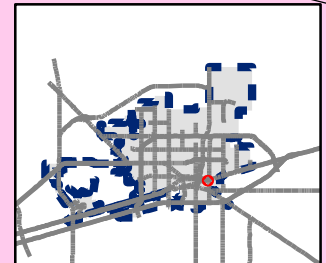
N MINEOLA

E INDUSTRIAL

E TEXAS AVE

©

LI





44





ZONE CHANGE REQUEST 701 E TEXAS AVE

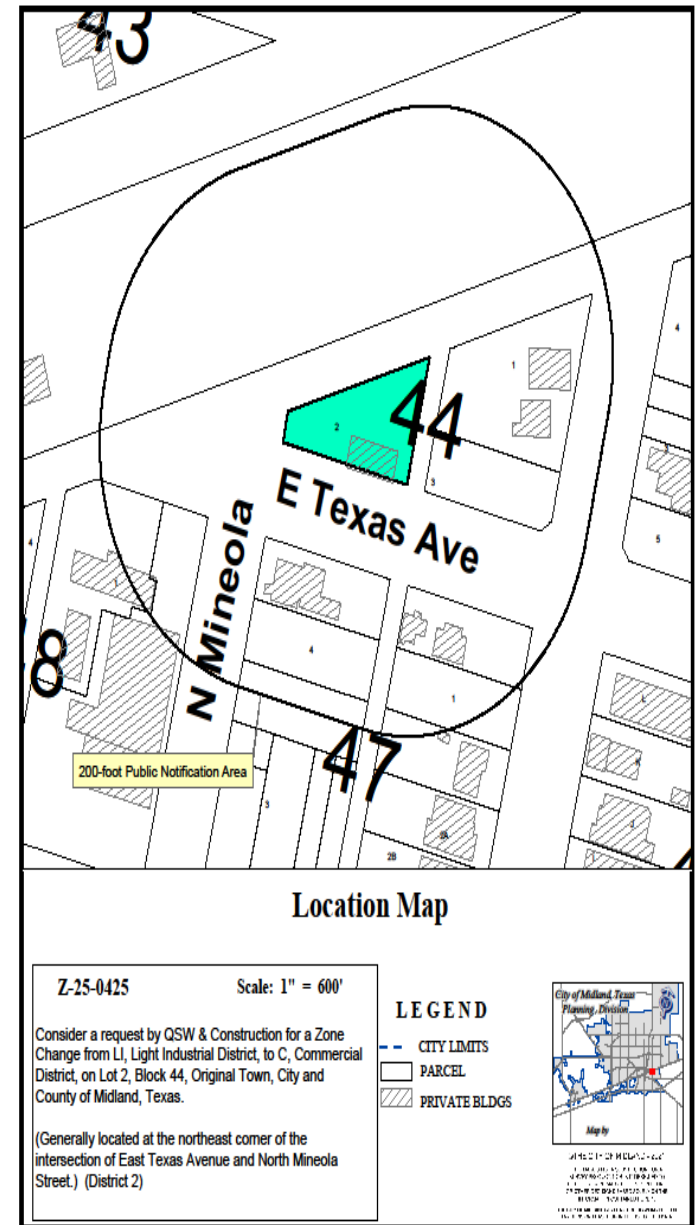


Visit Our Website

MIDLANDTEXAS.GOV

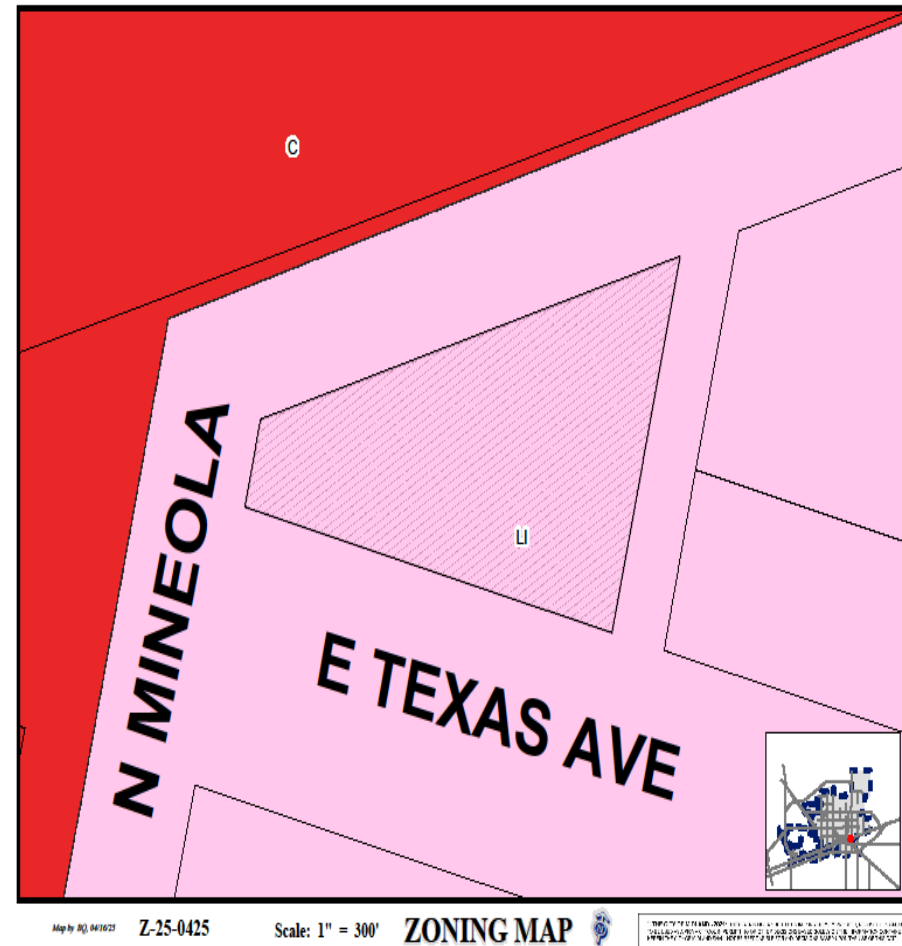
APPLICATION SUMMARY

- **Property Owner:** QSW& Construction
- **Application Type:** Zone Change
- **Address:** 701 East Texas Avenue (Council District 2)
- **Reason for Request:** To open and operate a restaurant.



ZONING

- **Current Zoning:** LI, Light Industrial District
- **Surrounding Zoning:**
 - **North/West:** C, Commercial District
 - **South/East:** LI, Light Industrial District
- **Proposed Zoning:** C, Commercial District



LAND USE

- **Current Use of the Property:**
Vacant
- **Proposed Use of the Property:**
Restaurant
- **Surrounding Uses:**
 - **North:** Railroad tracks
 - **South:** Restaurant
 - **East:** Residential
 - **West:** Event Venue





On East Texas Avenue, looking East.

COMPREHENSIVE PLAN

- **TCT Land Use Designation:**
- Urban Medium, U-M
- **Supported Uses:**
 - A mix of housing types, including single-family detached, single-family attached and townhouses.
- Request is **compatible** with the surrounding area and not the Tall City Tomorrow Plan.



STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends **APPROVAL** of this zone change from **LI, Light Industrial District** 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 19, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Hold a public hearing and consider a Preliminary Plat of Green Hill Terrace, Section 19, being a replat of Lots 4 and 5, Block 14, Green Hill Terrace, Section 8, City and County of Midland, Texas. (Generally located on the west side of North Midland Drive, approximately 625 feet north of Tanforan Avenue.) (COUNCIL DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

AE, Agricultural Estate District

Details of Request:

Parkhill, Smith, & Cooper, on behalf of Colonial Bible Church, is requesting to replat the properties located at 6000 & 6003 Fir Drive into one lot for the development of a church.

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

Engineering: (Approved with Conditions)

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

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

PAVING: Midland roadway okay as is. Fir roadway is not built to City Standards, construct to City standards for entire platted frontage. [For Applicant's Information Only.]

WATER: 6" water exists in Fir Street, okay as is. 12" water exists in Midland Street, 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 east of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Drainage letter has been submitted and is in 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 with Conditions)

The access easement label on the plat is actually a dedicated right-of-way labeled as an alley. No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review. [For the Applicant's information only.]

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues.

Building Code: (Approved)

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

GIS: (Approved with Conditions)

Add direction to Midland Dr. 10' Access Easement north of this plat shows to be a 10' alley based on Green Hill Terrace Sec 8. Label access easement north of plat in Green Hill Terrace Sec 6, and utility easement in Green Hill terrace Sec 18. (also provide recording info for both)

Planning: (Approved with Conditions)

Correct the subdivision name on the southeast corner of plat. [Information Only]

Make boundary lines bolder. [Information Only]

Therefore, staff recommends approval of the Preliminary Plat of Green Hill Terrace, Section 19 subject to condition A.

Conditions:

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

Attachments:

Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number:

Case Number:

Sub-25-0834
P-25-2250**Proposed Subdivision Plat Name:** Green Hill Terrace, Section 19**Legal Description (attached sealed Metes and Bounds):** Being a 6.90 Acre re-Plat of Lots 4 and 5, Block 14, Green Hill Terrace, Section 8, City and County of Midland, Texas**Property Owner**

Printed Name: Colonial Bible Church

(Brian Fairchild)

Phone (432) 686-2612

Email

Address 6112 N. Hwy 349, Suite C-2

City Midland

State TX

Zip 79705

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Parkhill, Smith, & Cooper

(Parkhill Job # 01.45061.25 - TASK)

Printed Name: Josh Wallender

Phone (432) 697-1447

Email

jwallender@team-psc.com

Address 1700 West Wall, Suite 100

City Midland

State Texas

Zip 79701

Current Zoning: AE**Reason for Platting:** Development into new location for Church**Plat Information**

Total Acreage: 6.90 Ac

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

Number of Residential Lots: 1

Number of Multi-Family Dwelling Units:

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

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

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

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

Provisions

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

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

Property Owner (signature):

Brian Fairchild

Date: April 22, 2025

Property Owner (printed): Brian Fairchild

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

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

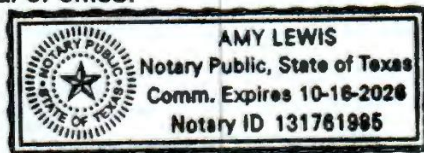
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Josh Wallender who, being by me duly sworn, upon oath says: That (s)he is authorized by Colonel Bible Church (Brian Fairchild), 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 22nd day of April, 20 25, 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

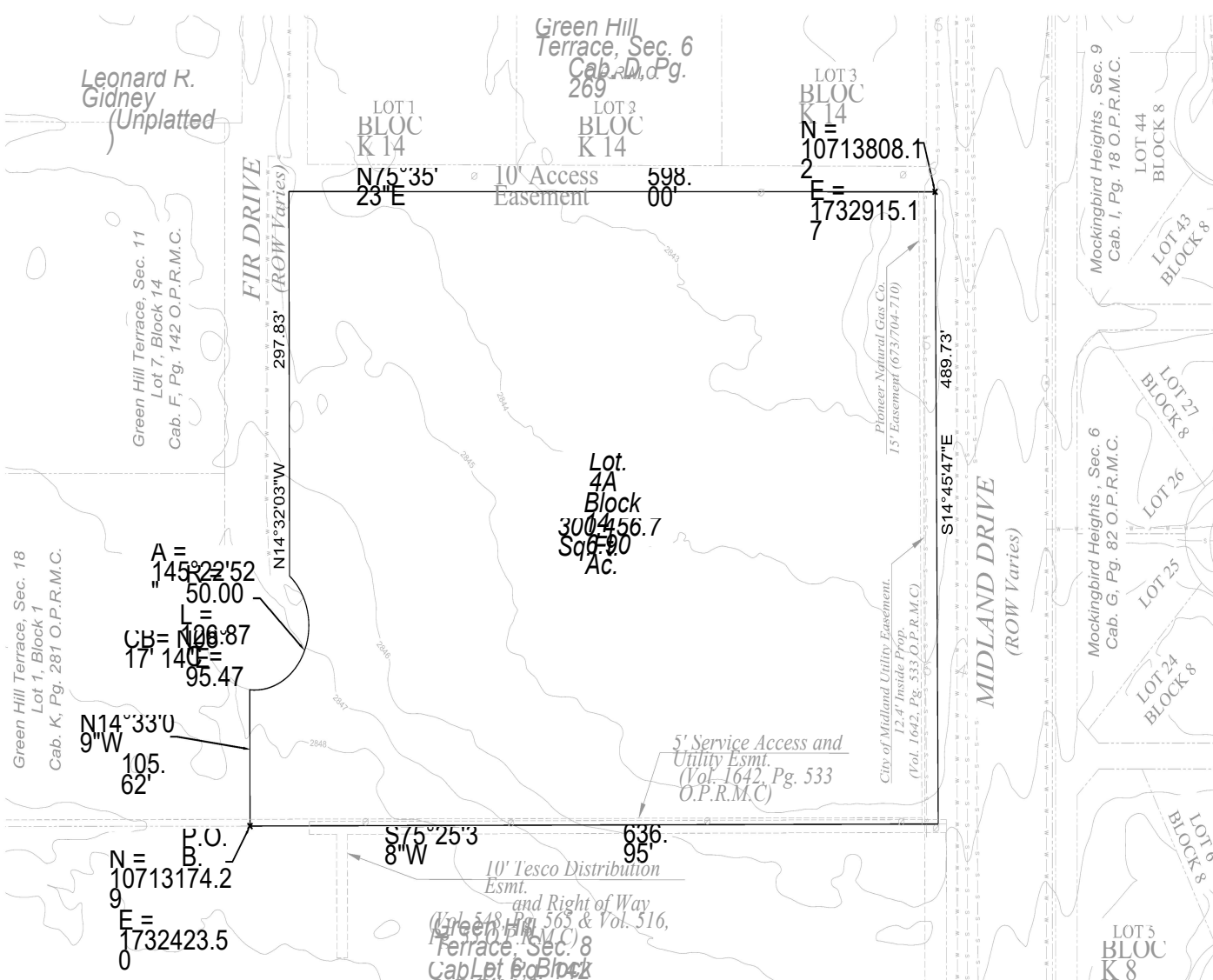
RECEIVED

Received By: *Brian Fairchild*

Date: **APR 22 2025**

Initial: _____

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

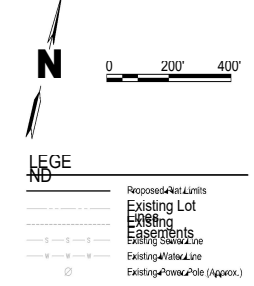


SURVEYOR'S
CERTIFICATE
I, the undersigned, a Registered
Professional Land Surveyor, do
hereby certify that I prepared this plat from an
actual and accurate
survey of the land and that the corner
monuments shown thereon were
properly placed under my personal supervision,
in accordance with the
Subdivision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

R.P.L.S. #XXXX

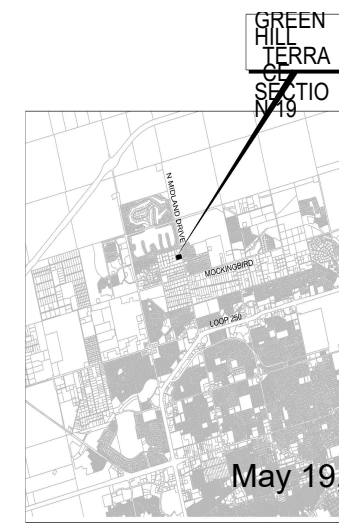
PRELIMINARY PLAT GREEN HILL TERRACE SECTION 19

Being a 6.90 Acre Parcel
Lots 1, 3, 5, Block 14, Green Hill
Terrace, Section 19,
City and County of Midland,
Texas



- 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. Withholding of a building permit. Midland may be required before these lots may be developed or before a building permit may be obtained.
 3. May be obtained with plastic cap set at each corner unless otherwise specified.
 4. 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.
 5. Based on the US Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, number 48329C0067F, revised September 16, 2005, the surveyed property is not located in a special flood hazard area according to the map. The current flood zone classification for the surveyed property is Zone X.

SPECIAL STATE PLANE
COORDINATE SYSTEM
The horizontal and vertical 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 US&GS station "Midland", with published values of N=10,690,134.70 and E=1,746,696.78 in U.S. Survey Feet.



