

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

**June 16, 2025 - 3:30 PM
Council Chambers – City Hall**



Notice is hereby given that a public meeting will be held by the Planning and Zoning Commission of the City of Midland, in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at or following the time specified, to consider the following:

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion to approve Planning and Zoning meeting minutes from June 2, 2025.
3. Motion approving a Final Plat of Belmont Addition, Section 27, being a replat of all of Lot 11 and the northern half of Lot 10, Block 8, Belmont Addition, City and County of Midland, Texas. (Generally located on the east side of South Colorado Street, approximately 60 feet south of Collins Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of West 191 Industrial Park, Section 16, being a 15.44-acre tract of land located in the southeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 220 feet west of Holdridge Road.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Mockingbird Ridge, Section 15, being a plat of a 23.27-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 at the northeast corner of the intersection of Firewheel Road and Waxwing Drive.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
6. Motion approving a Final Plat of Nomad RV Park being a 16.66-acre tract of land out of Section 10, Block 39, T-2-S, T&P RR Co. Survey, City of Midland, Texas, in part, and a

0.998-acre tract of land out of Section 10, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive.) **(DISTRICT 2 AND EXTRATERRITORIAL JURISDICTION)**
(DEVELOPMENT SERVICES)

7. Motion approving a Final Plat of Southwest Crossing, Section 22, being a plat of a 27.859-acre tract of land out of Section 12, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Cholla Road, approximately 845 feet west of Antelope Trail.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

PUBLIC HEARINGS

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

8. Motion approving a Final Plat of Sheeler Addition, Section 11, being a replat of Lot 4A, Block 3, Sheeler Addition, Section 6, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Goode Street and West Griffin Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
9. Hold a public hearing and consider a request by LaTrisha Satterwhite for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a Bar, on the North 65 feet of Lots 10, 11, and 12, Block 15, West End Addition, City and County of Midland, Texas. (Generally located on the west side of South A Street, approximately 75 feet north of West Missouri Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
10. Hold a public hearing and consider a request by Bertha Ramirez for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Special Events Center, on Lot 1, Block 10, Lynside Neighborhood, Section 2, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Scharbauer Drive and North Tyler Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

11. Motion approving a reinstatement of an approved Preliminary Plat of The Vineyard Addition, Section 13, being a 309.21-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of Mockingbird Lane and Avalon Drive.) **(DISTRICT 4 AND EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
12. Motion approving, with staff's recommended conditions, a Preliminary Plat of Stonebridge Addition, Section 5, being a plat of a 90.43-acre tract of land located out of the south half of Section 1, Block X H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Fairgrounds Road and Loop 250 North.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

13. Motion approving, with staff's recommended conditions, a Preliminary Plat of Midkiff Industrial Center, Section 29, being a 7.67-acre tract of land located in the southeast quarter of Section 4, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West Interstate 20, approximately 630 feet east of South Midkiff Road.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
14. Motion approving, with staff's recommended conditions, a Preliminary Plat of Buckeye Addition, being an 8.84-acre tract of land located in the northwest quarter of Section 3, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Cotton Flat Road and West Francis Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
15. Motion approving, with staff's recommended conditions, a Preliminary Plat of Campgrounds Addition, Section 4, being a replat of the east 8.40-acres of Lot 7, Block 1, 1788 Industrial Park, Midland County, Texas. (Generally located on the west side of South County Road 1270, approximately 470 feet south of West County Road 154.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Landon J. Ochoa
Planning Division Manager
Department of Development Services

The City of Midland Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning Division at 432-685-7400 or write to us at P.O. Box 1152, Midland, Texas 79702, at least 48 hours in advance of the meeting.

CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
June 2, 2025
Council Chambers – City Hall



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30 pm, June 02, 2025.

Commissioners present: Lucy Sisniega, J. Brian Martin, Joshua Garza, Abraham Bejil, Joshua Sparks, Dara Richardson

Commissioners absent: Brennan Berry, Aaron Hunter, Brandon Ofield

Staff members present: Landon Ochoa, Alexis M. Martinez, Sophie Smith, Beatriz Quezada, Madelim Jaquez, Lori Elliott, Britton Murry

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 May 19, 2025.
3. Motion approving a Final Plat of Redneck Retreat, Section 7, being a 17.11-acre tract of land located in the north half of Section 1, Block 38, T-2-S, B.F. Walcott Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of East County Road 140 and South County Road 1160.) **(EXTRATERRITORIAL JURISDICTION)**
(DEVELOPMENT SERVICES)
4. Motion approving a Final Plat of Westlake Addition, Section 2, being a replat of Lots 1 and 2, Block 1, Westlake Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Westlake Road and State Highway 191.) **(DISTRICT 4)**
(DEVELOPMENT SERVICES)
5. Motion approving a Final Plat of Barrera Addition being a 4.482-acre tract of land located in the northeast quarter of Section 15, Block 39, T-2-S, T & P RR Co. Survey, County of

Midland, Texas. (Generally located on the west side of South County Road 1192, approximately 800 feet south of West County Road 121.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

6. Motion approving a Final Plat of Crossroads Addition, being a plat of 14.41-acre tract of land located in Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North County Road 1280, approximately 590 feet north of West County Road 74.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
7. Motion approving a Final Plat of Ingage Addition, Section 2, being an 8.41-acre tract out of Section 12, Block 39, T-2-S, T&P RY. CO. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1180, approximately 1300 feet north of East County Road 117.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

PUBLIC HEARINGS

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

8. Hold a public hearing and consider a request by Rusell Hoffman for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption in a bar, on Lot 11, Block 1, Lindsay Acres, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Montgomery Avenue and Rankin Highway.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez presented this item.

Vice Chair Joshua Sparks expressed concern for the number of parking spaces.

Planning Manager Landon Ochoa referred to the code on parking and explained the complications with requiring extra spaces.

The public hearing was opened at 3:25 pm.

There was some discussion regarding parking spots per square feet between commissioners and staff.

Commissioner Joshua Garza asked that the peace officer condition be added to keep things fair for the other bars in the city that have this requirement.

Associate Planner Alexis stated that this has been listed in the conditions.

Commissioner Lucy Sisniega stated that she would like to defer voting for this item due to her parking concerns.

Commissioner Dara Richardson asked how long they have been closed.

Alexis stated that we cannot have the applicant close their business but they will not be able to sell alcohol.

The public hearing closed at 3:46 pm.

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

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

9. Hold a public hearing and consider a request by Tall City Post VFW 7208 for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption in a bar, on Block 13, Unrecorded Plat of Carol Crest Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Taylor Avenue and Wayside Drive.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:49 pm.

No one wished to speak on this item.

The public hearing was closed at 3:49 pm.

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

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

10. Hold a public hearing and consider a request by Wallace Design Collective, on behalf of EOG Resources, for a Zone Change from PD, Planned Development District for a Shopping Center, to O-2, Office District, on Lot 1, Block 6, Westridge Park Addition, Section 6, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Thomason Drive and Tradewinds Boulevard). **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Planner Lori Elliott presented this item.

The public hearing opened at 3:52 pm.

Vice Chair Joshua Sparks asked if there were any plans to keep traffic flow from the church parking lot next door.

Kyle Walker at 208 Tradewinds Blvd stated that there will be a buffer in between the two lots.

The public hearing was closed at 3:54 pm.

J. Brian Martin moved to approve this request; seconded by Dara Richardson.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

11. Hold a public hearing and consider a request by Obsidian Realty for a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lots 8, 9, and 10, Block 21, Moody Addition, City and County of Midland, Texas. (Generally located on the east side of North Madison Street, approximately 120 feet south of East Illinois Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada presented this item.

The public hearing was opened at 3:55 pm.

No one wished to speak on this item.

The public hearing was closed at 3:56 pm.

Joshua Sparks moved to approve this request; seconded by Dara Richardson.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

12. Motion approving, with staff's recommended conditions, a Preliminary Plat of Timber Wolf Estates, Section 2, being a replat of the west 2 acres of Lot 13, Block 1, Timber Wolf Estates, City of Midland, Martin County, Texas. (Generally located at the northwest corner of the intersection of Jadan Kate Road and Elkins Road. **(DISTRICT 1) (DEVELOPMENT SERVICES)**)

Planner Beatriz Quezada presented this item.

There was some discussion between the commission and staff about water and sewer. The public hearing was opened at 4:06 pm.

No one wished to speak on this item.

The public hearing was closed at 4:06 pm.

Abraham Bejil moved to approve this request; seconded by Joshua Garza.

The motion passed by the following vote:

AYE: Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: Sisniega

ABSENT: Berry, Hunter, Ofield

13. Motion approving a Final Plat of Southern Addition, Section 33, being a replat of Lots 9 and 10, Block 172, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of South Dallas Street, approximately 120 feet north of East Florida Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Madelim Jaquez presented this item.

The public hearing was opened at 4:09 pm.

No one wished to speak on this item.

The public hearing was closed at 4:10 pm.

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

The motion passed by the following vote:

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

MISCELLANEOUS

14. Motion approving, with staff's recommended conditions, a Preliminary Plat of Elevate Church, being a plat of a 27.06-acre tract of land out of Section 12, Block 39, T-1-S RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Occidental Parkway, approximately 850 feet west of North Fairgrounds Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

15. Motion approving, with staff's recommended conditions, a Preliminary Plat of Supreme Industrial Park, being a 38.02-acre tract of land located in Section 30, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 148, approximately 449 feet west of South County Road 1285.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Dara Richardson moved to approve this request; seconded by Joshua Sparks.

The motion passed by the following vote:

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

16. Motion approving, with staff's recommended conditions, a Preliminary Plat of Westridge Park Addition, Section 58, being a plat of a 24.72-acre tract of land located in the northwest quarter of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Tradewinds Boulevard and Leisure Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Joshua Sparks moved to approve this request; seconded by Joshua Garza.

The motion passed by the following vote:

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

17. Motion approving, with staff's recommended conditions, a Preliminary Plat of Entrada Business Park Addition, Section 5, being an 8.87-acre tract of land located in the southwest quarter of Section 17, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of West County Road 133, approximately 760 feet south of West Interstate 20.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

18. Motion approving, with staff's recommended conditions, a Preliminary Plat of Lone Star Business Park, Section 5, being a replat of Lot 1, Block 1, Lone Star Business Park, Section 1, and Lot 2, Block 1, Lone Star Business Park, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North State Highway 349 and Maverick Lane.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

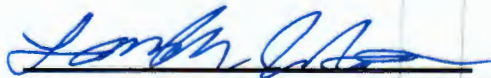
ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

With no further items or business to come before the Commission, Chair Abraham Bejil adjourned the meeting at 4:22 pm

Abraham Bejil, Chair

Date



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

6/11/25
Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: June 16, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

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

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

SF-2, Single-Family Dwelling District

Preliminary Plat Approval:

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

The preliminary plat was approved at the April 7, 2025, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

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

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues

Building Code: (Approved)

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

GIS: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of Belmont Addition, Section 27.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
Site Photo
PowerPoint Presentation



Final Plat Application

Project Number: Sub-25-0800Case Number: P-25-2084

Proposed Subdivision Plat Name: BELMONT ADDITION, SECTION 27

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF ALL OF LOT 11 AND THE NORTHERN HALF OF LOT 10, BLOCK 8, BELMONT ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: KAREN MUNOZ AND RICARDO SOTO

Phone (915) 203-7360

Email
xxrikardosotoxx@gmail.com

Address 1303 S COLORADO

City MIDLAND

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: 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: SF2

Reason for Platting: TO BUILD A HOME

Plat Information

Total Acreage: 0.24

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): Karen Muñoz

Date: 5/19/2025

Property Owner (printed): Karen Muñoz

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

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

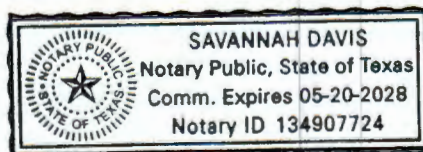
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlee Devine
Authorized Agent (Signature)

Subscribed and sworn to before me, this 20 day of May, 2025, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

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): <u>Ricardo Soto</u>	Date: 5/15/2025
Property Owner (printed): <u>Ricardo Soto</u>	
<i>The Final Plat shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.</i> <i>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</i>	

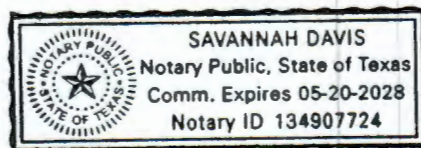
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
 COUNTY OF MIDLAND

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

Ashlee Devine
 Authorized Agent (signature)

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



[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☒ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>5345</u>	☒ Tax Certificates	Check # <u>5346</u>
Received By: <u>B. M. J.</u>		Date: RECEIVED

MAY 20 2025

Initials:

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

BELMONT ADDITION SECTION 27

BEING A REPLAT OF ALL OF LOT 11
AND THE NORTHERN HALF OF LOT 10, BLOCK 8,
BELMONT ADDITION,
CITY AND COUNTY OF MIDLAND, TEXAS.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

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

Cathy W. Shults
CATHY W. SHULTS, REGISTERED
MAVERICK ENGINEERING, INC. (FIRM #10194514)
1909 WEST WALL STREET, SUITE 100
MIDLAND, TX 79701



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS KAREN MUNIZ AND RICARDO SOTO, ARE THE RECORD OWNERS OF A TRACT OF LAND SITUATED IN SECTION 27, BLOCK 8, T-2S, R-10E, CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS;
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT KAREN MUNIZ AND RICARDO SOTO, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS BELMONT ADDITION, SECTION 27 IN 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 _____, 2023.

THE _____ DAY OF _____, 2023.

Karen Muniz
BY KAREN MUNIZ
Ricardo Soto
BY RICARDO SOTO

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023 BY KAREN MUNIZ AND RICARDO SOTO

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

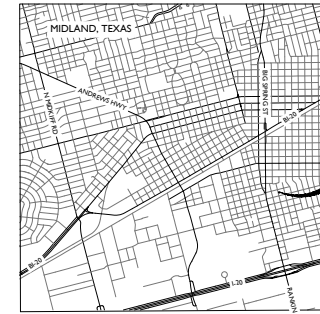
Mark Lieb
BY Mark Lieb
Jerry Underwood
BY Jerry Underwood
Luis Montez
BY Luis Montez
Ruben Guerra
BY Ruben Guerra
Ryan Cavazos
BY Ryan Cavazos

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF BELMONT ADDITION, SECTION 27, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2023.

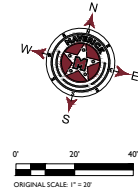
ZERRIN BEJEL, CHAIRMAN

LANDON OCHOA, SECRETARY



VICINITY MAP
N.T.S.

SITE LOCATION



LEGEND

- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- D.M.C.T. DEED RECORDS, MIDLAND CO., TX
- O.P.M.C.T. OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX

DEVELOPMENT NOTES

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

SURVEY NOTES

- BASE OF BEARING, COORDINATES, DISTANCE AND ACRES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83 U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (HWS) OF -47°54'48.40" AND A COMBINED SCALE FACTOR OF 0.99999111 AT NAD 83 "MIDLAND".
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- LOCATION OF BURIED UTILITIES AND PRELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED SONAR, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKING AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED. CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N1P FLOOD INSURANCE RATE MAP (WHEELOCK0202) DATED SEPTEMBER 14, 2003, THIS PROPERTY IS WITHIN THE UNSHADOWED PORTION OF ZONE "0", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCES FLOODPLAIN".
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC.

PROPERTY OWNER

KAREN MUNIZ AND RICARDO SOTO
1301 S COLORADO
MIDLAND, TX 79701
915-253-2367
DEED INSTRUMENT #2024-12291, O.P.M.C.T.

PLAT FILED FOR RECORD

MIDLAND COUNTY, TEXAS

NO. _____

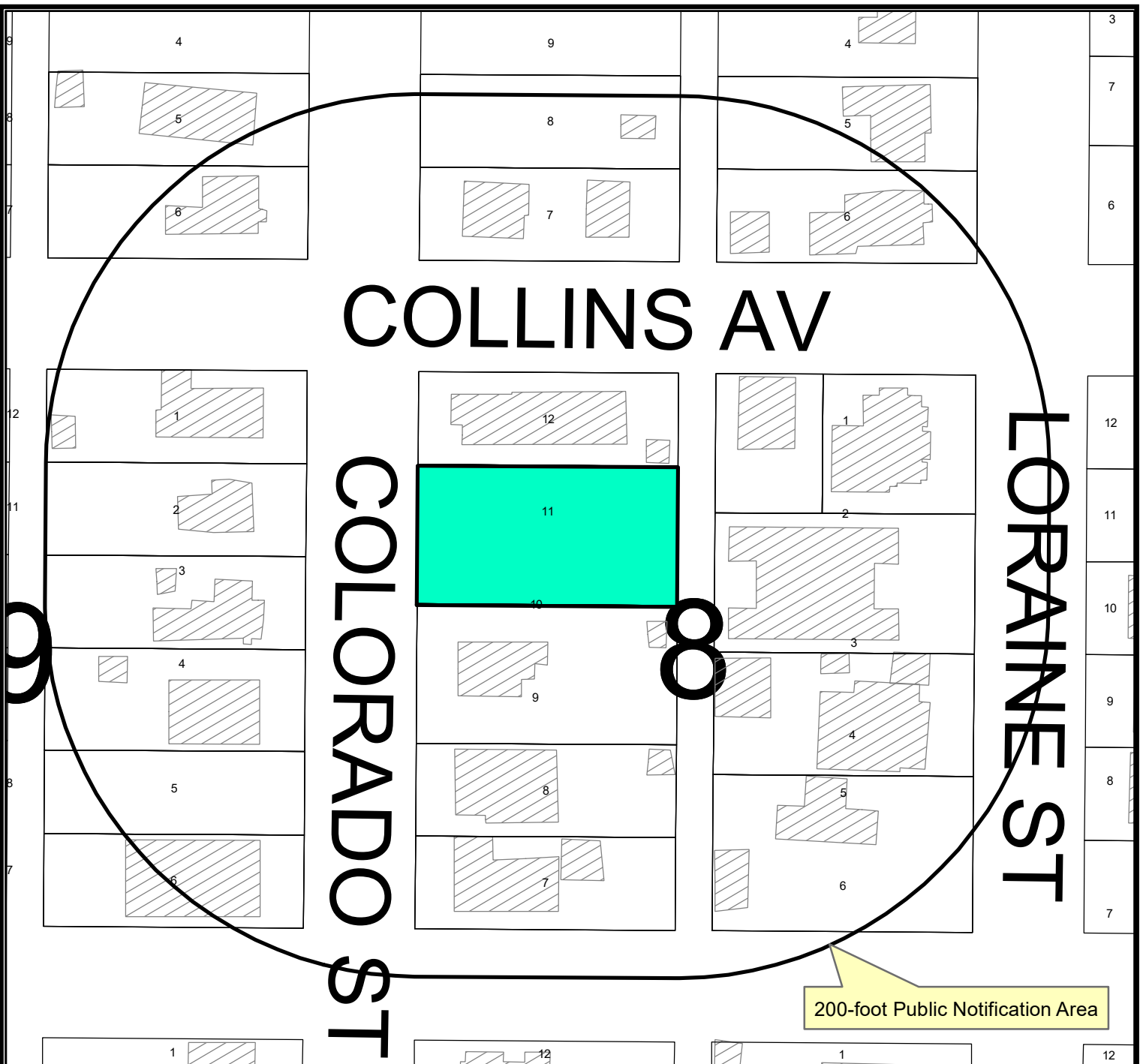
DATE _____



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

BELMONT ADDITION
SECTION 27



Location Map

SUB-25-0820

Scale: 1" = 78'

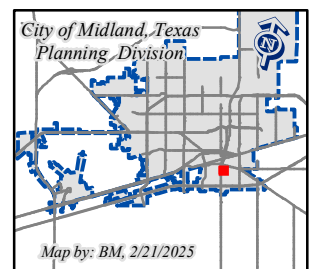
Proposed plat of Belmont Addition, Section 27, being a replat of all of Lot 11 and the northern half of Lot 10, Block 8, Belmont Addition, City and County of Midland, Texas.

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

PACKET

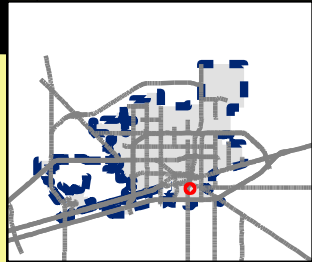
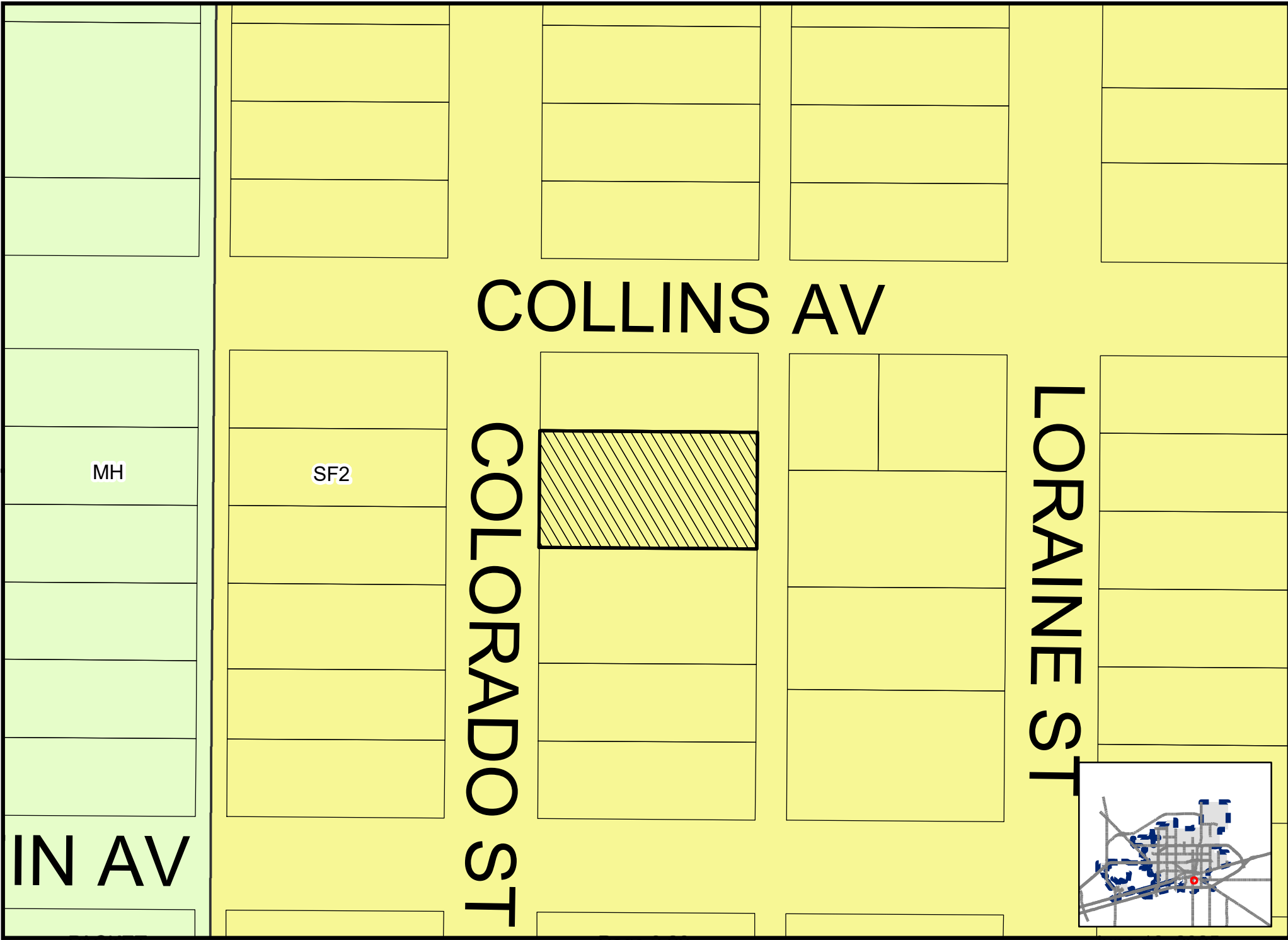
LEGEND

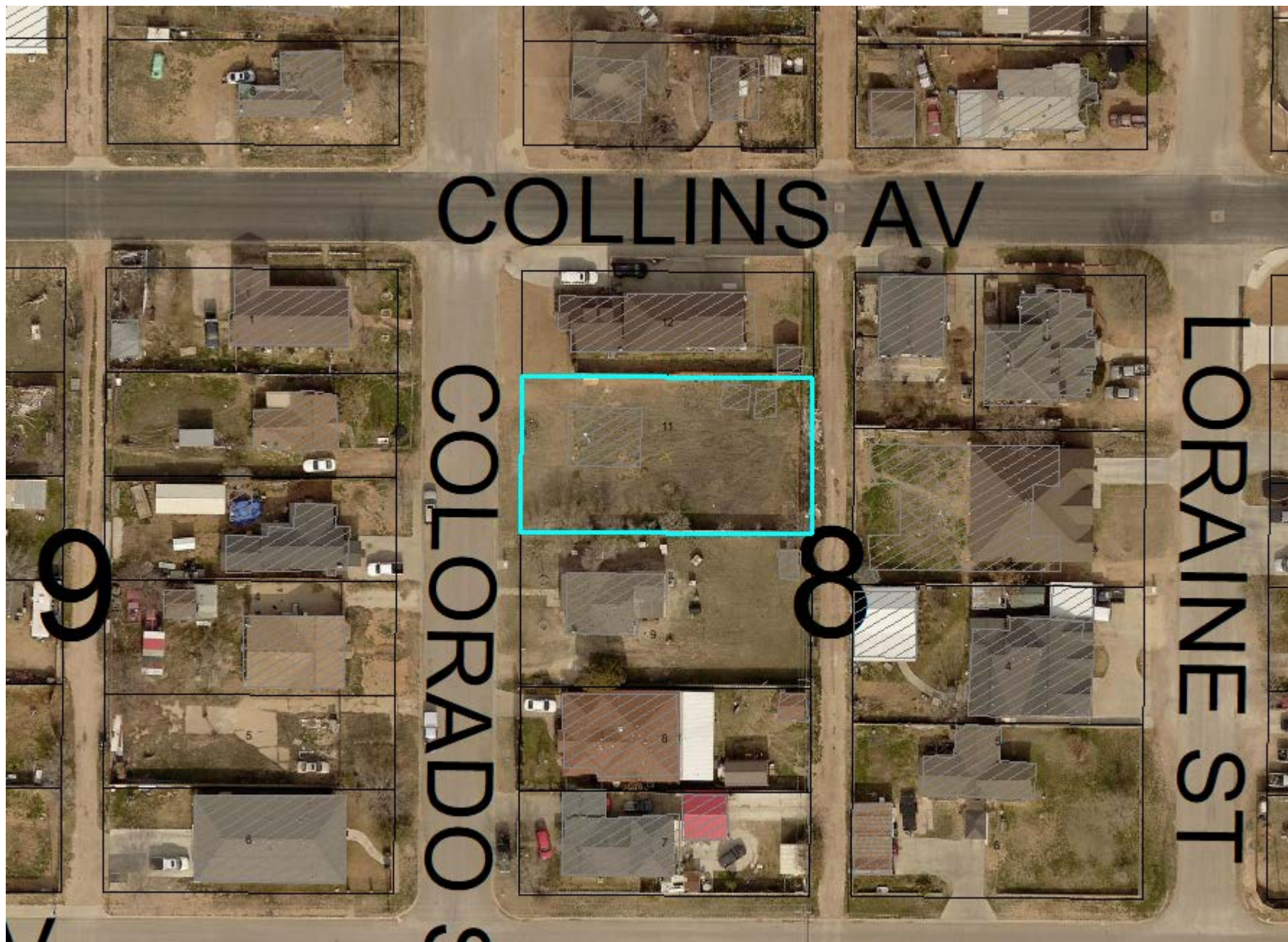
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



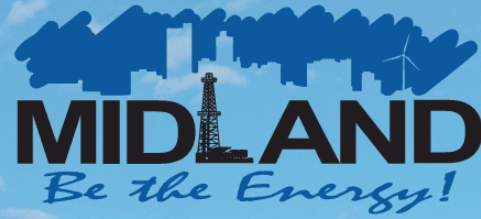
©THE CITY OF MIDLAND - 2021

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.









FINAL PLAT BELMONT ADDITION, SECTION 27

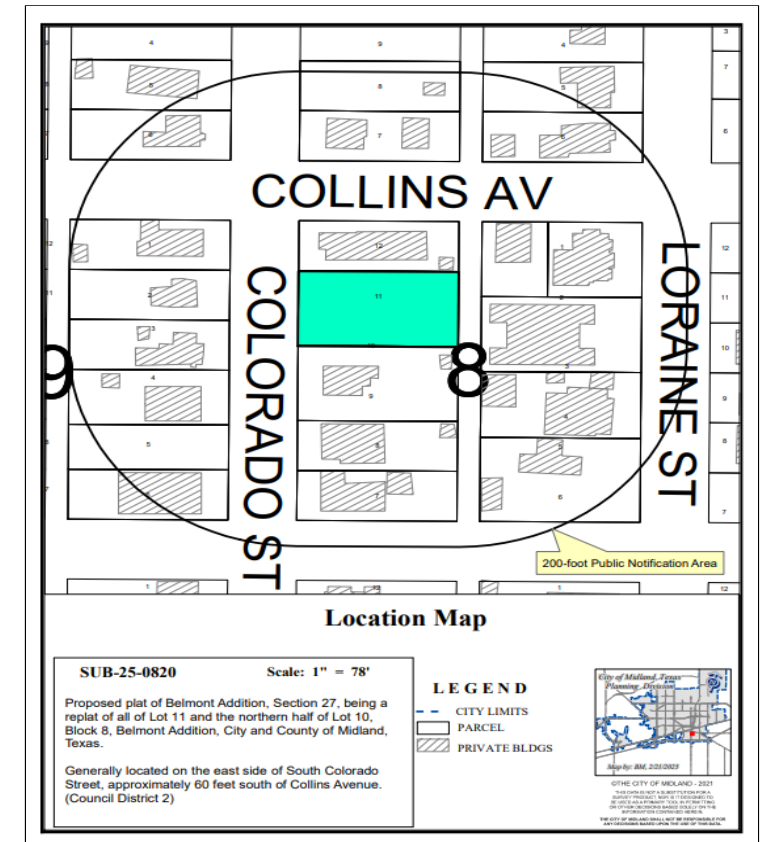


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

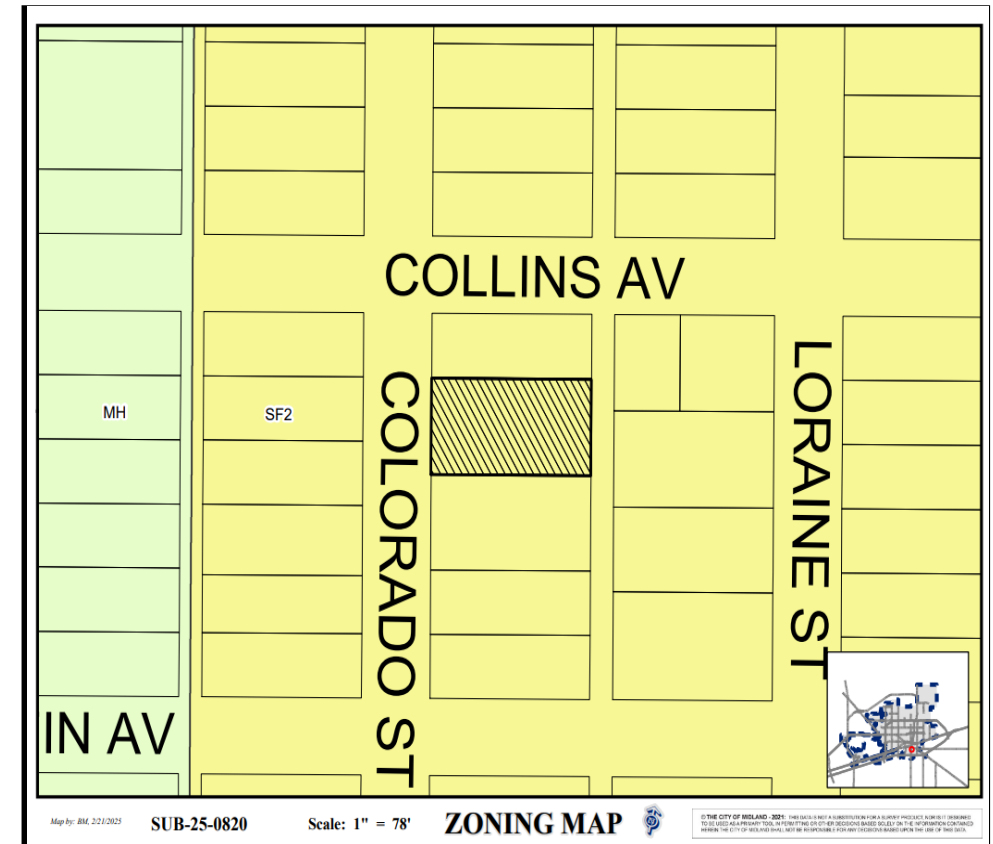
- **Developer/Property Owner:** Karen Munoz and Richard Soto
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 1303 South Colorado Street (Council District 2)
- **Reason for Request:** Platting for future residential development



- **Acreage:** 0.24 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 1

ZONING

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



4

LAND USE

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



5





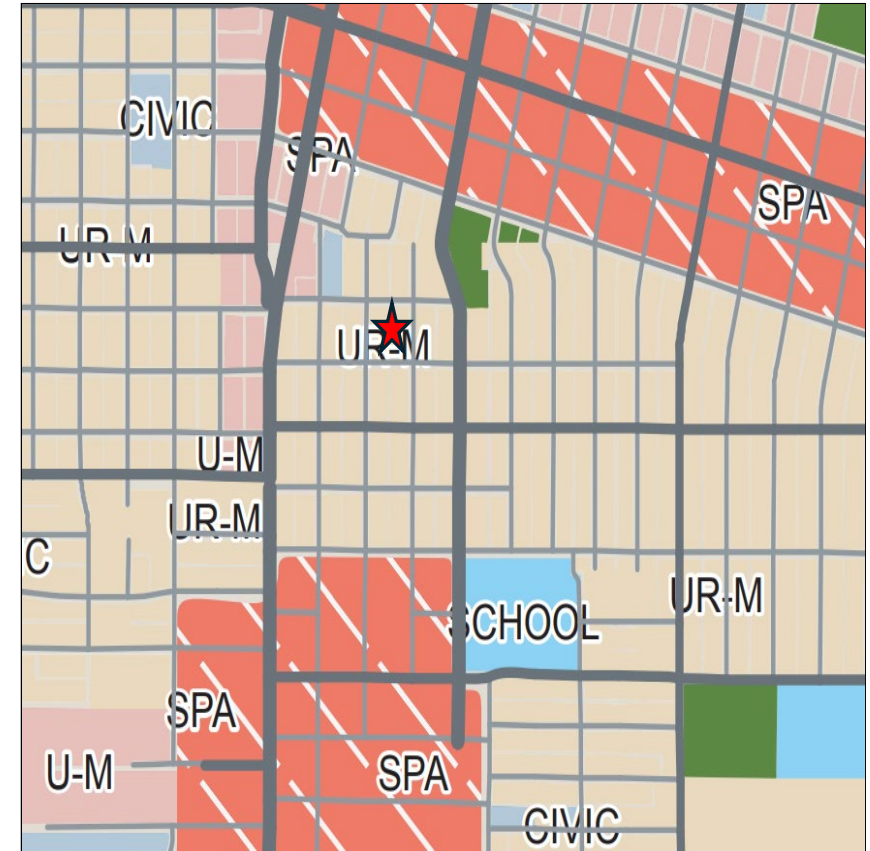
On South Colorado Street, Looking East

6



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Medium (UR-M)
- **Supported Uses:** Restrictive land use, emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



7

STAFF'S RECOMMENDATION

- No objections were received.
- The Planning & Zoning Commission approved the preliminary plat on April 7, 2025.
- Staff recommends approval of this request.