OWNE
R:
Colonial Bible
Church
6112 N. Hwy. 349,
Suite 802
Midland, TX 79705
ENGINE
ER:
Parkhill
1700 Mall St.,
Midland, TX 79701
1424

GREEN HILL TERRACE SECTION 19 Parkhill

BPPL'S FIRM REGISTRATION
NO. 10194091

OWNER'S
CERTIFICATE
STATE OF
TEXAS
COUNTY OF
MIDLAND, B. BRIAN FAIRCHILD is the record owner of a tract of land situated in H.P. Hilliard Survey, City and County of Midland, Texas and more particularly described, shown on the plat herein BEFORE, KNOW ALL MEN BY THESE PRESENTS:
That we, BRIAN FAIRCHILD do hereby adopt this plat designating the herein above described property as GREEN HILL TERRACE, SECTION 19 to the City and County of Midland, Texas, and we do hereby dedicate to the public use, unless otherwise noted, the easements shown thereon.
by:
Brian Fairchild
Notary Public
Signature

STATE OF
TEXAS
COUNTY OF
MIDLAND, this instrument was acknowledged before me on this day of _____, 2025, by Brian Fairchild on behalf of Colonial Bible Church.

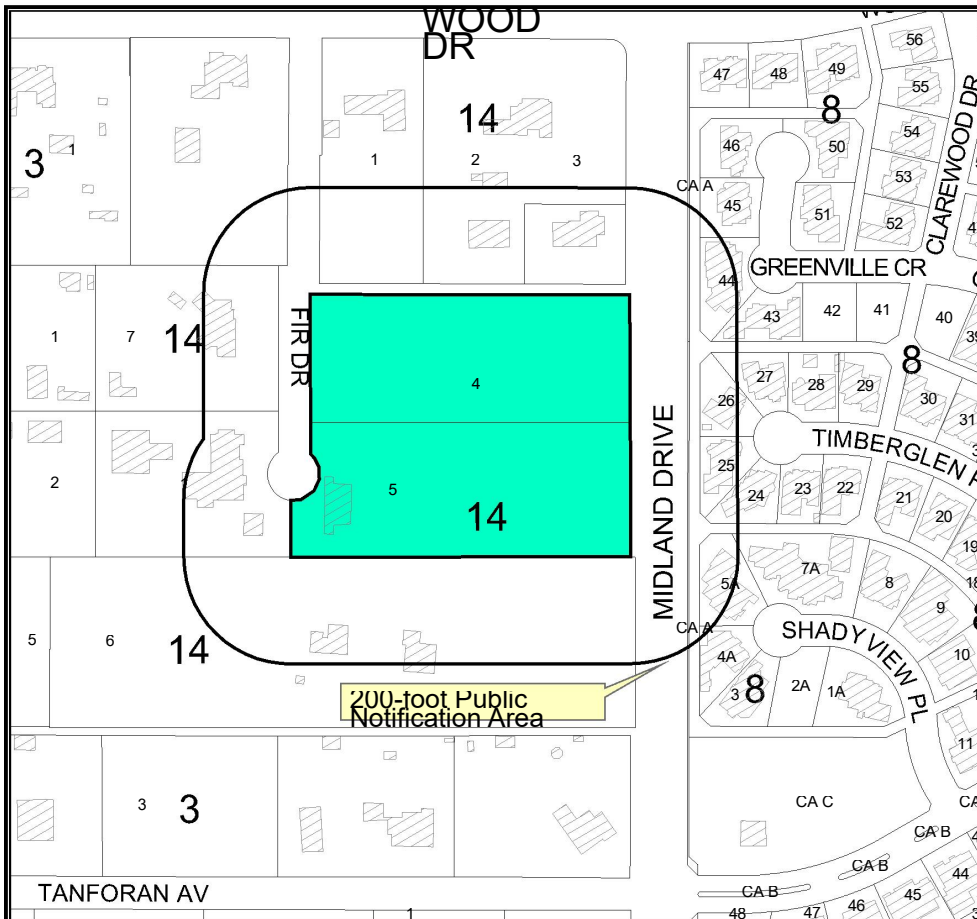
PACKET

UTILITY COMPANY'S
The Plat has been checked for
accessibility of
utilities.
On or Electric Delivery Service
(PLEASE PRINT)
AT&T Texas (PLEASE PRINT)
Almos Energy (PLEASE PRINT)
Optimum (PLEASE PRINT)
Astound Broadband (PLEASE PRINT)

CERTIFICATE OF
For approval by the Commission:
This is to certify that the above and foregoing plat of GREEN HILL TERRACE, SECTION 19 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
DAI

May 19, 2025



Location Map

SUB-25-0384 Scale: 1" = 1,500'

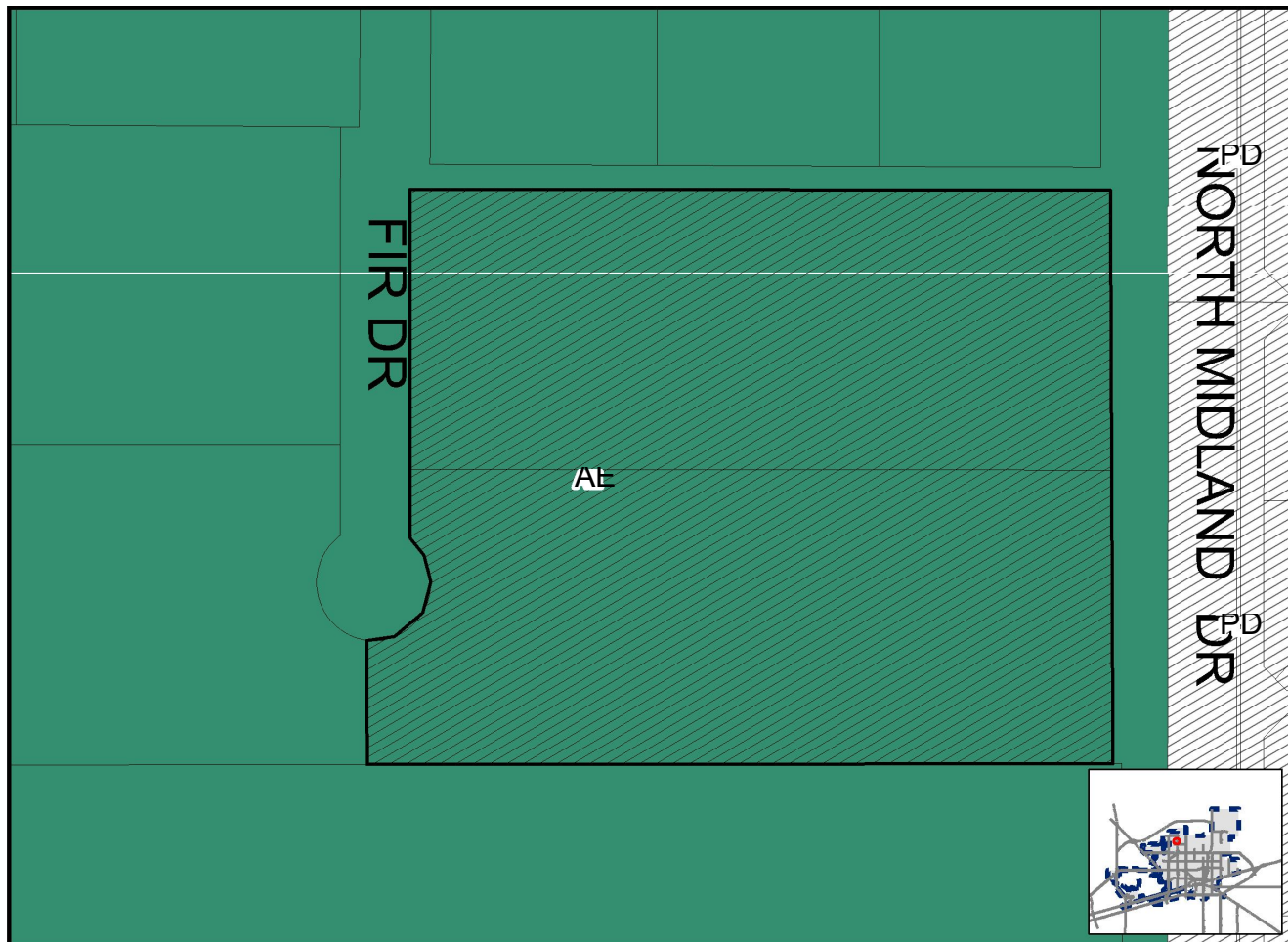
Proposed plat of Green Hill Terrace, Section 19 being a replat of Lots 4 and 5, Block 14, Green Hill Terrace, Section 8, City and County of Midland, Texas, approximately 625 feet north of Tanforan Avenue (Council District 4)

LEGEND

— CITY LIMITS
 [Hatched Box] PARCEL
 [Solid Box] PRIVATE BLDGS



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



GREENVILLE CR

Map by BQ
3/14/25

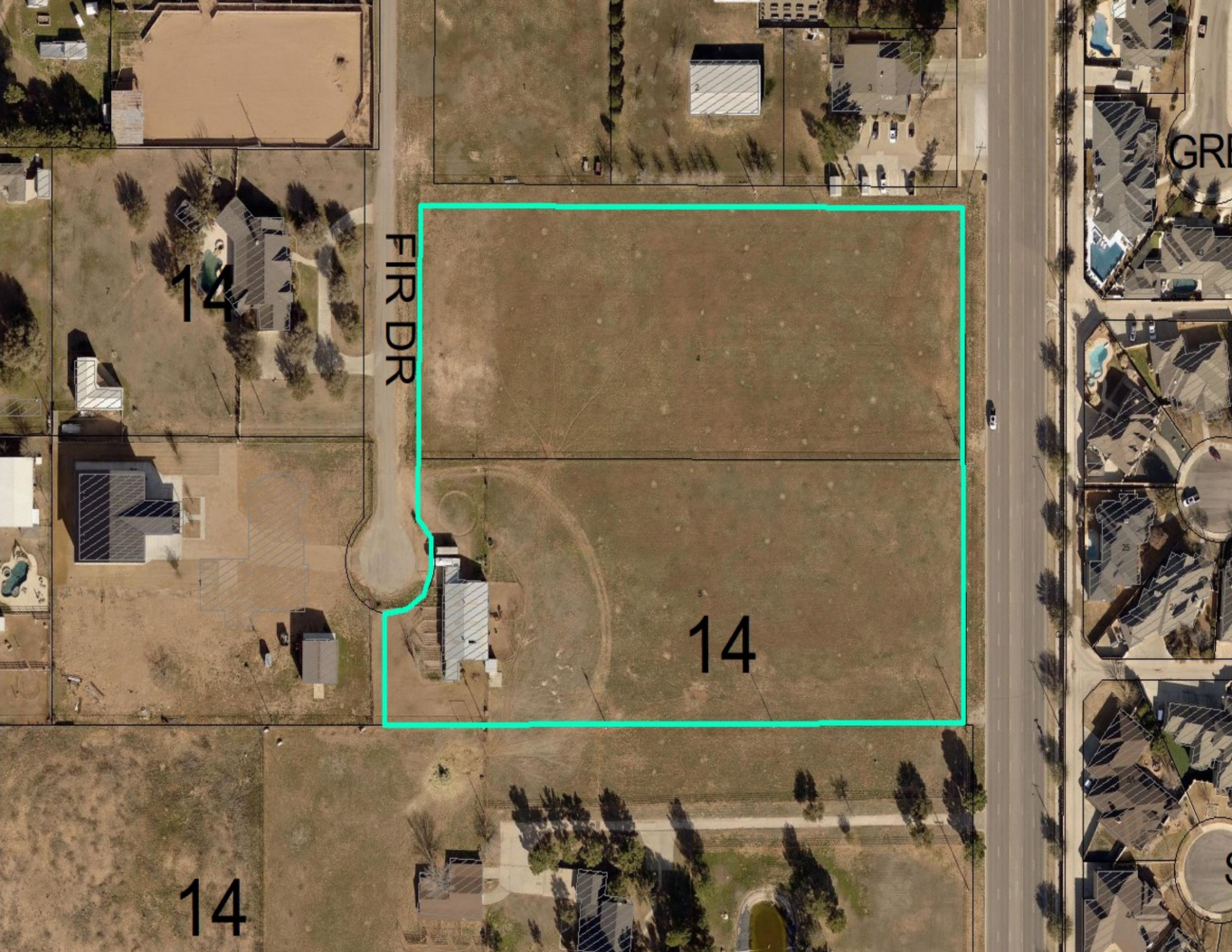
**SUB-25-
0834**

Scale: 1" =
600'

**ZONING
MAP**



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PRELIMINARY GREEN HILL TERRACE, SECTION 19

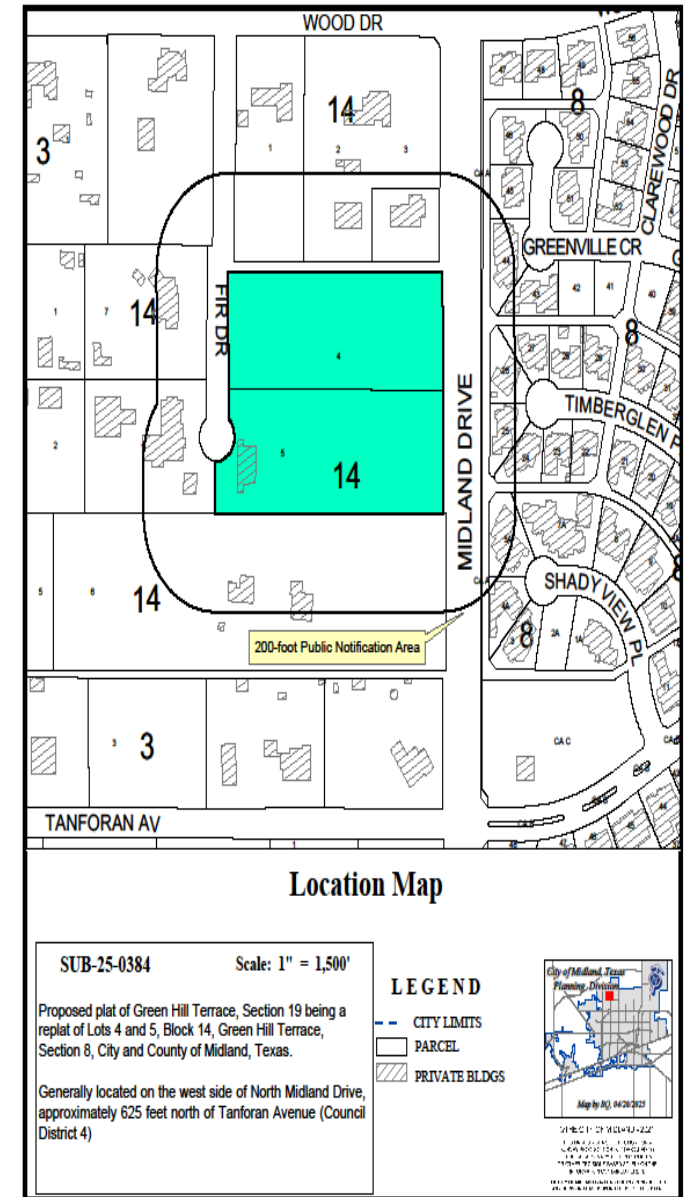


Visit Our Website

MIDLANDTEXAS.GOV

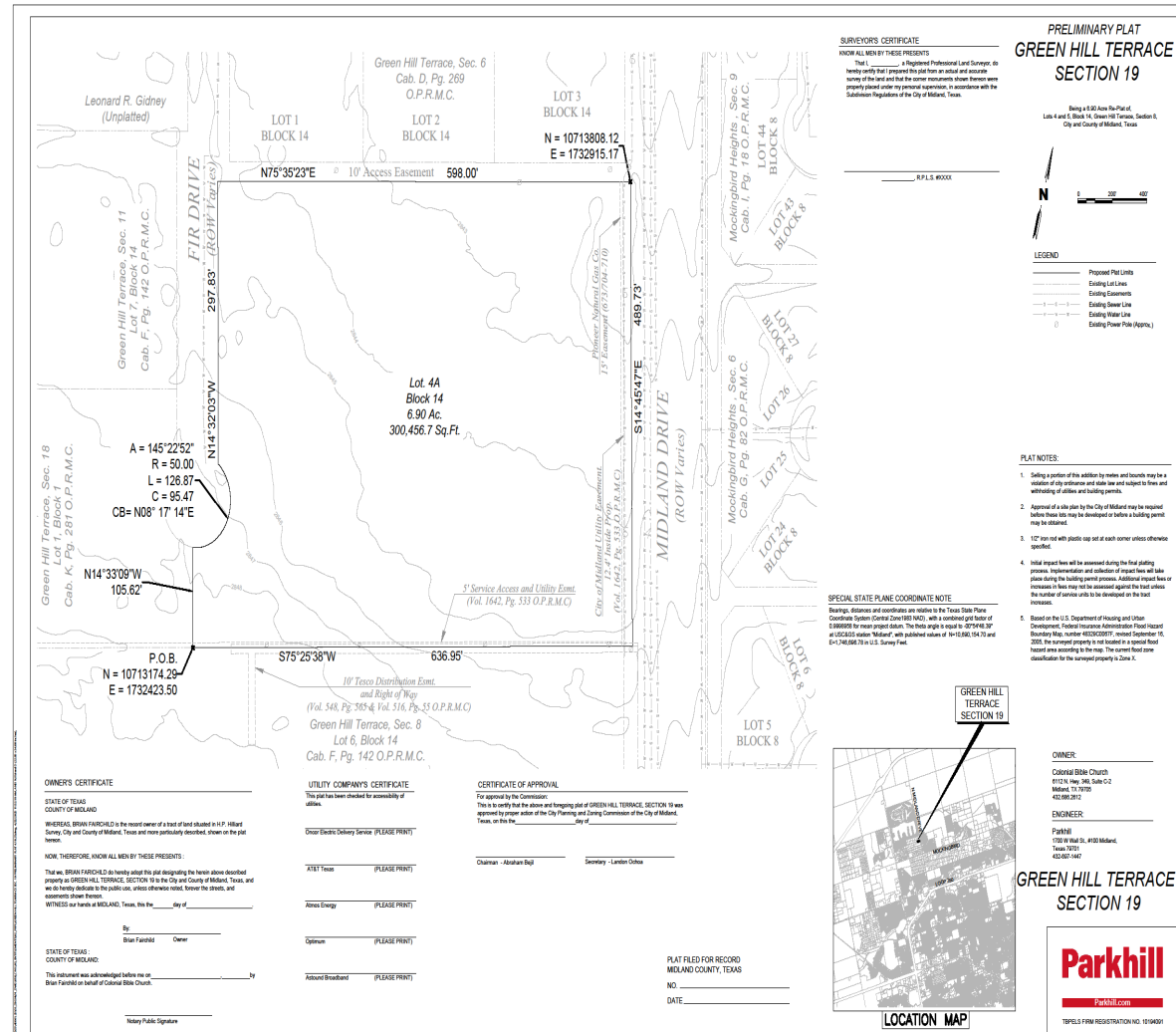
APPLICATION SUMMARY

- **Property Owner:** Colonial Bible Church
- **Representative:** Josh Wallender with Parkhill
- **Type of Application:** Preliminary Plat
- **Address:** 6000 & 6003 Fir Drive (District 4)



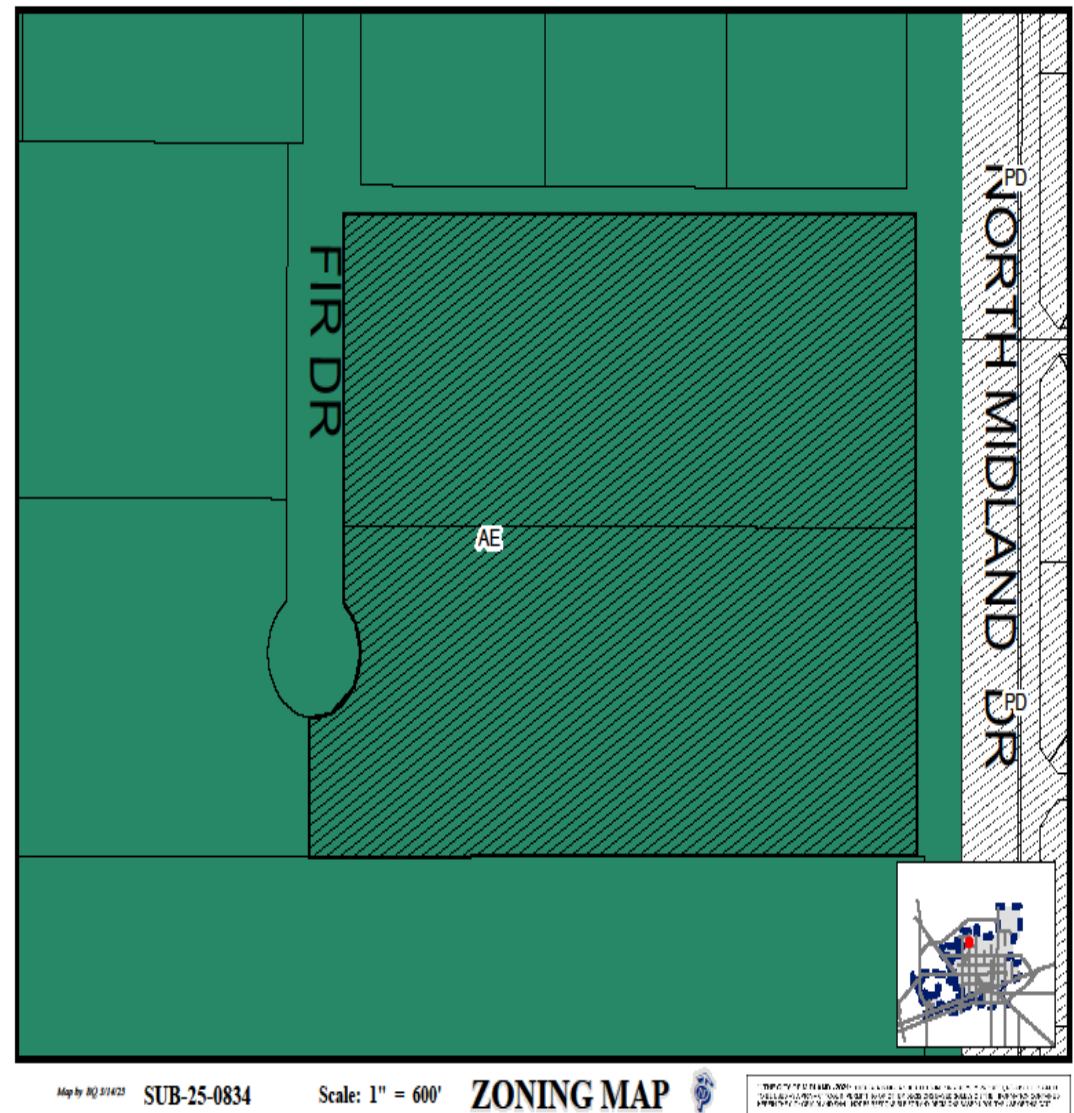
PLAT DETAILS

- Acreage: 6.90
- Number of Lots: 1
- Reason for Request:
To be able to build a church.



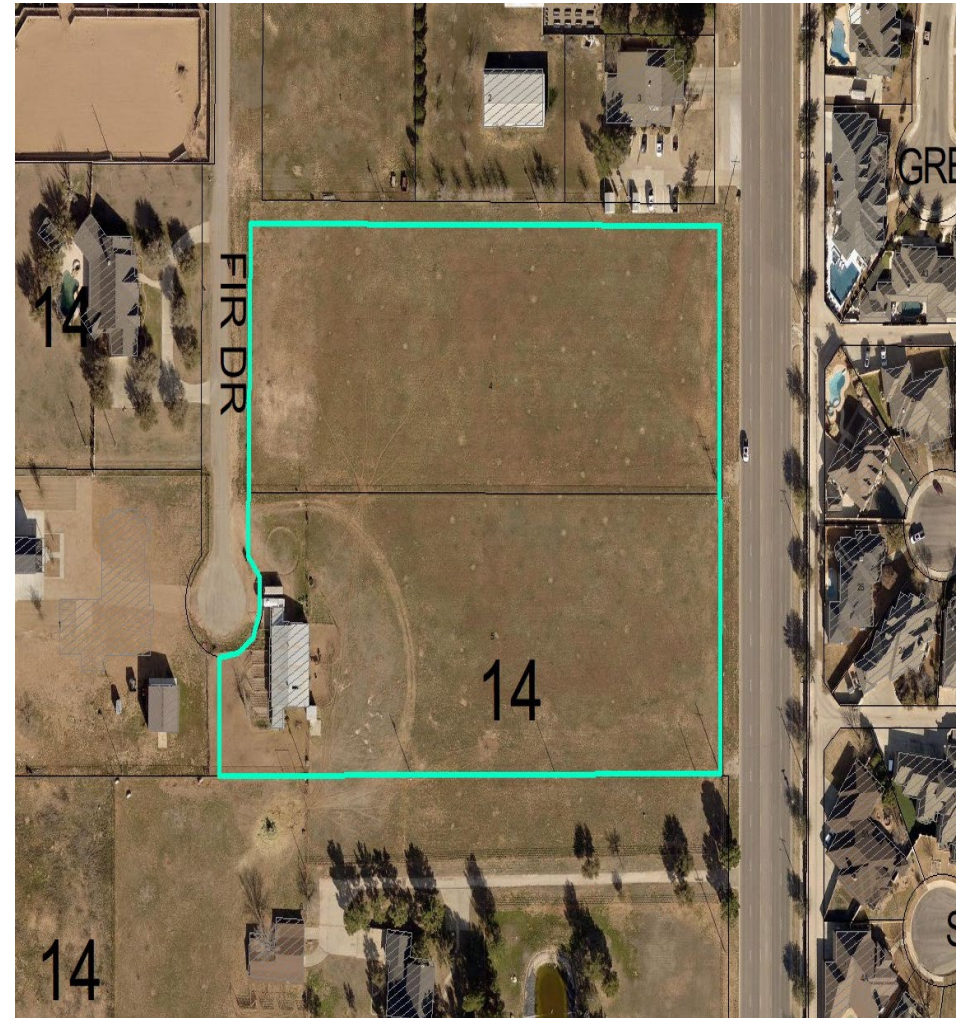
ZONING

- **Current Zoning:** AE, Agriculture Estate
- **Surrounding Zoning:** AE, Agriculture Estate



LAND USE

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

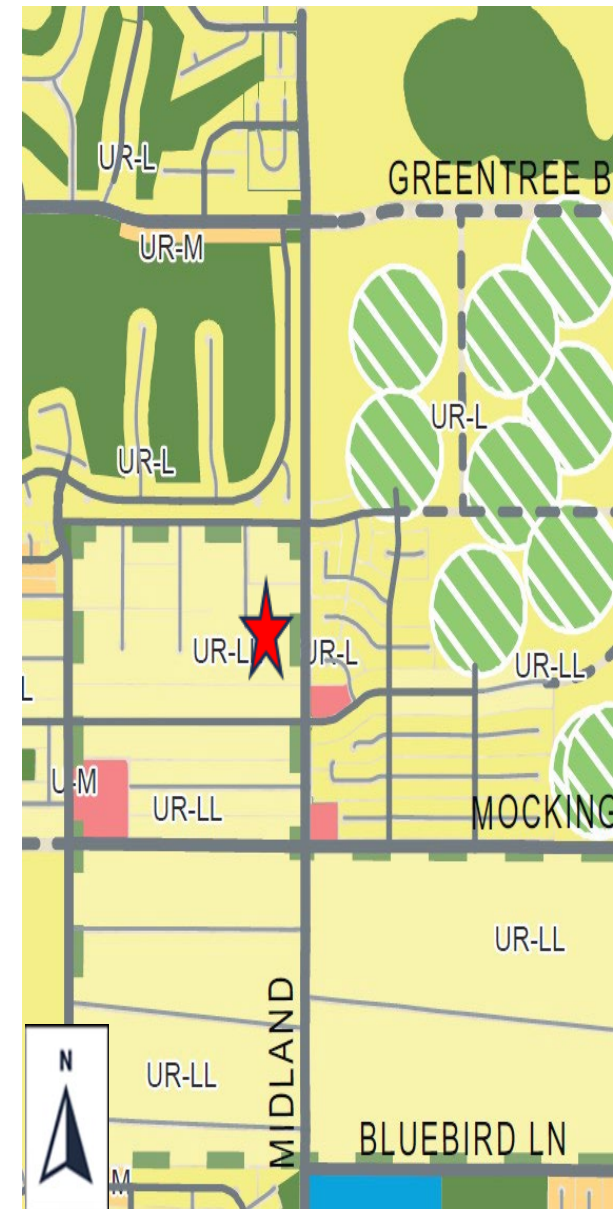




On Fir Drive, Looking South.

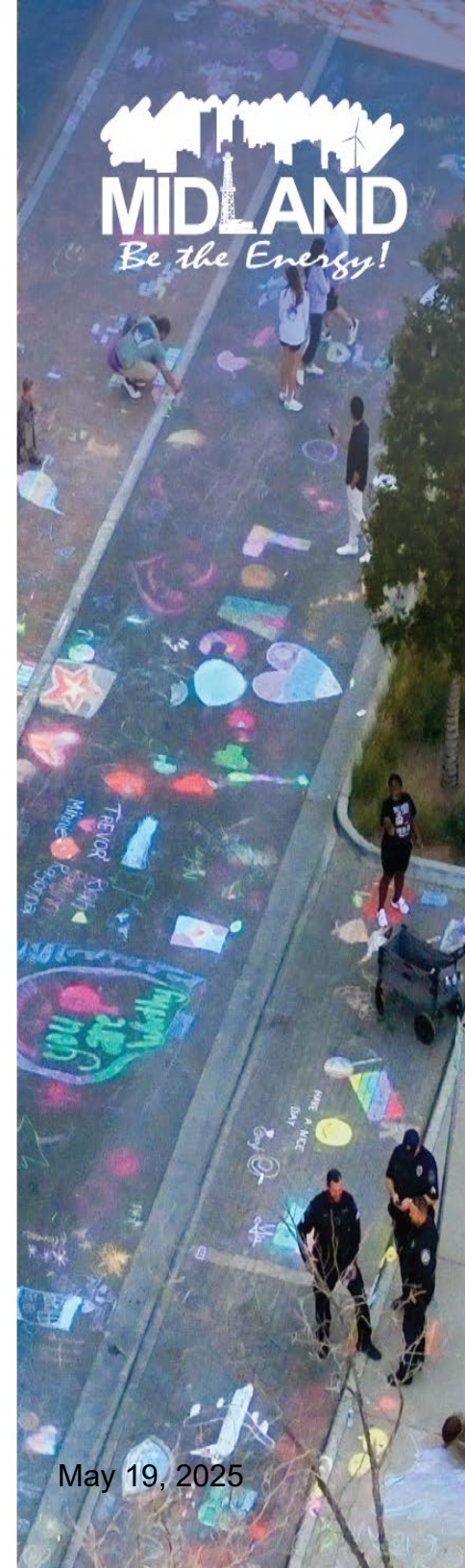
COMPREHENSIVE PLAN

- **TCT Land Use Designation:** Urban Residential – Large Lot (UR-LL)
- **Supported Uses:** Compatible with most single-family detached. Civic uses may be allowed.
- Request is **compatible** with the surrounding area and the Tall City Tomorrow Plan.



STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends **APPROVAL** of Preliminary Plat of Green Hill Terrace, Section 19



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 19, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Hold a public hearing and consider a request by 237 West Wall, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on premises consumption in a Bar, on Lot 13, Block 61, Original Town, Section 25, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Wall Street and South Carrizo Street.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Applicant, 237 West Wall, LLC is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, on a property located at 621 West Wall Street for Double Bar Saloon.

Current Zoning:

CB, Central Business District

Surrounding Zoning and Land Use:

All surrounding properties are zoned CB, Central Business Districts. Property to the north is office buildings. The property to the east is Hot Shots. The property to the south is The Bar parking lot. The property to the west is Wall Street Cocina.

Analysis:

The property is located at 621 West Wall Street and is currently zoned CB, Central Business District, which permits the sale of all alcoholic beverages for on-premises consumption. The total area of the bar, Double Bar Saloon, is 5,792 square feet and the proposed alcohol serviceable area is 4,462 square feet. Additionally, due to the volume

of incidents reported for this property, staff is recommending additional conditions, being Condition D, which will require the presence of peace officers during the hours of the SUD, and Condition I, which will require the SUD to be reviewed by City Council seven months from the time of its approval to assess whether not the same issues are present. At such time, Council may amend the conditions of the SUD or even repeal the SUD.

The proposed days and hours of operation are:

Sunday through Saturday from 12:00 p.m. to 2 a.m.

The applicant is requesting the following alcohol serviceable hours.

Sunday through Saturday from 12:00 p.m. to 2 a.m.

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

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

There are no schools or churches within 300 feet of the property using the front door to door distance measurement.

This request has been circulated to and reviewed by respective City departments for internal review and their comments, conditions, and requirements are as follows:

Fire: (Approved)

No objections

Engineering: (Approved)

No objection. [For Applicant's Information Only.]