8



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: June 16, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving a Final Plat of West 191 Industrial Park, Section 16, being a 15.44-acre tract of land located in the southeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 220 feet west of Holdridge Road.) (District 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District

Preliminary Plat Approval:

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

The preliminary plat was approved at the April 21, 2025, Planning and Zoning Commission meeting.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues.

Building Code: (Approved)

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

GIS: (Approved)

No comment.

Planning: (Approved)

Staff recommends approval of the Final Plat of West 191 Industrial Park, Section 16.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

SUB-25-0809

Case Number:

P-25-2280

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

Legal Description (attached sealed Metes and Bounds): BEING A 15.44 ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, BLOCK 40, T-1-S, T&P RY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: MM&E HOLDINGS, LLC

Phone (432) 813-2969

Email
isai@rexoilfield.com

Address PO BOX 60261

City MIDLAND

State TX

Zip 79711

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: 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: RECENTLY APPROVED LI**Reason for Platting:** LIGHT INDUSTRIAL DEVELOPMENT FOR OILFIELD TYPE BUSINESS**Plat Information**

Total Acreage: 15.44

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

Number of Lots: 3

Number of Multi-Family Dwelling Units:

Submittal 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): Isai Bracamontes Date: 5/14/2025
 Property Owner (printed): Isai Bracamontes

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

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

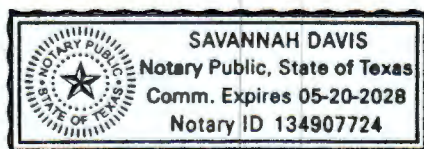
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
 COUNTY OF MIDLAND

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

Ashlee Devine
 Authorized Agent (signature)

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



[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☐ 1 Copy of Plat (11x17)	☐ Public Improvements
☐ Application Fee	☐ Title Opinion	☒ Recording Fee
Check # <u>5330</u>	☒ Tax Certificates	Check # <u>5330</u>
Received By: <u>Buatiy Dugada</u>		Date: <u>RECEIVED</u>

MAY 20 2025
RECEIVED

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

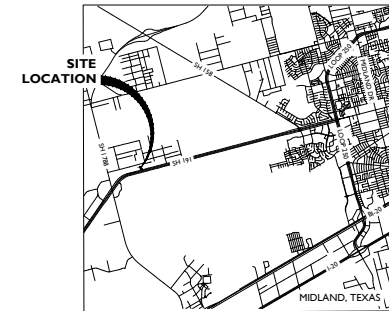
Final Plat Application

3

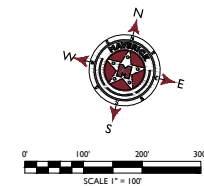
Revised 07/01/19

WEST 191 INDUSTRIAL PARK SECTION 16

BEING A 15.44 ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST
QUARTER OF SECTION 31, BLOCK 40, T-1-S, T&P RY CO. SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP
N.T.S.



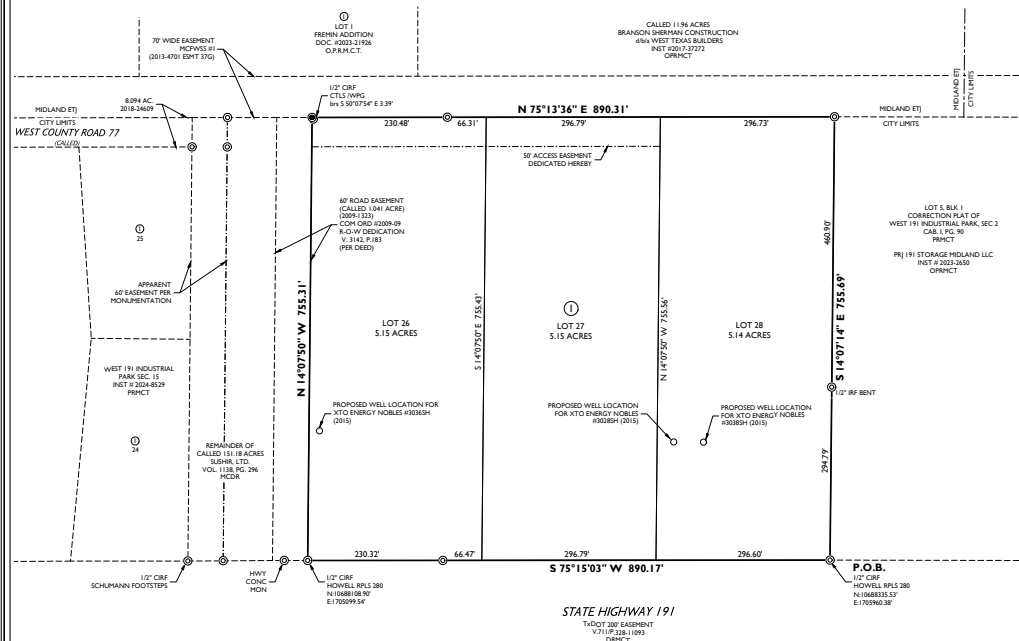
LEGEND

- 1/2" IRON ROD FOUND WITH CAP MARKED "HOWELL RPLS 380" UNLESS OTHERWISE SHOWN HEREON
- 1/2" IRON ROD SET WITH RED PLASTIC CAP MARKED "MAVERICK PRM # 10194514"
- BOUNDARY LINE
- PROPERTY LINES
- EASEMENT LINES
- CITY LIMITS LINE
- O.P.M.C.T. - OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- P.R.M.C.T. - PLAT RECORDS, MIDLAND CO., TX
- D.R.M.C.T. - DEED RECORDS, MIDLAND CO., TX



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

WEST 191 INDUSTRIAL PARK SECTION 16



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS AMMAE HOLDINGS, LLC IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 31, BLOCK 40, T-1-S, T&P RY CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT AMMAE HOLDINGS, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS WEST 191 INDUSTRIAL PARK SECTION 16, 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: (Signature)

BY: ISAI BRACAMONTES, AMMAE HOLDINGS, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

ISAI BRACAMONTES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS,

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

(Signature)
GREGORY W. SHOULTZ, P.L.S.
MAVERICK ENGINEERING (TX PRM #10194514)
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST 191 INDUSTRIAL PARK SECTION 16, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2025.

ABRAHAM BIEL, CHAIRMAN

DANIEL OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF

UTILITIES

By: (Signature)

Mark Lieb

By: (Signature)

Jerry Underwood

By: (Signature)

Luis Montez

By: (Signature)

Ruben Guerra

By: (Signature)

Ryan Cavazos

PROPERTY OWNER

AMMAE HOLDINGS, LLC
PO BOX 40301
MIDLAND, TX 79711
DEED INSTRUMENT #20242418 O.P.M.C.T.
432.262.0999

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48329C0200P, DATED SEPTEMBER 16, 2020, THIS PROPERTY IS WITHIN THE UNSHADOWED PORTION OF ZONE "X", DESIGNATED AS "XHAAS 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 FLOODING CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK ENGINEERING.

A02-2 AIRPORT OVERLAY DISTRICT (NOTE PER 11-11-11 & 12)

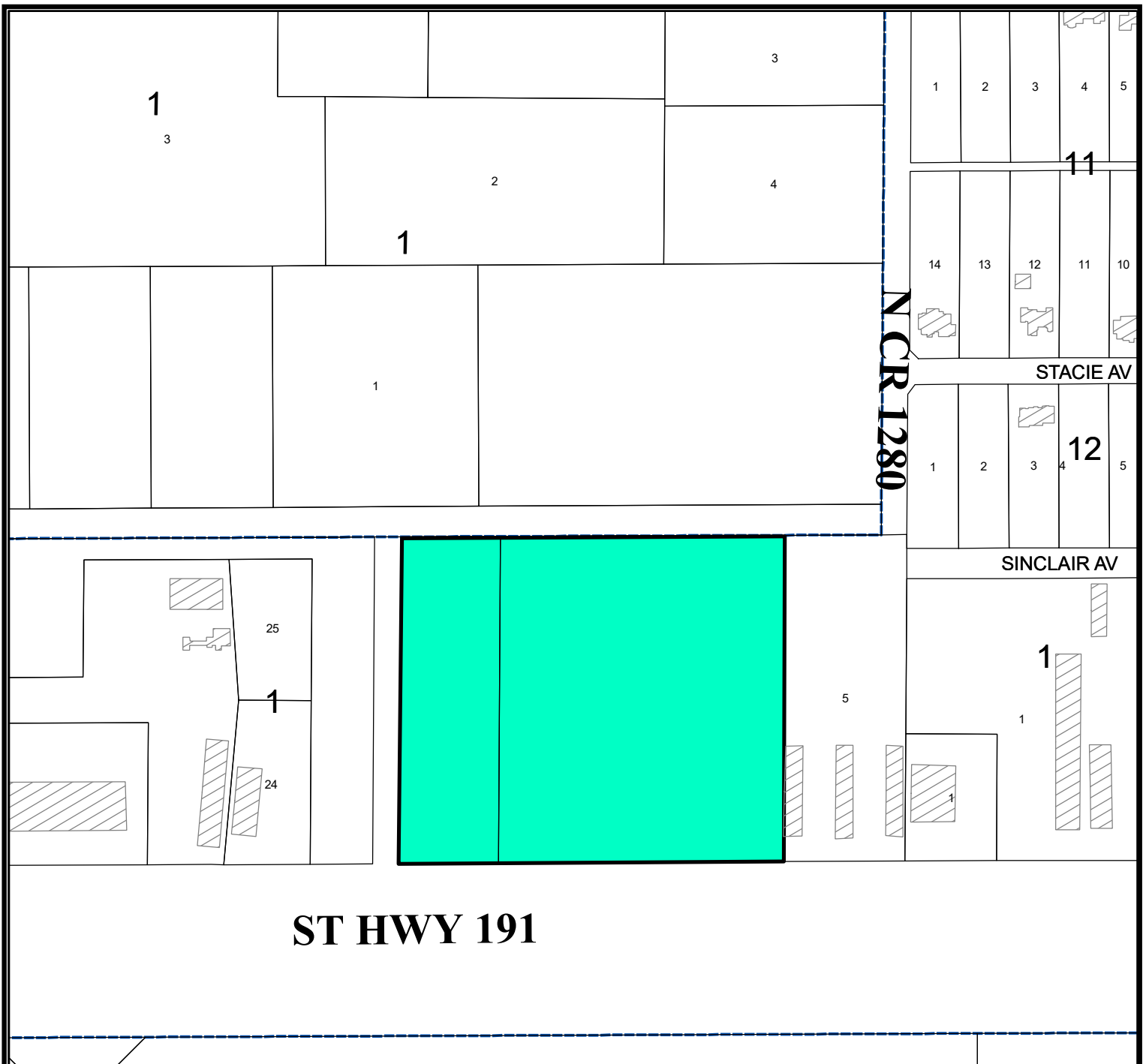
ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE, OR ENLARGE AN EXISTING STRUCTURE OR ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE A02-2 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTION 11-11.6, 11-11.8, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

DEVELOPMENT NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOTS ARE REQUIRED FOR SUBDIVISION INTO MORE THAN ONE LOT OR
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- IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- A BLANKET CROSS ACCESS EASEMENT IS HEREBY DEDICATED ACROSS ALL PAVED DRIVES AND/OR DRIVEWAYS ALONG THE FRONTAGE OF STATE HIGHWAY 191 IN ORDER TO ADHERE TO TxDOT ACCESS MANAGEMENT STANDARDS.

SURVEY NOTES

- BASE OF BEARING, COORDINATES, DISTANCE AND ACRAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM STATE PLANE GRID, CENTRAL ZONE, AND 83 U.S. SURVEY FOOT WITH A CONVERSION FACTOR OF 0.99983304 AT NGS STATION "MCP 2 1447".
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK PRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING RECORDS, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE CALL 811 UTILITY MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.



Location Map

SUB-25-0809

Scale: 1" = 2,400'

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

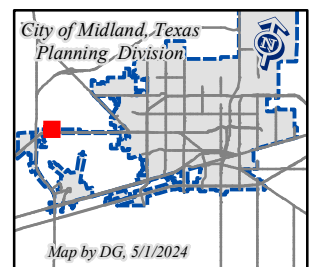
Generally located on the north side of State Highway 191, approximately 1,142-feet west of North County Road 1280. (District 4)

PACKET

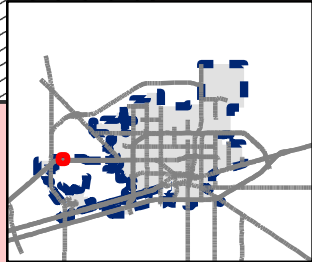
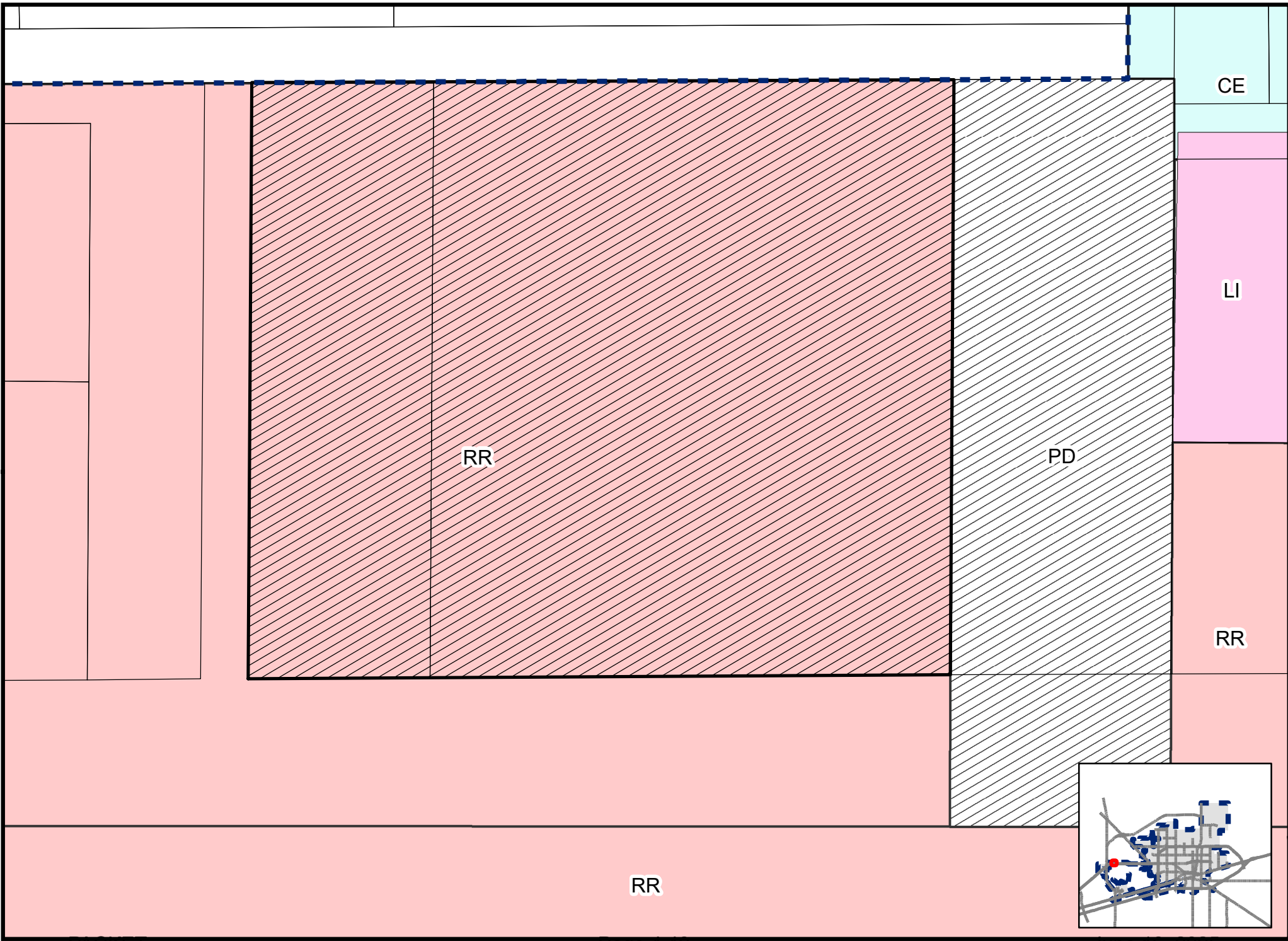
Page 4.39

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



June 16, 2025







FINAL PLAT WEST 191 INDUSTRIAL PARK, SECTION 16

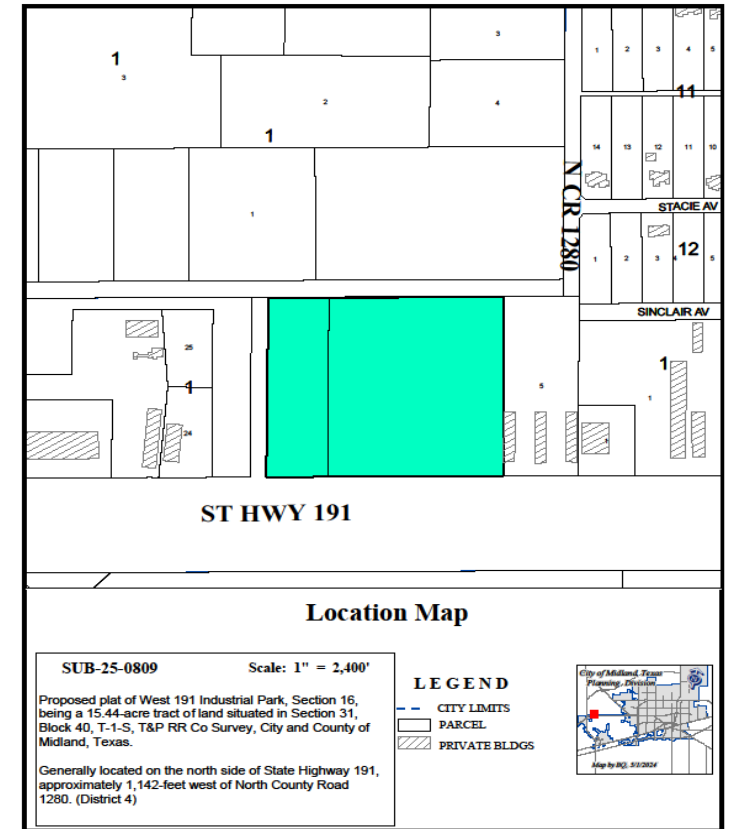


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APPLICATION SUMMARY

- **Property Owner:** MM&E Holdings, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the north side of State Highway 191, approximately 220 feet west of Holdridge Road. (District 4)
- **Reason for Request:** For the development of light industrial facilities tailored to oilfield-related businesses

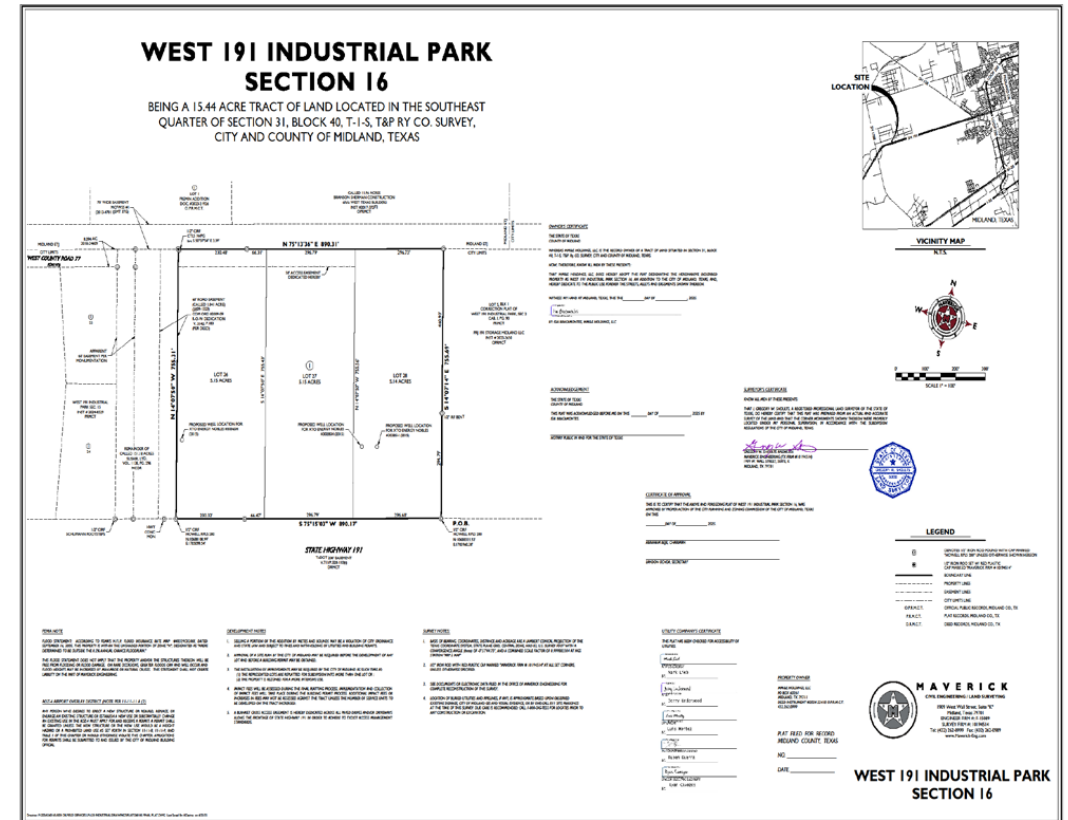


2



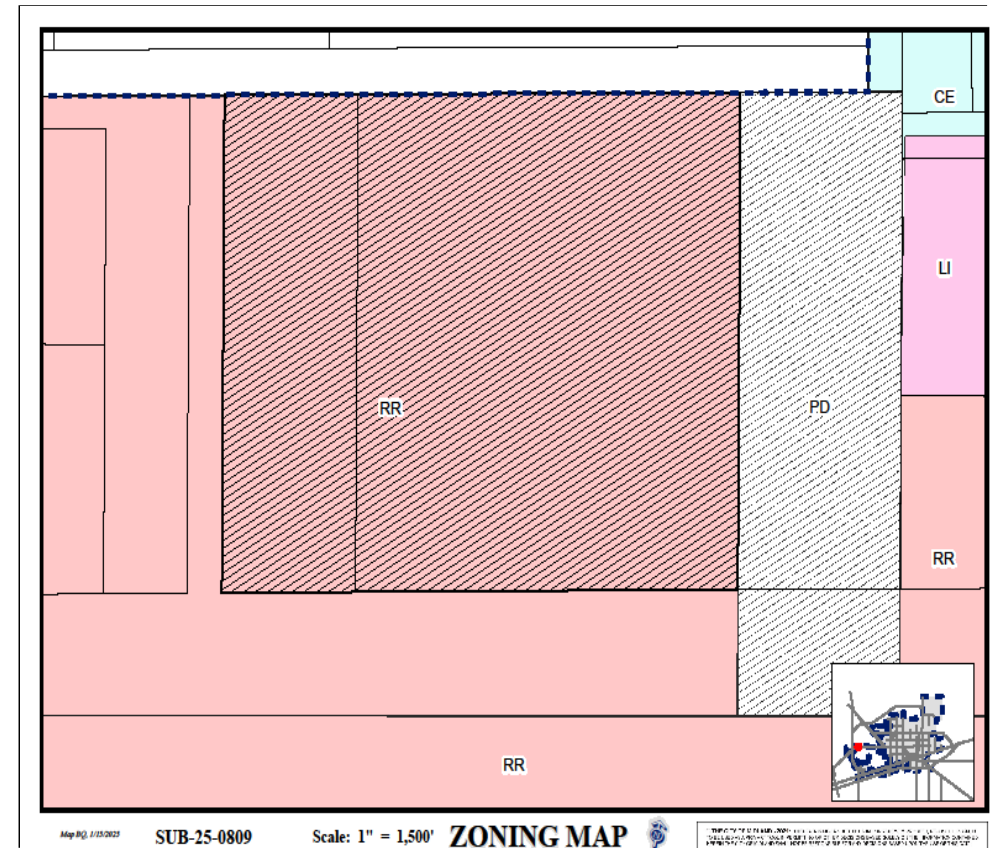
PLAT DETAILS

- Acreage: 15.44 acres
- Number of Existing Lots: 0
- Number Proposed Lots: 3



ZONING

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



LAND USE

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

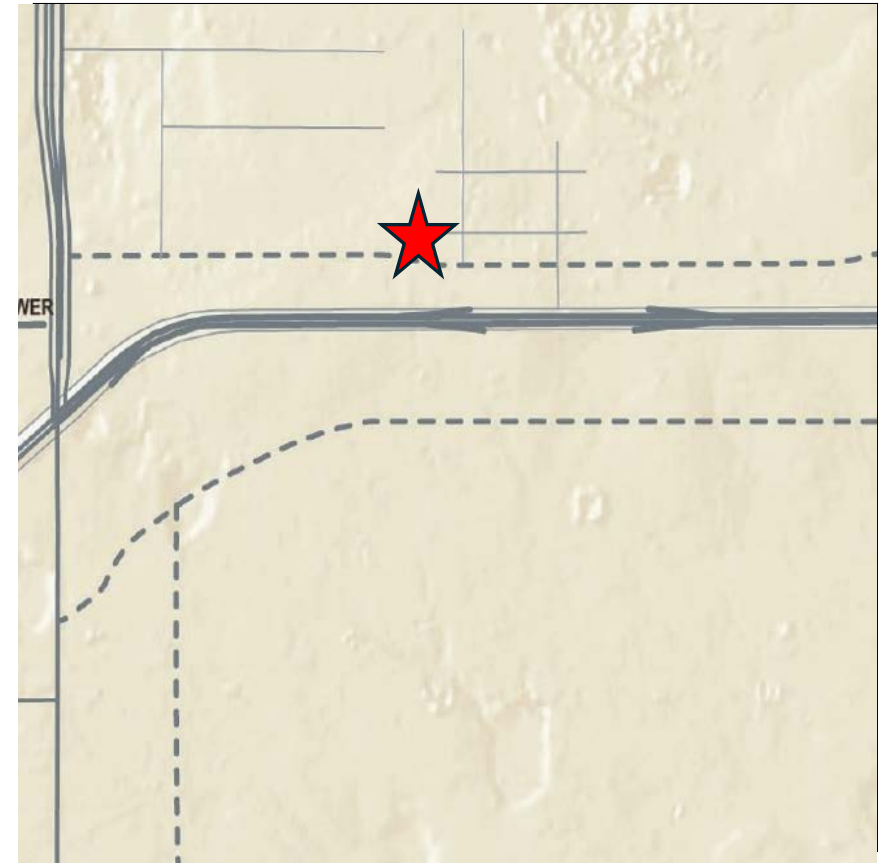


5



COMPREHENSIVE PLAN

- **Land Use Designation:** No designation
- **Supported Uses:** No policies are currently established for this area.



6



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on April 21, 2025.
- Staff recommends approval of this request.

7



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: June 16, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving a Final Plat of Mockingbird Ridge, Section 15, being a plat of a 23.27-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 at the northeast corner of the intersection of Firewheel Road and Waxwing Drive.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned Development District for a Housing Development

Preliminary Plat Approval:

Maverick Engineering, on behalf of Betenbough Homes, LLC, is requesting to plat A 23.27-acre tract of land located on the east side of Waxwing Drive into 109 for future residential development.

On October 3, 2022, the Planning and Zoning Commission recommended approval of a preliminary plat for 317.56 acres. On October 11, 2022, City Council approved the preliminary plat of 317.56 acres. On April 17, 2023, the Planning & Zoning Commission recommended approval of the new preliminary plat of 258.17 acres. On May 9, 2023, the City Council approved the new preliminary plat of 258.17 acres. A new preliminary plat consisting of 302.39 acres was approved at the September 3, 2024, Planning and Zoning Commission meeting and at the September 24, 2024, City Council meeting. Mockingbird Ridge, Section 1 was approved by the Planning and Zoning Commission on July 10, 2023 and consisted of 36.35 acres. Mockingbird Ridge, Section 2 was approved by the Planning and Zoning Commission on September 5, 2023 and consisted of 9.51 acres. Mockingbird Ridge, Section 3 was approved by the Planning and Zoning Commission on September 5, 2023 and consisted of 12.52 acres. Mockingbird Ridge, Section 4 was

approved by the Planning and Zoning Commission on December 18, 2023 and consisted of 35.41 acres. Mockingbird Ridge, Section 5 was approved by the Planning and Zoning Commission on February 5, 2024 and consisted of 33.04 acres. Mockingbird Ridge, Section 6 was approved by the Planning and Zoning Commission on March 18, 2024 and consisted of 14.43 acres. Mockingbird Ridge, Section 7 was approved by the Planning and Zoning Commission on June 3, 2024 and consisted of 36.65 acres. Mockingbird Ridge, Section 8 was approved by the Planning and Zoning Commission on June 17, 2024 and consisted of 21.32 acres. Mockingbird Ridge, Section 9 was approved by the Planning and Zoning Commission on April 15, 2024 and consisted of 18.99 acres. Mockingbird Ridge, Section 10 was approved by the Planning and Zoning Commission on July 15, 2024 and consisted of 14.37 acres. Mockingbird Ridge, Section 11 was approved by the Planning and Zoning Commission on July 15, 2024 and consisted of 14.83 acres. Mockingbird Ridge, Section 12 was approved by the Planning and Zoning Commission on January 21, 2025 and consisted of 24.50 acres. Mockingbird Ridge, Section 13 was approved by the Planning and Zoning Commission on March 3, 2025 and consisted of 17.21 acres. Mockingbird Ridge, Section 14 was approved by the Planning and Zoning Commission on May 5, 2025 and consisted of 25.91 acres.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved with Conditions)

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

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

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

PAVING: Internal paving improvements have not been accepted nor has a final walk-through been requested. Per City code, the developer is required for 1/3 the cost/construction of Fairgrounds and Todd, based on maximum 20-meters (68-foot) width

including C & G arterial construction standards.[Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

WATER: Water improvement have not been accepted nor has a final walk-through been requested. Developer's responsibility for Todd Drive improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

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

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

SEWER: Wastewater improvement has not been accepted nor has a final walk-through been requested. Developer's responsibility for Todd Drive improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

DRAINAGE: Drainage study has been approved. Comply with Mockingbird Ridge Phase 12-14 Drainage Study, prepared by Maverick Engineering and approved by City on 06/11/2024. [For Applicant's Information Only.]

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

SIDEWALKS: Sidewalk improvement have not been accepted nor has a final walk-through been requested. Developer's responsibility for Fairgrounds and Todd Drive improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues

Building Code: (Approved)

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

change depending on the time of new code editions adopted in the City of Midland and date of permit application.

GIS: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of Mockingbird Ridge, Section 15 subject to condition A.

Conditions:

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

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

Sub-24-0761

Case Number:

P-25-2277

Proposed Subdivision Plat Name: MOCKINGBIRD RIDGE, SECTION 15

Legal Description (attached sealed Metes and Bounds): BEING A 23.27 ACRE TRACT OF LAND, SITUATED IN SECTION 18, BLOCK 38, T-1-S, A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: BETENBOUGH HOMES LLC

Phone (806) 797-9494

Email

Address 6305 82ND STREET

City LUBBOCK

State TX

Zip 79424

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: ASHLEE DEVINE

Phone (432) 262-0999

Email

adevine@maverick-eng.com

Address 1909 W WALL ST, SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: PD

Reason for Platting: OWNERSHIP PURPOSES

Plat Information

Total Acreage: 23.27

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

Number of Lots: 109

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.

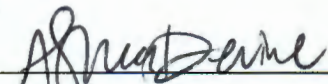
Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature): Signed by: <u>Abe Fuentes</u> EA091510070143	Date: 5/19/2025
Property Owner (printed) : <u>Abe Fuentes</u>	
<i>The Final Plat shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.</i> <i>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</i>	

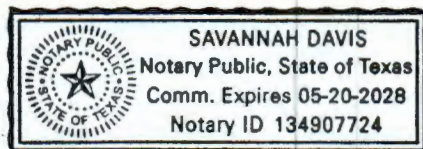
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

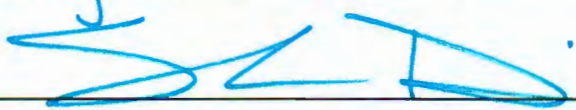
STATE OF TEXAS
 COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Deyne who, being by me duly sworn, upon oath says: That (s)he is authorized by Abe Fuentes, 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 19 day of May, 20 25, to certify which witness my hand and seal of office.



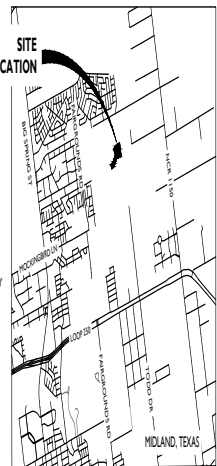

 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

****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>5341</u>	☒ Tax Certificates	Check # <u>5342</u>
Received By: <u>B. H. M.</u>		Date:

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

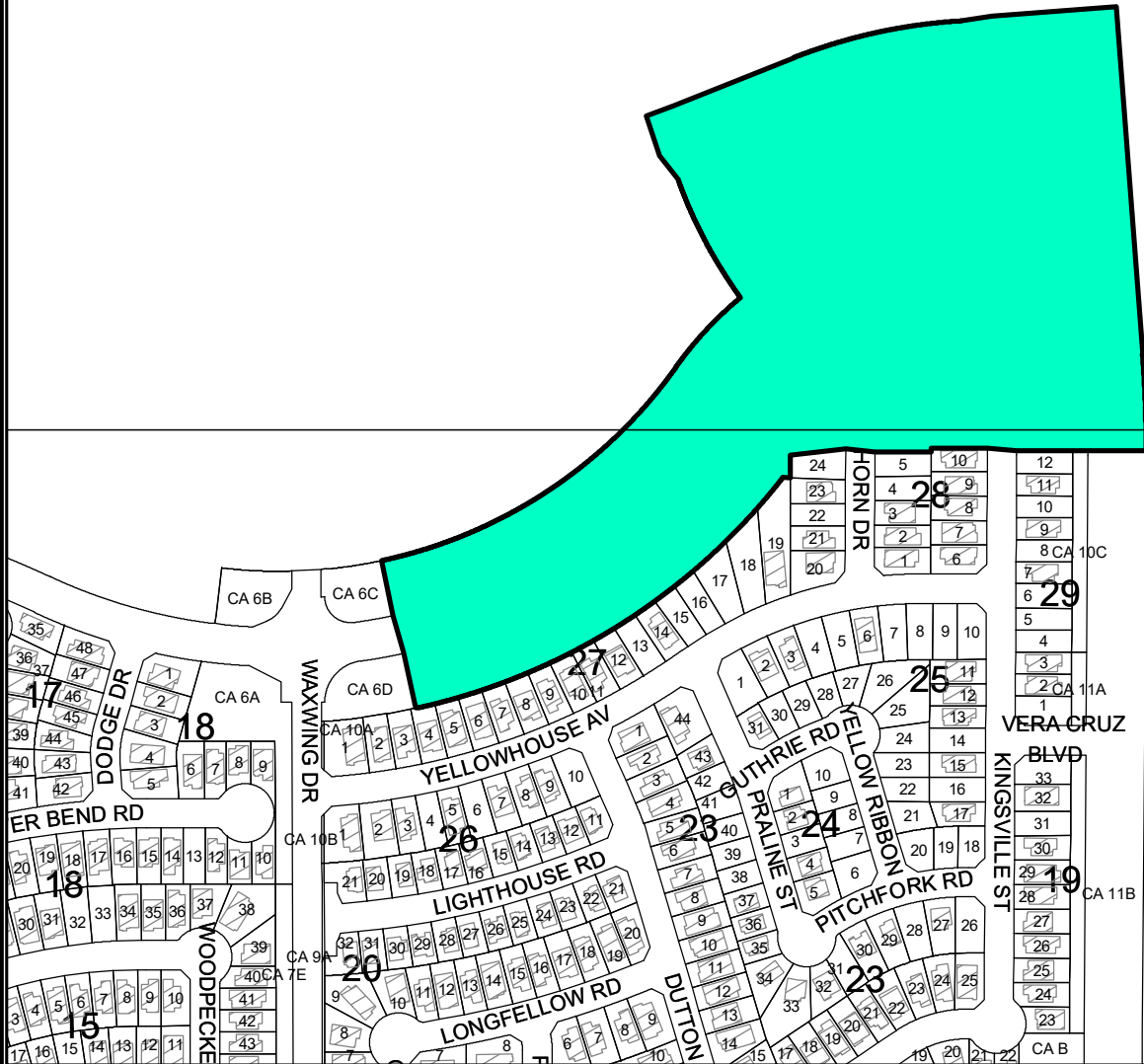
BEING A 23.27-ACRE TRACT OF LAND, SITUATED IN SECTION 18, BLOCK 38, T-1-S,
A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

[illegible][illegible]

	FOUND 1/4 INCH IRON ROD W/RED PLASTIC CAP MARKED "W/ALVEK FIRM #1018-01" OR AS NOTED	
	SET 1/2 INCH IRON ROD W/RED PLASTIC CAP MARKED "W/ALVEK FIRM #1018-01"	
	POINT OF CURVATURE OR TANGENCY	
	PLUGGED WELL	
	BOUNDARY LINE	
	EXISTING ADJACENT PROPERTY LINES	
	BUILDING SETBACK LINE	
	EXISTING EASEMENT	P.A.M.C.T.
	PROPOSED EASEMENT	O.P.A.M.C.T.
	PROPOSED 48 INCH PIPELINE	D.A.M.C.T.