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for Double Bar Saloon is acceptable. The property must adhere to the maximum occupant load of 115 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning:

The request is in compliance with the *Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4*, which is to “Encourage the development of places where Midland residents can gather and socialize to build connections.” (Tall City Tomorrow page 137) Double Bar Saloon is an establishment that will provide Midland residents with a unique social gathering experience.

Staff recommends approval of this Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a bar, subject to conditions A through I.

Conditions:

- A. That the serviceable area shall be limited to approximately 4,462 square feet as shown in Exhibit “A”, which is attached hereto and incorporated herein for all purposes.**
- B. That the sale and on-premises consumption of alcoholic beverages shall conform to applicable state and local laws.**
- C. That the days and hours of alcoholic beverages sales and consumption shall be limited to: Sunday through Saturday from 12:00 p.m. to 2 a.m.**
- D. That the operator of the Establishment shall provide a minimum of two certified peace officers as security guards on the premises of the Establishment during hours of operation on Friday and Saturday that occur between 9 p.m. to 2 a.m. of the following day.**
- E. That the occupancy of the establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.**
- F. That the Establishment shall meet the requirements of the Fire Department and Code Administration Division.**
- G. That the applicant shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on premises consumption to ensure that the conditions of this permit are satisfied.**
- H. That in accordance with Section 9.07.E.3 of the Zoning Ordinance, the establishment shall be in operation within 120 days from the final adoption date of this ordinance.**
- I. That the specific use designation with term granted herein will be reviewed by the City Council within seven months. In conducting the review, the City Council may consider factors including, but not limited to, (1) whether the conditions and restrictions of this specific use designation with term have been satisfied and (2) the volume and types of incidents reported to have occurred on the premises of the establishment. Based upon such review, the City Council may direct the specific use designation with term or to repeal this ordinance.**

Letters of Objection:

As of May 16, 2025, staff has not received any letters of objections.

Attachments:

Application
Floor Plan (Exhibit A)
Site Photo
Maps



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

Project Number: SYD-25-0200
Case Number: _____

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: 237 West Wall, LLC.		Phone (432) 770-2193 Email Doublebarsalon@gmail.com	
Address 1401 Ainslee St.	City Midland	State TX	Zip 79701

Property Owner Printed Name: Wall Street Joint Ventures		Phone (713) 385-6527 Email becky.thomson@rtspecialty.com	
Address 918 Malone St.	City Houston	State TX	Zip 77007

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

Street Address: 621 W. Wall St.			
Business Name: Double Bar Saloon			
Legal Description Lot: 13 Block: 61 Subdivision: Original Town, Section 25			
Current Zoning: CB			
Reason for Request: <u>We are operating a bar at this location.</u>			

Type of Business (restaurant, bar, lounge, nightclub, etc.): Bar			
Proposed/Current Days and Hours of Operation: <u>Sunday-Saturday 12:00PM-2:00AM</u>			
Proposed Days and Hours of Alcohol Service: <u>Sunday-Saturday 12:00PM-2:00AM</u>			
Total Square Footage of Business: 5,792			
Square Footage of Alcohol Serviceable Area: 4,462			
Restroom Fixtures:	Men	Toilets/Urinals: 1 / 2	Bathroom Sinks: 2
	Women	Toilets: 3	Bathroom Sinks: 2

Submittal and Fees

Items to be submitted with this application form:

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

Signatures

Applicant (signature): *Carlin Smith* *Raymon Griffith* Date: 05/07/2025

Applicant (printed): Carlin Smith Raymon Griffith

Property Owner (signature): Date:

Property Owner (printed) : _____

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

PACKET

Page 8.127

May 19, 2025

FOR OFFICE USE ONLY

☐ Property Owner Authorization

☐ Dimensioned Floor Plan

☐ Application Fee

☐ Site Plan

Check # invoiced

☐ Plans in Digital Format (PDF/JPEG)

Received By: [Signature]

Date: 5/7/25

RECEIVED

MAY 07 2025

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

PACKET

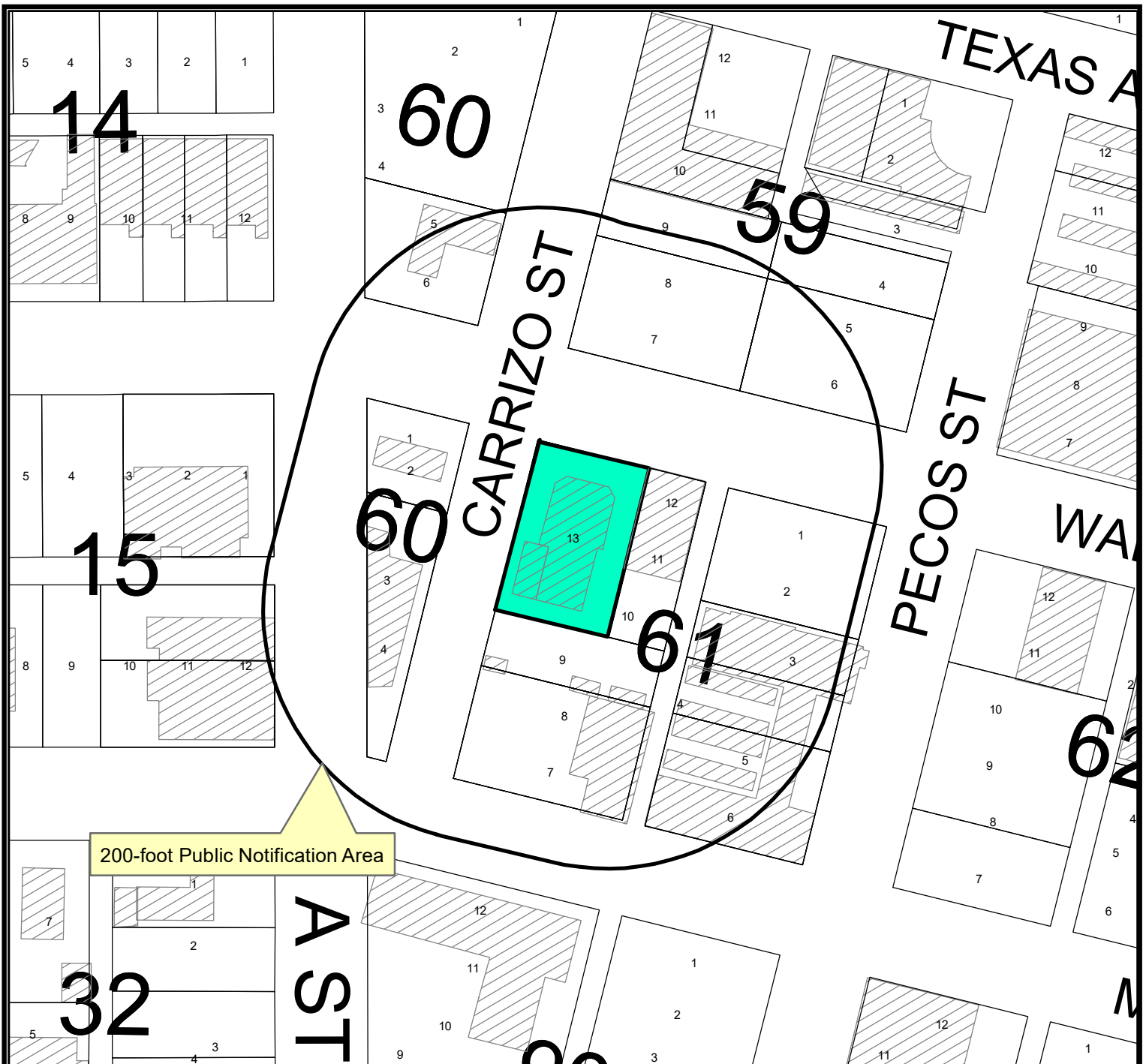
Page 8.128

May 19, 2025

SUP Alcoholic Beverages Application

3

Revised 12/6/16



Location Map

SUD-25-0202

Scale: 1" = 600'

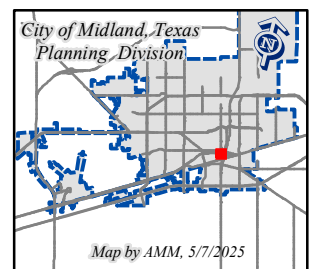
Consider a request by 237 West Wall, LLC, for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a Bar on Lot 13, Block 61, Original Town, Section 25, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of West Wall Street and South Carrizo Street.

(Council District 13)

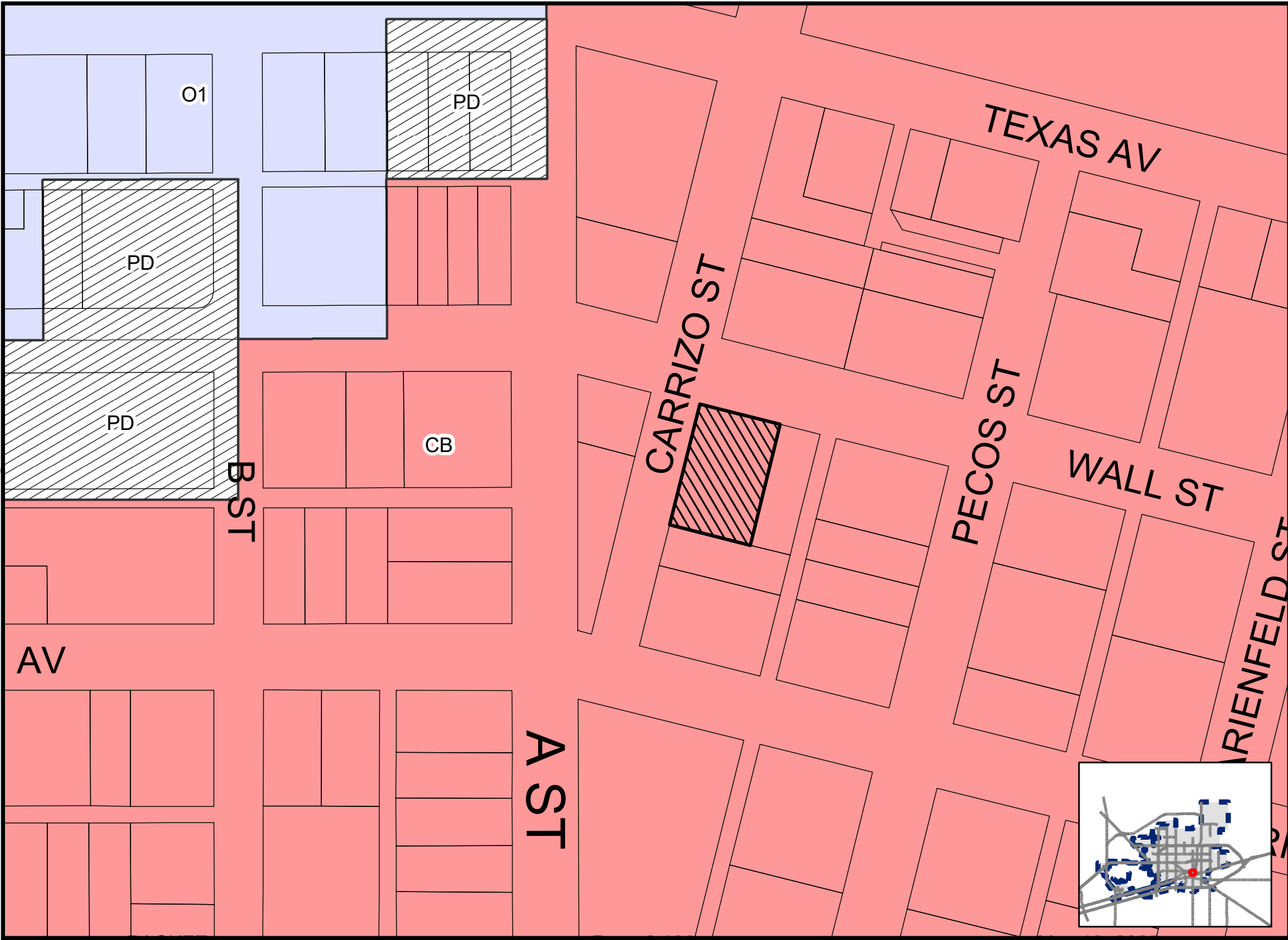
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



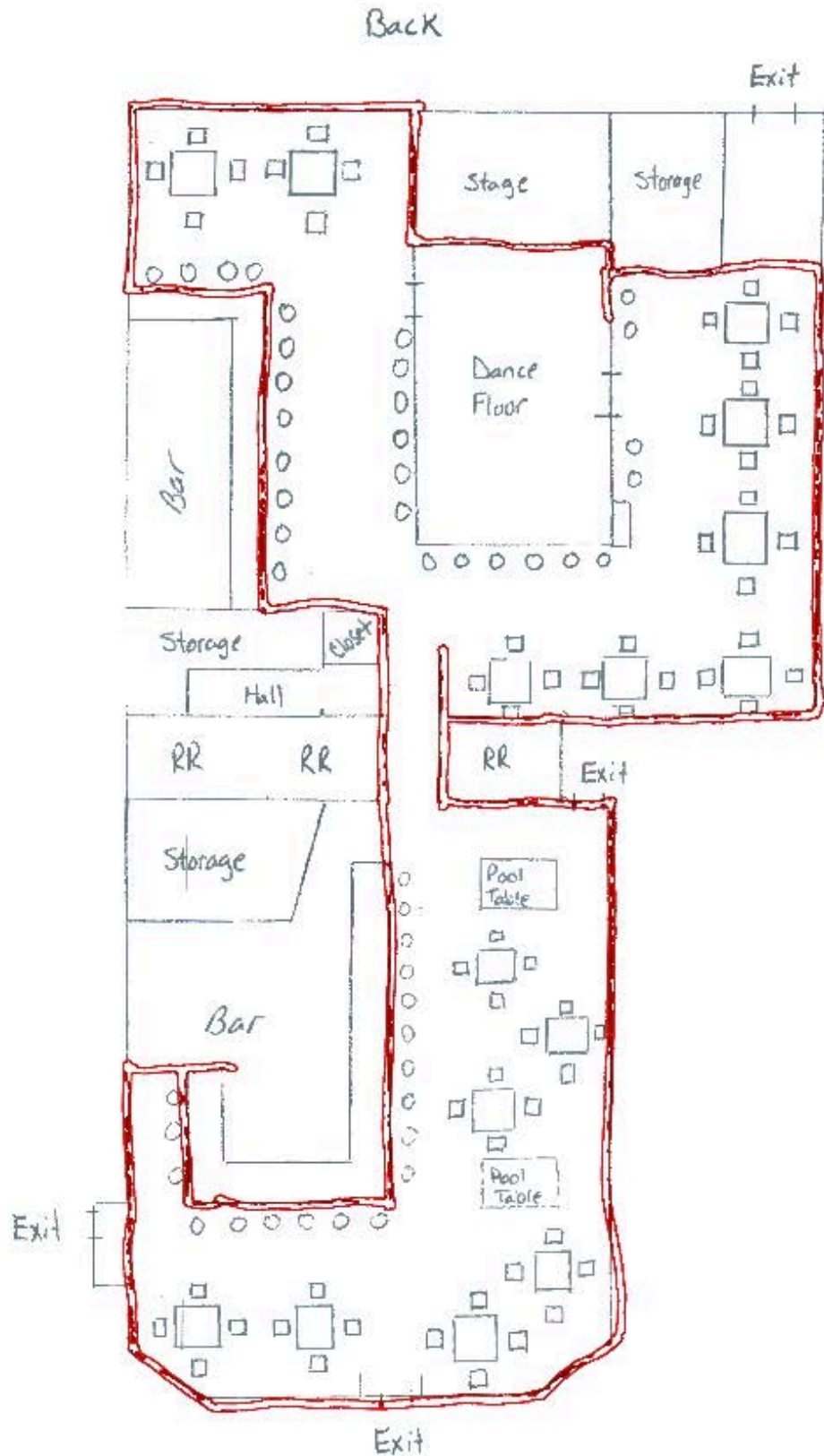
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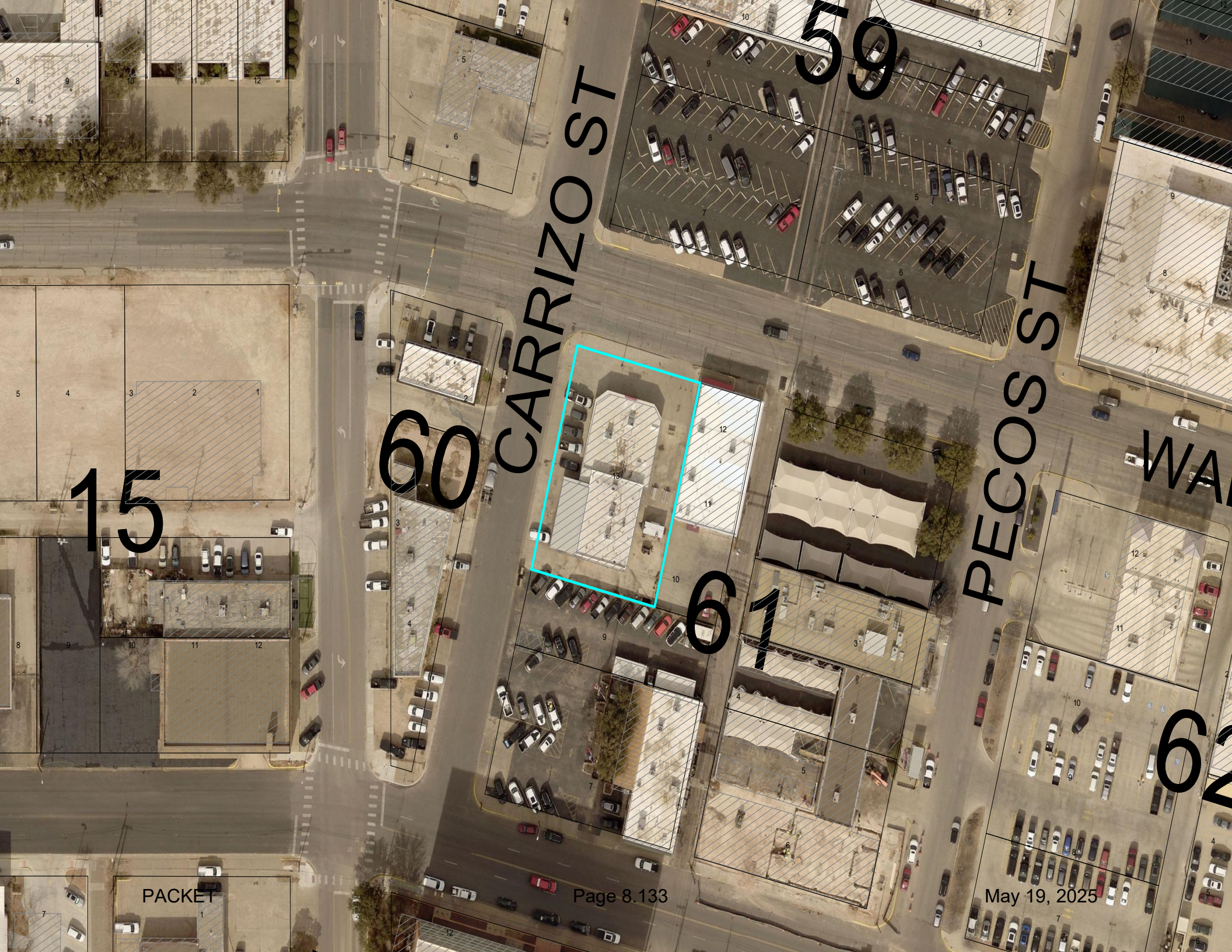