**MOCKINGBIRD RIDGE
SECTION 15**



Location Map

P-25-2277

Scale: 1" = 388'

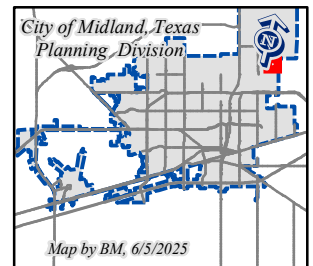
Proposed plat of Mockingbird Ridge, Section 15, being a plat of a 23.27-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of Firewheel Road and Waxwing Drive.
(Council District 1)

PACKET

LEGEND

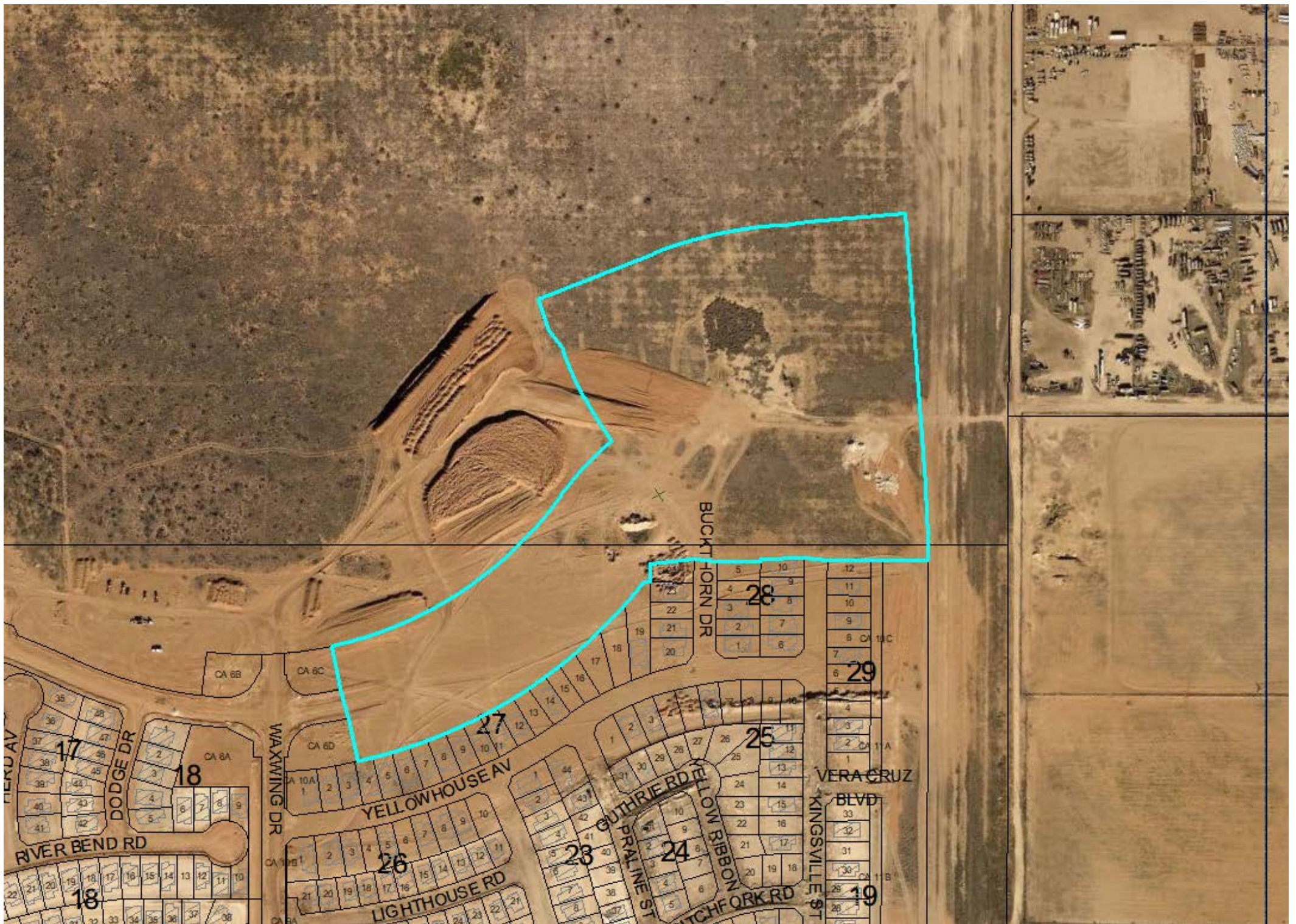
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

June 16, 2025





FINAL PLAT MOCKINGBIRD RIDGE, SECTION 15

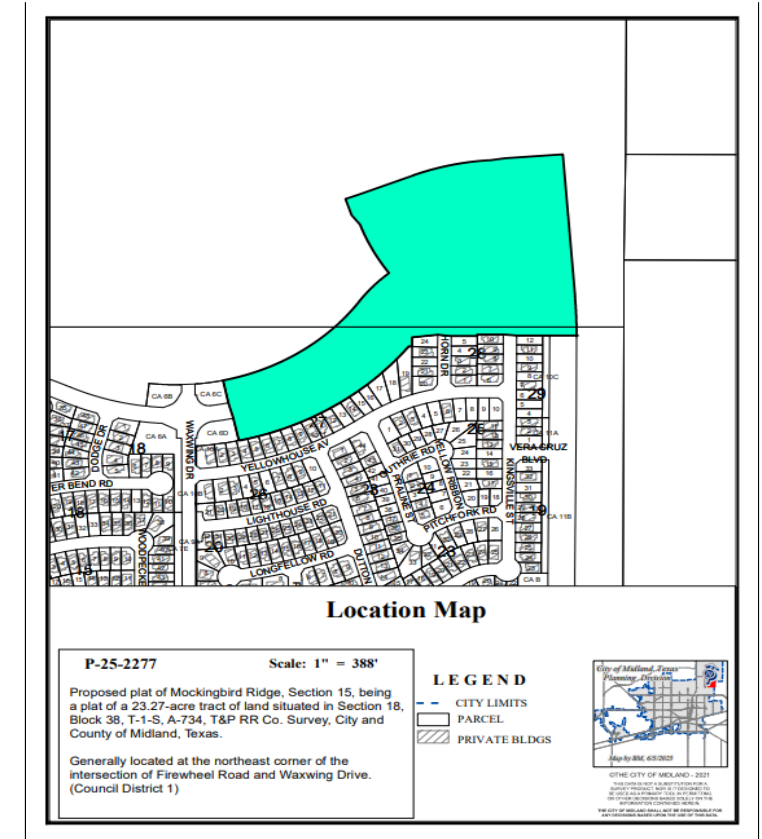


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APPLICATION SUMMARY

- **Developer/Property Owner:**
Betenbough Homes, LLC
- **Representative:** Ashlee Devine, with
Maverick Engineering
- **Location:** Generally located at the
northeast corner of the intersection of
Firewheel Road and Waxwing Drive.
(Council District 1)
- **Reason for Request:** Platting for future
residential development

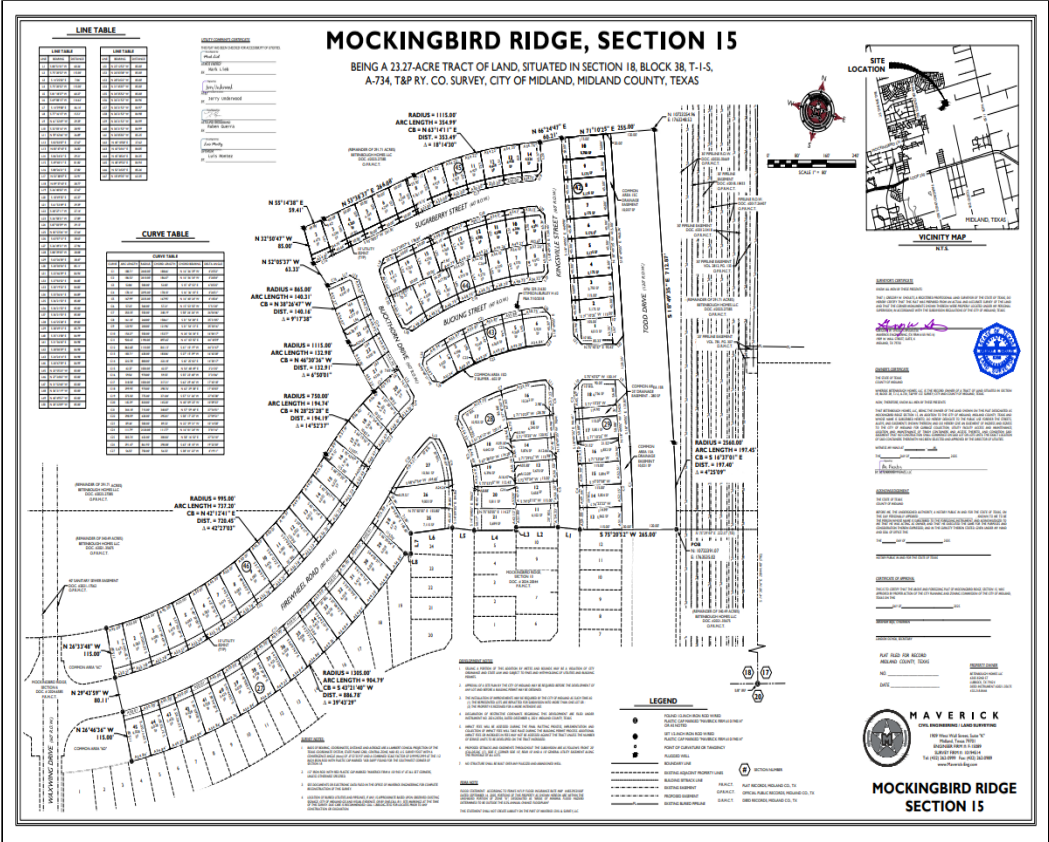


2



PLAT DETAILS

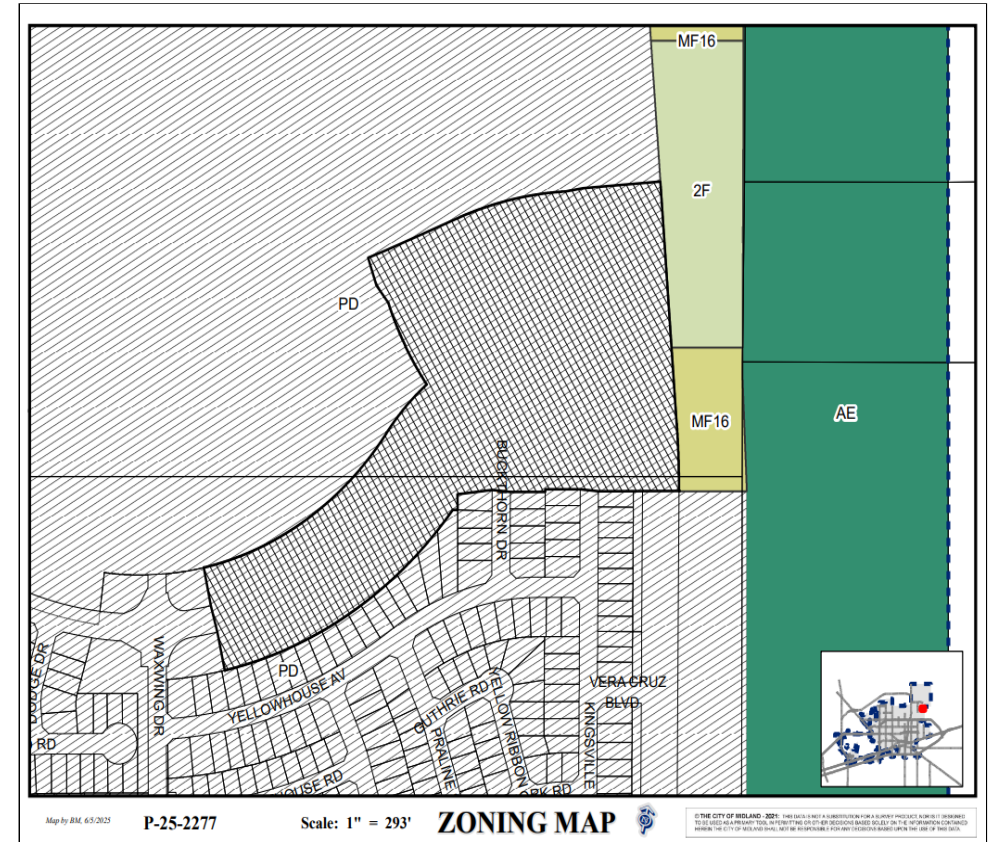
- Acreage: 23.27 acres
- Number of Existing Lots: 0
- Number Proposed Lots: 109



ZONING

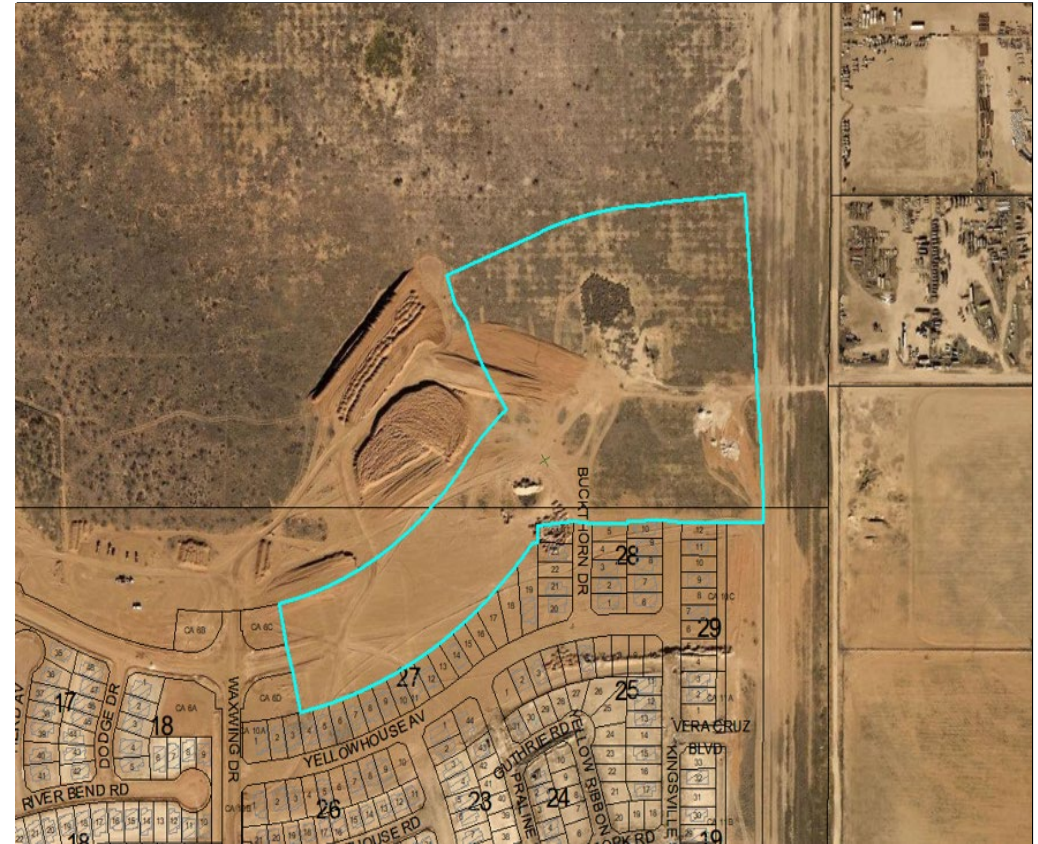
- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
 - **North/South/West:** PD, Planned Development District for a Housing Development
 - **East:** MF-16, Multiple-Family Dwelling District in part, and 2F, Two-Family Dwelling District in part

4



LAND USE

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

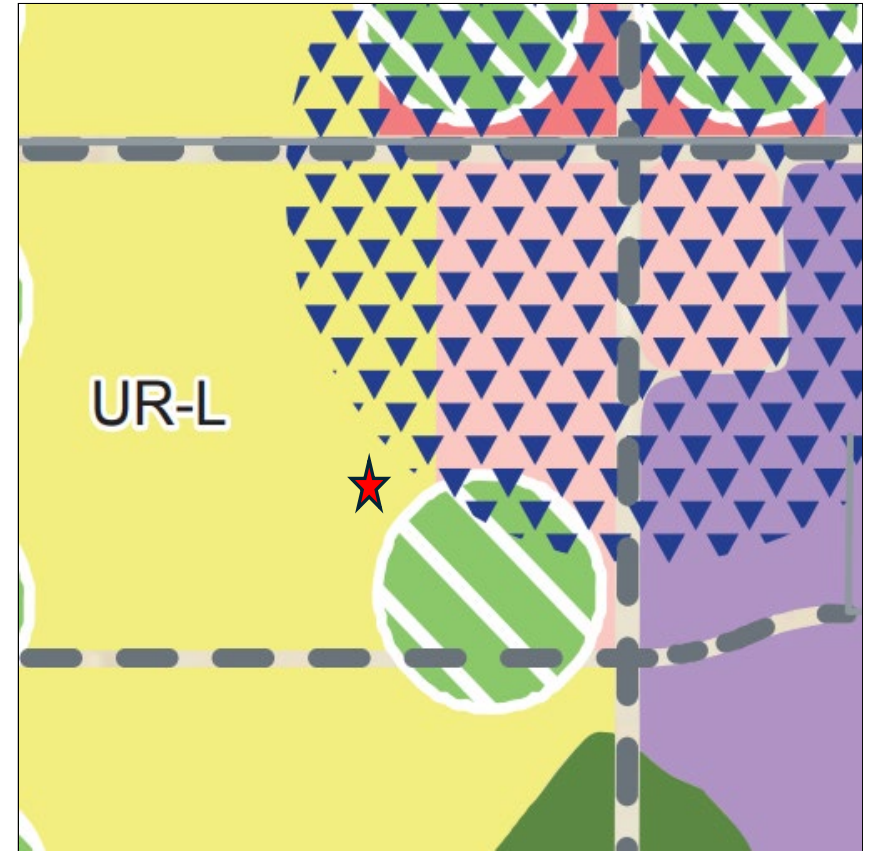


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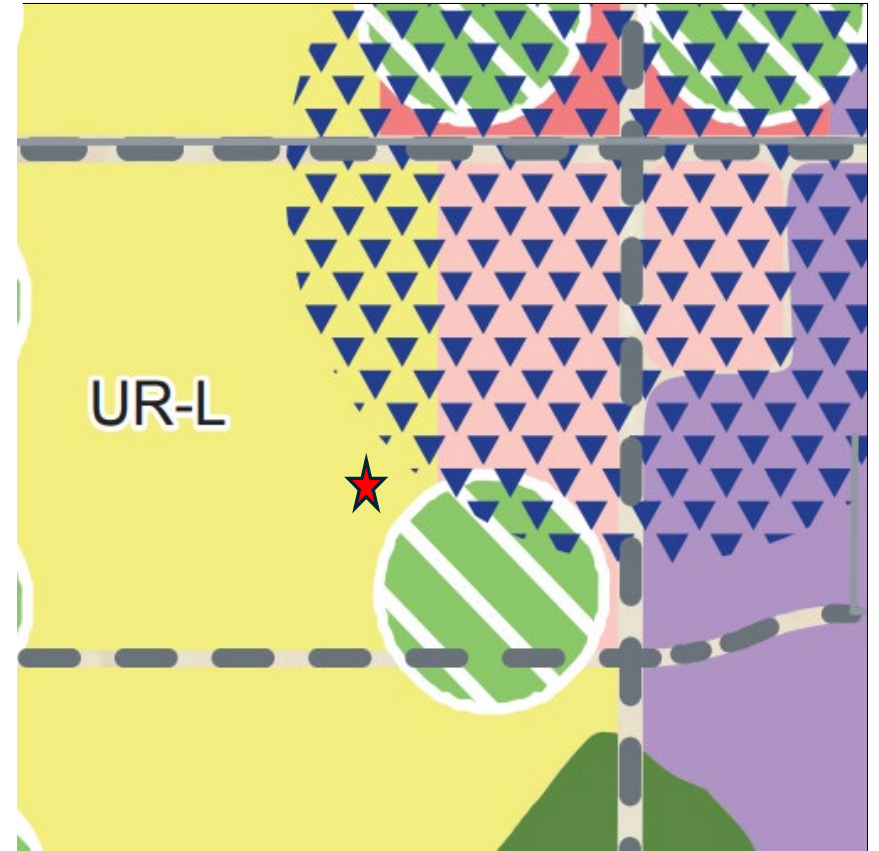
COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Low (UR-L) and Urban-Medium Neighborhood Center (U-M NC)
- **Supported Uses for Urban Residential-Low:** Restrictive land use, emphasizing single-family detached development, although innovative single-family forms may be permitted with special review.



COMPREHENSIVE PLAN

- **Supported Uses for Urban-Medium Neighborhood Center:** Should include a mix of traditional neighborhood businesses including small scale commercial, office, civic and residential.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



MOCKINGBIRD RIDGE HISTORY

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

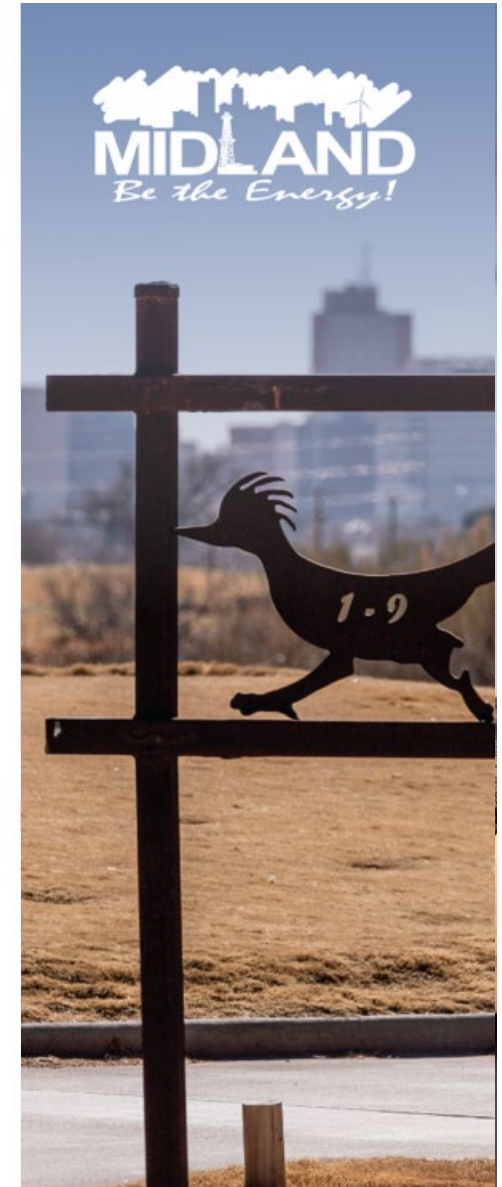
8



MOCKINGBIRD RIDGE HISTORY

- **Preliminary Plat #3: (302.39-Acres)**
 - Approved by The Planning and Zoning Commission on September 3, 2024.
 - Approved by City Council on September 24, 2024
- **Mockingbird Ridge Final Plats:**
 - Mockingbird Ridge, Section 1 was approved by the Planning and Zoning Commission on July 10, 2023, and consisted of 36.35 acres.

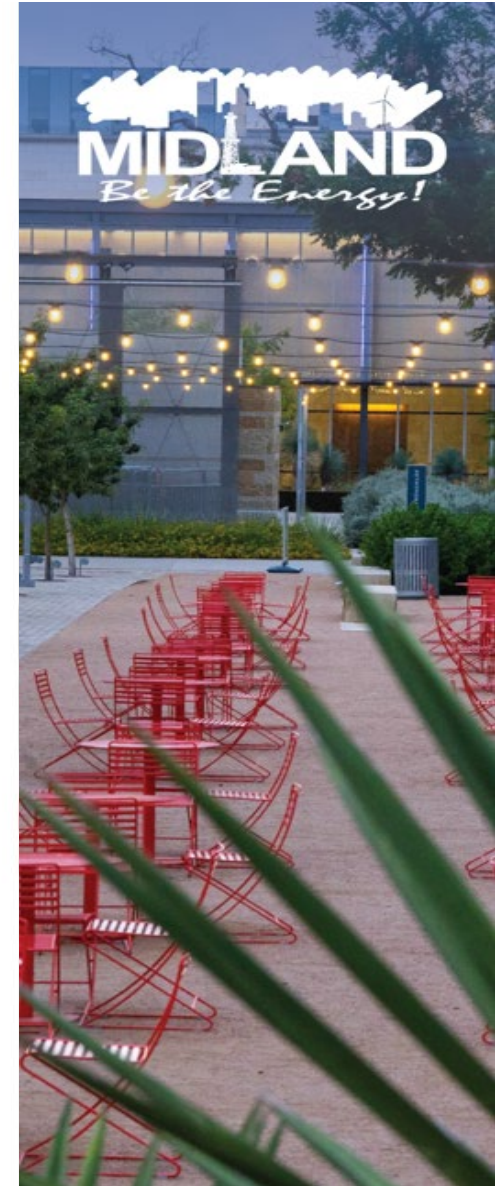
9



MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 2** was approved by the Planning and Zoning Commission on September 5, 2023, and consisted of 9.51 acres.
- **Mockingbird Ridge, Section 3** was approved by the Planning and Zoning Commission on September 5, 2023, and consisted of 12.52 acres.
- **Mockingbird Ridge, Section 4** was approved by the Planning and Zoning Commission on December 18, 2023, and consisted of 35.41 acres.

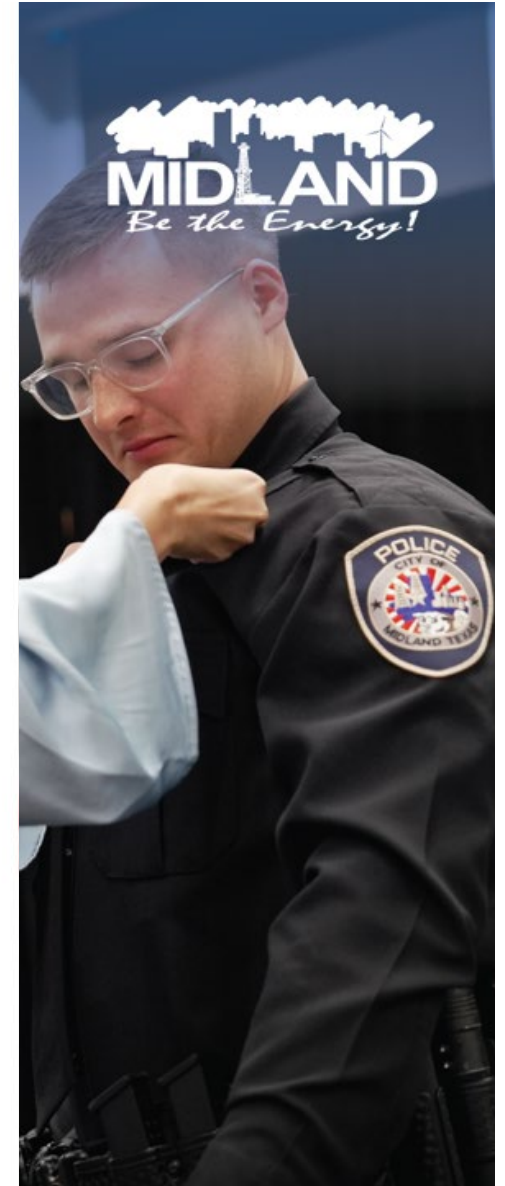
10



MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 5** was approved by the Planning and Zoning Commission on February 5, 2024, and consisted of 33.04 acres.
- **Mockingbird Ridge, Section 6** was approved by the Planning and Zoning Commission on March 18, 2024, and consisted of 14.43 acres.
- **Mockingbird Ridge, Section 7** was approved by the Planning and Zoning Commission on June 3, 2024, and consisted of 36.65 acres.

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MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 8** was approved by the Planning and Zoning Commission on June 17, 2024, and consisted of 21.32 acres.
- **Mockingbird Ridge, Section 9** was approved by the Planning and Zoning Commission on April 15, 2024, and consisted of 18.99 acres.
- **Mockingbird Ridge, Section 10** was approved by the Planning and Zoning Commission on July 15, 2024, and consisted of 14.37 acres.

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MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 11** was approved by the Planning and Zoning Commission on July 15, 2024, and consisted of 14.83 acres.
- **Mockingbird Ridge, Section 12** was approved by the Planning and Zoning Commission on January 21, 2025, and consisted of 24.50 acres.
- **Mockingbird Ridge, Section 13** was approved by the Planning and Zoning Commission on March 3, 2025, and consisted of 17.21 acres.
- **Mockingbird Ridge, Section 14** was approved by the Planning and Zoning Commission on May 5, 2025, and consisted of 25.91 acres.

13



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on September 3, 2024.
- City Council approved the preliminary plat on September 24, 2024.
- Staff recommends approval of this request subject to condition A:
 - A. All required public improvements must be completed before filing for recording with the County Clerk of Midland County, Texas. [Per Midland City Code Sect. 11-2-3(G)1]

14



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: June 16, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving a Final Plat of Nomad RV Park being a 16.66-acre tract of land out of Section 10, Block 39, T-2-S, T&P RR Co. Survey, City of Midland, Texas, in part, and a 0.998-acre tract of land out of Section 10, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive.) (COUNCIL DISTRICT 2 AND EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

SF1, Single-Family Dwelling District and ETJ, Extraterritorial Jurisdiction

Preliminary Plat Approval:

Ashlee Devine with Maverick Engineering, on behalf of Bull Mountain, LLC. is requesting to plat a property generally located at the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive into one lot to create a luxury RV park.

The Preliminary Plat was approved on April 21, 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 comments, if any. [For Applicant's Information Only.]

PAVING: Deferral request for paving improvements were administratively approved. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved. [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: 36" sewer exists north of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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.

Health Department: (Approved)

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

Planning: (Approved)

Staff recommends approval of the Final Plat of Nomad RV Park.

Attachments:

Final Plat
Application
Location Map
Zoning map
Aerial Photo
PowerPoint Presentation

	Final Plat Application	Project Number: <u>Sub-25-0815</u> Case Number: <u>P-25-2279</u>
---	-------------------------------	---

Proposed Subdivision Plat Name: NOMAD RV PARK
--

Legal Description (attached sealed Metes and Bounds): BEING THE AGGREGATE OF A 16.66 ACRE TRACT OF LAND OUT OF SECTION 10, BLOCK 39, T-2-S, T&P RY.CO. SURVEY, CITY OF MIDLAND, TEXAS AND ALSO BEING A 0.998 ACRE TRACT OF LAND OUT OF SECTION 10, BLOCK 39, T-2-S, T&P RY.CO. SURVEY, MIDLAND COUNTY, TEXAS

Property Owner Printed Name: BULL MOUNTAIN, LLC		Phone (254) 631-7787 Email: zachrobinson87@gmail.com	
Address 132 LEGACY CANYON DRIVE	City CISCO	State TX	Zip 76437

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

Representative (if acting as Agent, see affidavit on page 2) Firm: MAVERICK ENGINEERING 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: SF1
Reason for Platting: PERMITTING

Plat Information	Total Acreage: 17.66
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1	Number of Multi-Family Dwelling Units:

Submittal Information: <u>Standard Plats</u> must be submitted at least <u>20 days</u> and a <u>Residential Replat</u> must be submitted at least <u>25 days</u> 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):

[Signature]

Date: 5/14/2025

Property Owner (printed): Zach Robinson

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

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

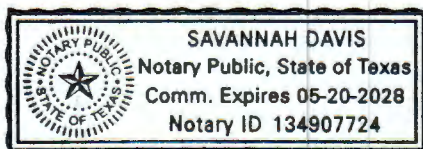
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS COUNTY OF MIDLAND

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

[Signature]
Authorized Agent (signature)

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



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☐ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>5338</u>	☒ Tax Certificates	Check # <u>5339</u>
Received By: <u>Mitchell Dapoz</u>		Date: <u>5/20/25</u>

MAY 20 2025

Initial: _____

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

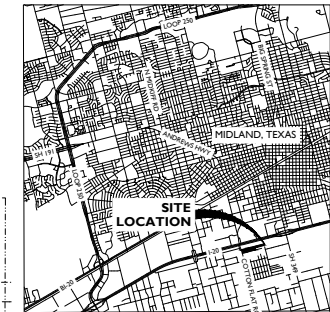
Final Plat Application

3

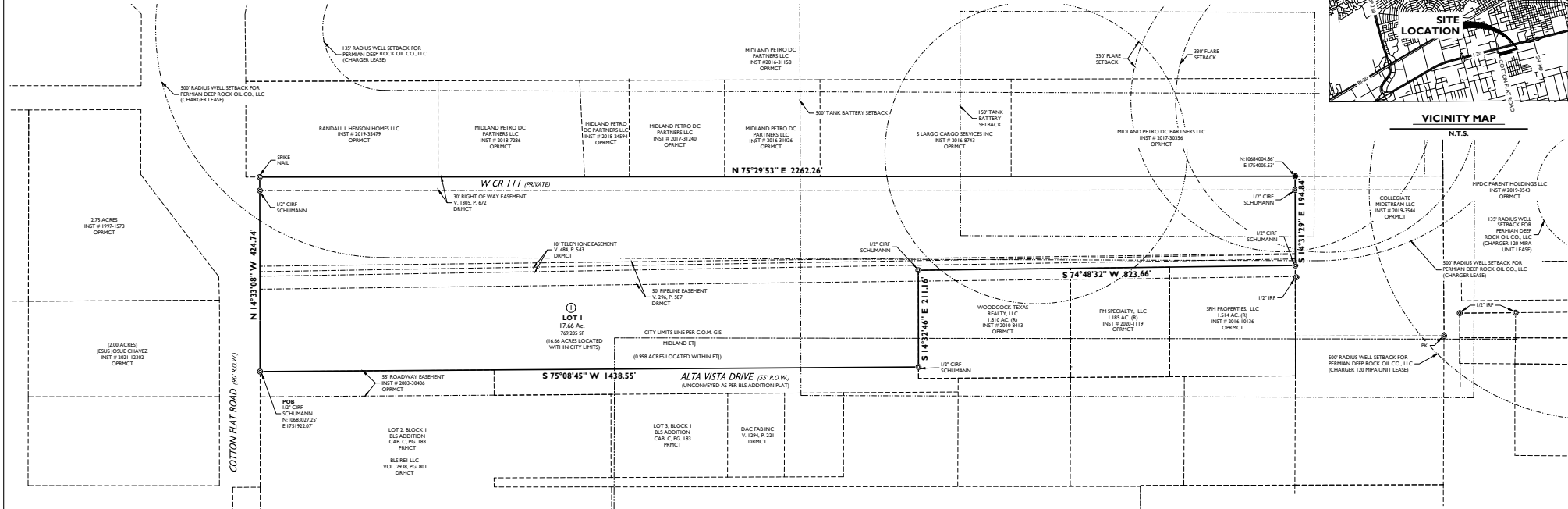
Revised 07/01/19

NOMAD RV PARK

BEING THE AGGREGATE OF A 16.66 ACRE TRACT OF LAND OUT OF SECTION 10, BLOCK 39, T-2-S, T&P RY. CO. SURVEY, CITY OF MIDLAND, TEXAS AND ALSO BEING A 0.998 ACRE TRACT OF LAND OUT OF SECTION 10, BLOCK 39, T-2-S, T&P RY. CO. SURVEY, MIDLAND COUNTY, TEXAS.



VICINITY MAP



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS BULL MOUNTAIN, LLC IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 10, BLOCK 39, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING THAT SAME TRACT AS DESCRIBED IN DOCUMENT NUMBER 254-21587 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT N71°18'00\"/>

THENCE N1°13'08\"/>

THENCE N71°37'31\"/>

THENCE S71°08'45\"/>

THENCE S74°48'32\"/>

THENCE S75°08'45\"/>

THENCE S75°08'45\"/>

THENCE S75°08'45\"/>

THENCE S75°08'45\"/>

THENCE S75°08'45\"/>

THENCE S75°08'45\"/>

CERTIFICATE OF APPROVAL

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

ABRAHAM BEEJ, CHAIRMAN

LONDON OCHOA, SECRETARY

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES

1. BASIS OF BEARINGS, COORDINATES AND DISTANCES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE 5003, (CENTRAL ZONE, NAD 83), AND 1983 US SURVEY FOOT WITH A CONVERGENCE ANGLE OF 0°54'48.40\"/>
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THIS LOT MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHELDING OF UTILITIES AND BUILDING PERMITS.
4. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE PERMITTING PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
5. 1/2\"/>

LEGEND

- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED \"MAVERICK FROM #10194514\"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINES
- EASEMENT LINE
- OBSERVED SETBACK RADIUS
- CITY LIMITS LINE PER GIS
- OFF R.M.C.T.
- P.A.M.C.T.
- D.M.C.T.
- OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- PLAT RECORDS, MIDLAND CO., TX
- DEED RECORDS, MIDLAND CO., TX

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.E.I.P. FLOOD INSURANCE RATE MAP (HAI02030000) DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNDESIGNED PORTION OF ZONE \"X\", DESIGNATED AS \"HAI02030000\" TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

CITY LIMITS LINE PER GIS

OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX

PLAT RECORDS, MIDLAND CO., TX

DEED RECORDS, MIDLAND CO., TX

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Gregory W. Shultz
GREGORY W. SHULTZ, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR #2534
MAVERICK ENGINEERING (TX FIRM #10194514)
1809 W. WALL STREET, SUITE A
MIDLAND, TX 79701



PROPERTY OWNER

BULL MOUNTAIN, LLC
121 LEGACY CANYON DR
CIRCO, TEXAS 76837
DEED INSTRUMENT # 254-21587
254-431-7787

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

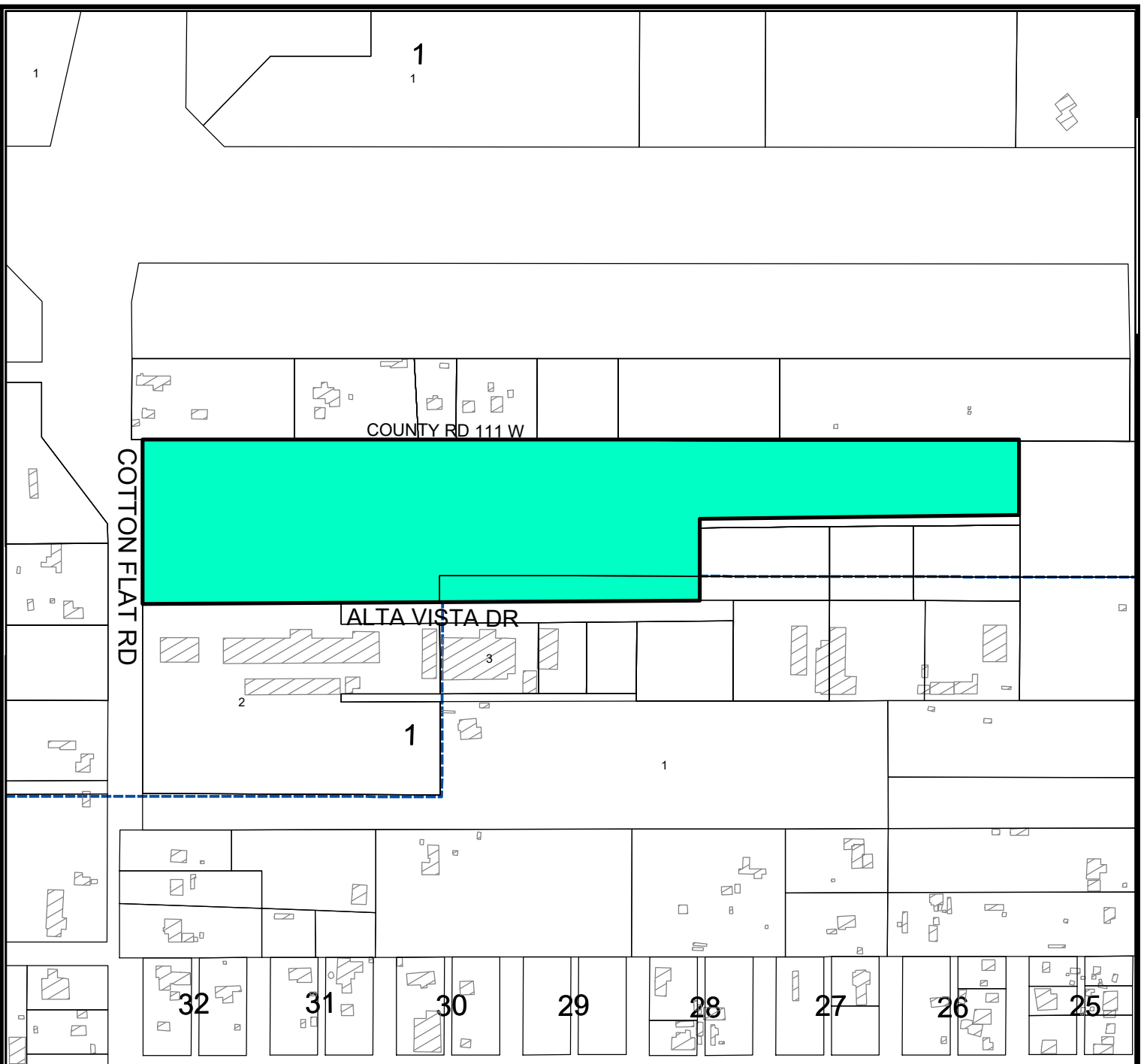
NO. _____
DATE _____



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

1809 West Wall Street, Suite \"C\"
Midland, Texas 79701
ENGINEER: FRANK R. #15089
SURVEY FIRM # 10194514
Tel. (432) 362-0999 Fax (432) 362-0889
www.Maverick-Eng.com

NOMAD RV PARK



Location Map

SUB-25-0815

Scale: 1" = 56'

Proposed plat of Nomad RV Park being the aggregate of a 16.66-acre tract of land out of Section 10, Block 39, T-2-S, T&P RY. CO. Survey, City of Midland, Texas and also being a 0.998-acre tract of land out of Section 10, Block 39, T-2-S, T&P RY. CO. Survey, Midland County, Texas.

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

PACKET

LEGEND

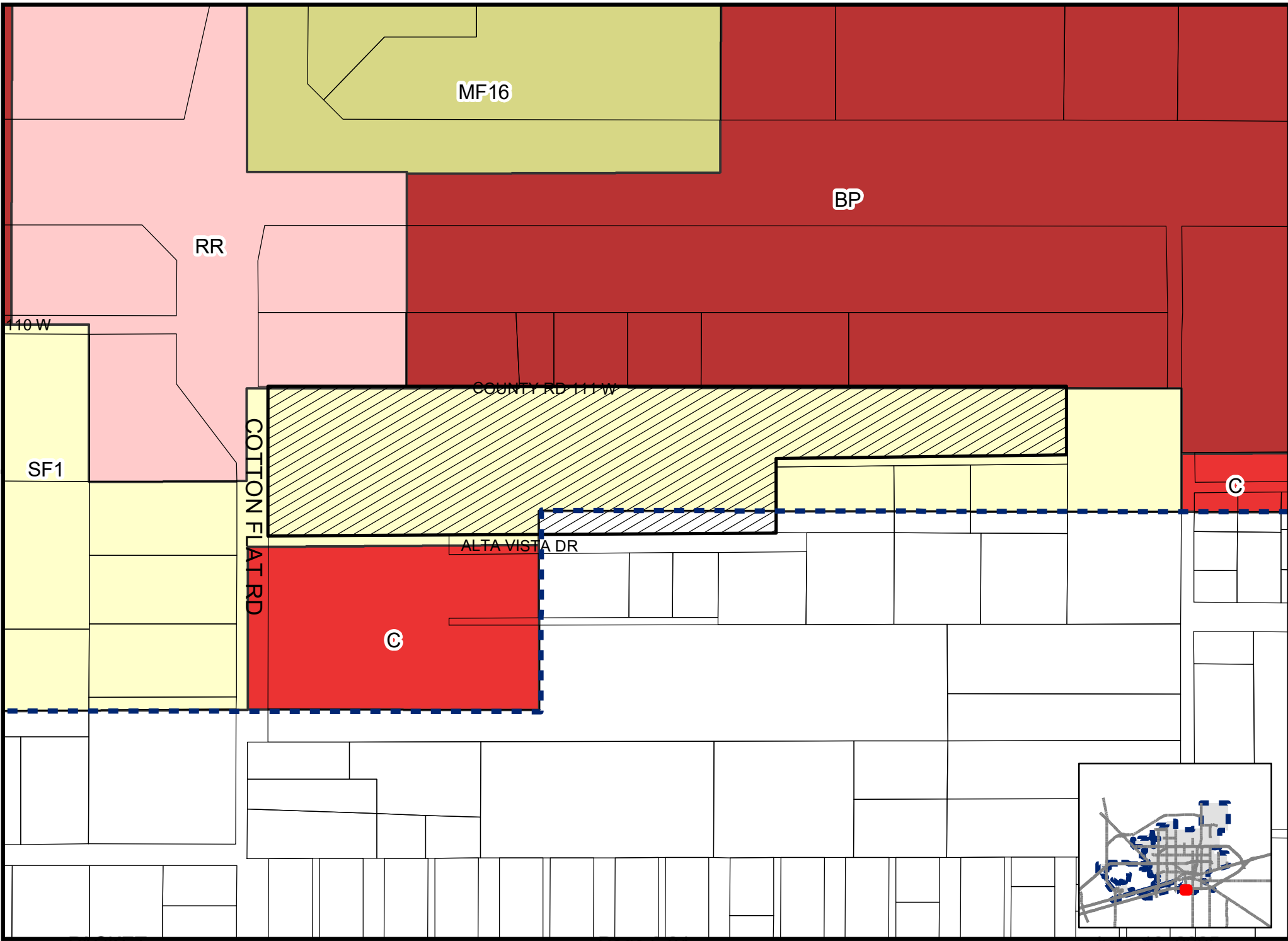
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

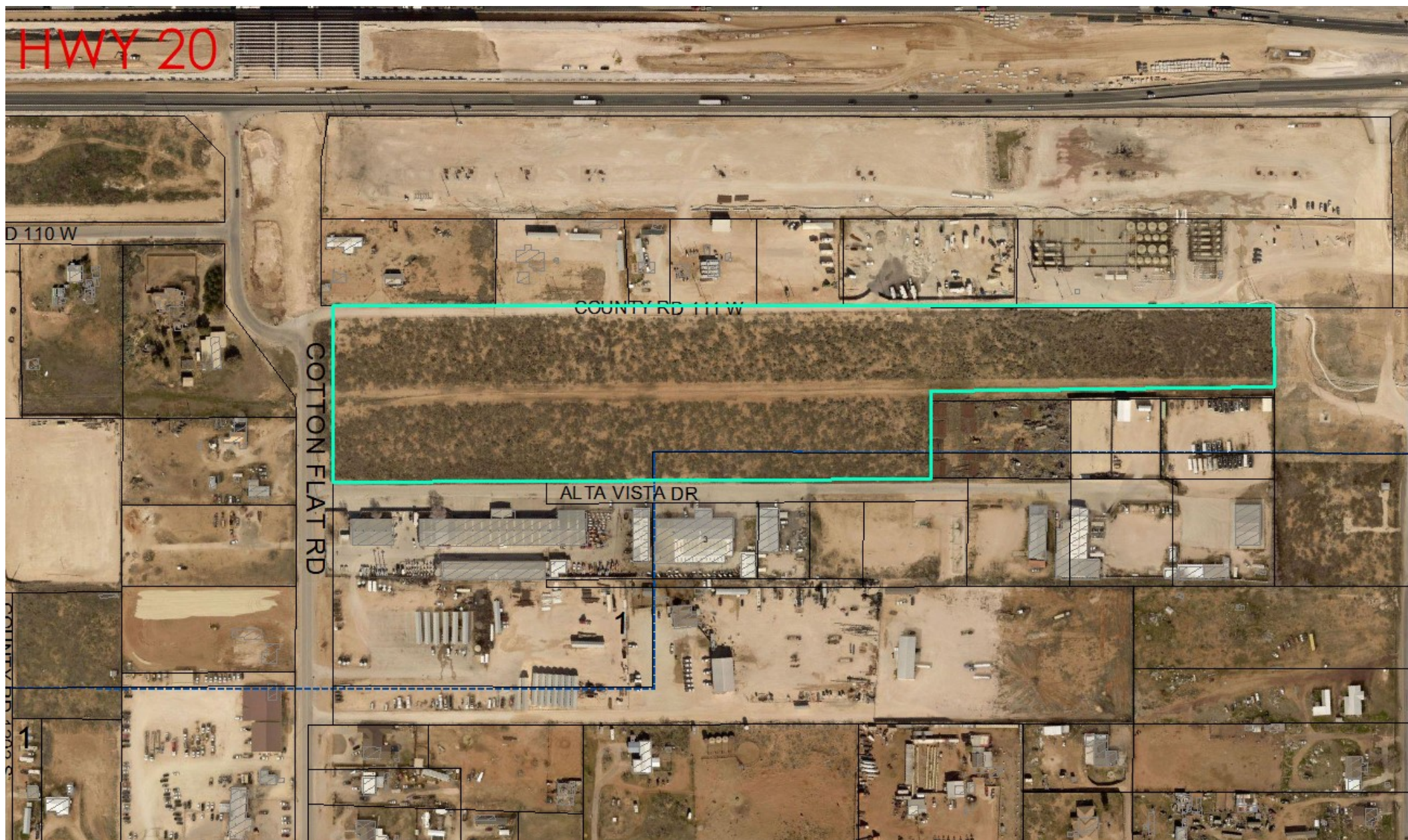


©THE CITY OF MIDLAND - 2021

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.

June 16, 2025







FINAL PLAT NOMAD RV PARK

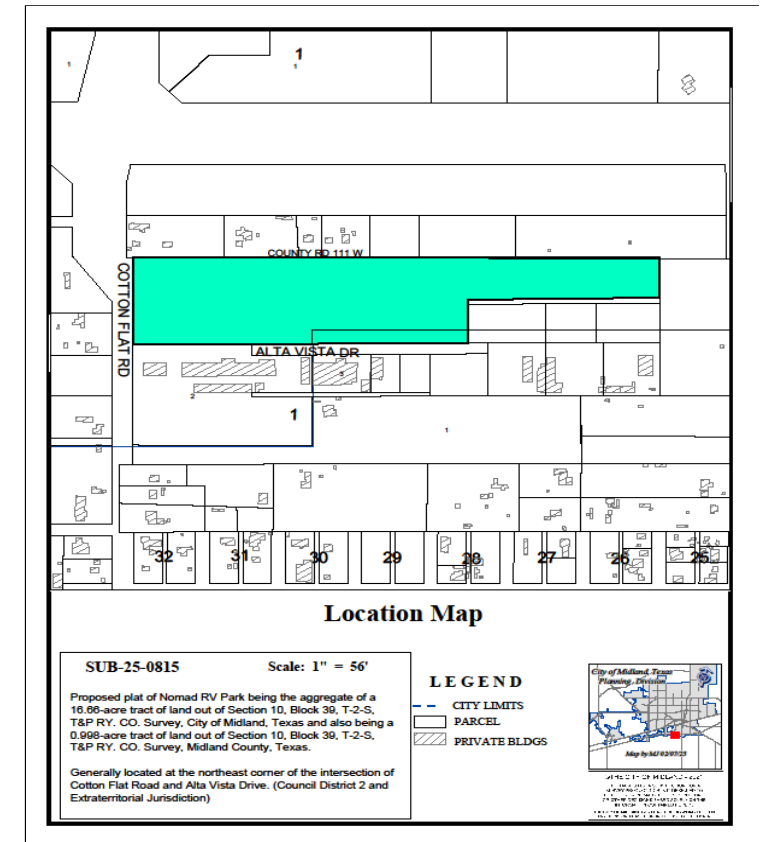


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Bull Mountain, LLC
- **Representative:** Ashlee Devine with Maverick Engineering
- **Location:** Generally located at the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive. (District 2 and Extraterritorial Jurisdiction)
- **Reason for Request:** To create a luxury RV park.

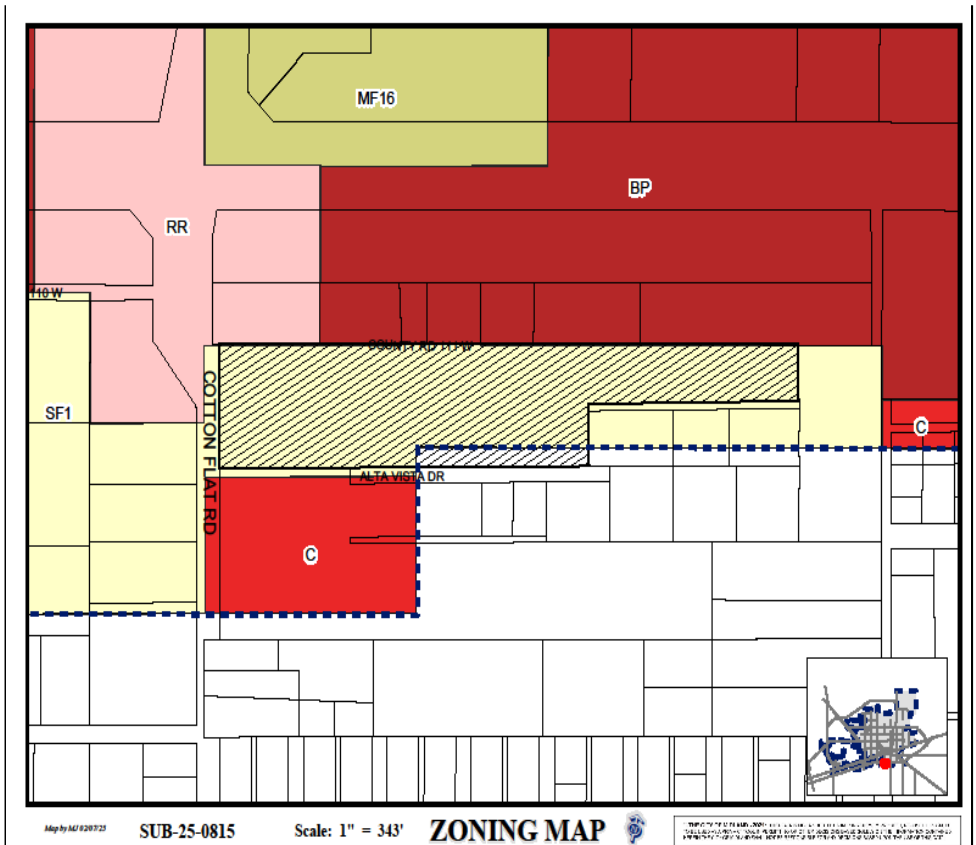


- **Acreage:** 17.66 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



ZONING

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

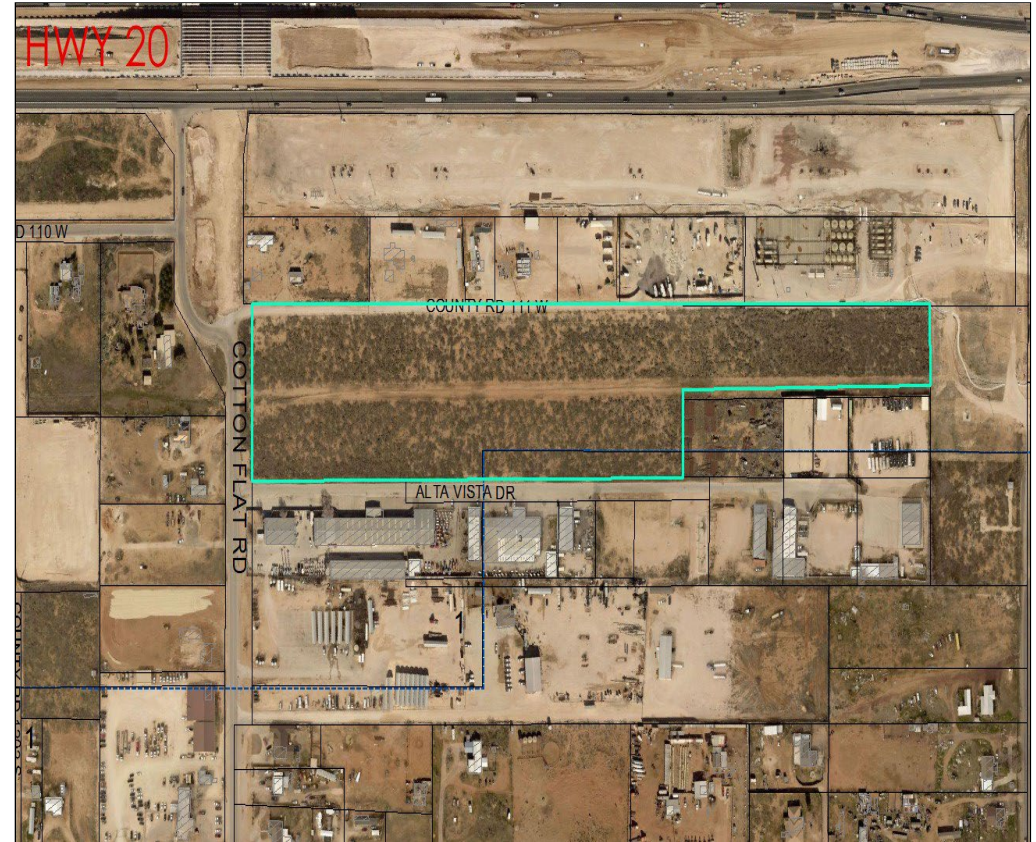


4



LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North:** Residences and vacant buildings
 - **South:** Industrial
 - **East:** Vacant lots
 - **West:** Residences
- **Proposed Use:** Vacation Travel Trailer Park

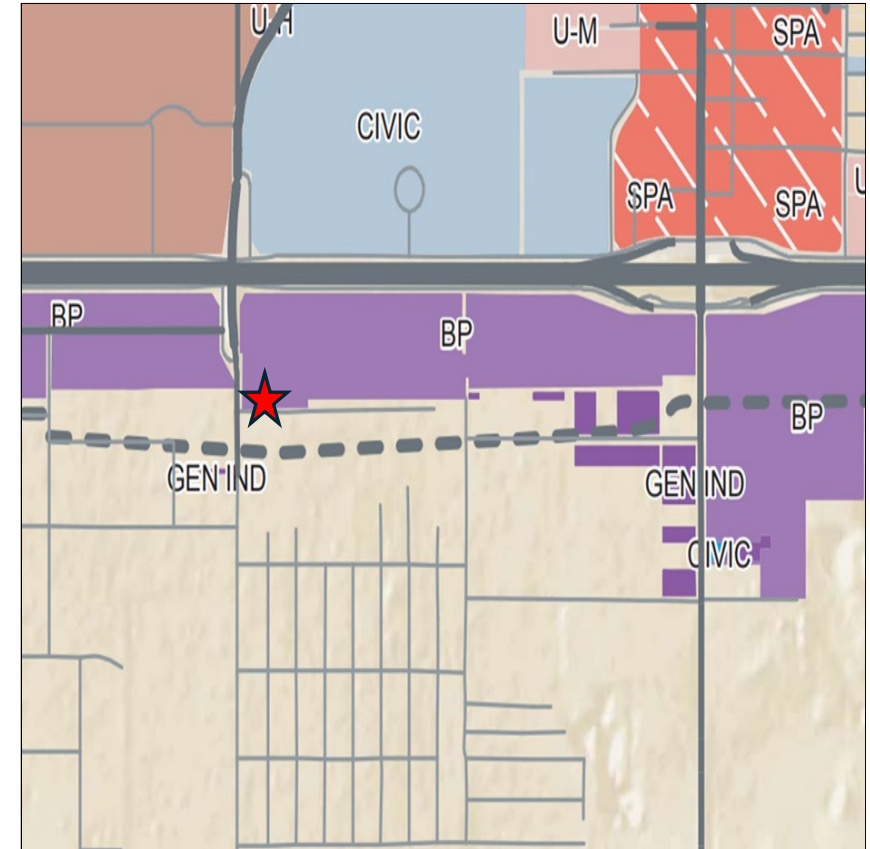


5



COMPREHENSIVE PLAN

- **Land Use Designation:** Business Park I-20 (BP)
- **Supported Uses:**
 - Larger scale visitor services located at the major intersections.
 - The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on April 21, 2025.
- Staff recommends approval of this request.

7



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: June 16, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving a Final Plat of Southwest Crossing, Section 22, being a plat of a 27.859-acre tract of land out of Section 12, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Cholla Road, approximately 845 feet west of Antelope Trail.) (COUNCIL DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

LI, Light Industrial District

Preliminary Plat Approval:

Parkhill is requesting to plat a property located at 6301 West Interstate 20 into one lot for industrial development.

The Preliminary Plat was approved on May 13, 2025, by the City Council.

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 comments, if any. [For Applicant's Information Only.]

PAVING: Deferral request for paving improvements were administratively approved. [For Applicant's Information Only.]

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

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

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

SEWER: Deferral request for wastewater improvements were administratively approved. [For Applicant's Information Only.]

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

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues

Building Code: (Approved)

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

GIS: (Approved)

No comments

CRMWD: (Approved)

We do not have any comments on this plat.

Health Department: (Approved)

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

Planning: (Approved)

Staff recommends approval of the Final Plat of Southwest Crossing, Section 22.

Attachments:

Final Plat
Application
Location Map
Zoning map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: Sub-25-0827

Case Number: P-25-2281

Proposed Subdivision Plat Name: Southwest Crossing, Section 22

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

Property Owner

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

Phone ()

Email jonathan.v.huseman@gmail.com

Address P.O. Box 2309

City Granbury

State TX

Zip 76048

Developer (if different than Owner)

Printed Name: BH DevCo

Phone ()

Email THammer@bhdevco.com

Address 2425 E. Camelback Rd, #220

City Phoenix

State AZ

Zip 85016

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

Firm: Parkhill

Printed Name: Logan Derise

(PROJ # 44438.24)

Phone (432) 697-1447

Email jwallender@Parkhill.com

Address 1700 West Wall, Suite 100

City Midland

State Texas

Zip 79701

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

Reason for Platting: Property development

Plat Information

Total Acreage: 27.86 acres

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units: N/A

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

Items to be submitted with this application form:

- 2 FOLDED Copies of Dimensioned Plat
- 2 Signed Mylar (or more if applicant does not request a signed reproduction)
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF) & CADD File
- Original Tax Certificates (Midland Central Appraisal District – MCAD)
- Title Opinion/Policy (dated less than 90 days)
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- 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: 5/20/2025

Property Owner (printed): Johnathan Huseman (KENNETH HUSEMAN FAM PTSHLP LP)

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.

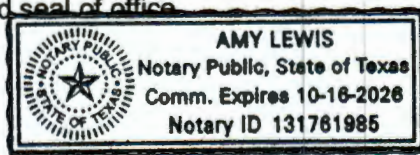
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

**STATE OF TEXAS
COUNTY OF MIDLAND**

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

Authorized Agent (signature)

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



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☐ CADD File
☐ Application Fee	☒ Title Opinion	☐ Public Improvement
Check # <u>Invoice</u>	☒ Tax Certificates	☒ Recording Fee
Received By: <u>Machelle Dwyer</u>		Check # <u>001632</u>
		Date: <u>5-21-25</u>

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

Final Plat Application

2

Initial: _____ Revised 7/01/19

SOUTHWEST CROSSING
SECTION 22

Being a 27.859-acre tract in Section 12, Block 40, T-2-S,
City and County of Midland, Texas



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, KENNETH HUSEMAN FAMILY PARTNERSHIP, LP, is the record owner of 27.859 acres of land located in Section 12, Block 40, T-2-S, Midland County, Texas, and more particularly described, shown in the plat herein;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, KENNETH HUSEMAN FAMILY PARTNERSHIP, LP, do hereby certify this plat designating the lands above described property as SOUTHWEST CROSSING SECTION 22 to the City and County of Midland, Texas, and we do hereby dedicate to the public use forever the streets and easements shown hereon.

WITNESS our hands at Midland, Texas, this _____ day of _____

By: _____
Jonathan Huseman Manager

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____ by
Jonathan Huseman on behalf of KENNETH HUSEMAN FAMILY PARTNERSHIP, LP.

Notary Public Signature

LEGEND:

- = Found monument (see plat for details)
- = Set 1/2" iron rod with a plastic cap marked "PARKHILL 9915 0457"
- ALC22 = Midland County Aerial Records
- ALC22P = Midland County Official Public Records
- ALC22F = Midland County Plat Records
- = Plat Line Boundary Line
- - - = Tract/Deed/Plat Adjacent Lines
- - - = Midland City Limits Line
- - - = Existing Easement Line

PLAT NOTES:

- Selling a portion of this addition by metes and bounds may be a violation of City ordinance and state law and subject to fines and withdrawal of all other and building permits.
- Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
- 1/2" iron rod with plastic cap set at each corner unless otherwise specified.
- Initial impact fees will be assessed during the first platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increases in fees may be assessed against the tract unless the number of service units to be developed on the tract increases.

OWNER

Kenneth Huseman Family Partnership, LP
By: Jonathan Huseman, Manager
PO Box 2803
Grandbury, Texas 76048

DEVELOPER

BH DevCo
2002 E. Cambridge Road, K202
Phoenix, Arizona 85016

ENGINEER

Parkhill
1700 WEST WALK, STE. #100
MIDLAND, TEXAS 79701
409-835-5407

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Samuel Wyatt, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land on April 26, 2022 and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

Samuel Wyatt #2443 Date: _____

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, coordinates, distances and areas are relative to the Texas State Plane Coordinate System (Central Zone 1983 NAD) with a corrected grid factor of 0.999997 and a false origin near to 29°59'30.00" N, 100°00'00.00" W not with a plastic cap marked "PARKHILL CONTROL", and control point reading the following coordinates: NORTING = 10474946.11 and EASTING = 17280404.11 in U.S. Survey Feet. All distances are grid and areas are calculated based upon grid distances.

FLOOD ZONE INFORMATION

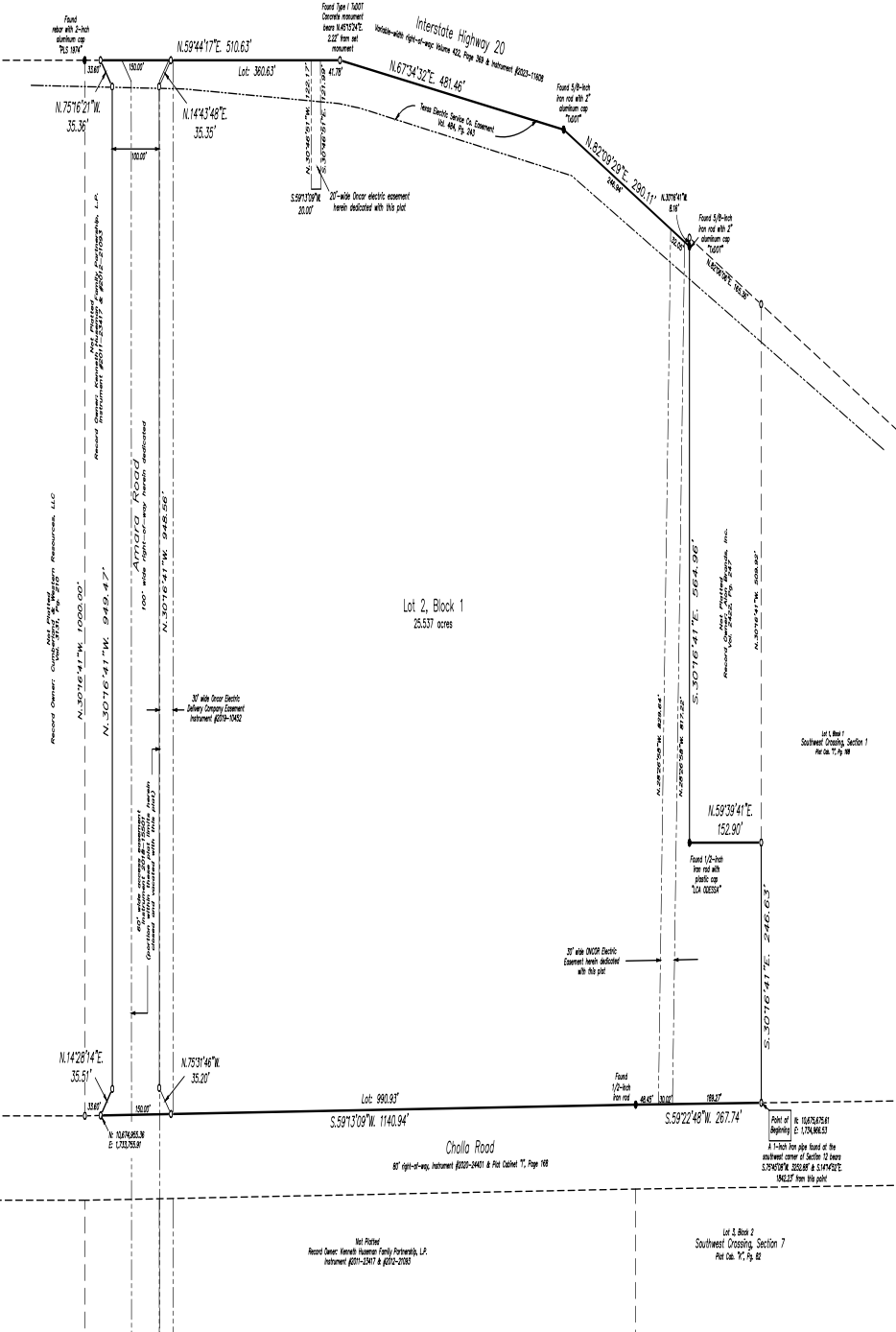
Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 480477, Map Number 48047701M, Panel 15A of 225, revised September 16, 2005, the surveyed property is not located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone X.