621 West Wall st. Midland, Tx 79701

max occupancy: 115
Serviceable square footage: 4,462 ft.²







15

60

CARRIZO ST

61

59

PECOS ST

W...

62



ITEM SPECIFIC USE DESIGNATION WITH TERM 621 WEST WALL STREET (DOUBLE BAR SALOON)

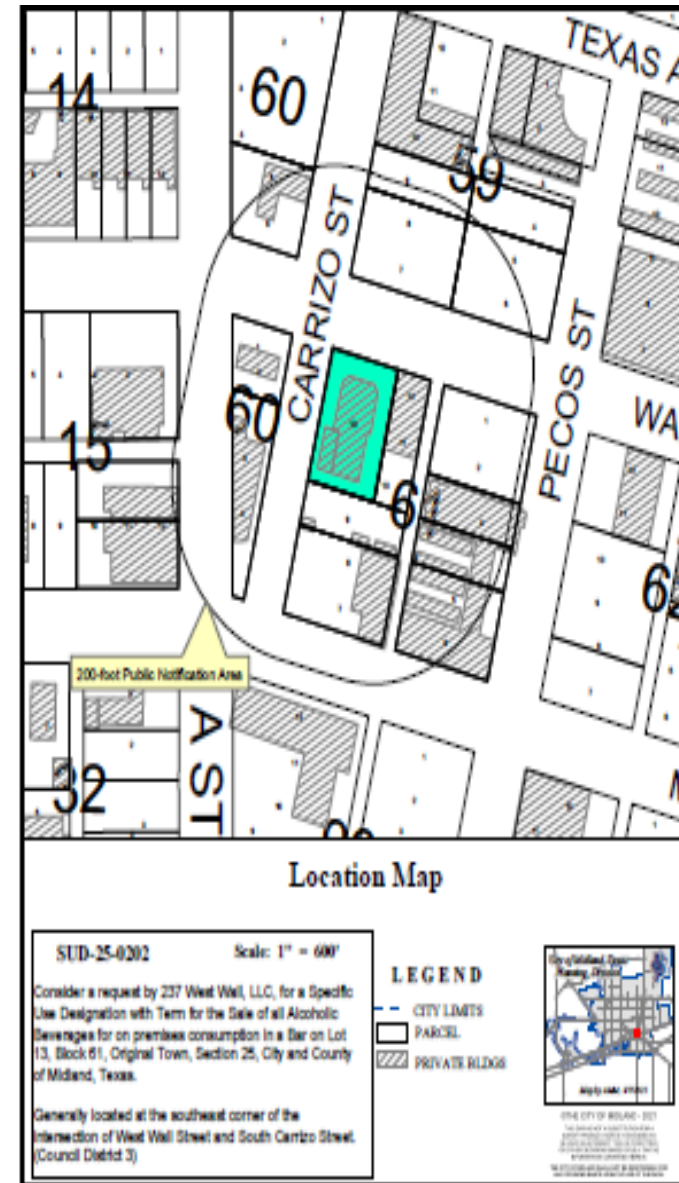


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APPLICATION SUMMARY

- **Property owner & applicant:**
237 West Wall, LLC
- **Application Type:** Specific Use Designation With Term for On-Premise Alcohol Sales & Consumption
- **Reason for Request:** Allow Alcohol on Premises
- **Address:** 621 West Wall Street (District 3)



SUD DETAILS

- **Square Footage of SUD: 5,792 sq ft**
- **Alcohol Serviceable Area: 4,462 sq ft**
- **Proposed Days and Hours of Operation:**
 - Sunday through Saturday from 12 p.m. to 2 a.m.

621 West Wall St., Midland, TX 79701

max occupancy: 115
Serviceable square footage: 4,462 ft.²



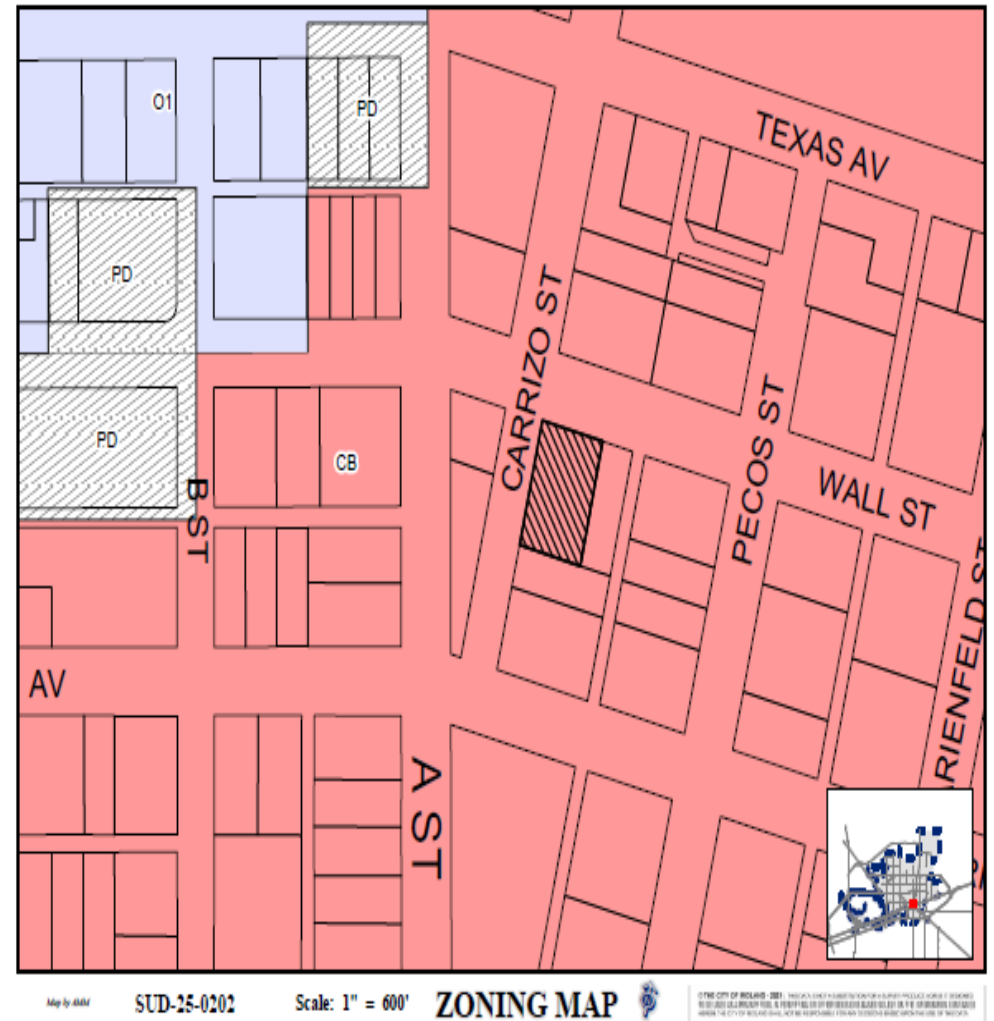
DISTANCE VERIFICATION FOR SENSITIVE USES

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



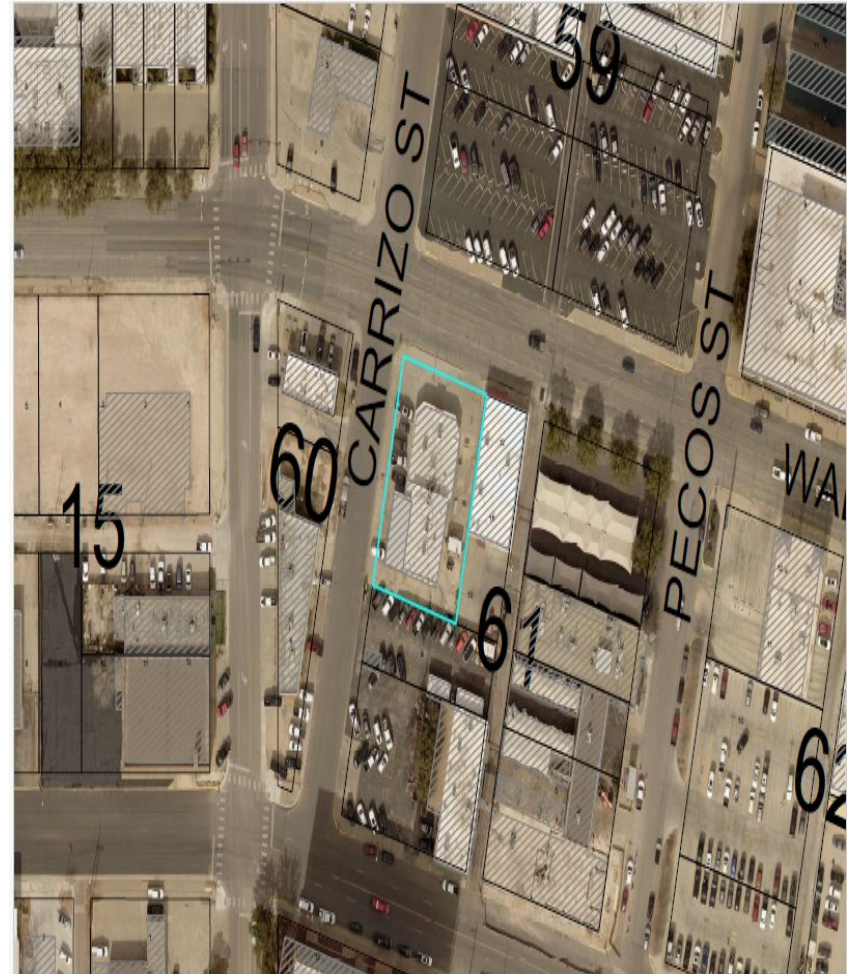
ZONING

- **Current Zoning:** CB, Central Business
- **Surrounding Zoning:** CB, Central Business District.



LAND USE

- **Current Use of the Property:**
Bar: The use of Alcohol is allowed with a Specific Use Designation per the Use Chart in Section 11-1-4.03
- **Proposed use of the Property:**
A Bar
- **Surrounding Uses:**
 - **North:** Office Building
 - **East:** Hot Shots
 - **West:** Wall Street Cocina
 - **South:** The Bar





On Carrizo Street, Looking South

COMPREHENSIVE PLAN

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



STAFF RECOMMENDATION

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

A. That the serviceable area of the establishment shall be limited to approximately 4,462 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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

STAFF RECOMMENDATION

C. That the days and hours of alcoholic beverages sales and consumption shall be limited to: Sunday through Saturday from 12 p.m. to 2 a.m.

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

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

STAFF RECOMMENDATION

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

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

STAFF RECOMMENDATION

I. That the specific use designation with term granted herein will be reviewed by the City Council within seven months. In conducting the review, the City Council may consider factors including, but not limited to, (1) whether the conditions and restrictions of this specific use designation with term have been satisfied and (2) the volume and types of incidents reported to have occurred on the premises of the establishment. Based upon such review, the City Council may direct the specific use designation with term or to repeal this ordinance.

MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: May 19, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of T&J Addition being a 3.579-acre tract of land out of Section 22, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of West County Road 60 and West State Highway 158.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Details of Request:

Maverick Engineering, on behalf of Convington Brothers Properties, LLC, is requesting to plat a property located at 8404 West Highway 158 into 1 lot for the development of a gas station.

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

Engineering: (Approved with Conditions)

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

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

PAVING: Interstate W SH 158 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.] WATER: 30" water exists in W SH 158 Street E of tract, okay as is. No public water improvements required.

8" water exists in W CR 60 Street S of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

DRAINAGE: Show compliance with T & J Addition Drainage Study, prepared by Maverick Engineering and approved by City on 05/16/2025. [Reference City Code Sect. 11-2-3(D)8]

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

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

Transportation: (Approved with Conditions)

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

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

Building Code: (Approved)

ETJ, no jurisdiction.

GIS: (Approved)

Confirm POB, encroaches into exiting dedication. (corroborated by 2022-20289 and 2020-35820) Please label TX-158 as State Highway 158.

Health (Approved)

Yes, the health department will review application from the 1 proposed lot of T&J Addition, PLAT OF A 3.5 ACRE TRACT OF LAND OUT OF SECTION 22, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY MIDLAND COUNTY TEXAS the lot is 3.5 acres septic application must be designed by a Registered Sanitarian or Professional Engineer and must be installed by a Texas OSSF licensed installer to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

Planning: (Approved)

Correct the name of the owner on the west corner. High Sky Children's Ranch and Fasken Land and Minerals, LTD.

Therefore, staff recommends approval of the Preliminary Plat of T&J Addition subject to condition A.

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

Attachments:

Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number: Sub 24-0778

Case Number: P-25-2256

Proposed Subdivision Plat Name: T & J ADDITION

Legal Description (attached sealed Metes and Bounds): BEING A 3.579 ACRE TRACT OF LAND OUT OF SECTION 22, BLOCK 40, T-1-S, T&P RAILWAY CO. SURVEY, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: COVINGTON BROTHERS PROPERTIES, LLC

Phone (432) 640-7066

Email seth@tjtravelcenters.com

Address 3399 IH 20

City STANTON

State TX

Zip 79782

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Phone (432) 262-0999

Email adevine@maverick-eng.com

Printed Name: ASHLEE DEVINE

Address 1909 W WALL ST, SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: ETJ (PENDING ANNEXATION AND ZONING)

Reason for Platting: DEVELOPMENT OF A GAS STATION

Plat Information

Total Acreage: 3.579

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): Seth Covington Date: 4/23/2025

Property Owner (printed) Seth Covington

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

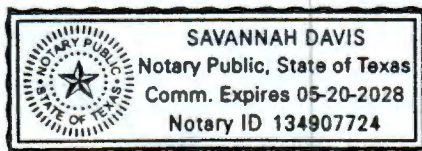
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlee Devine
 Authorized Agent (signature)

Subscribed and sworn to before me, this 23rd day of April, 2025, to certify which witness my hand and seal of office.