CERTIFICATE OF APPROVAL

For approval by the Commissioner:

This is to certify that the above and foregoing plat of SOUTHWEST CROSSING SECTION 22 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the _____ day of _____

Chairman - Abraham Bayl Secretary - London Echols



UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Direct Electric Delivery Service (PLEASE PRINT)

AT&T Texas (PLEASE PRINT)

Atmos Energy (PLEASE PRINT)

Optimum (PLEASE PRINT)

Advanced Broadband (PLEASE PRINT)

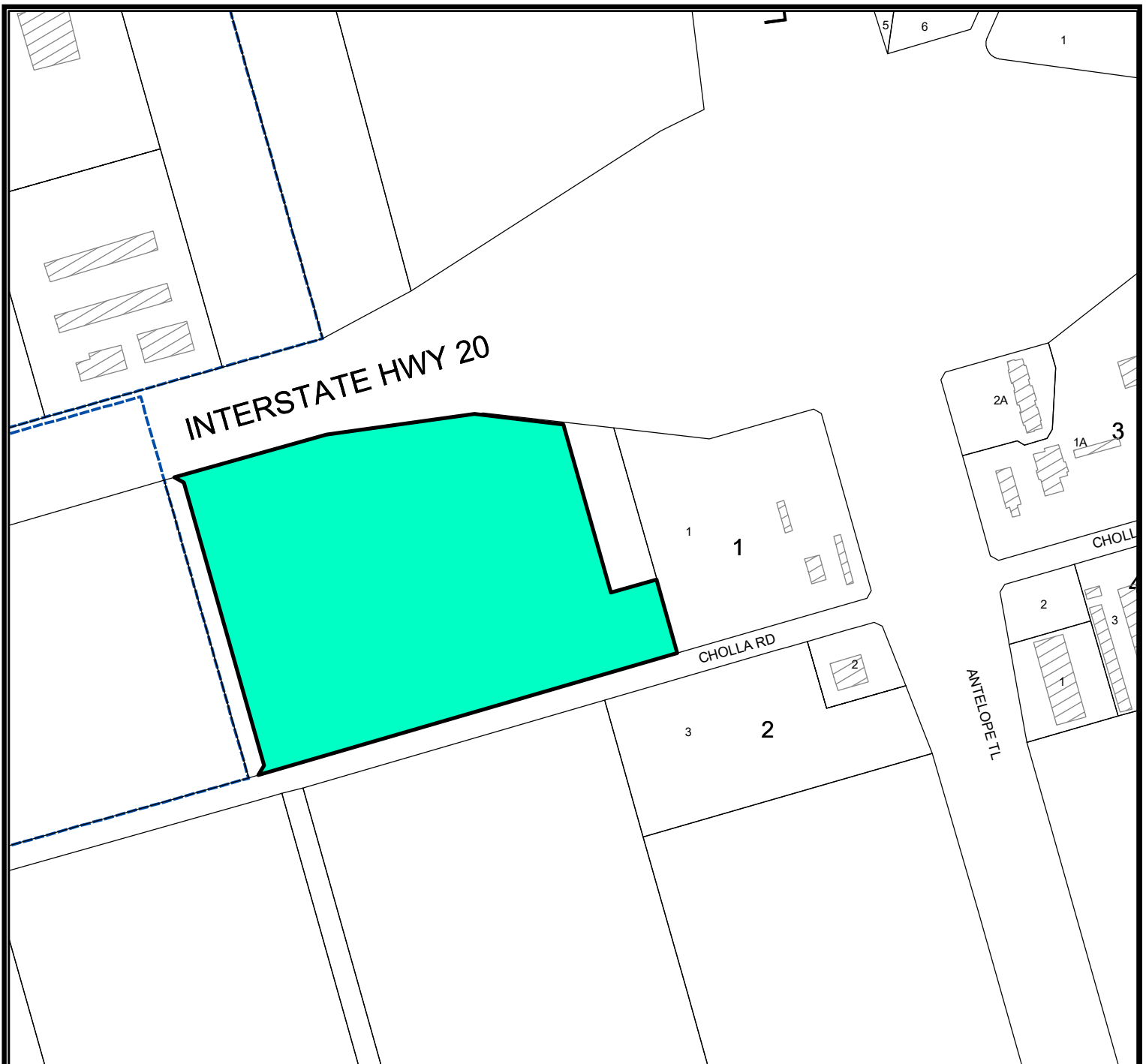


SOUTHWEST CROSSING
SECTION 22

Parkhill

Parkhill.com

TEXAS FIRM REGISTRATION NO. 010194051



Location Map

SUB-25-0827

Scale: 1" = 465'

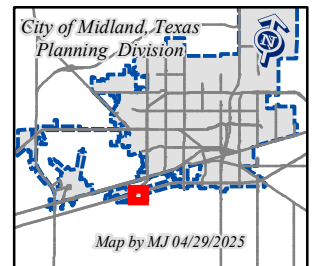
Proposed plat of Southwest Crossing, Section 22, being a plat of a 27.859-acre tract of land out of Section 12, Block 40, T-2-S, City and County of Midland, Texas.

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

PACKET

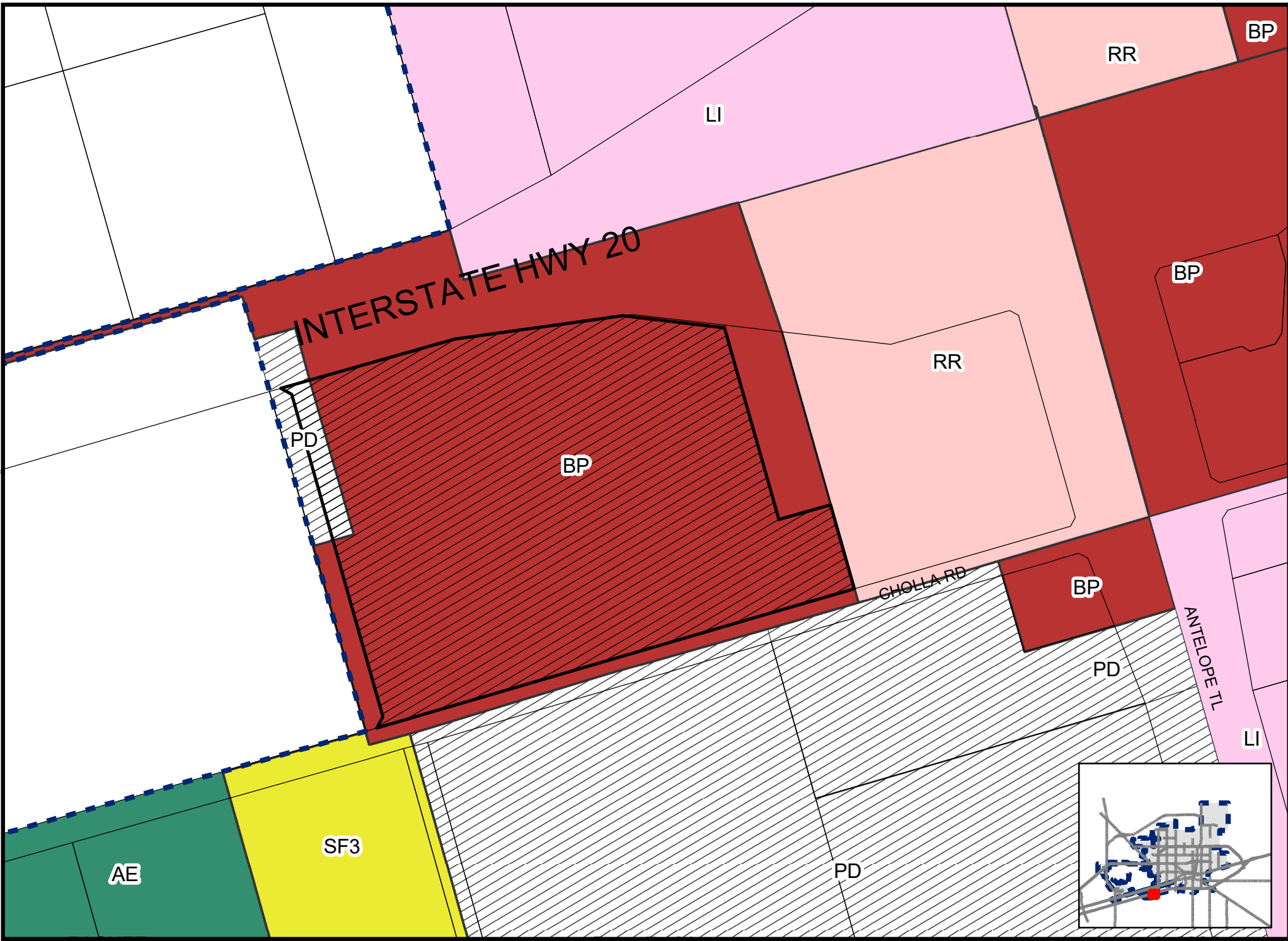
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

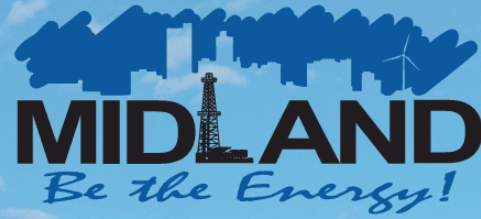


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FINAL PLAT SOUTHWEST CROSSING, SECTION 22

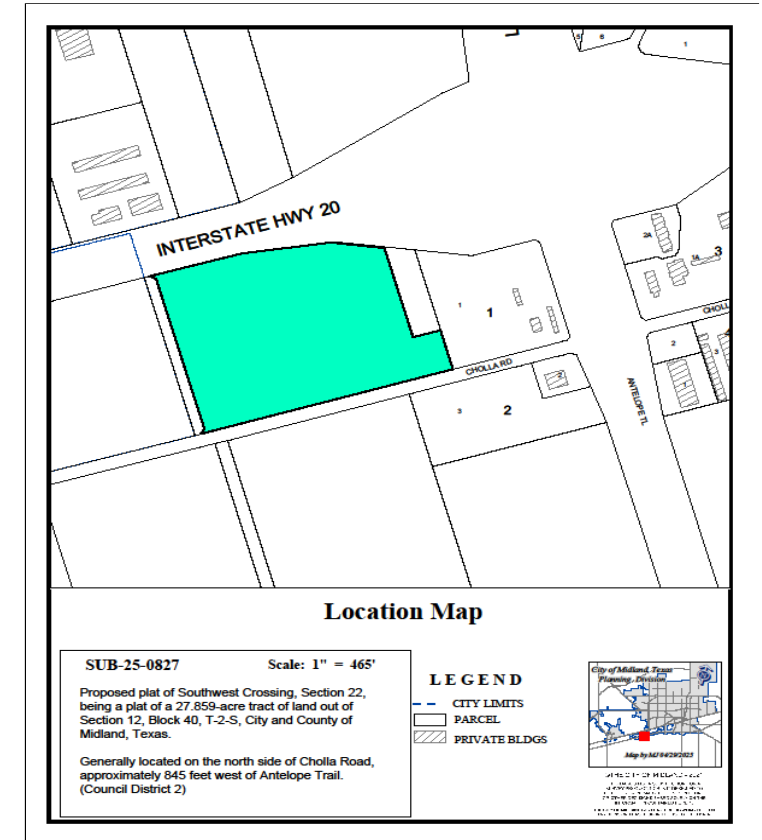


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Kenneth Huseman Family Partnership L.P
- **Representative:** Parkhill
- **Location:** 6301 West Interstate 20
- **Reason for Request:** Industrial development



2



- **Acreage:** 27.859 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



- **Current Zoning:** LI, Light Industrial District
- **Surrounding Zoning:**
 - **North:** LI, Light Industrial District
 - **South:** PD, Planned Development District for housing development
 - **East:** RR, Regional Retail District
 - **West:** ETJ, Extraterritorial Jurisdiction



LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North/South/West:** Vacant lots
 - **East:** Gasoline filling or service station
- **Proposed Use:**
Warehouse/Distribution facility

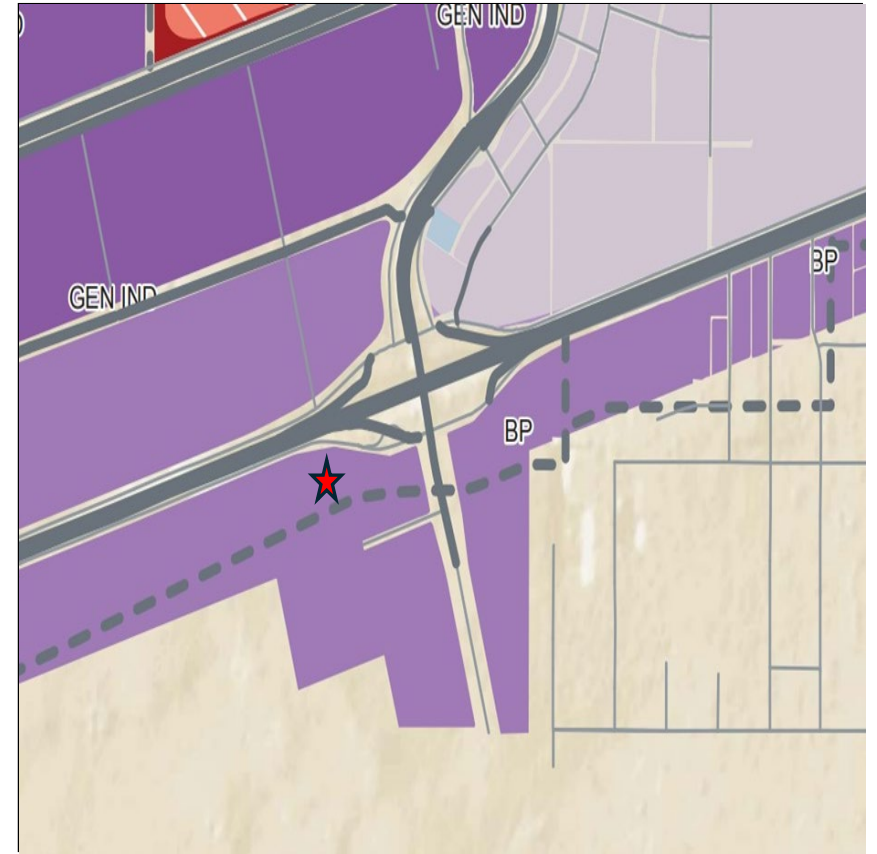


5



COMPREHENSIVE PLAN

- **Land Use Designation:** BP, I-20 Business Park District
- **Supported Uses:** Supports warehousing and distribution with larger scale visitor services located at the major intersections.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



RELATED ITEMS

- A request for a zone change for this property to 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 was approved by City Council on May 27, 2025.

7



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on May 5, 2025
- City Council approved the preliminary plat on May 13, 2025.
- Staff recommends approval of this request.

8



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: June 16, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving a Final Plat of Sheeler Addition, Section 11, being a replat of Lot 4A, Block 3, Sheeler Addition, Section 6, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Goode Street and West Griffin Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

MH, Manufactured Housing District

Preliminary Plat Approval:

Magrym Consulting, on behalf of Hida Castillo, is requesting to replat a property located at 1310 Goode Street into 2 lots for future residential development.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

WATER: 12" water exists in Goode Street E of tract, okay as is. No public water improvements required. 6" water exists in Griffin 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: 10" sewer exists in Goode Street or alley E of tract, okay as is. No public wastewater improvements required. 8" sewer exists in Griffin Street S of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas Issues

Building Code: (Approved)

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

GIS: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of Sheeler Addition, Section 11.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
Site Photo
PowerPoint Presentation



Final Plat Application

Project Number: SUB-25-0831
Case Number: P-25-2282

Proposed Subdivision Plat Name: Sheeler Addition Section 11

Legal Description (attached sealed Metes and Bounds): _____

BEING A REPLAT OF LOT 4A, BLOCK 3, SHEELER ADDITION, SECTION 6, CITY AND COUNTY OF MIDLAND, TEXAS.

Property Owner

Printed Name: **Hida Castillo**

Phone (956) 532-2072

Email
esmerhh08@gmail.com

Address 4607 Floyd Ct.

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: Magrym Consulting

Printed Name:

Phone (432) 254-0327

Email
ed.aleman@magrym.com

Address 800 N. Marienfeld, Suite 100

City Midland

State TX

Zip 79701

Current Zoning: MH

Reason for Platting: To obtain a separate address

Plat Information

Total Acreage: 0.436

Type: ☒ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 2

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Date:

Property Owner (printed): Hida Castillo

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.

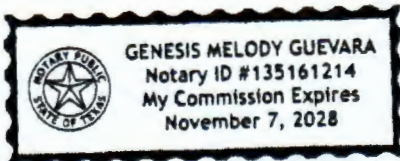
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Eduardo Aleman
Authorized Agent (signature)

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



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Mylar

☒ Application Fee

Check # 1475

☒ 1 Copy of Dimensioned Plat

☒ 1 Copy of Plat (11x17)

☒ Title Opinion

☒ Tax Certificates

☒ Plat in Digital Format (PDF/JPEG)

☒ CADD File

☒ Public Improvement

☒ Recording Fee

Check # 1477

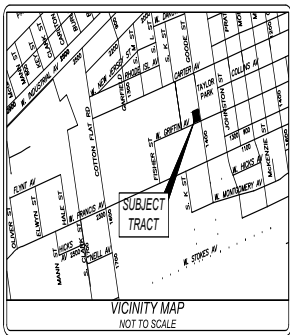
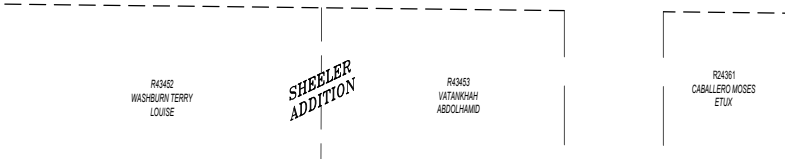
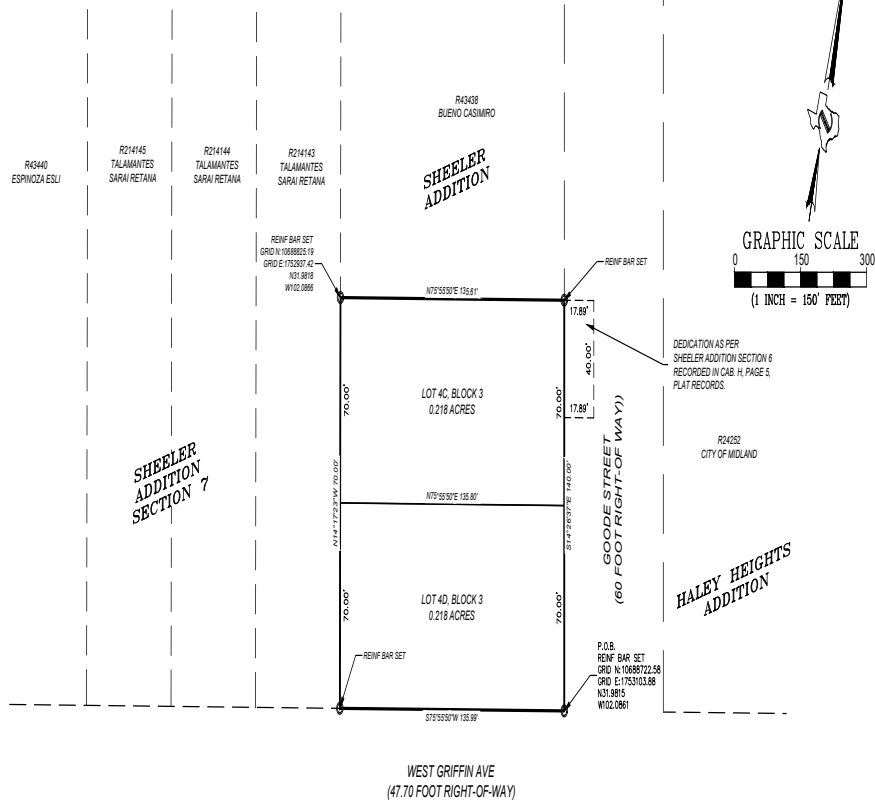
Received By: [Signature]

Date: May 21

PACKET**Application will not be considered for scheduling until reviewed by a planner** MAY 21 JUNE 16, 2025

SHEELER ADDITION, SECTION 11

BEING A REPLAT OF LOT 4A, BLOCK 3, SHEELER ADDITION, SECTION 6.
CITY AND COUNTY OF MIDLAND, TEXAS.



LEGEND:

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

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES

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

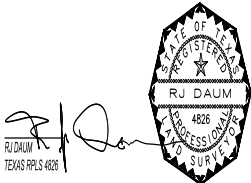
NOTES:

- BEARINGS, DISTANCES AND ACRES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "SCHUMANN ENGINEERS" UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 4832030205P WITH AN EFFECTIVE DATE OF 9/18/2005.
- ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE OR ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE ACCE-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11.4, 11-11.4.4, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

OWNER(S):

FERNANDO CASTILLO TORRES
HIDA CASTILLO
ANAYELI CASTILLO TORRES
4807 FLOYD CT.
MIDLAND, TX 79706
956-532-2072
ESMERH@GMAIL.COM

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



STATE OF TEXAS,
COUNTY OF MIDLAND,

WHEREAS, WE ARE THE RECORD OWNERS OF A TRACT OF LAND SITUATED IN LOT 4C, BLOCK 3, SHEELER ADDITION, SECTION 11, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN CABINET A, PAGE 1, PLAT RECORDS, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON:

FIELD NOTE DESCRIPTION OF A 0.438 ACRE TRACT OF LAND, OUT OF SAID LOT 4C, BLOCK 3, SHEELER ADDITION, SAID 0.438 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINFORCING BAR SET (N 1088722.58 E 1753103.08) IN THE WEST RIGHT-OF-WAY LINE OF GOODE STREET AND NORTH RIGHT-OF-WAY LINE OF GRIFFIN AVE FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 75°53'57" WEST 135.89 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GRIFFIN AVE TO A REINFORCING BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH 14°17'23" WEST 40.00 FEET TO A REINFORCING BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE NORTH 75°53'57" EAST 135.81 FEET TO A REINFORCING BAR SET IN THE WEST RIGHT-OF-WAY LINE OF SAID GOODE STREET FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 14°23'37" EAST 40.00 FEET TO THE PLACE OF BEGINNING.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SHEELER ADDITION, SECTION 11, AN ADDITION OF 0.438 ACRES IN THE CITY AND COUNTY OF MIDLAND COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) (INCLUDE ALL THAT APPLY) SHOWN THEREON.

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

FERNANDO CASTILLO TORRES

STATE OF TEXAS,
COUNTY OF MIDLAND,

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 20__, BY FERNANDO CASTILLO TORRES.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

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

HIDA CASTILLO

STATE OF TEXAS,
COUNTY OF MIDLAND,

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 20__, BY HIDA CASTILLO.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

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

ANAYELI CASTILLO TORRES

STATE OF TEXAS,
COUNTY OF MIDLAND,

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 20__, BY ANAYELI CASTILLO TORRES.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SHEELER ADDITION, SECTION 11 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF ____, 20__.

SIGNED: CHAIRMAN ABRAHAM BEJIL

ATTEST: SECRETARY LONDON OCHOA

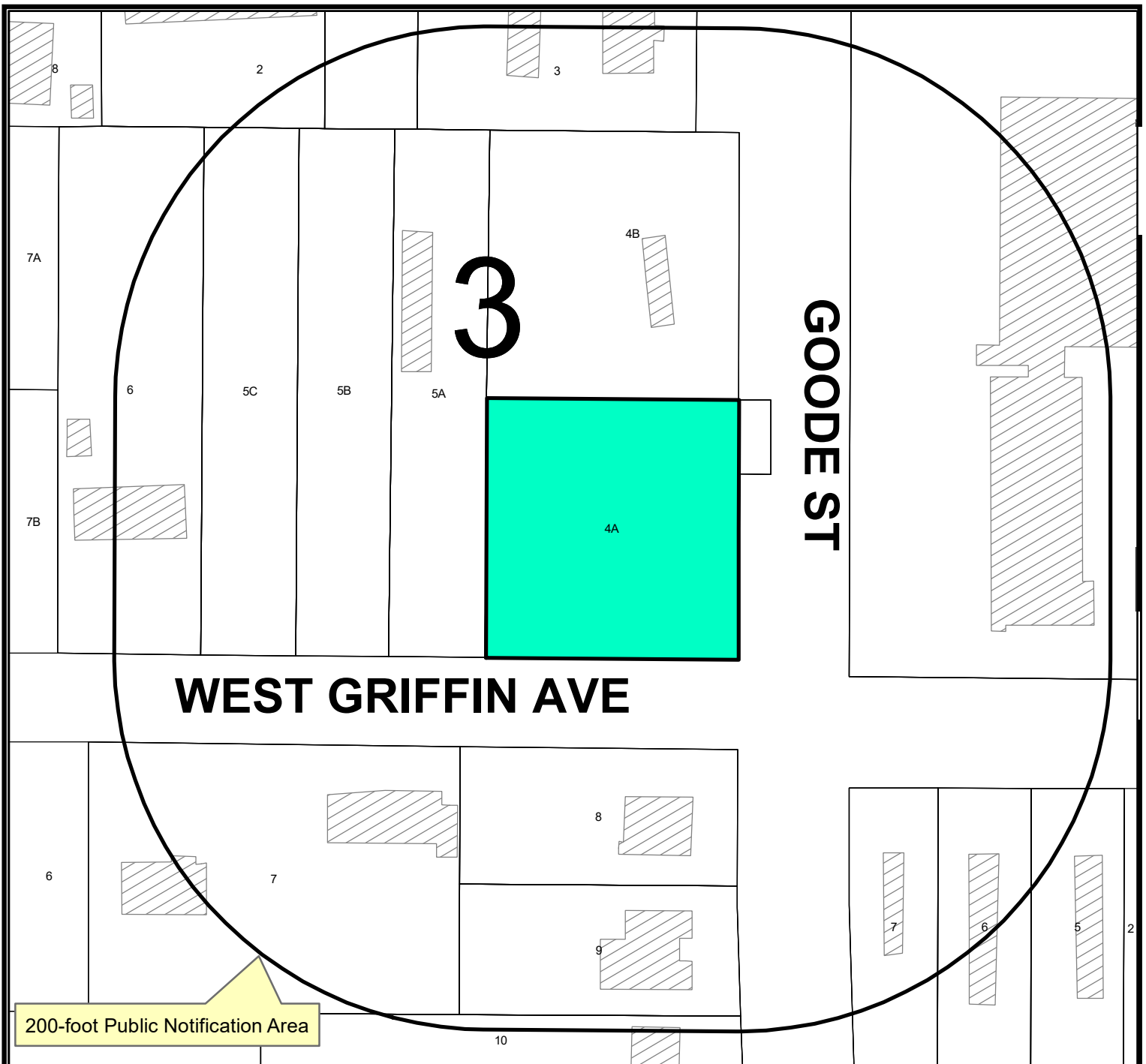
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. ____ CABINET ____
DATE ____ PAGE ____



NO.	DATE	DESCRIPTION	BY
1	3/3/2025	PRELIMINARY PLAT	ELA
2	5/20/2025	FINAL PLAT	ELA
		CHECKED BY: ED/RJ	DATE: 03/03/2025
		PROJECT NO.: 24-654	
		SHEET: 1 OF 1	
		JOB NO.: 24-654	

300 N. MARSHFIELD STREET
SUITE 100
MIDLAND, TEXAS 79701
Office (432) 684-5540

SHEELER ADDITION, SECTION 11



Location Map

SUB-25-0831

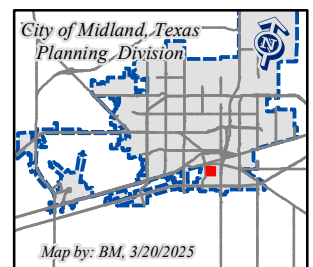
Scale: 1" = 78'

Proposed plat of Sheeler Addition, Section 11, being a replat of Lot 4A, Block 3, Sheeler Addition, Section 6, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of Goode Street and West Griffin Avenue. (Council District 2)

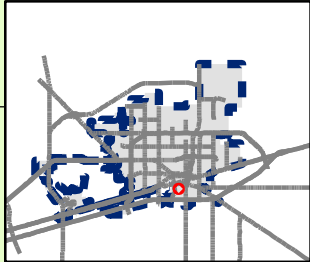
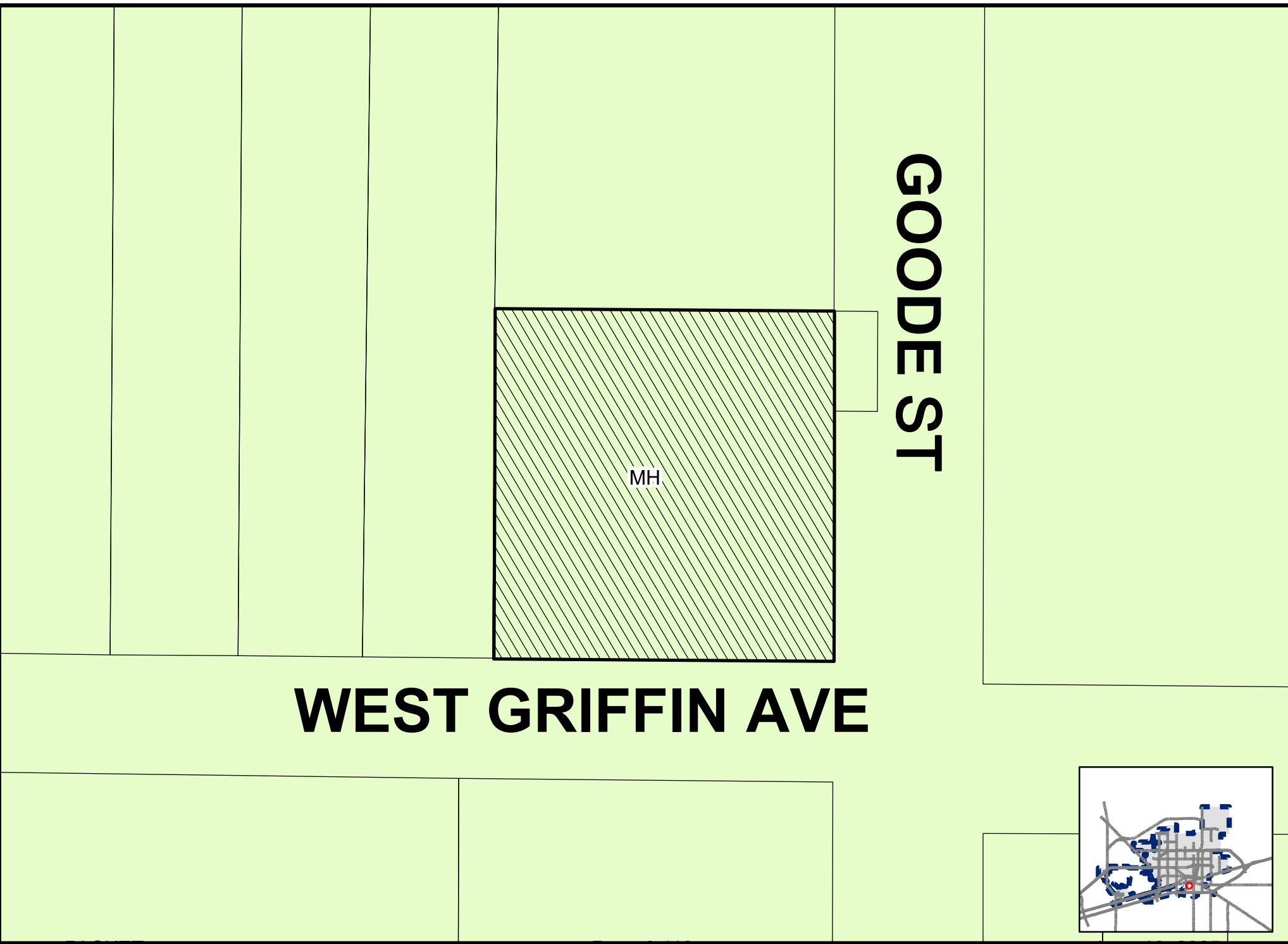
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



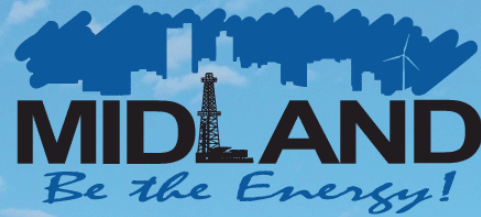
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FINAL PLAT SHEELER ADDITION, SECTION 11

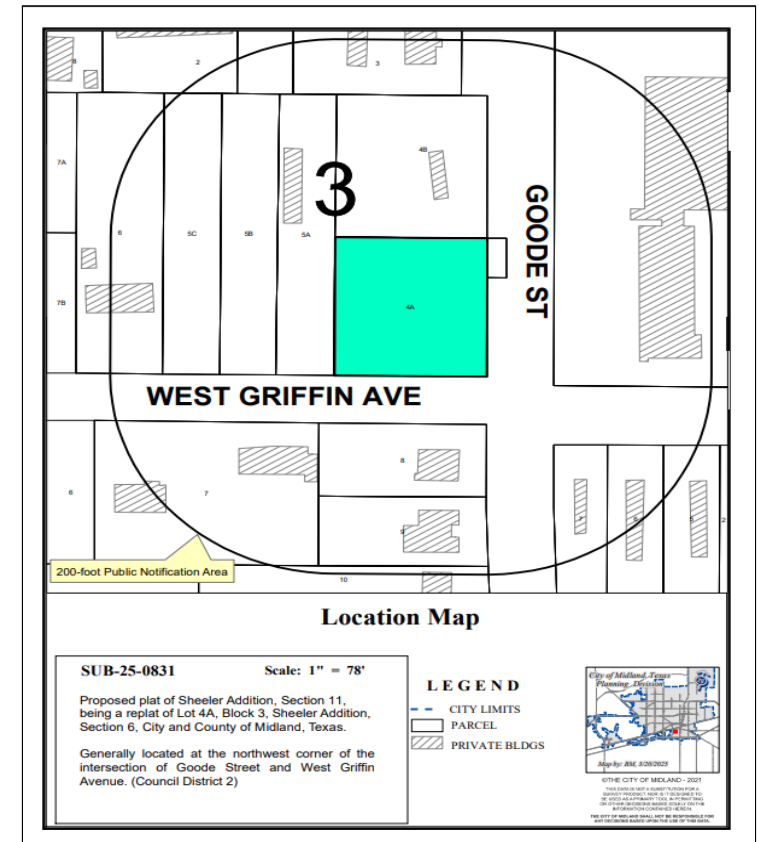


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APPLICATION SUMMARY

- **Developer/Property Owner:** Hida Castillo
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 1310 Goode Street (Council District 2)
- **Reason for Request:** To establish a new lot line separating two properties



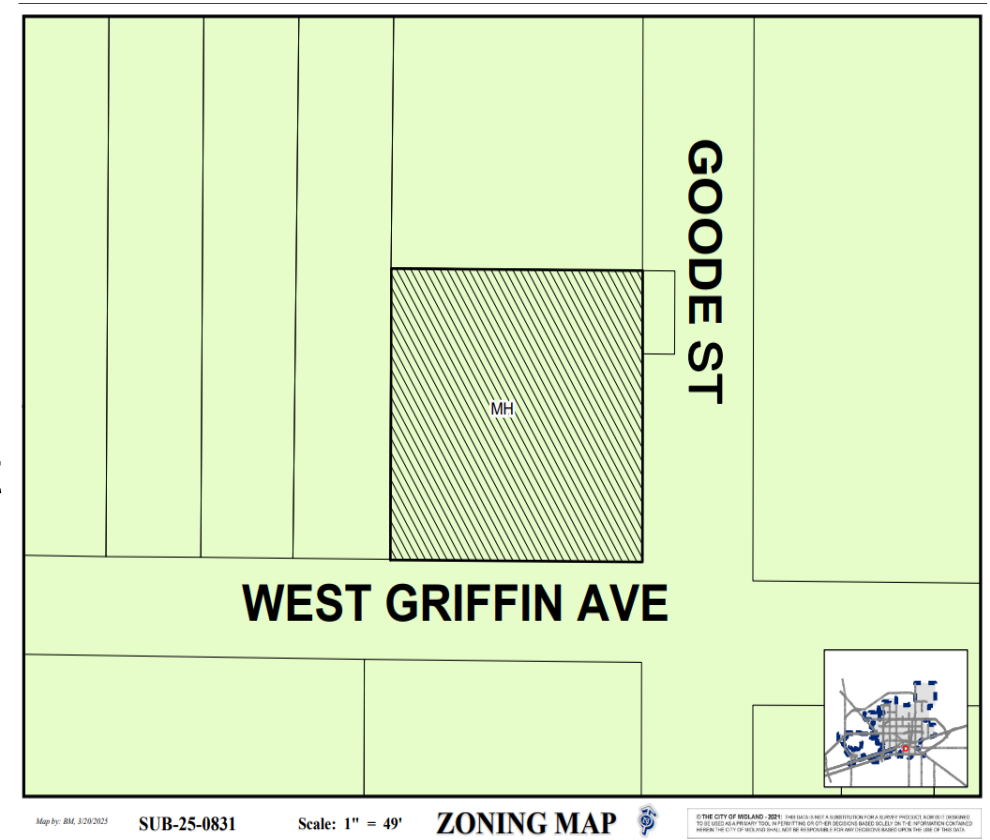
3

- # PACKET



ZONING

- **Current Zoning:** MH, Manufactured Housing District
- **Surrounding Zoning:**
 - **North/South/East/West:** MH, Manufactured Housing District



LAND USE

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



5





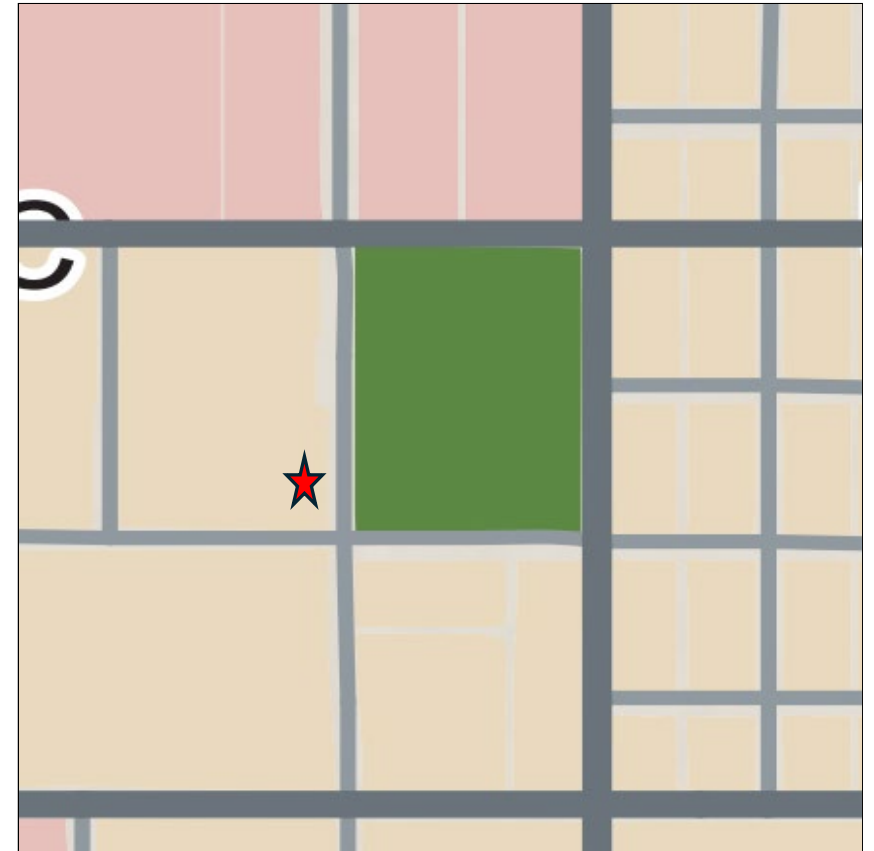
On Goode Street, Looking West

6



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Medium (UR-M)
- **Supported Uses:** Restrictive land use, emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



SHORT FORM

This plat qualifies for the “short form procedure” per 11-2-1(l) as it has: (1) adequate access, (2) a satisfactory survey, (3) satisfactory drainage improvements, (4) adequate utilities, and (5) is consistent with the existing zoning. Therefore, no preliminary plat is required.

8



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request.

9



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: June 16, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Hold a public hearing and consider a request by LaTrisha Satterwhite for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a Bar, on the North 65 feet of Lots 10, 11, and 12, Block 15, West End Addition, City and County of Midland, Texas. (Generally located on the west side of South A Street, approximately 75 feet north of West Missouri Avenue.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

LaTrisha Satterwhite is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, for the property located at 106 South A Street for The Spot.

Current Zoning:

CB, Central Business District

Surrounding Zoning and Land Use:

All of the surrounding properties are zoned CB, Central Business District. The land use to the north consists of vacant lots, to the east is a restaurant, to the south is an auto parts store, and to the west is an office.

Analysis:

The subject property is located at 106 South A Street and is zoned CB, Central Business District, which permits the sale of all alcoholic beverages for on-premises consumption. The total area of the bar, The Spot, is 3,000 square feet and the proposed alcohol

serviceable area is 1,581 square feet. There is an existing building on the property which was previously the location of Buffalo Jo's. business. There is an existing SUD for the sale of alcohol for on-premises consumption which will expire in 2026. However, the new business, The Spot, is requesting this new SUD to accommodate their business.

The proposed days and hours of operation are:

Monday through Thursday from 5 p.m. to 12 a.m.

Friday from 5 p.m. to 2 a.m.

Saturday and Sunday from 11 a.m. to 2 a.m.

The applicant is requesting the following alcohol serviceable hours.

Monday through Thursday from 5 p.m. to 12 a.m.

Friday from 5 p.m. to 2 a.m.

Saturday and Sunday from 11 a.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 comments or 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 The Spot is acceptable. The property must adhere to the maximum occupant load of 105 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) The Spot 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 G.

Conditions:

- A. That the serviceable area shall be limited to approximately 1,581 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: Monday through Thursday from 5 p.m. to 12 a.m.
Friday from 5 p.m. to 2 a.m.
Saturday and Sunday from 11 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.**
- 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 June 13, 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

FOR STAFF'S USE ONLY

Project Number:
Case Number: SUD-25-0203

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

Printed Name: KATRISKA Satterwhite

Phone (432) 559-7649

Email: kt.satterwhite@gmail.com

Address: 2412 Partridge St

City: Midland

State: TX

Zip: 79705

Property Owner

Printed Name: Justino Sosa

Phone ()

Email

Address: 1501 College

City: Midland

State: TX

Zip: 79701

Representative (if different from Applicant or Property Owner)

Firm:

Printed Name:

Phone ()

Email

Address

City

State

Zip

Street Address: 106 S. Ath

Business Name: The Spot

Reason for Request: To open restaurant/bar

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

Proposed/Current Days and Hours of Operation: Monday - Saturday
5pm-2am (weekends) 5p-12 (weekday)

Proposed Days and Hours of Alcohol Service: 5pm-2am (weekends)
5pm-12am (weekdays)

Total Square Footage of Business: 3,000 square ft

Square Footage of Alcohol Serviceable Area: 1581 square ft
(Outline in red on floor plan)

Restroom Fixtures: Men
Women

Toilets/Urinals: 111
Toilets: 1

Bathroom Sinks: 1
Bathroom Sinks: 1

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

Submittal and Fees

Items to be submitted with this application form:

Application Fee of \$300 –

- If by check, put Payable to the 'City of Midland'
- If online, check email for invoice

Dimensioned Floor Plan showing:

- Seating
- Exits
- Restrooms
- Kitchen (if applicable)
- Total Square Footage
- Serviceable Square Footage (outlined in **red** & labeled)

Dimensioned Site Plan showing:

- Parking
- Business Footprint

Digital Copies of Floor Plan & Site Plan (PDF/JPEG)

Signatures

Applicant (signature):

L. Satterwhite

Date:

5.12.25

Applicant (printed):

Latrisa Satterwhite

Property Owner (signature):

J. Sosa

Date:

5.12.25

Property Owner (printed):

Justine B. Sosa

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 Latrisa Satterwhite who, being by me duly sworn, upon oath says: That (s)he is authorized by Justine Sosa, 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.

L. Satterwhite

Authorized Agent (signature)

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



J. Sosa
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>10000</u>	☒ Plans in Digital Format (PDF/JPEG)
Received By: <u>[Signature]</u>	Date: <u>MAY 19 2025</u>

RECEIVED

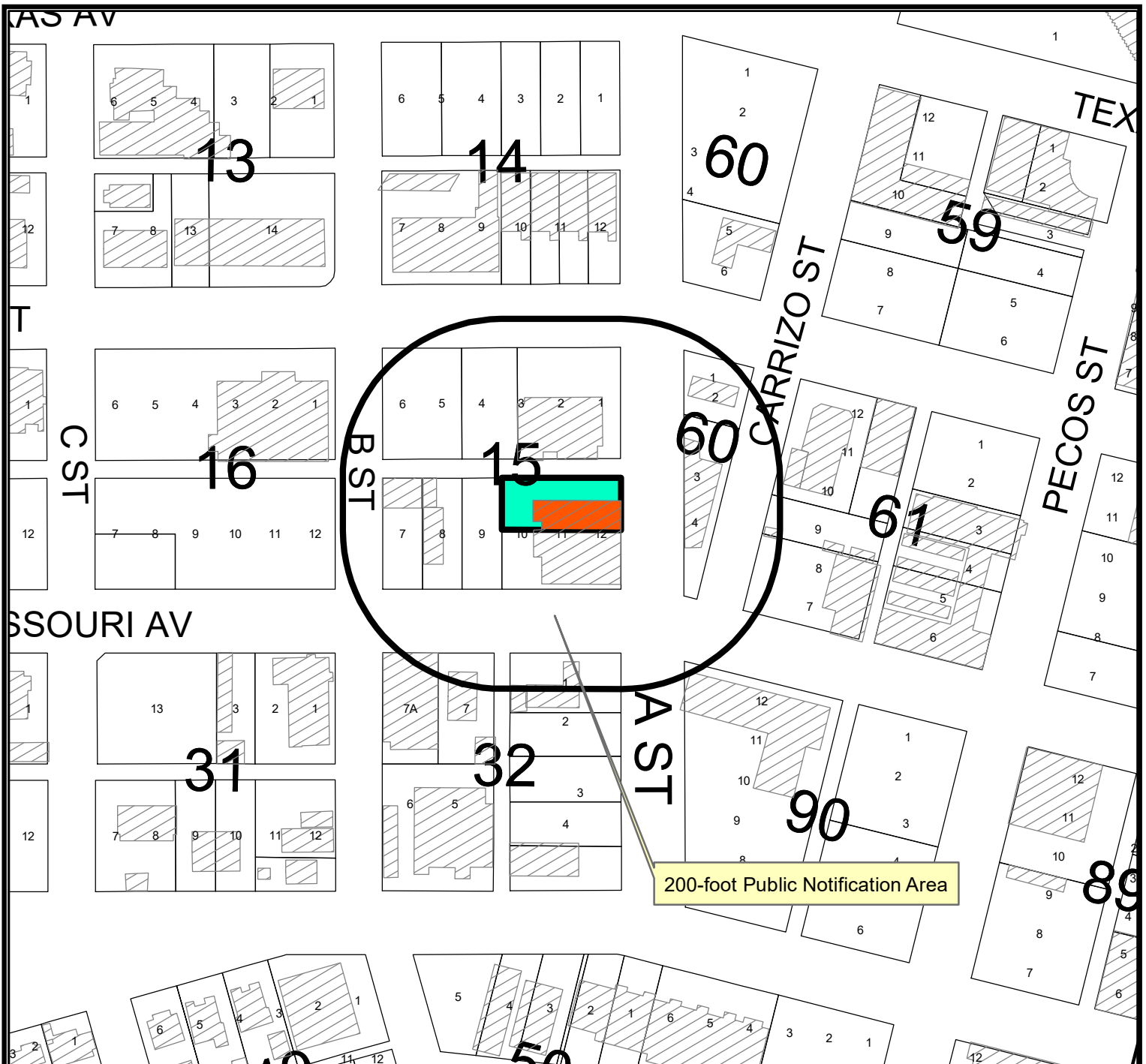
Initial: _____

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

SUD Alcoholic Beverages Application

3 of 3

Revised 07/25/2024



LOCATION MAP

SUD-25-0203

Scale: 1" = 200'

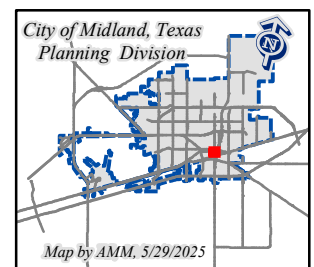
Consider a request by LaTrisha Satterwhite for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on-premises consumption in a Bar, on the North 65 feet of Lots 10, 11, and 12, Block 15, West End Addition, City and County of Midland, Texas

Generally located on west side of South A Street, approximately 75 feet north of West Missouri Avenue.

(Council District 3)

LEGEND

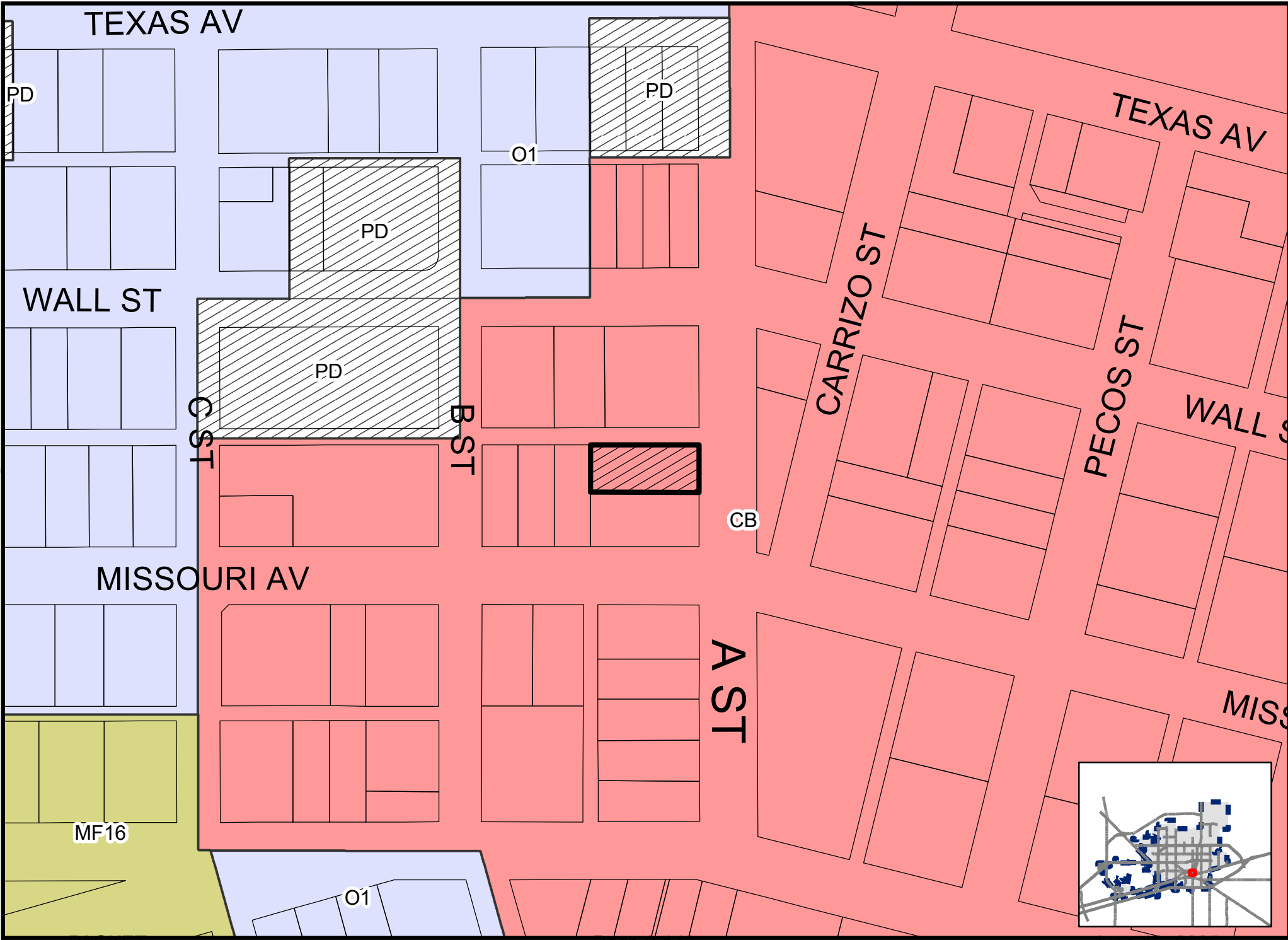
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



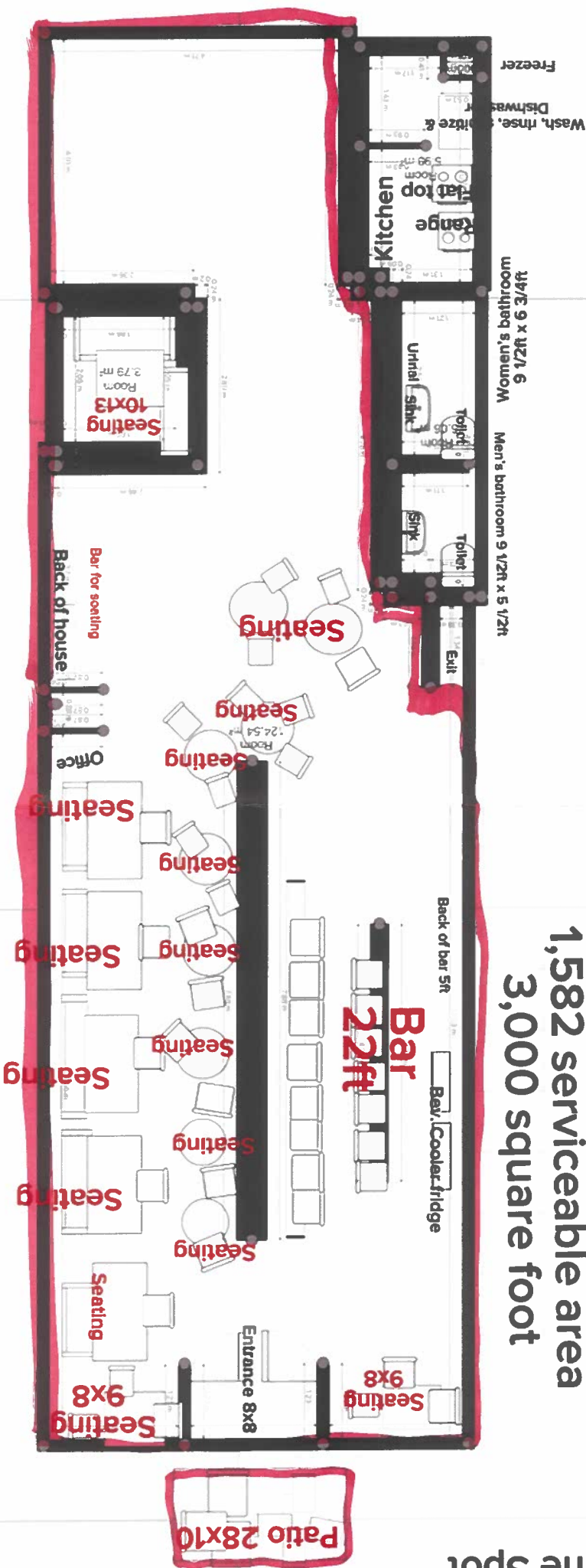
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June 16, 2025



1,582 serviceable area
3,000 square foot



The Spot







ITEM

SPECIFIC USE DESIGNATION

THE SPOT

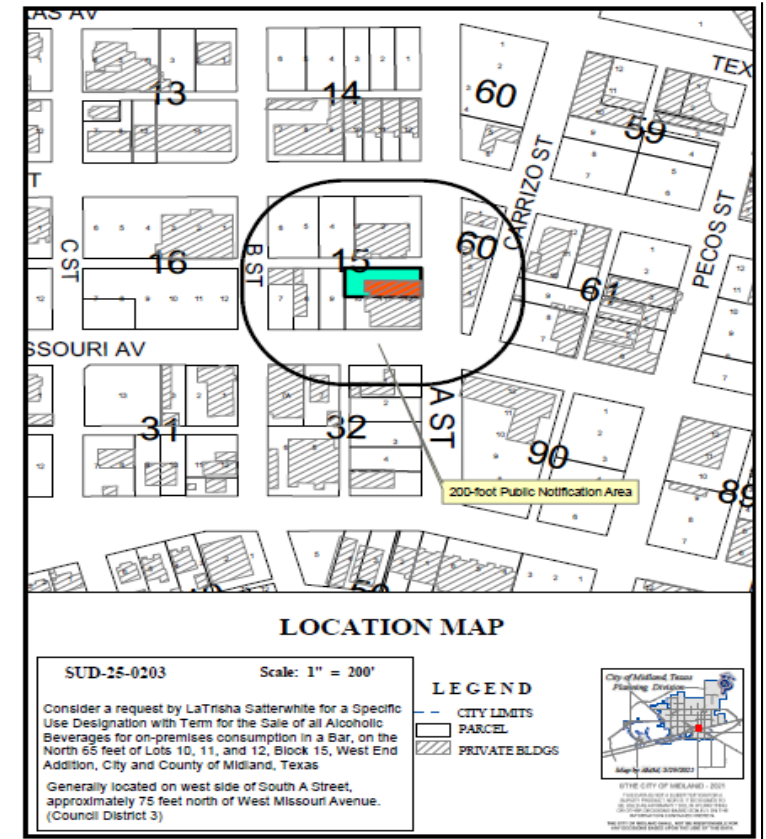


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Applicant:** LaTrisha Satterwhite
- **Property Owner:** Justine Sosa
- **Location:** 106 South A Street
- **Reason for Request:** For the sale and on-premises consumption of alcohol



2



DETAILS OF REQUES

- For Existing Bar
- Area of Business: 3,000 SF
- Serviceable Area: 1,581 SF
- Hours of Operation and Sales of alcohol:

Monday through Thursday from 5 p.m. to 12 a.m. Friday from 5 p.m. to 2 a.m. Saturday and Sunday from 11 a.m. to 2 a.m.

- In process for TABC

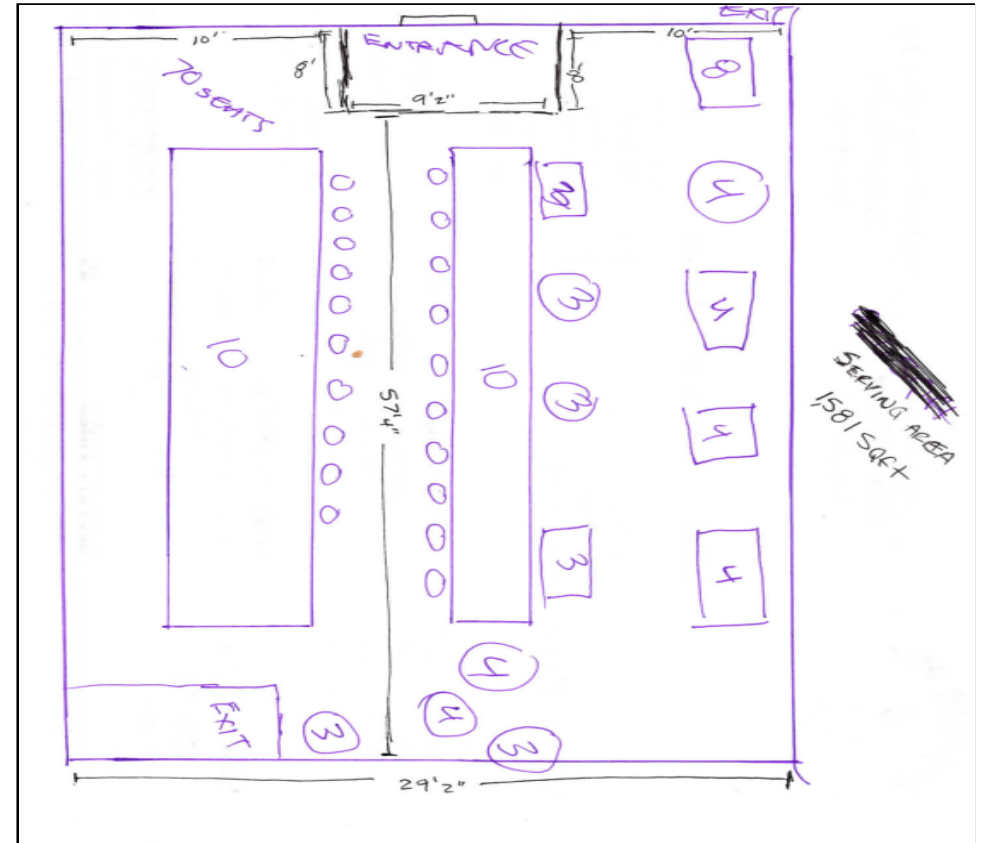


3



EXISTING SUD

- Buffalo Jo's SUD
- Approved on May 10, 2022
- Expires on May 10, 2026
- **Area of Business:** 3,000 SF
- **Serviceable Area:** 1,581 SF
- **Hours of Operation and Sales of Alcohol:** Tuesday to Sunday from 11 a.m. to 12 a.m.

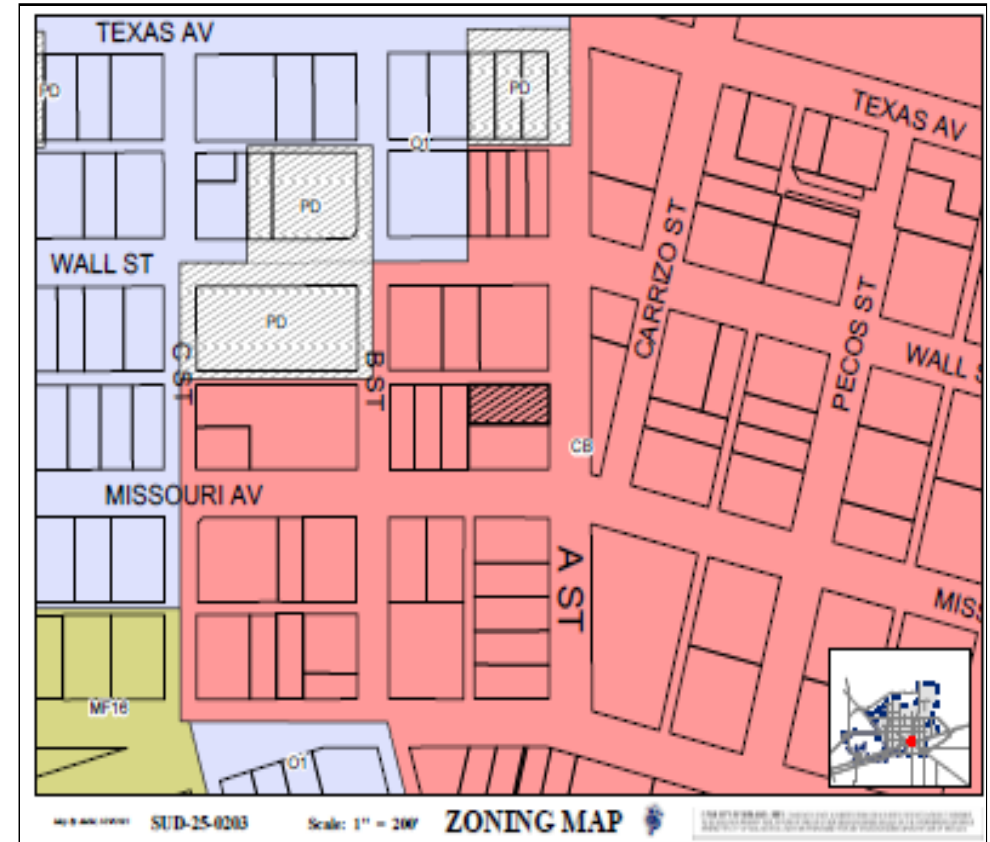


4



ZONING

- **Current Zoning:** CB, Central Business
- **Surrounding Zoning:**
 - CB, Central Business
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.

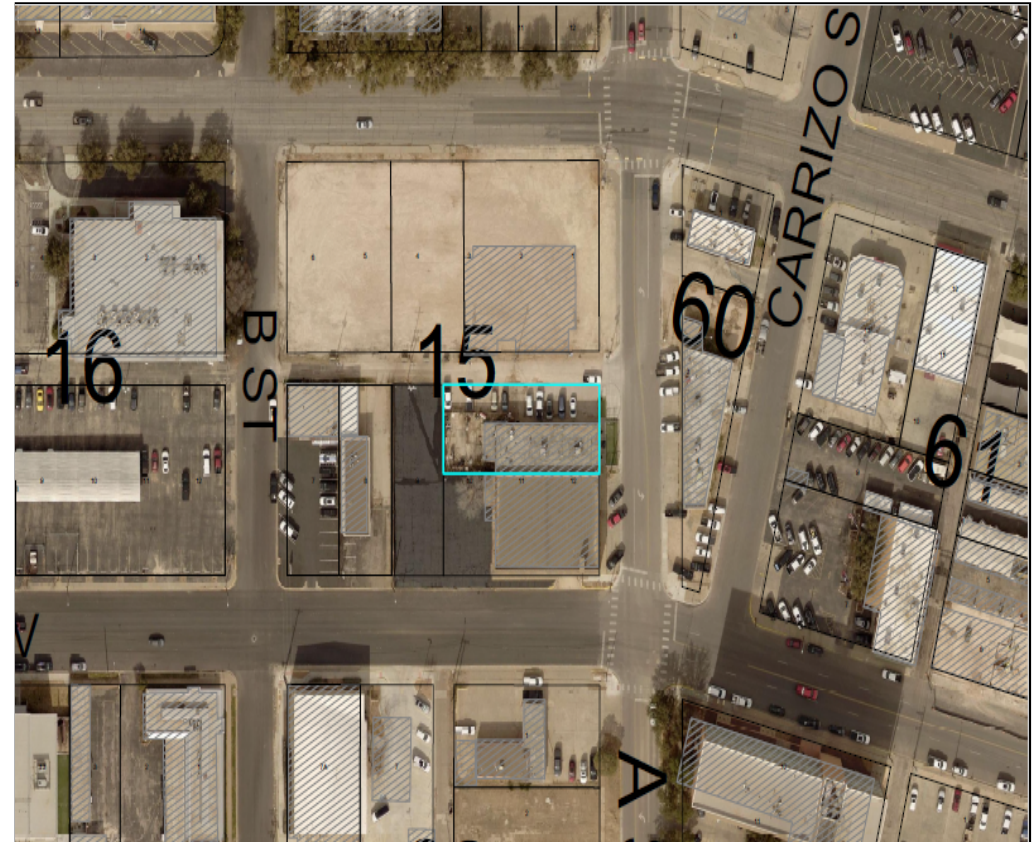


5



LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North and South:** Retail Businesses
 - **East and West:** Vacant
- **Proposed Use:** Bar



6





On South A Street, Looking West

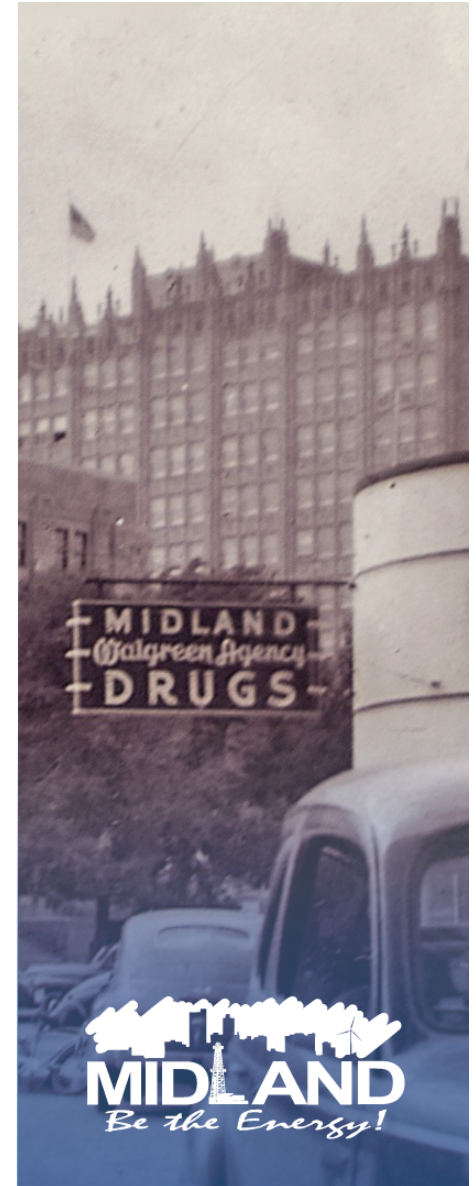
7



COMPREHENSIVE PLAN

This request is compatible with the *Tall City Tomorrow Comprehensive Plan* as it is consistent *Chapter 6-Character Plan, Goal 4*, which is to “Encourage the development of places where Midland residents can gather and socialize to build connections.”

8



PROHIBITED PLACES OF BUSINESS

There is no church, public school, public school ground, athletic stadium used by any public school, or public hospital within 300 feet of the building of the subject property as required by *Section 5-4-4 Prohibited Places of Business*.

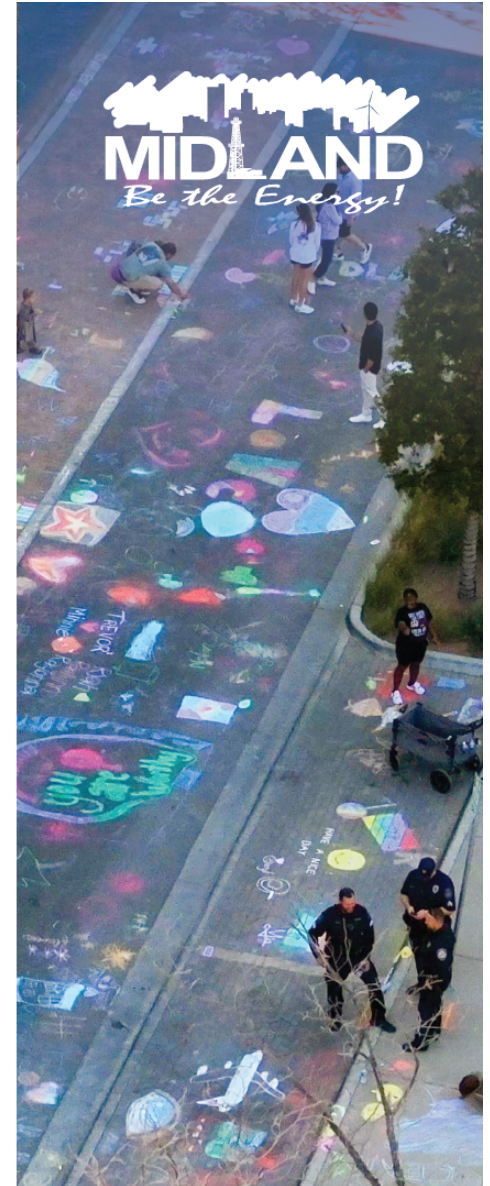
9



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
 - A. That the serviceable area of the Establishment shall be limited to approximately 1,581 square feet as shown Exhibit A, which is attached hereto and incorporated herein for all purposes.

11



STAFF'S RECOMMENDATION

- B. That the sale and on-premises consumption of alcohol beverages shall conform to all applicable state and local laws.
- C. That the days and hours of alcoholic beverages sales and consumption shall be limited to the following: Monday through Thursday from 5 p.m. to 12 a.m.(midnight); and Friday from 5 p.m. to 2 a.m. of the following day; Saturday and Sunday from 11 a.m. to 2 a.m. of the following day.

12



STAFF'S RECOMMENDATION

- D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.
- E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.

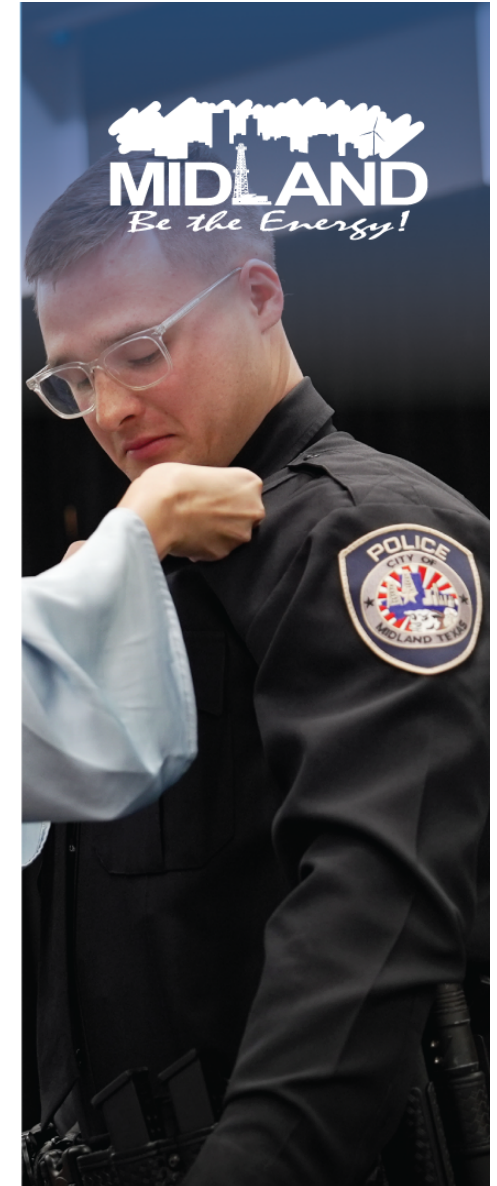
13



STAFF'S 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.