[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☐ Plat in Digital Format (PDF/JPEG)

☒ Application Fee

☒ 1 Copy of Plat (11x17)

Check # 5295

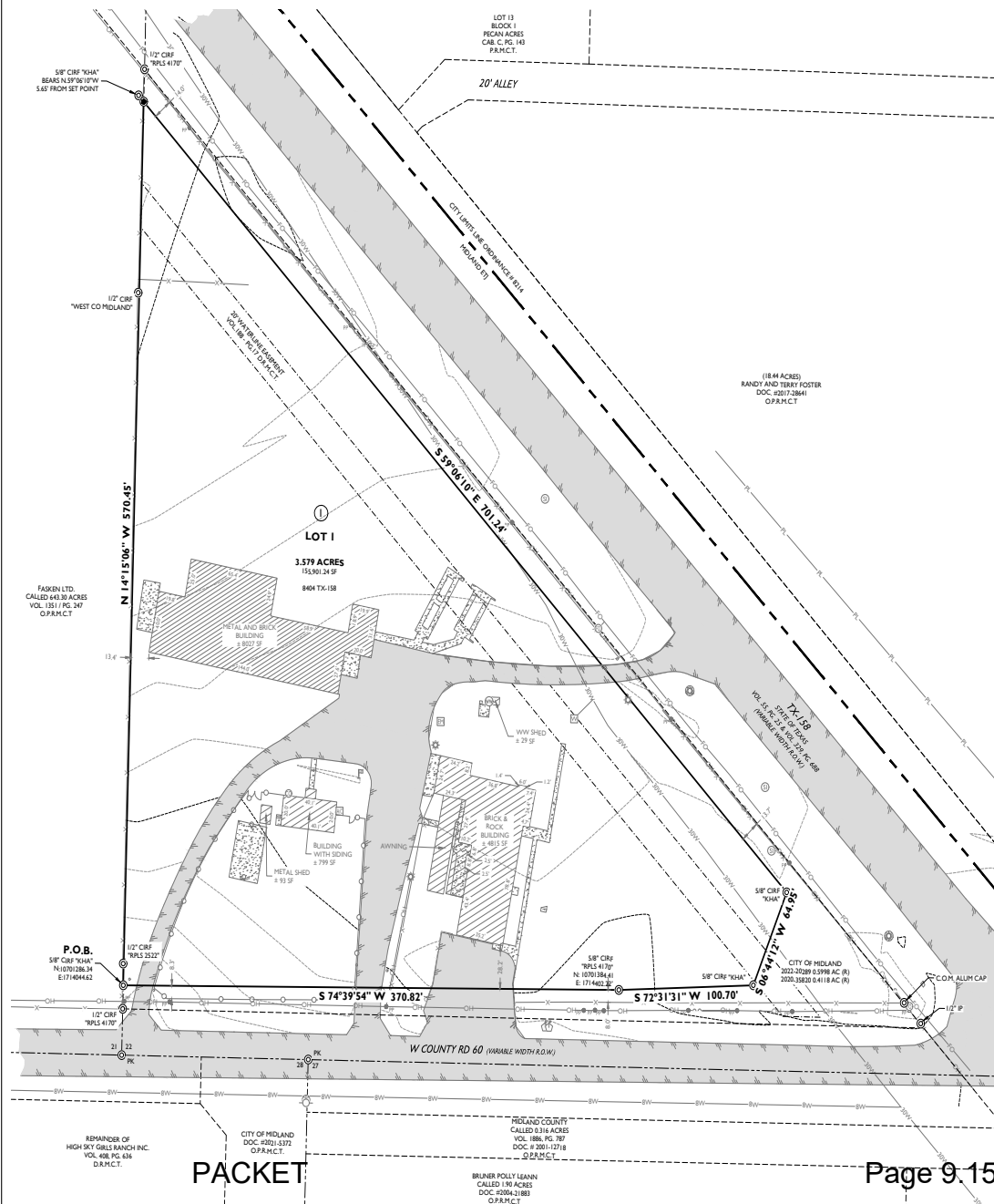
Received By: Beatty Zeng

Date: 4/23/2025

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

PRELIMINARY PLAT T&J ADDITION

BEING A 3.579 ACRE TRACT OF LAND OUT OF SECTION 22, BLOCK 40, T-I-S, T&P RAILWAY CO.
SURVEY, MIDLAND COUNTY, TEXAS.



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS CONINGTON BROTHERS PROPERTIES, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 22, BLOCK 40, T-I-S, T&P RAILWAY CO. SURVEY, COUNTY OF MIDLAND, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CONINGTON BROTHERS PROPERTIES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFTER DESCRIBED PROPERTY AS T&J ADDITION, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

By: SETH CONINGTON, FOR CONINGTON BROTHERS PROPERTIES, LLC.

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY SETH CONINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

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

ABRAHAM BJEL, CHAIRMAN

LONDON OCHOA, SECRETARY

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA NFIP, FLOOD INSURANCE RATE MAP #4832C004H, DATED SEPTEMBER 14, 2025, THIS PROPERTY IS WITHIN THE UNDESIGNED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

NOTES

1. BASIS OF BEARINGS, COORDINATES AND DISTANCES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE (403), NAD 1983 US SURVEY FOOT WITH A CONVERGENCE ANGLE OF -0°44'48" AND A COMBINED SCALE FACTOR OF 0.999998911 AT NAD "MIDLAND".
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE LOTS/IES MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND EASEMENTS.
4. 1/2 INCH ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
5. LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SCENIC, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE CALL 811 SITE MARKINGS. AT THE TIME OF THIS SURVEY, ONE CALL IS RECOMMENDED. CALL 800-453-7525 FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
6. THIS IS A PROFESSIONAL SKETCH / PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

AT&T

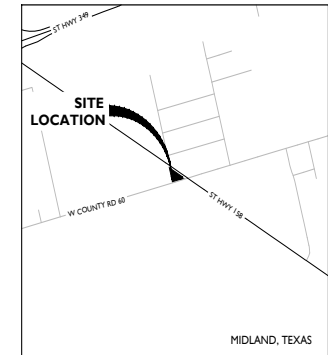
BY: _____

DATE: _____

AT&T

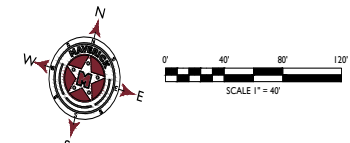
BY: _____

DATE: _____



VICINITY MAP

N.T.S.



LEGEND

- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- FOUND MONUMENT AS NOTED
- ACR PND
- CLEANOUT
- ELECTRIC METER ON POLE
- FLAG POLE
- FIBER OPTIC PEDESTAL
- GUY ANCHOR
- LIGHT POLE
- MAILBOX
- POWER POLE
- SIGN
- WATER WHEEL

- BOUNDARY LINE
- EASEMENT LINE
- PROPERTY LINE
- EDGE OF ASPHALT
- CITY LIMITS LINE
- CHAIN LINK FENCE
- FENCE
- FIBER OPTIC LINE
- OVERHEAD ELECTRIC LINE
- SECTION LINE
- 8" WATER MAIN
- 30" WATER MAIN

CONCRETE

PAVEMENT

BUILDING

O.P.R.M.C.T.

D.M.C.T.

OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX

DEED RECORD, MIDLAND CO., TX

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHULTZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE MONUMENTS SHOWN THEREON WERE PROPERLY PLACED AND THE SURVEY WAS MADE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MIDLAND COUNTY, TEXAS.

GREGORY W. SHULTZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
MAVERICK ENGINEERING, L.L.C. FIRM #10194514
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701



MAVERICK

CIVIL ENGINEERING / LAND SURVEYING

1909 West Wall Street, Suite "K"

Midland, Texas 79701

ENGINEER FIRM # P-15089

SURVEY FIRM # 10194514

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

www.Maverick-Eng.com

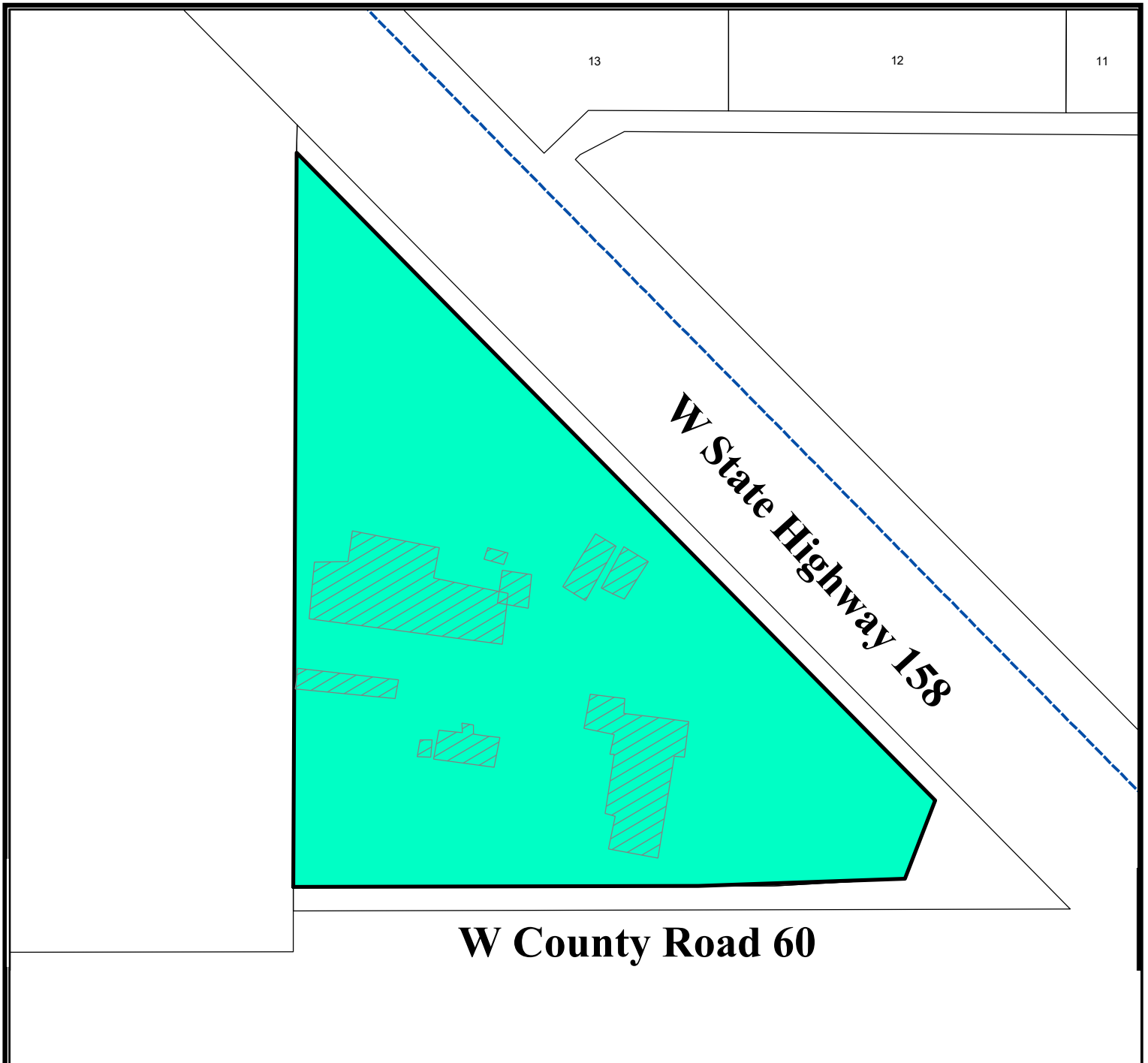
PROPERTY OWNER

CONINGTON BROTHERS PROPERTIES, LLC
3399 HJ 20
STANTON, TEXAS 79702
DEED INSTRUMENT # 2022-20364
432-640-7066

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



W County Road 60

W State Highway 158

Location Map

SUB-24-0798

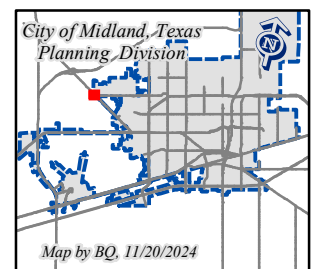
Scale: 1" = 800'

Proposed plat of T&J Addition being a 3.579-acre tract of land out of Section 22, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the northwest corner of the intersection of West County Road 60 and West State Highway 158. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





PRELIMINARY PLAT T&J ADDITION

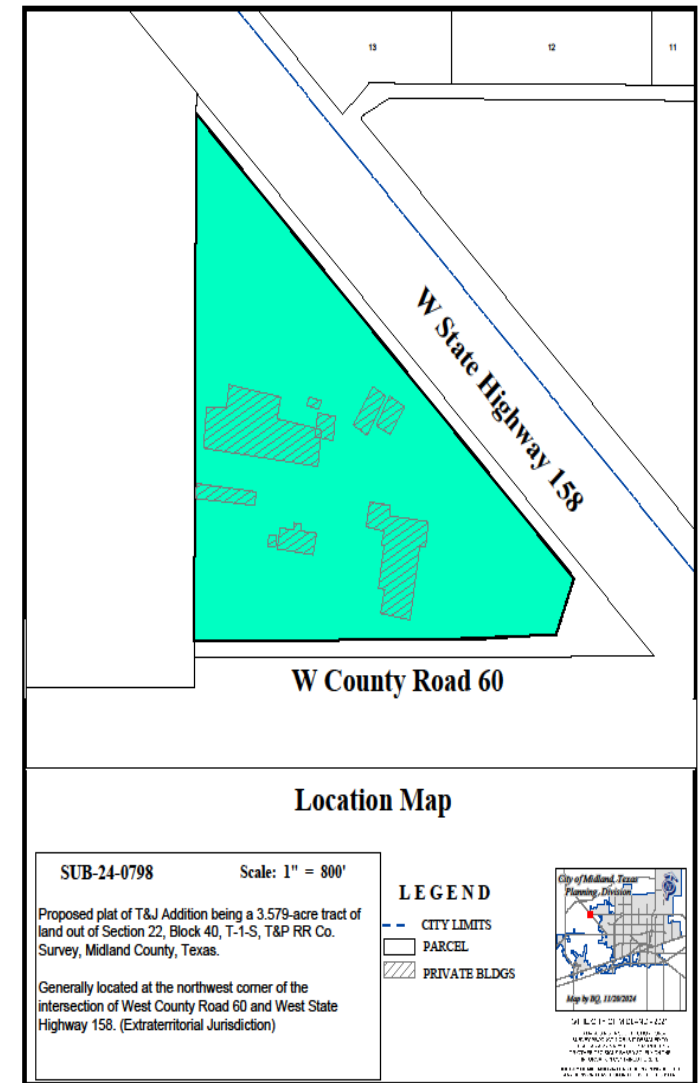


Visit Our Website

MIDLANDTEXAS.GOV

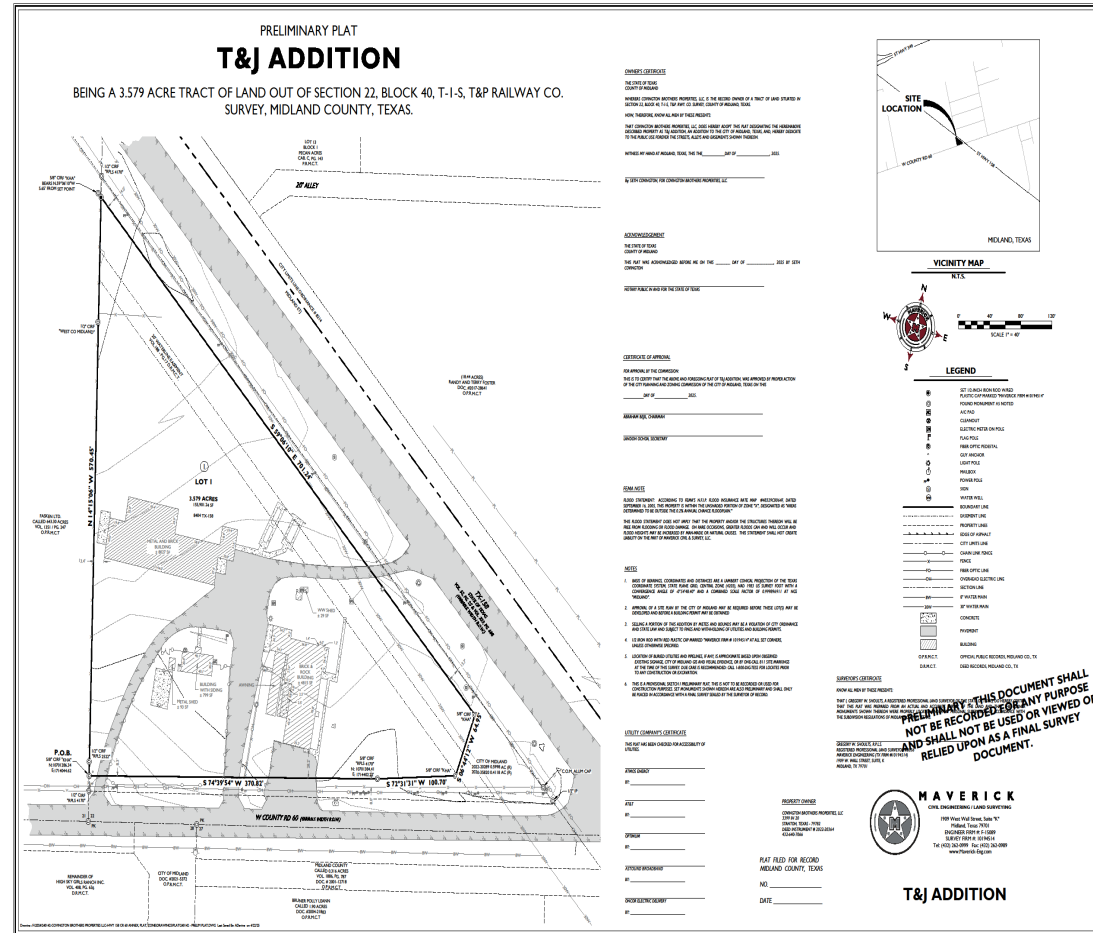
APPLICATION SUMMARY

- **Property Owner:** Covington Brothers Properties, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Preliminary Plat
- **Location:** 8404 West Highway 158 (ETJ)