14



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: June 16, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Hold a public hearing and consider a request by Bertha Ramirez for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Special Events Center, on Lot 1, Block 10, Lynside Neighborhood, Section 2, City and County of Midland, Texas. Generally located at the southwest corner of the intersection of East Scharbauer Drive and North Tyler Street. (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

X Approve Deny Directional/Informational

Details of Request:

Bertha Ramirez is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, on a property located at 1110 East Scharbauer Drive for Casa Blanca Ballroom.

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The properties to the north are zoned RR, Regional Retail District, and are vacant lots. The properties to the east are zoned TH, Townhouse (Attached) Dwelling District and O-1, Office District, and is residential. The properties to the south are zoned O-1, Office District, and consist of vacant lots and single-family housing. The property to the west is zoned RR, Regional Retail District, and is an automotive shop.

Analysis:

The subject property is located at 1110 East Scharbauer Drive and is zoned RR, Retail Regional District, which permits the sale of all alcoholic beverages for on-premises consumption. The total area of the Special Events Center, Casa Blanca Ballroom, is 17,133.72 square feet and the proposed alcohol serviceable Area is 11,960 square feet. There is an existing building on the property which was previously used as a event venue by Crown Royal Club. The property does not currently have an SUD for the sale of alcohol for on-premises consumption. The new business, Casa Blanca Ballroom, is attempting to obtain their TABC license but must first obtain their SUD.

The proposed days and hours of operation are:

**Monday through Sundays from 9 a.m. to 2 a.m.
Sundays from 10 a.m. to 2 a.m.**

The applicant is requesting the following alcohol serviceable hours.

**Monday through Sundays from 9 a.m. to 2 a.m.
Sundays from 10 a.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)

All exits must be accessible at all times and exit lighting must be functional and maintained. A fire extinguisher is required within every 75 feet of travel. Call the Fire Marshal's Office to schedule a fire inspection.

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 the Casa Blanca Ballroom is acceptable. The property must adhere to the maximum occupant load of 797 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) Casa Blanca Ballroom 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 Events Center, subject to conditions A through G.

Conditions:

- A. That the serviceable area shall be limited to approximately 11,960 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:**

**Monday through Saturday from 9 a.m. to 2 a.m. of the following day; and
Sundays 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.**
- 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 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 June 13, 2025, staff has not received any letters of objections.

Attachments:

Application
Floor Plan (Exhibit A)
Site Photo
Maps
PowerPoint



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

FOR STAFF'S USE ONLY

Project Number: _____
Case Number: SUD-25-0204

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

Printed Name: Bertha Ramirez

Phone (432) 559 5096

Email b.ram24@gmail.com

Address 1407 W. CO. Rd 130

City Midland

State TX

Zip 79706

Property Owner

Printed Name: Casa Blanca Ramirez, Inc LLC

Phone (432)

Email b.ram24@gmail.com

Address 1407 WCR 130,

City Midland

State TX

Zip 79706

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Phone ()

Email _____

Address _____

City _____

State _____

Zip _____

Street Address: 1110 E. Scharbauer Dr.

Business Name: Casa Blanca Padroom

Reason for Request: TABC

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

Proposed/Current Days and Hours of Operation: Monday - Friday - 9am - 2am
Sunday 1am - 2am

Proposed Days and Hours of Alcohol Service: Monday - Sunday 9am - 2am

Total Square Footage of Business: (17,133.72 SQ. FT)

Square Footage of Alcohol Serviceable Area: 11,900

(Outline in red on floor plan)

Restroom Fixtures:

Men

Women

Toilets/Urinals: #5 15

Toilets: 7

Bathroom Sinks: #5

Bathroom Sinks: #7

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

Submittal and Fees

Items to be submitted with this application form:

Application Fee of \$300 –

- If by check, put Payable to the 'City of Midland'
- If online, check email for invoice

Dimensioned Floor Plan showing:

- Seating
- Exits
- Restrooms
- Kitchen (if applicable)
- Total Square Footage
- Serviceable Square Footage (outlined in **red** & labeled)

Dimensioned Site Plan showing:

- Parking
- Business Footprint

Digital Copies of Floor Plan & Site Plan (PDF/JPEG)

Signatures

Applicant (signature):

Date:

Applicant (printed):

Property Owner (signature):

Date:

Property Owner (printed):

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.

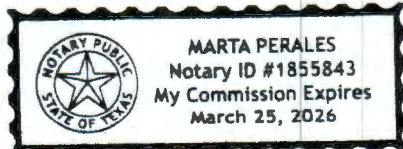
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

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



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Floor Plan
☐ Application Fee	☒ Site Plan
Check # <u>Invoice</u>	☒ Plans in Digital Format (PDF/JPEG)
Received By: <u>Alxis</u>	Date: RECEIVED

MAY 20 2025

Initial: _____

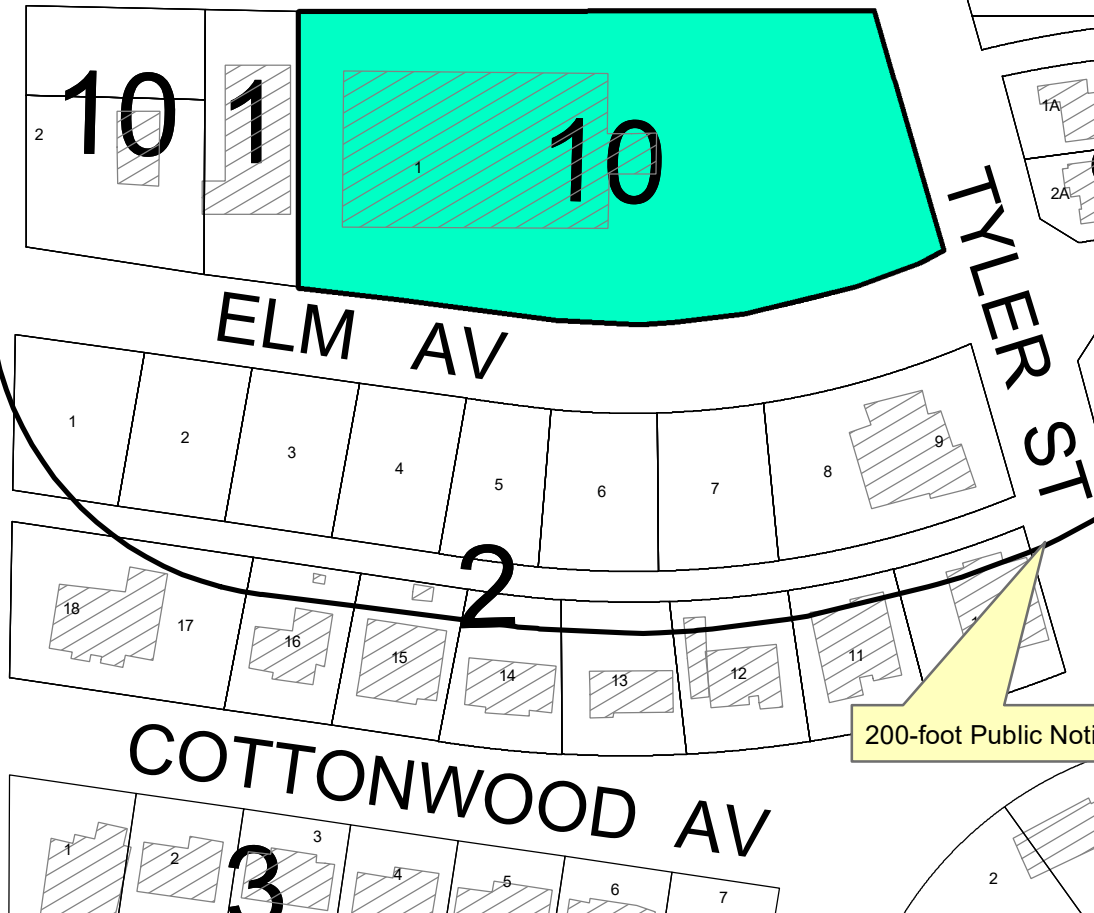
****Application will not be considered for scheduling until reviewed by a planner.****

SUD Alcoholic Beverages Application

3 of 3

Revised 07/25/2024

Scharbauer Draw



Location Map

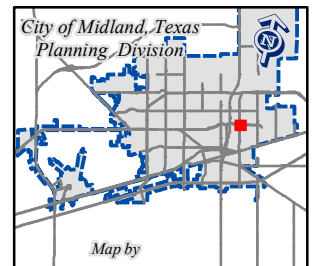
SUD-25-0204

Scale: 1" = 800'

Consider a request by Bertha Ramirez for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on Premises consumption in a Wedding Chapel, Reception Facility, Special Events Center, on Lot 1, Block 10, Lynside Neighborhood, Section 2, City and County of Midland, Texas. (Council District 2)

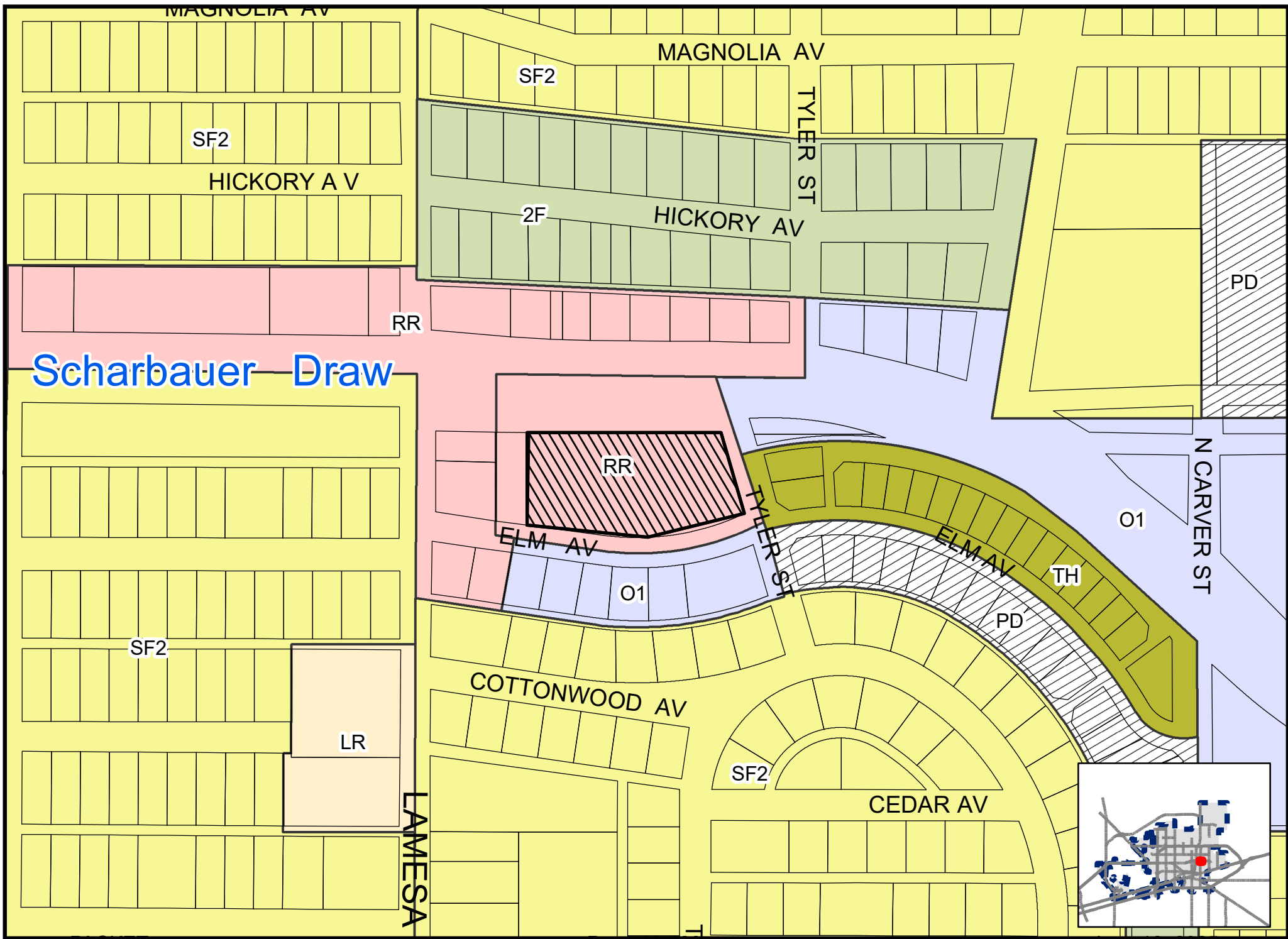
LEGEND

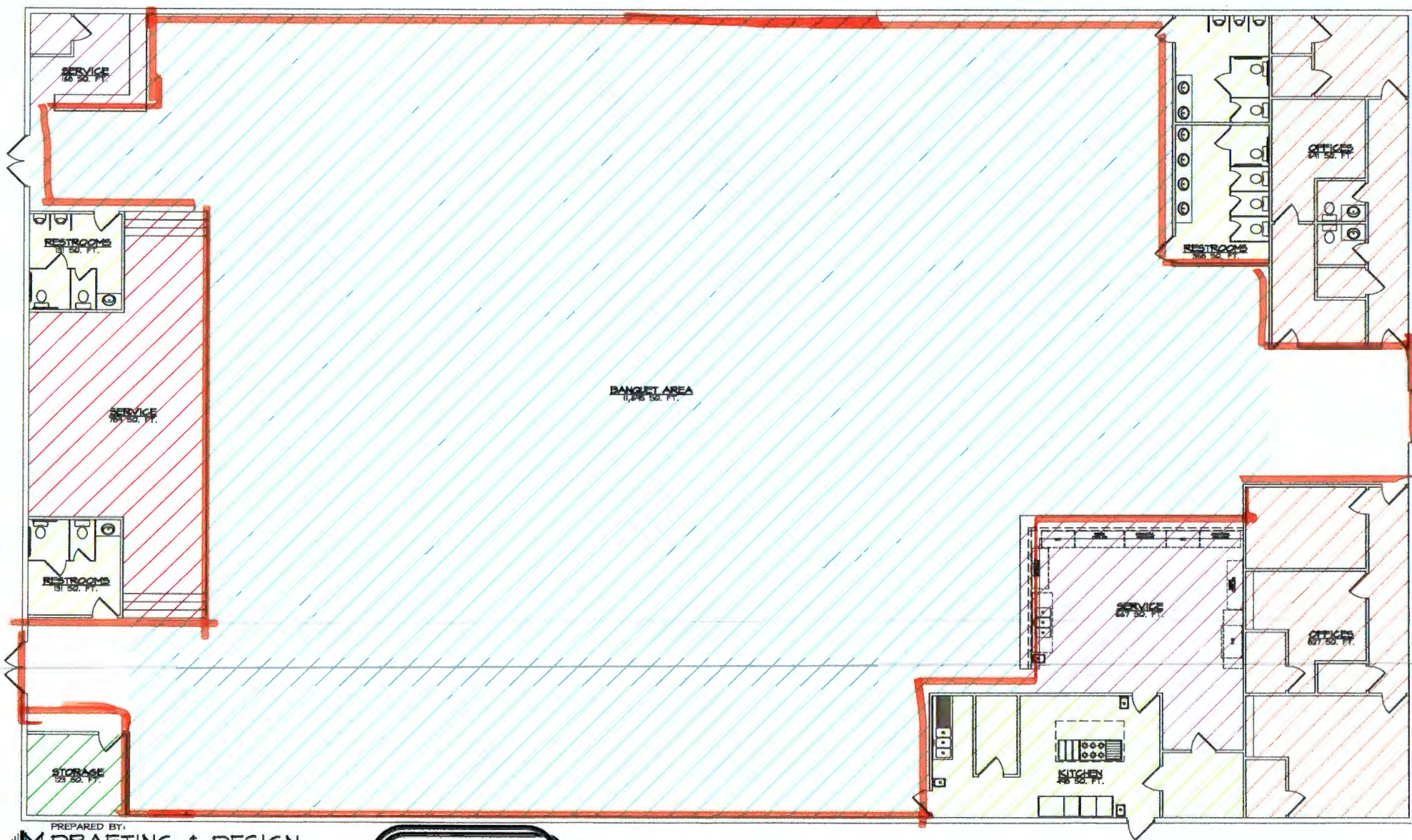
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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PREPARED BY:
J M DRAFTING & DESIGN
 Email: jmdrtink@gmail.com Cell: (432) 426-5297
 AS-BUILT FLOOR PLAN FOR:
1110 E SCHARBAUER DR
 1110 E SCHARBAUER DR
 MIDLAND TEXAS

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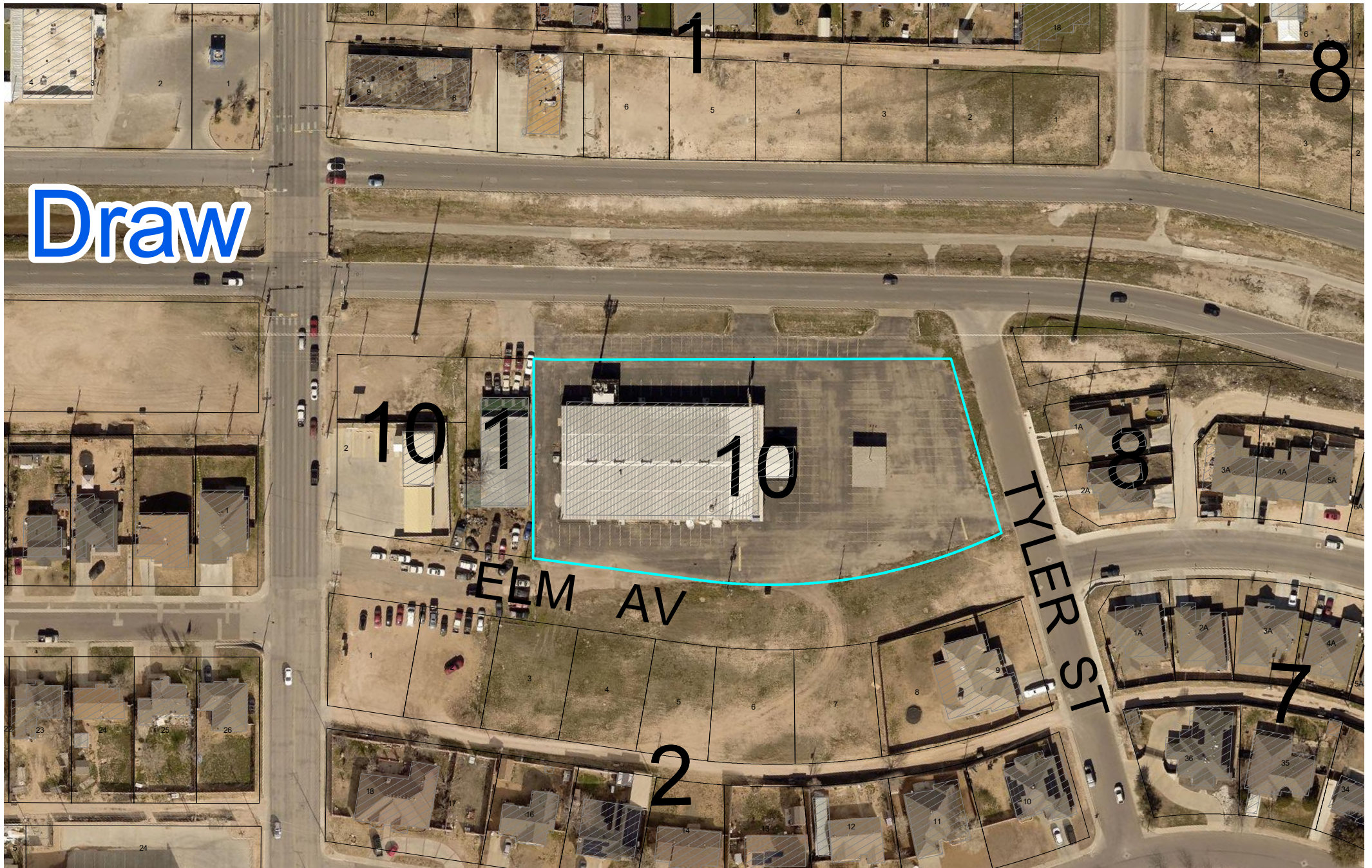
DATE:
 MAY 19, 2025
 JMD
 JMD

A FLOOR PLAN
 NOTE

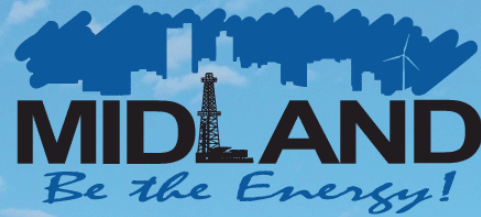
N. T. S.



Serviceable area = 11,960 sq. ft







ITEM

SPECIFIC USE DESIGNATION CASA BLANCA BALLROOM

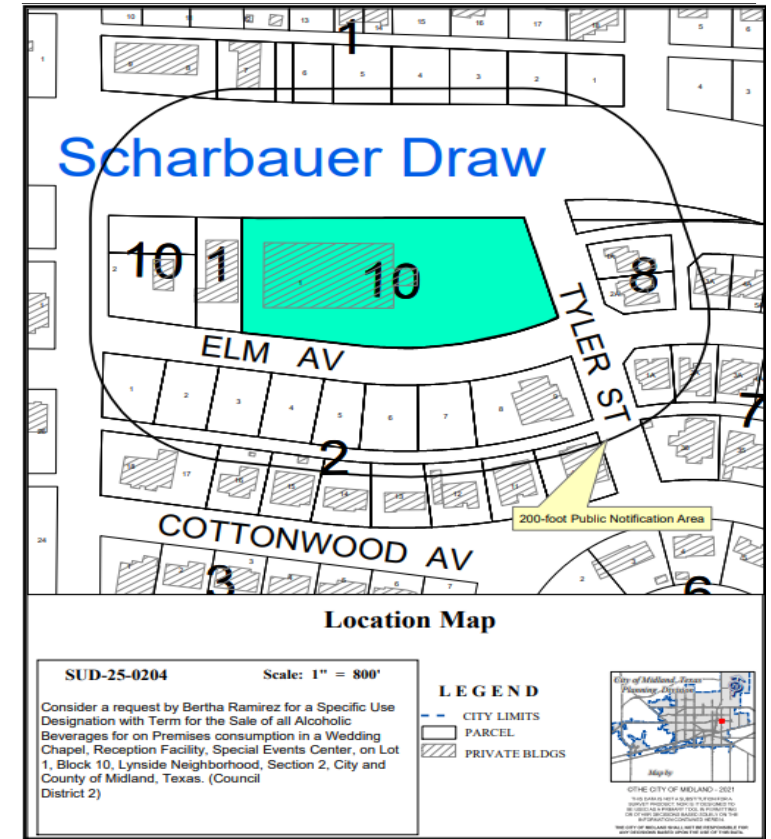


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APPLICATION SUMMARY

- **Applicant and Property Owner:** Bertha Ramirez
- **Location:** 1110 East Scharbauer Drive
- **Reason for Request:** For the sale and on-premises consumption of alcohol

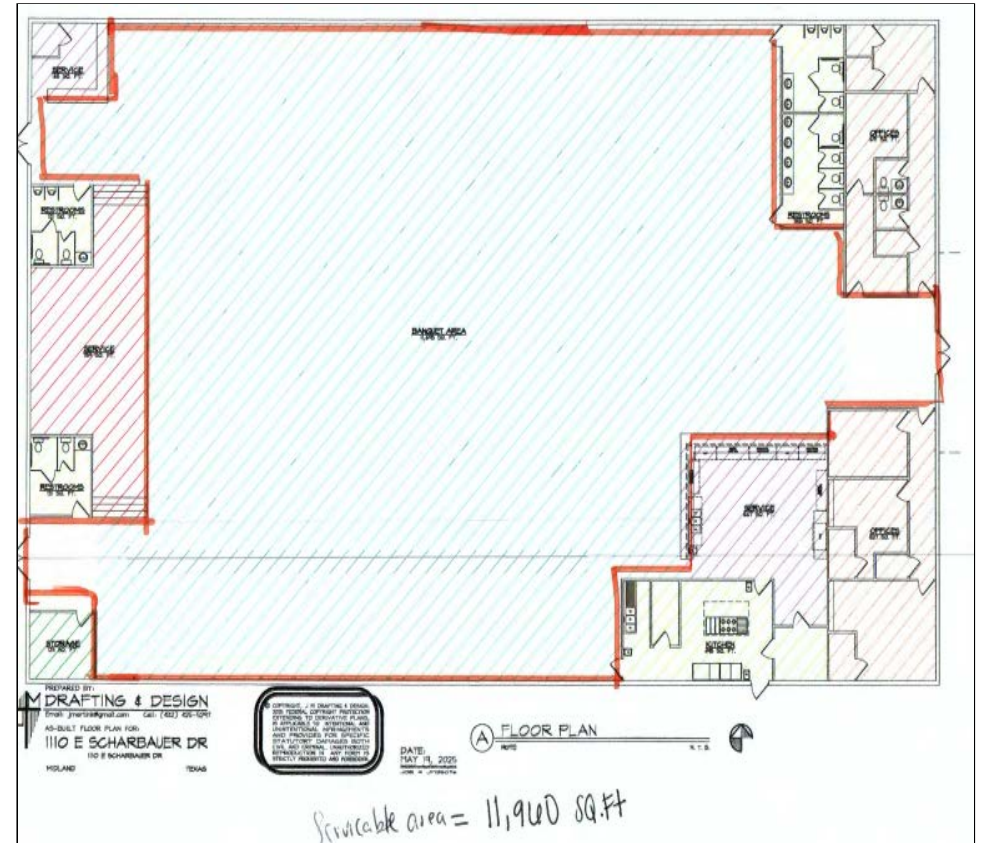


2



DETAILS OF REQUEST

- For Existing Event Center
 - Previously Crown Royal Club
- **Area of Business:** 17,133 SF
- **Serviceable Area:** 11,960 SF
- **Hours of Operation:** Monday to Saturday from 9 a.m. to 2 a.m.
Sundays from 10 a.m. to 2 a.m.
- **Proposed Hours of Alcohol Service:** Same as hours of operation

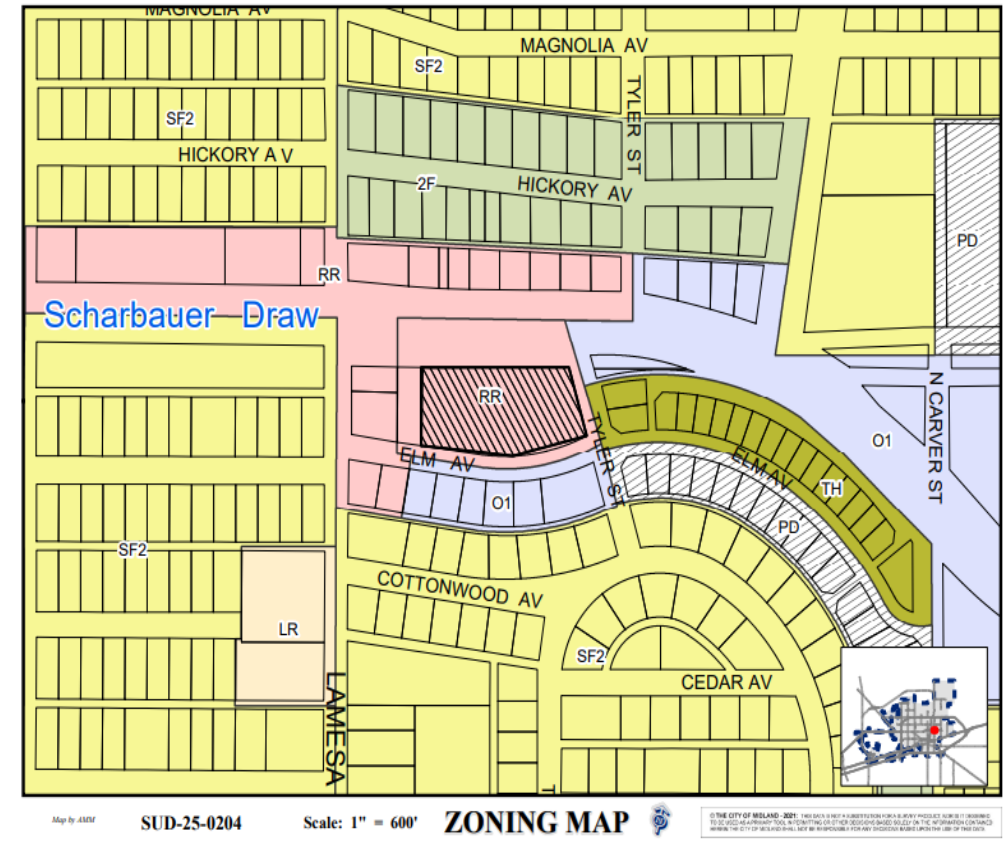


3



ZONING

- **Current Zoning:** RR, Regional Retail
- **Surrounding Zoning:**
 - **North and West:** RR, Regional Retail
 - **South:** O1, Office District
 - **East:** O1, Office District and TH, Townhome Dwelling District
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



4



LAND USE

- **Current Use:** Special Event Center
- **Surrounding Uses:**
 - **North:** Vacant buildings
 - **South and East:** Residential
 - **West:** Automotive Shop



5





On North Tyler Street, Looking West

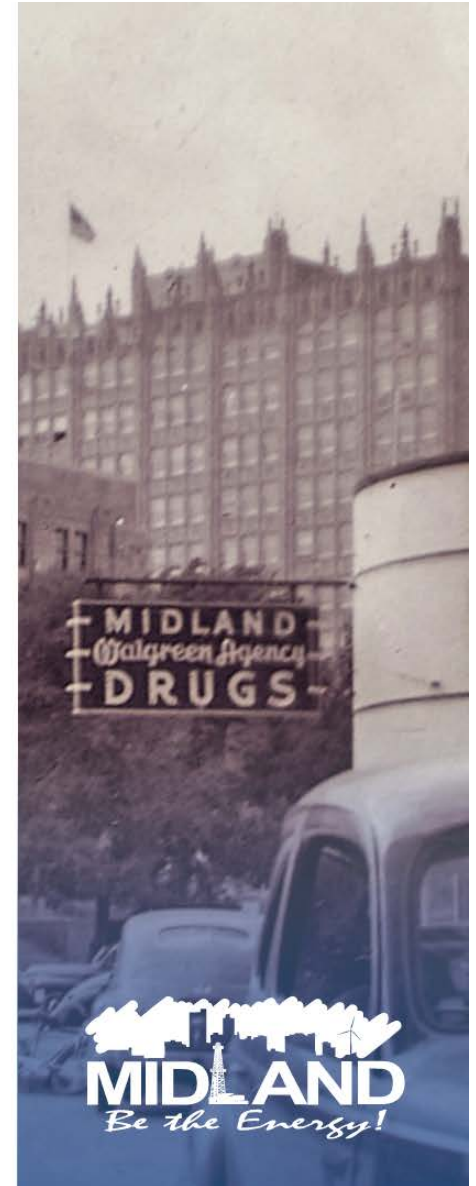
6



COMPREHENSIVE PLAN

This request is compatible with the *Tall City Tomorrow Comprehensive Plan* as it is consistent *Chapter 6-Character Plan, Goal 4*, which is to “Encourage the development of places where Midland residents can gather and socialize to build connections.”

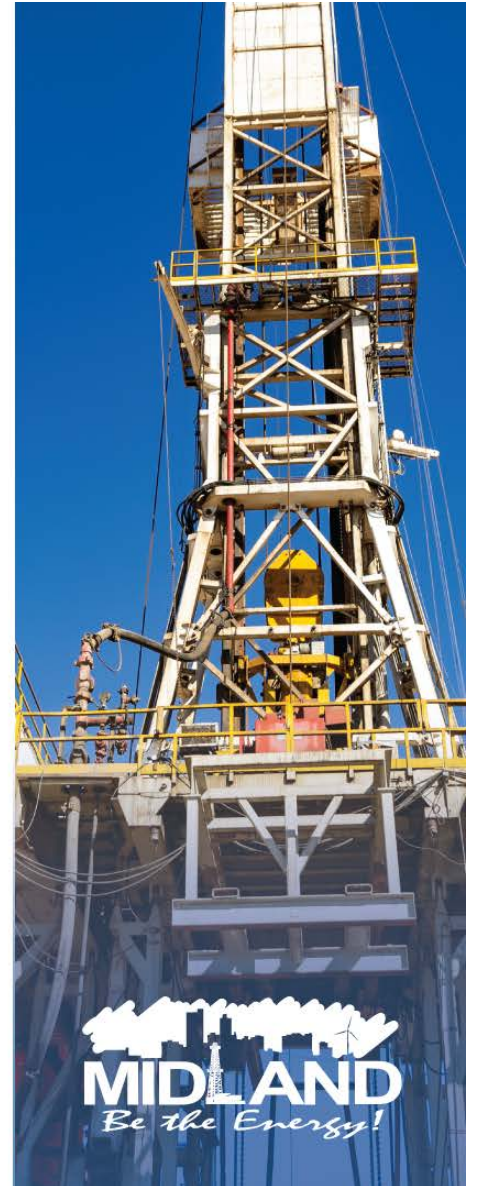
8



PROHIBITED PLACES OF BUSINESS

There is no church, public school, public school ground, athletic stadium used by any public school, or public hospital within 300 feet of the building of the subject property as required by *Section 5-4-4 Prohibited Places of Business*.

9



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
 - A. That the serviceable area of the Establishment shall be limited to approximately 11,960 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purpose.

11



STAFF'S RECOMMENDATION

- B. That the sale and on-premises consumption of alcoholic beverages shall conform to all applicable state and local laws.
- C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following: Monday through Saturday from 9:00 a.m. to 2:00 a.m. of the following day; and Sunday from 10:00 a.m. to 2:00 a.m. of the following day

12



STAFF'S RECOMMENDATION

- D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.
- E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.

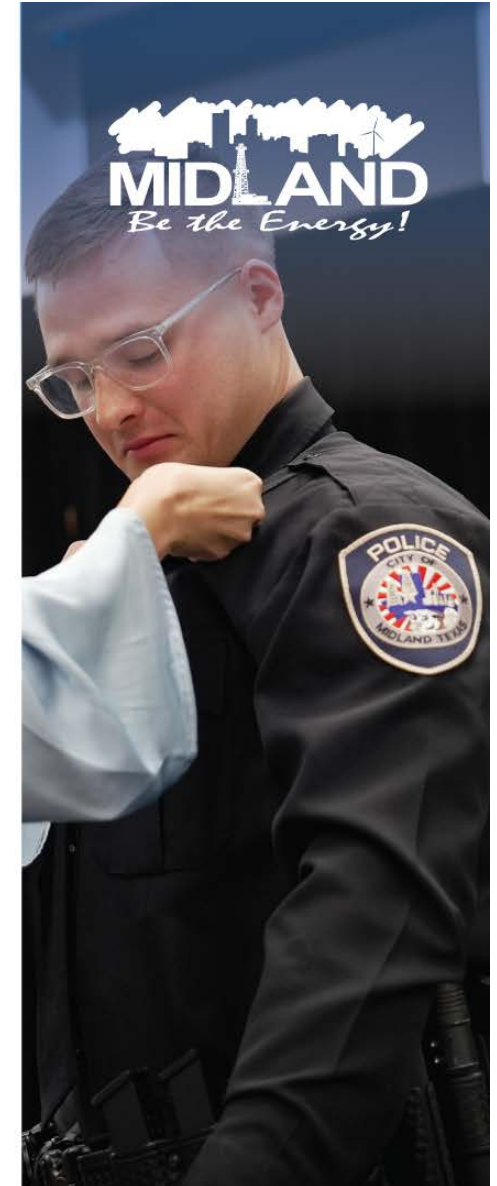
13



STAFF'S 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

14



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: June 16, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving a reinstatement of an approved Preliminary Plat of The Vineyard Addition, Section 13, being a 309.21-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of Mockingbird Lane and Avalon Drive.) (DISTRICT 4 AND EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, The Vineyard Reserve, LLC, is proposing to plat a 309.21-acre tract of land out the W/2 of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas on the northeast corner of the intersection of Mockingbird Lane and Avalon Drive into five hundred and forty-seven (547) lots.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Surrounding Zoning and Land Use:

The property to the north is located in the ETJ, Extraterritorial Jurisdiction and the location of vacant land. The properties to the east are zoned 1F-1, One-Family Dwelling District (Ordinance No. 9320), 1F-3, One-Family Dwelling District (Ordinance No. 9139), FD, Future Development District (Ordinance No. 8597) and PD, Planned District for Housing Development (Ordinance No. 9319) and are currently vacant. Properties to the west are zoned CE, Country Estates District and located in the ETJ, Extraterritorial Jurisdiction and the location of the residences and vacant land. The properties to the

south are zoned FD, Future Development District (Ordinance No. 9014), 1F-3, One Family Dwelling District and LR-2, Local Retail District and the location of vacant land. This request has been routed to all respective departments for internal review. The comments are below.