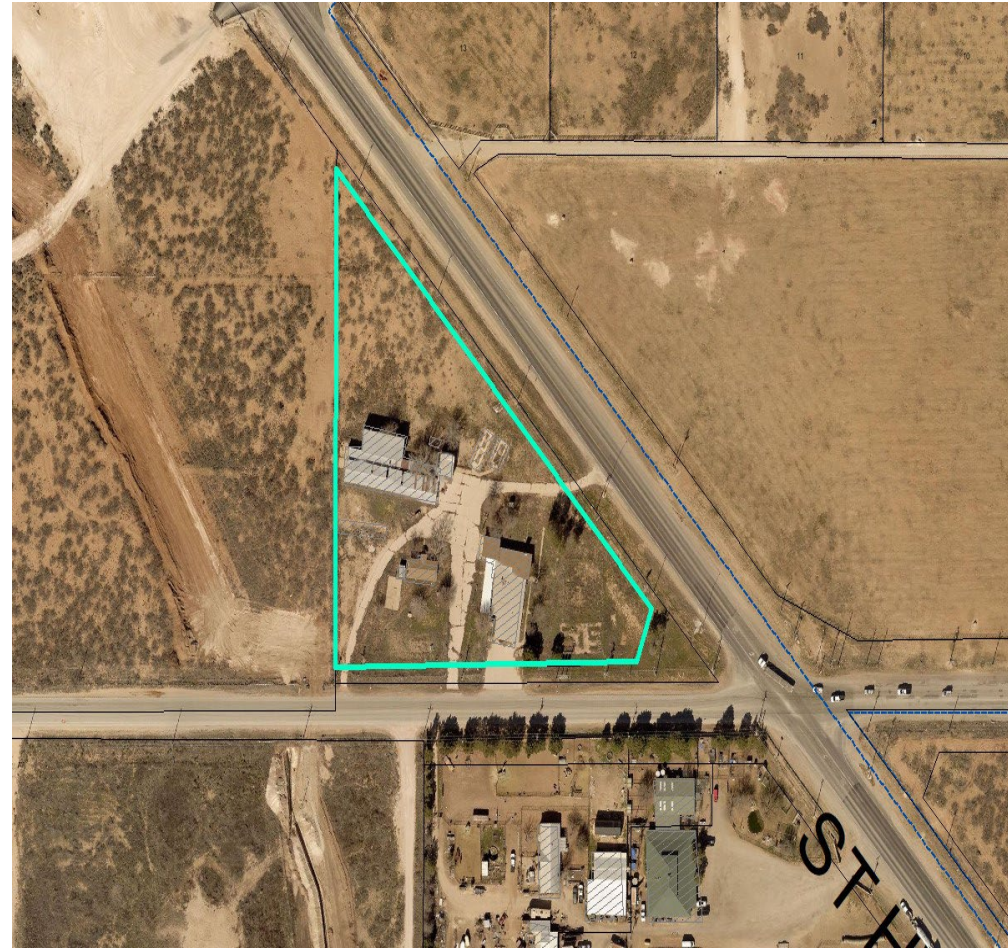
PLAT DETAILS

- **Acreage: 3.579-acres**
- **Number of Lots: 1 lot**
- **Reason for Request:**
For the development of
a gas station



LAND USE

- **Current Use of the Property:**
Vacant Structure
- **Proposed Use of the Property:** Gas Station
- **Surrounding Uses:**
 - **North/West:** Water Management Facility
 - **South:** Residential
 - **East:** Undeveloped land



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

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



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 19, 2025

TO: Planning and Zoning Commission

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Plainsview Estates, being a 16.50-acre tract of land located in Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77. (DISTRICT 2) (DEVELOPMENT SERVICES))

Recommended Planning and Zoning Commission Action:

☒ Approve

☐ Deny

☐ Direction/Informational

Details of Request:

Maverick Engineering, on behalf of Jacked, LP, is requesting to plat a 16.50-acre tract of land located at 2200 Todd Drive into nine lots for future residential development.

Current Zoning:

AE, Agriculture Estate District

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

BUILDING CODE: (Approved)

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

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

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Todd roadway is not built to City Standards, construct to City standards for entire platted frontage. [For Applicant's Information Only.]

WATER: None existing. Construct to City standards along entire platted frontage, serving all lots with looped system. Deferral request can only be approved/denied as item on Council Agenda. [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 to City standards along entire platted frontage, serving all lots within the subdivision and to adjacent lot lines along exterior roadways. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: Drainage report is required during preliminary stage of the platting process. [Reference Midland City Code 11-2-3(D)8]

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

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

OTHER: In Texas, the requirement for a Groundwater Availability Certification (GAC) applies to all proposed subdivisions that intend to use groundwater as their potable water source, regardless of the development's size. This mandate became effective on January 1, 2024, following the adoption of Senate Bill 2440 during the 88th Texas Legislature. Applicability to Subdivisions Under Texas Local Government Code Sections 212.0101 and 232.0032, any subdivision—whether within a municipality or in an unincorporated area—that proposes to utilize groundwater for its water supply must obtain a GAC. This includes

subdivisions where each lot will have an individual well. The certification must be prepared by a Texas-licensed professional engineer or geoscientist and submitted as part of the plat application to the relevant municipal or county authority

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)

No comments

Utilities: (Approved with Conditions)

In Texas, the requirement for a Groundwater Availability Certification (GAC) applies to all proposed subdivisions that intend to use groundwater as their potable water source, regardless of the development's size. This mandate became effective on January 1, 2024, following the adoption of Senate Bill 2440 during the 88th Texas Legislature.

Applicability to Subdivisions

Under Texas Local Government Code Sections 212.0101 and 232.0032, any subdivision—whether within a municipality or in an unincorporated area—that proposes to utilize groundwater for its water supply must obtain a GAC. This includes subdivisions where each lot will have an individual well. The certification must be prepared by a Texas-licensed professional engineer or geoscientist and submitted as part of the plat application to the relevant municipal or county authority.

PLANNING: (Approved with Conditions)

Provide a CAD file [11-2-3(H)3(h)]

Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]

Alleys required in all districts, minim 20' width (*if no alleys provided, required City Council approval*). [11-2-5(C)3(s)(2)]

Groundwater Availability Certification (GAC) is needed for Final. [Informational]

Staff recommends approval of the Preliminary Plat of Plainsview Estates, subject to condition A and B:

Condition:

- A. Drainage report must be submitted by Final Plat submittal [11-2-3(D)8]**
- B. Approval of this preliminary plat is subject to the Final Plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

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



Preliminary Plat Application

Project Number: SUB-25-0811

Case Number: P-25-2258

Proposed Subdivision Plat Name: PLAINVIEW ESTATES

Legal Description (attached sealed Metes and Bounds): BEING A 16.50 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: **JACKED, LP**

Address **2104 DEEANNA DR**

City **MIDLAND**

Phone (432) 262-0999

Email **dkuhnert@crowquest.com**

State **TX**

Zip **79707**

Developer (if different than Owner)

Printed Name:

Address

City

Phone ()

Email

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: **ASHLEE DEVINE**

Address **1909 W WALL ST, SUITE K**

City **MIDLAND**

Phone (432) 262-0999

Email **adevine@maverick-eng.com**

State **TX**

Zip **79701**

Current Zoning: AE (Pending zone change to SF2)

Reason for Platting: RESIDENTIAL DEVELOPMENT

Plat Information

Total Acreage: **16.50**

Type: ☒ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **9**

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): David Kuhnert

Date: 4/22/2025

Property Owner (printed) : David Kuhnert

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

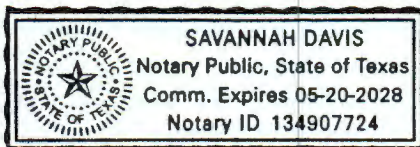
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS COUNTY OF MIDLAND

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

Ashlee Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 23rd day of April, 20 25, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☒ Application Fee

☐ 1 Copy of Plat (11x17)

RECEIVED

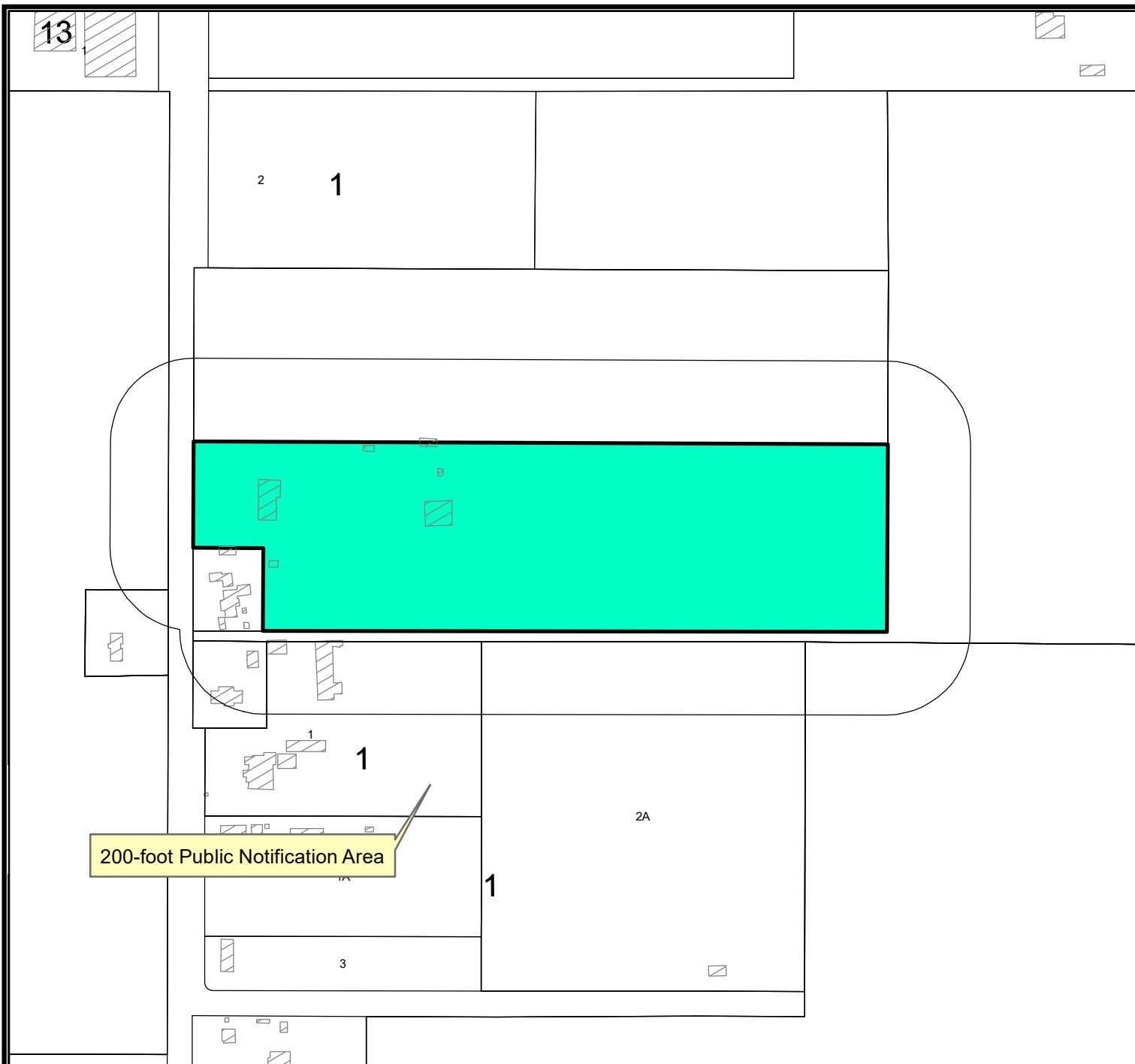
Check # 5296

APR 29 2025

Received By: Beatriz Lopez

Date: [Signature]

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



Location Map

SUB-25-0834

Scale: 1" = 600'

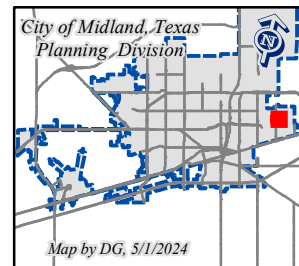
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Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77. (Council District 2)

PACKET

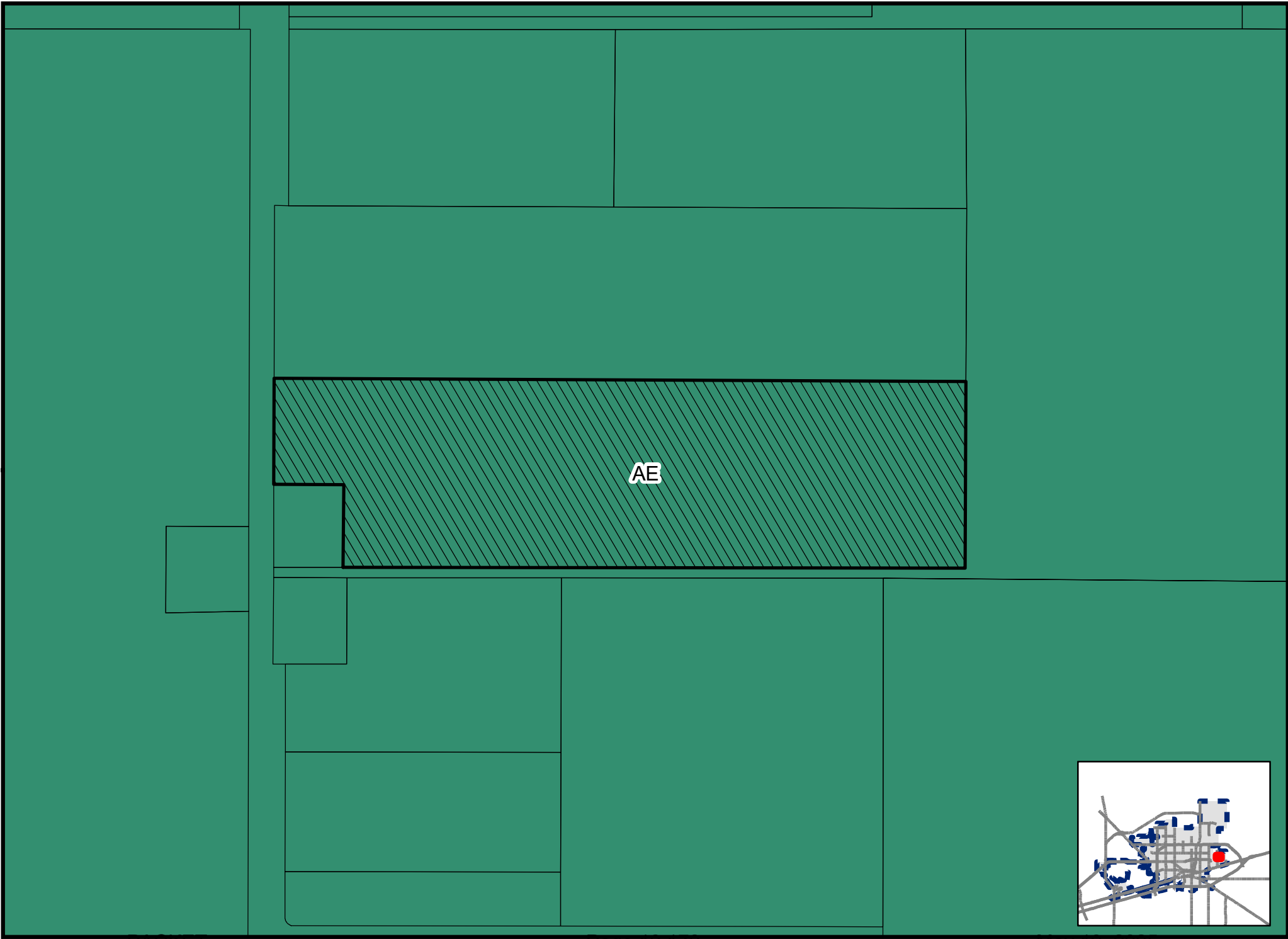
LEGEND

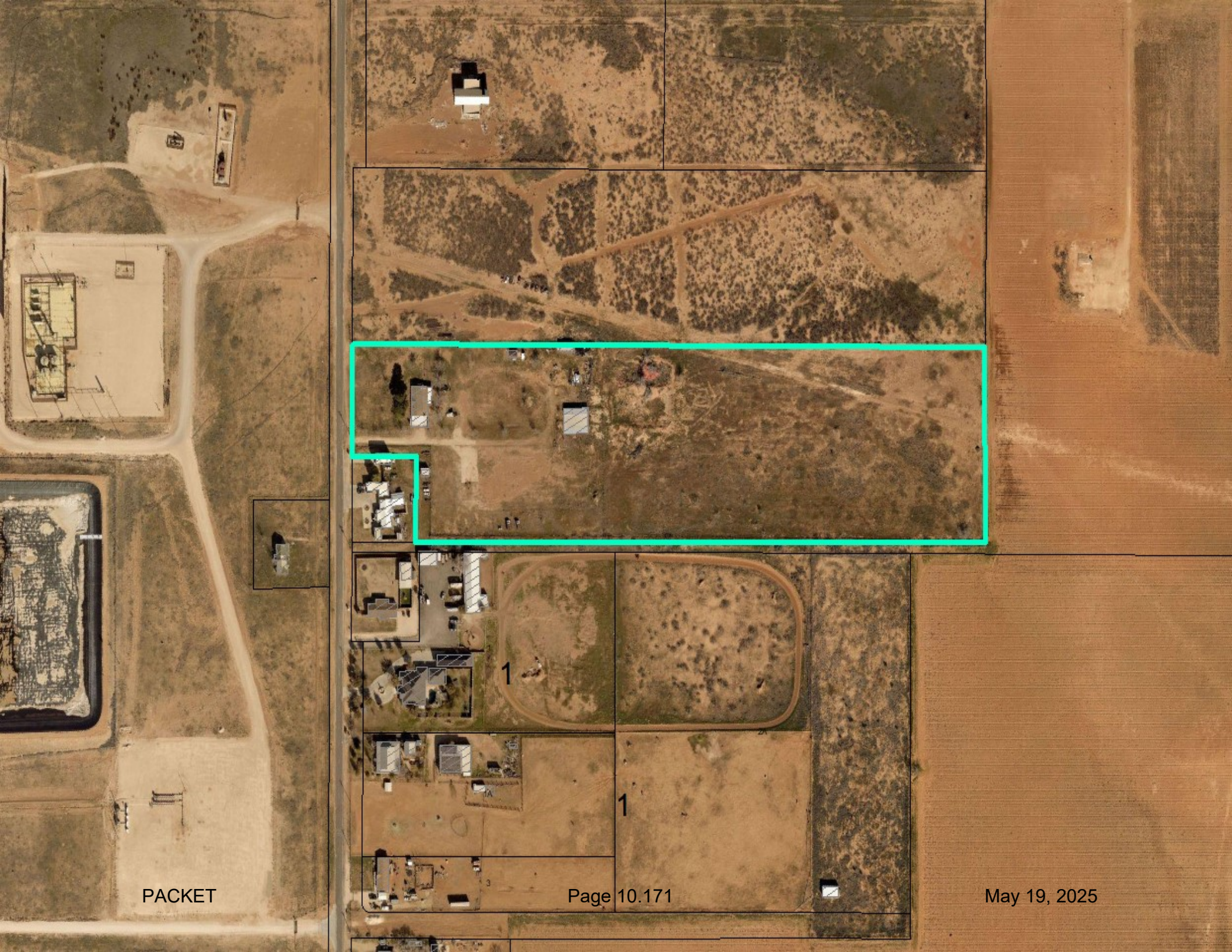
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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







PRELIMINARY PLAT PLAINSVIEW ESTATES

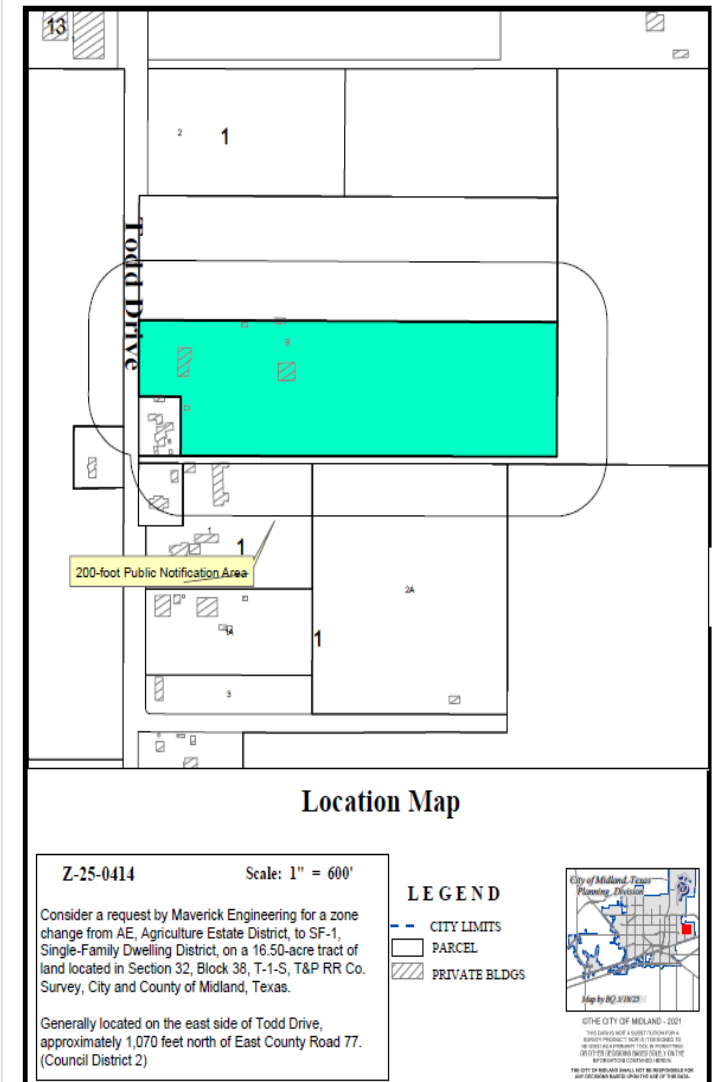


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APPLICATION SUMMARY

- **Property Owner:** Jacked LP
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Type of Application:** Preliminary Plat
- **Address:** 2200 Todd Drive (Council District 2)



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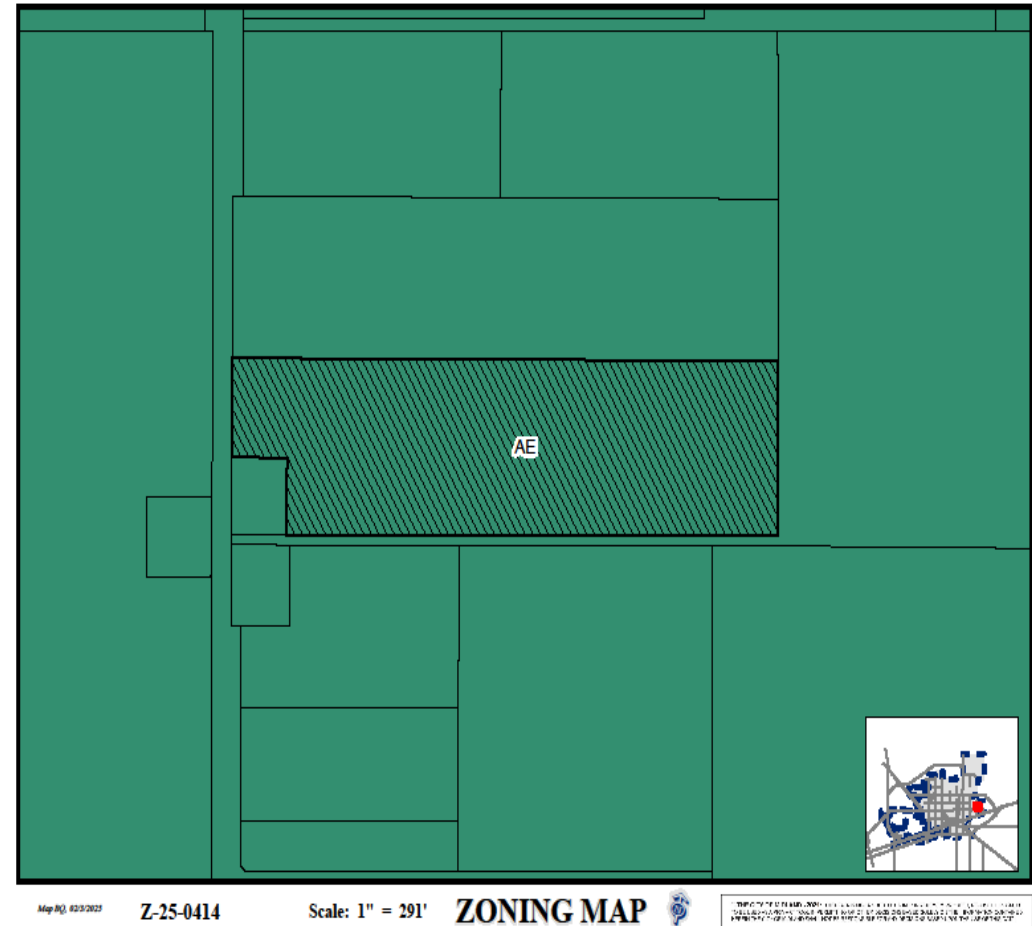
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- May 19, 2025

May 19, 2025

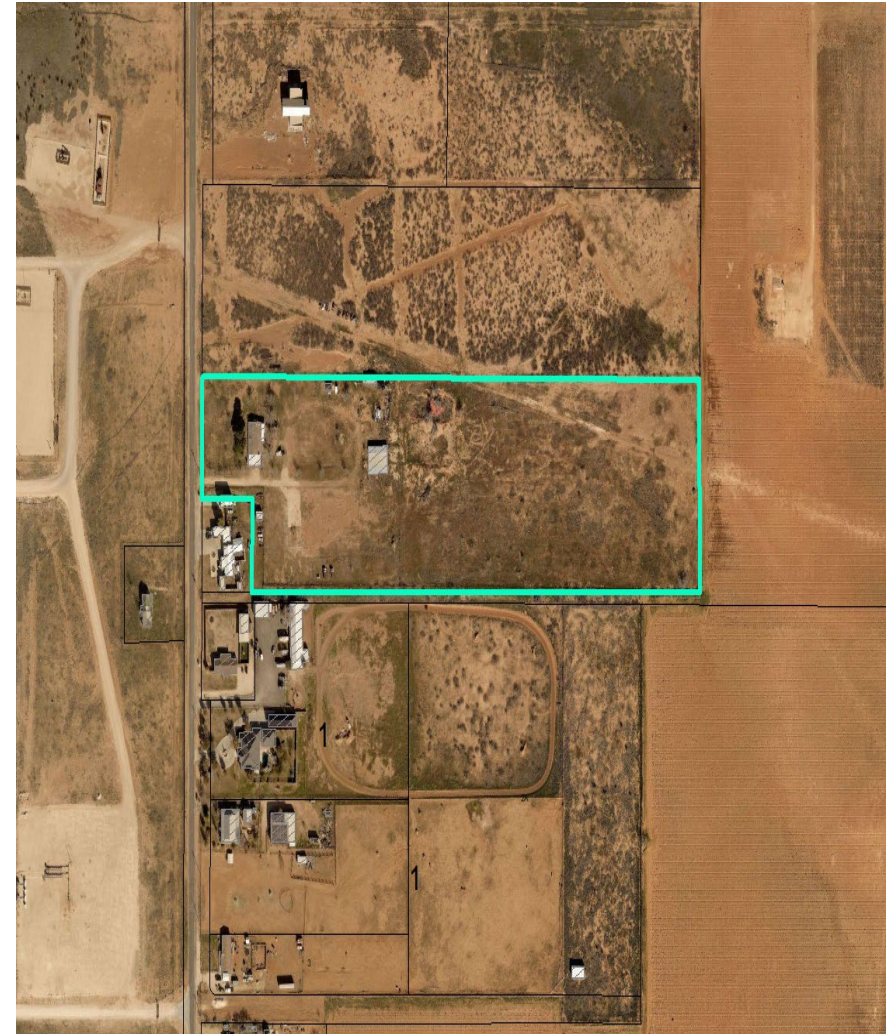
ZONING

- **Current Zoning:** AE, Agriculture Estate District
- **Surrounding Zoning:**
 - **North/South/East/West:** AE, Agriculture Estate District



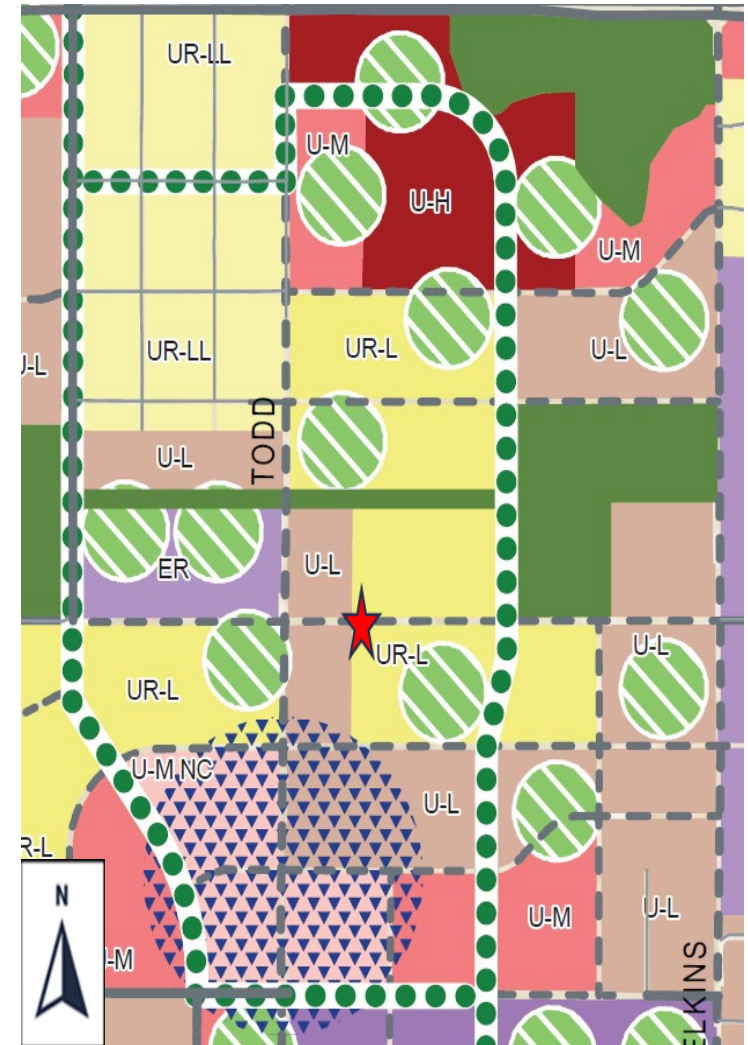
LAND USE

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



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- Staff recommends **APPROVAL** of the Preliminary Plat Plainsview Estates subject to the following conditions:
 - A. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]**
 - 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.