Engineering: Approved with Conditions

ROW: Dedicate 60' ROW for Mockingbird (future roadway corridor). Other interior ROW okay per discussions with Engineer and Engineering Services Director.

PAVING: Construct all roadways and alleys to City standards for entire platted frontage.

WATER: None existing. Construct to City standards along entire platted frontage, serving all lots with looped system (no dead end water lines in cul-de-sacs). Water pressure and volume studies are required for all developments over 5 acres, serving 20 residences or more or multi-family sites, per Policy Statement.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal.

PRO RATA: None.

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. Sewer capacity studies are required for all developments over 5 acres, serving 20 residences or more or multi-family sites, per Policy Statement.

DRAINAGE: Drainage study required. FEMA Firm data to be on plat face.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Sidewalks required on collector/arterial roadways, along common areas and ADA ramps required at corners before public infrastructure is accepted. Sidewalk for individual single family residential lots will be required at building permit.

DIMENSION: * * *

OTHER:

1. Previous comments requested that Section 18 roadway alignment be revised for oil field traffic to not cross Red Caboose to get to Well #313. This re-alignment is not shown in this submittal.
2. All public infrastructure improvements and plat to comply with City of Midland – Engineering Services, Fire Department & Utilities Policy Statement – City Standards & Development Requirements. (Found on-line at: <http://www.midlandtexas.gov/DocumentCenter/View/2625>).
3. New City standard details can be found on-line at: <http://www.midlandtexas.gov/DocumentCenter/View/4278/City-of-Midland-Standard-Details>.

Transportation: Approved with Conditions

APPROVED AS NOTED -- Well #1305 (Avalon at Fall Creek) access should use existing path direct to Avalon and not connect via the residentially-loaded collector street. Remove well access shown to Fall Creek.

Per Management direction, Traffic Ops will have no further comments about the substandard ROW and roadway widths.

Street lighting is required along public street frontages.

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

No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review.

Utilities:

The water model has to be tied into the City of Midland's water model to see the effect of the system as a whole. The model is on the FTP site under water model. For now what they have done for the sewer is adequate.

Once the land is annexed there is water and sewer in the vicinity of the addition. It is up to the developer/engineer to determine if there is adequate capacity for the development.

Fire: Approved

No comments.

Surveyor: Approved

Show state plane coordinates of two plat corners.

Show bearings and distances of plat boundary.

Colorado River Municipal Water District

No comments.

Code Administration: Approved

Variances granted previously for proximity to oil wells.

Oil and Gas: Approved

Variances previously approved on August 28, 2012 allowing up to the minimum of 135 ft. for all permitted wells located in Section 1, 12, 13 of blk 40.

GIS:

The northing and easting values were switched. Instead of N: 1724408.6175 and E: 10714793.8371 it should be N: 10714793.8371 E: 1724408.6175. Both sets of northing and easting need to be corrected.

Planning:

Per City of Midland Ordinance Section 11-2-3, Platting Procedures, this plat requires City Council approval.

11. Approval by the Council.

(a) Approval by the Council shall be required prior to consideration of a final plat by the commission for any preliminary plat which:

(6) Is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor;

Add the recording information for The Vineyard Addition, Section 7 on the face of plat.

Street name Horseshoe already exists within the City of Midland database.

If there is a Declaration of Restrictive Covenants, it must be approved by the Planning and Zoning Commission prior to final plat approval.

Per the Texas Administrative Code lots located in the ETJ, Extraterritorial Jurisdiction are required to be a minimum of one (1) acre due the necessity of a septic system and/or not being served by public water system.

Add Utility Companies' Certificate and signature blocks.

Add Owner's Certificate.

Add certificate of approval.

Add Surveyor's Certificate.

Add recording information fill in.

All departments' comments must be addressed as a condition of final plat approval.

Staff recommends approval subject to conditions A-C.

Conditions:

A. That the drainage study is approved as addressed above.

- B. That the technical items listed above are addressed.
- C. That an annexation application has been approved or being processed by City Council.
- D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Preliminary Plat
Application
Maps
Aerial



Preliminary Plat Application

Project Number:

34B-18-0107

Case Number:

P-18-0259

Proposed Subdivision Plat Name: THE VINEYARD ADDITION SECTION 13 WEST**Legal Description (attached sealed Metes and Bounds):** 309.24 ACRES OF LAND OUT OF THE WEST HALF OF SECTION 13, BLOCK 40,

TOWNSHIP-1-SOUTH, TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, COUNTY OF MIDLAND, TEXAS, BEING ALSO OUT OF THE TRACT IN SPECIAL WARRANTY DEED AS RECORDED

IN VOLUME 1364, PAGE 591, OFFICIAL RECORDS OF MIDLAND COUNTY, TEXT, SAVE AND EXCEPT A 3.08 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 2007-25142, OFFICIAL RECORDS OF MIDLAND COUNTY, TEXAS.

Property Owner

Printed Name: THE VINEYARD RESERVE, LLC

Phone (432) 687-1777

Email chuckh@forl.com

Address 6101 HOLIDAY HILL

City MIDLAND

State TX

Zip 79707

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: WESTWOOD PROFESSIONAL SERVICES

Printed Name: KERRY J. KOEHLER, PE

Phone (210) 265-8300

Email kerry.koehler@westwoodps.com

Address 1718 DRY CREEK WAY, SUITE 110

City SAN ANTONIO

State TX

Zip 78259

Current Zoning: N/A**Reason for Platting:** PROPOSED MULTIPLE SUBDIVISION DEVELOPMENT**Plat Information**

Total Acreage: 309.24 Acres

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

Number of Residential Lots: 547

Number of Multi-Family Dwelling Units:

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

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

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

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

Provisions

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

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

Property Owner (signature):

Date:

Property Owner (printed) : _____

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS**FOR OFFICE USE ONLY**

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

Received By:

Date:

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

June 4, 2025

Ms. Elizabeth Triggs
Director of Development Services
City of Midland
300 N. Loraine
Midland, Texas 79702

**Re: Preliminary Plat Reinstatement Request
The Vineyard Addition Section 13 West**

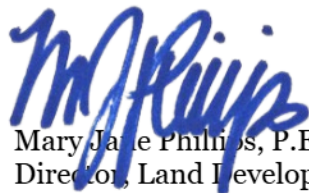
Dear Ms. Triggs:

The reinstatement of The Vineyard Addition Section 13 West Preliminary Plat is requested on behalf of the Vineyard Reserve, LLC. The Preliminary Plat of the Vineyard Addition Section 13 West, being a 309.21-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P Railroad Company Survey, Midland County, Texas (generally located on the northeast corner of the intersection of Mockingbird Land and Avalon Drive) was approved by City Council on January 8, 2019 & reinstated on November 6, 2023.

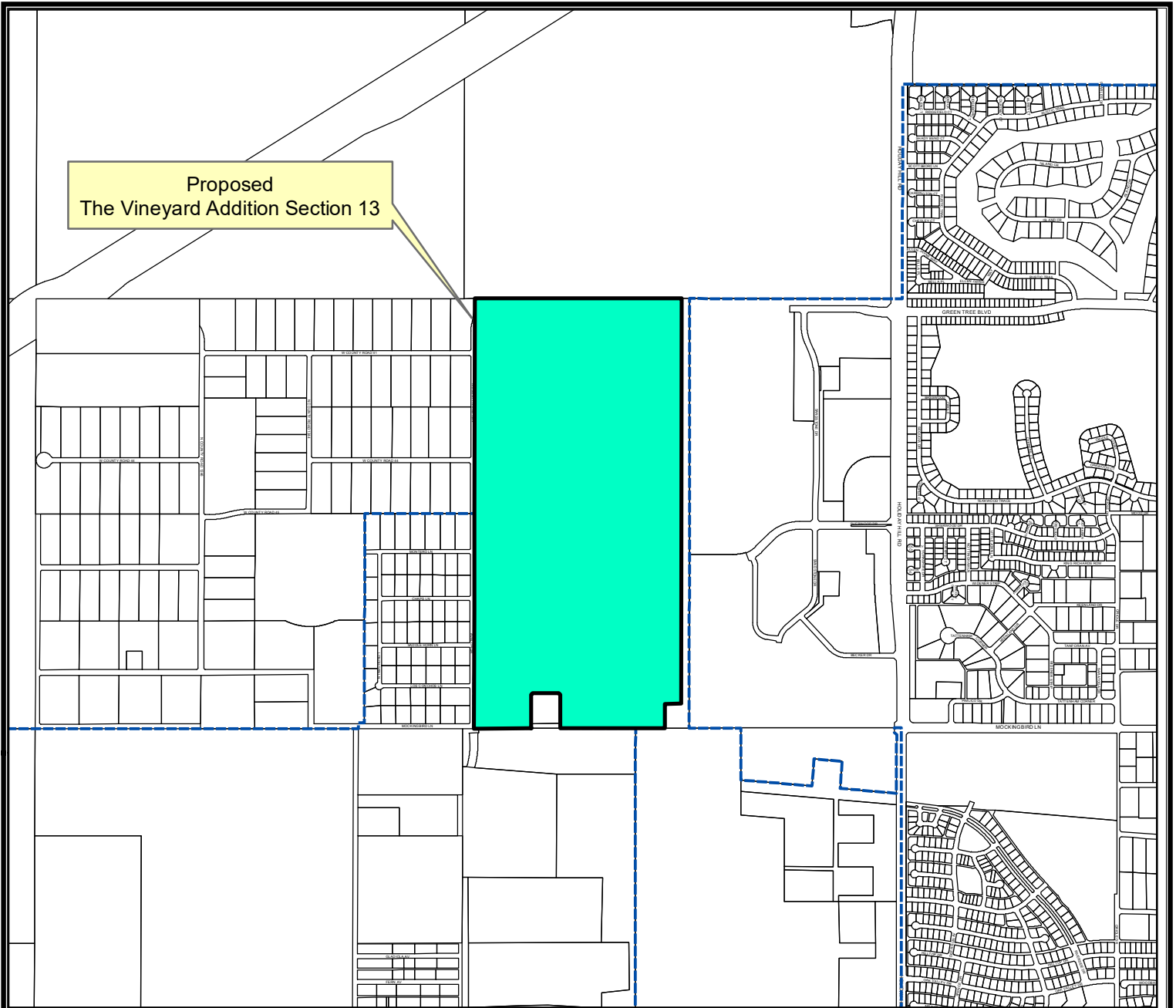
A copy of the approved Preliminary Plat has been provided as an attachment to this request. Please advise if any additional information is needed for reinstatement of The Vineyard Addition Section 13 West Preliminary Plat.

Sincerely,

Westwood Professional Services, Inc



Mary Jane Phillips, P.E.
Director, Land Development



LOCATION MAP

SUB-18-0107

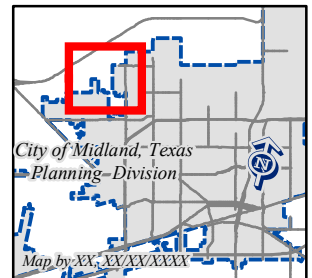
Scale: 1" = 12,500'

Consider a request for a proposed plat for The Vineyard Addition, Section 13 being a 309.24-acre tract of land out the W/2 of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the northeast intersection of Mockingbird Lane and Avalon Drive. ETJ, Extraterritorial Jurisdiction

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

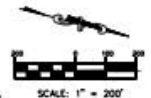


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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

THE VINEYARD ADDITION SECTION 13 WEST PRELIMINARY PLAT



- LEGEND**
- FLOODPLAIN
 - OPEN SPACE
 - MIDLAND CITY LIMITS
 - PROPOSED MIDLAND CITY LIMITS
 - SECTION BOUNDARY LINE
 - EASEMENT LINE
 - LOT LINE
 - BUILDING SETBACK LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING UTILITY POLE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING ELECTRIC LINE
 - EXISTING PIPE LINE
 - EXISTING GAS LINE
 - EXISTING IRRIGATION LINE
 - EXISTING FIRE HYDRANT
 - EXISTING MANHOLE
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - BLOCK NUMBER
 - LOT NUMBER
 - COMMON AREAS
 - OIL/GAS WELL
 - WATER WELL

LAND USE

SECTION	LOT SIZE	# OF LOTS	HOUSING	LAND USE
10	80'x100'	84	84.00	SINGLE FAMILY
11	80'x100'	84	84.00	SINGLE FAMILY
12	80'x100'	84	84.00	SINGLE FAMILY
13	80'x100'	84	84.00	SINGLE FAMILY
14	80'x100'	84	84.00	SINGLE FAMILY
15	80'x100'	84	84.00	SINGLE FAMILY
16	80'x100'	84	84.00	SINGLE FAMILY
17	80'x100'	84	84.00	SINGLE FAMILY
18	80'x100'	84	84.00	SINGLE FAMILY
19	80'x100'	84	84.00	SINGLE FAMILY

SINGLE-FAMILY TOTALS

NET AREA	TOTAL LOT VOLUME
80'x100'	324
80'x100'	340

COMMON AREAS

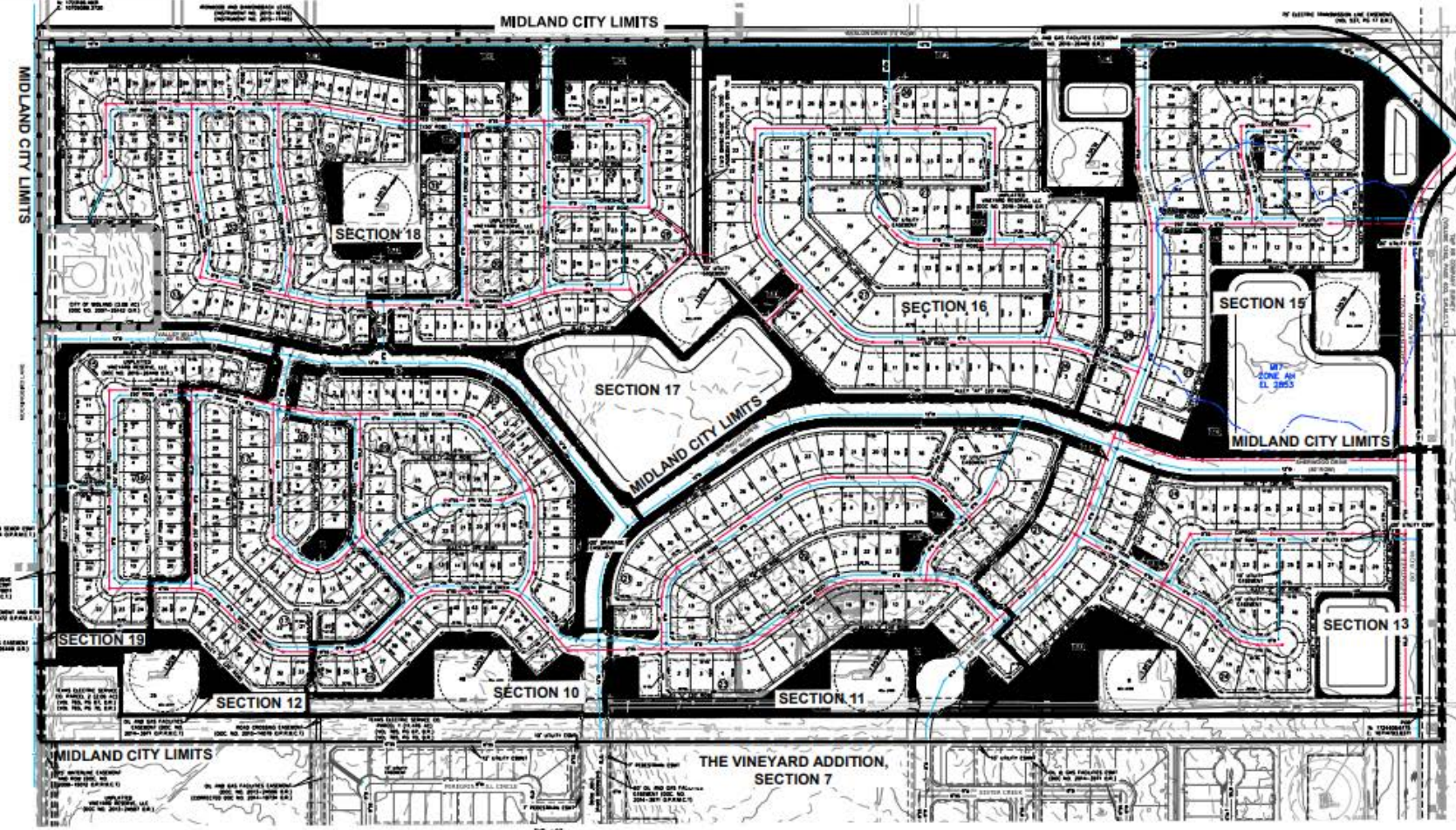
PARCEL	AREA (AC.)	AREA (SF.)	PARCEL	AREA (AC.)	AREA (SF.)
W	0.384	33489	AC	2.838	127915
X	0.342	29884	AD	0.088	3862
Y	1.488	128255	AE	0.071	3075
Z	3.318	288281	AF	0.089	3900
AA	3.788	329288	AG	0.254	11099
AB	1.081	93489	AH	0.189	8286
AC	1.117	96841	AI	0.242	10557
AD	7.811	678188	AJ	0.084	3680
AE	1.628	140712	AK	0.221	9625
AF	3.813	330885	AL	0.178	7841
AG	1.887	163774	AM	0.047	2025
AH	1.390	120000	AN	0.132	5760
AI	3.339	289885	AO	0.317	13809
AJ	1.321	114865	AP	0.317	13809

OWNER:
THE VINEYARD ADDITION, LLC
1425 HENDERSON BLVD., SUITE 100
MIDLAND, TEXAS 79701
TEL: (432) 887-1777

CONTACT:
KERRY J. KOEHLER, P.E.
COLUMBEN-KOEHLER ENGINEERING & ARCHITECTS
A DIVISION OF K&A
1700 SHAW CREEK WAY, SUITE 110
SAN ANTONIO, TX 78209
TEL: (210) 265-8333

**THE VINEYARD ADDITION
SECTION 13 WEST**
COLUMBEN-KOEHLER
ENGINEERING & ARCHITECTS
A DIVISION OF K&A
1700 SHAW CREEK WAY, SUITE 110
SAN ANTONIO, TX 78209
TEL: (210) 265-8333

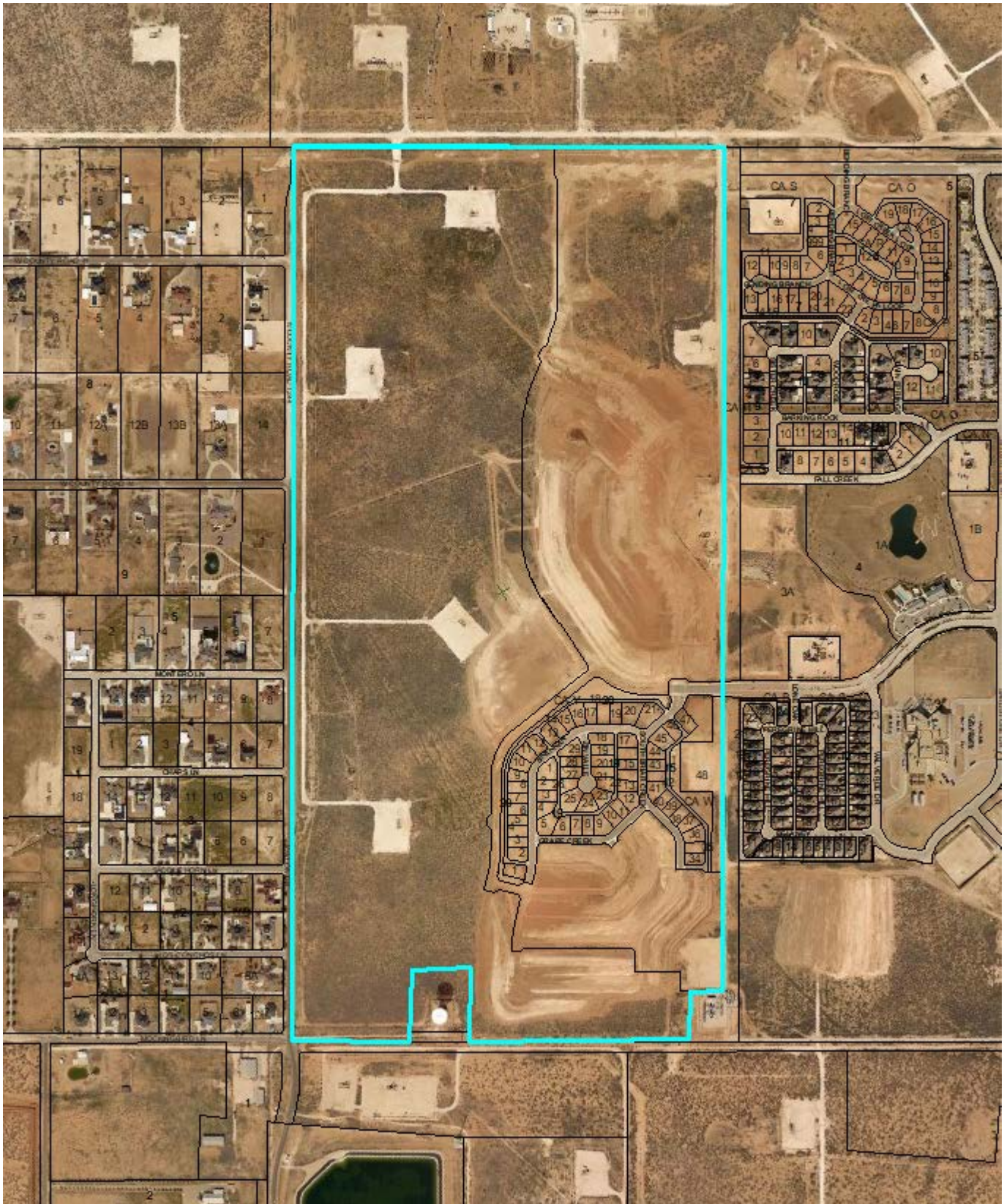
SUBMITTAL DATE: 7/25/18



BEARINGS/DISTANCES/COORDINATES TO THE TEXAS STATE PLAT COORDINATE SYSTEM, YEAR 2011, MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCES AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.







PRELIMINARY PLAT REINSTATEMENT THE VINEYARD ADDITION, SECTION 13



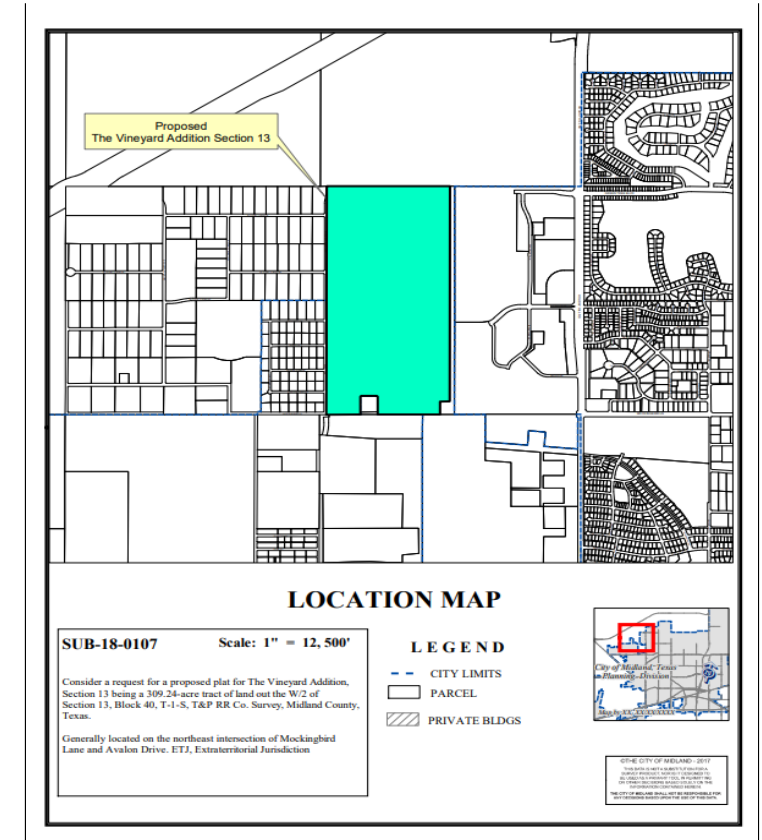
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APPLICATION SUMMARY

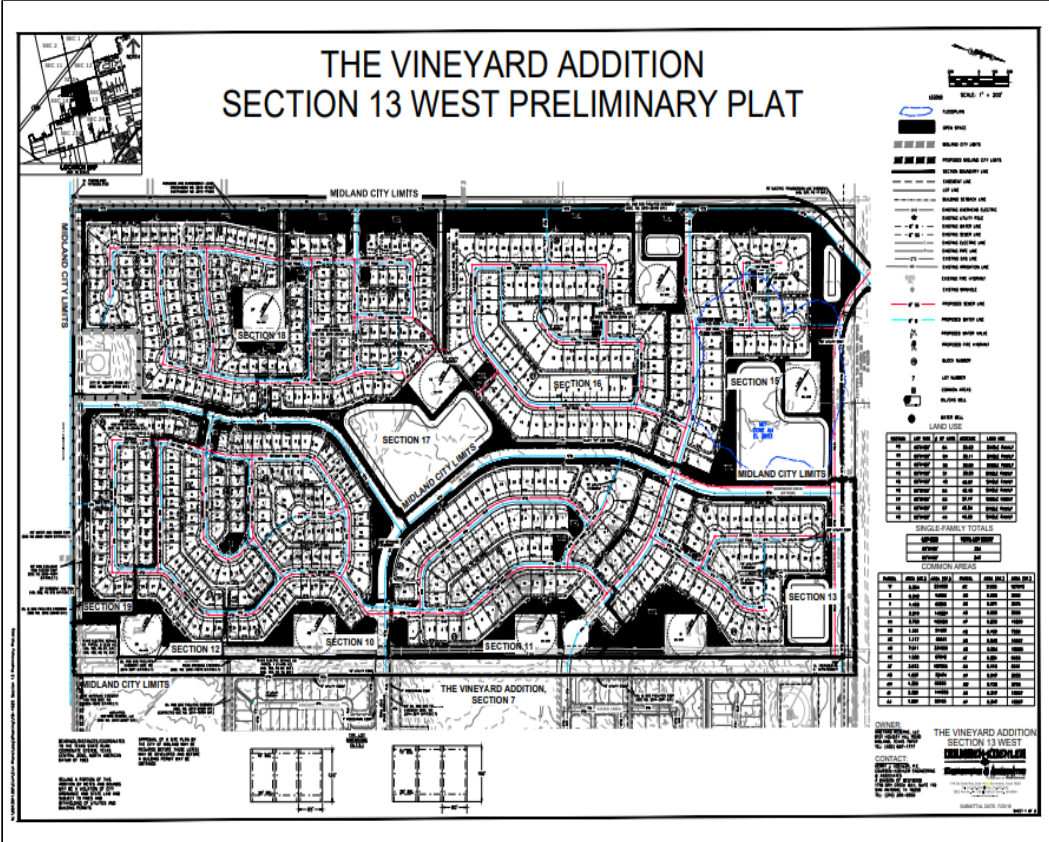
- **Developer/Property Owner:** The Vineyard Reserve, LLC
- **Representative:** Westwood Professional Services
- **Location:** Generally located at the northeast corner of the intersection of Mockingbird Lane and Avalon Drive (Council District 4 and Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future residential development

2



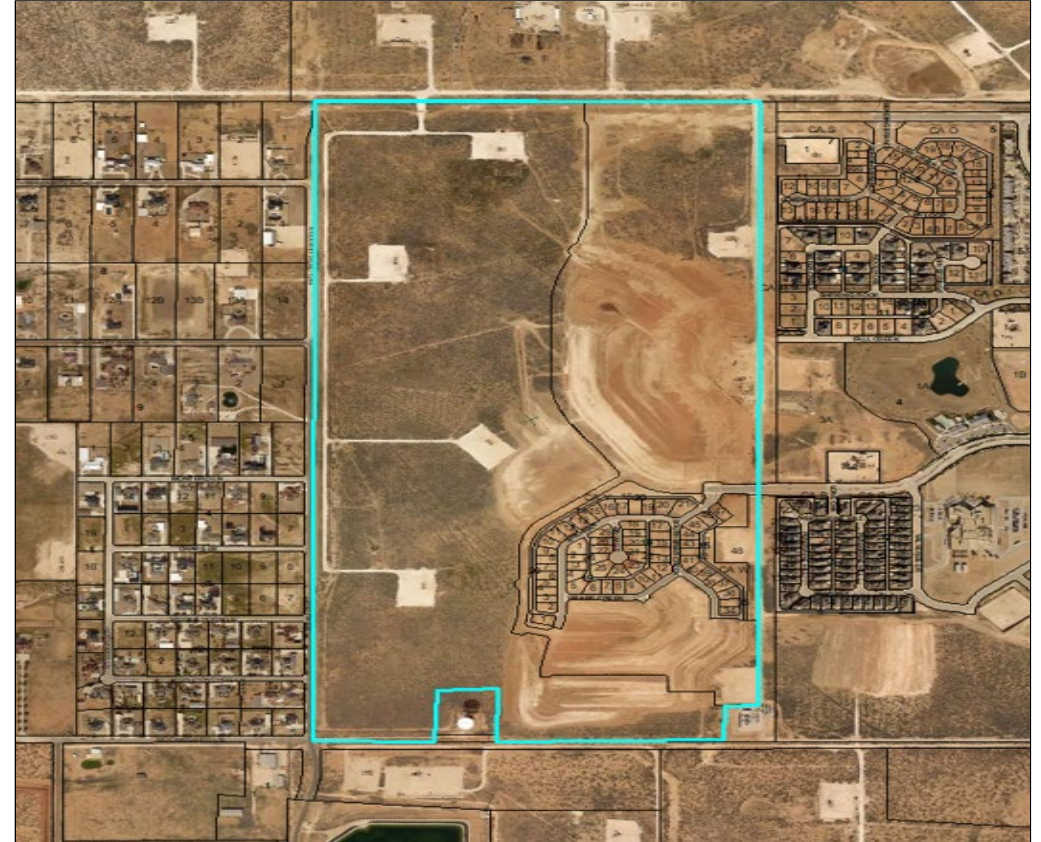
PLAT DETAILS

- **Acreage:** 309.24 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 547



LAND USE

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

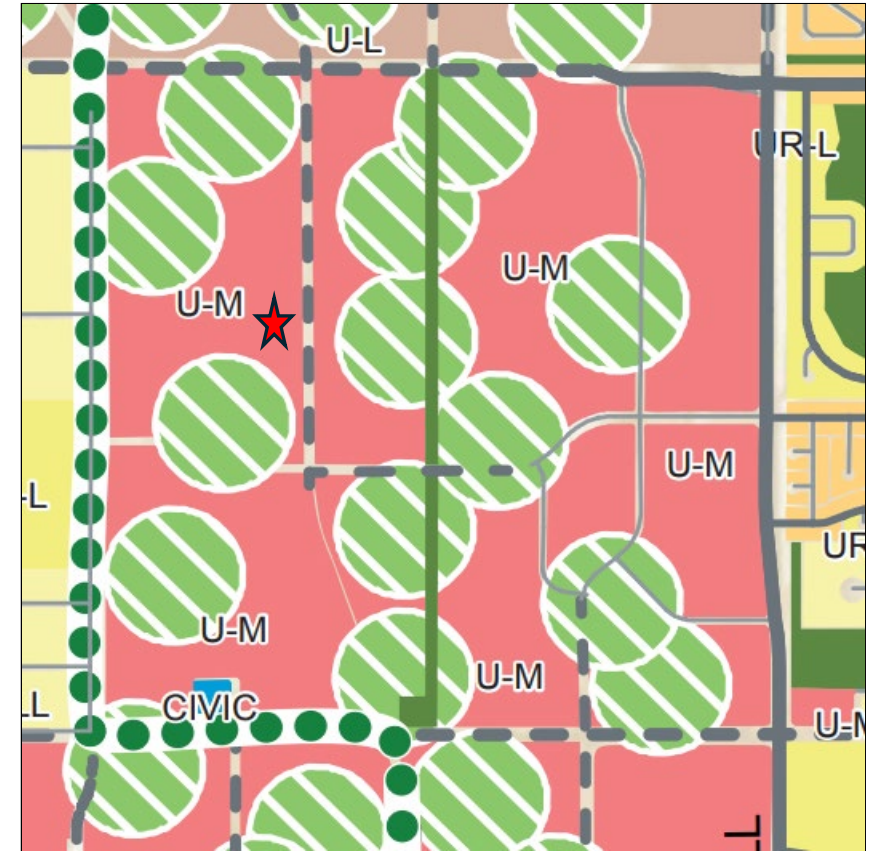


4



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium (U-M)
- **Supported Uses:** A mix of complementary uses, including single-family housings, multi-family housing, schools, mid-sized parks and churches, commercial and mixed use.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on December 17, 2018.
- City Council approved the preliminary plat on January 8, 2019.
- Staff recommends approval of this request subject to the following conditions:

6



STAFF'S RECOMMENDATION

- A. That the drainage study is approved as addressed above.
- B. That the technical items listed above are addressed.
- C. That an annexation application has been approved or being processed by City Council.
- D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

7



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: June 16, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Stonebridge Addition, Section 5, being a plat of a 90.43-acre tract of land located out of the south half of Section 1, Block X H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Fairgrounds Road and Loop 250 North.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Parkhill, on behalf of Mark A. Payne, is requesting to plat a 90.43-acre tract of land located on the west side of North Fairgrounds Road into 49 lots for future commercial and residential development.

Current Zoning:

TH, Townhouse (Attached) Dwelling District, RR, Regional Retail District, O-2, Office District, MF-22, Multiple-Family Dwelling District, and AE, Agricultural Estate District

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

BUILDING CODE: (Approved)

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

change depending on the time of new code editions adopted in the City of Midland and date of permit application.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Interior roadways and Fairgrounds must be constructed by City Standards along entire platted frontage. Loop 250 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 16" water exists in Loop 250, okay as is. 12" water exists in Cooper Creek, okay as is. None on interior roads, construct to City Standards along entire platted frontage. [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: 15" wastewater exists in Loop 250, okay as is. 12" wastewater exists in Cooper Creek, okay as is. None on interior roads, construct to City Standards along entire platted frontage. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

As previously noted: Need to identify the flare at the Midland Energy “Wimberly” tank battery located on the North/East corner of the location with a 330’ radius (No variance available). No occupied residence or commercial building within 330’ of any flare. A 150 ft. radius (variance required) is included on the plat measured from the outside of the edge of tanks on the Midland Energy “Wimberly” tank battery located in Lot 1 Block 21. The permitted wells are identified on the plat and include a radius circle with the minimum 135’ radius (variance required). Any occupied residence or commercial building within a 500-ft. radius with a minimum allowable of 135’ from a well and/or 150’ from a battery will require a variance from City Council for a building permit. All private residence or commercial structures with approved variances of closer than 500’ shall contain a notation on the face of the plat reflecting the approval of the setback variance. Suggest that the developer will want to meet and obtain a support letter from the two Operators-Pioneer Natural Res. & Midland Energy concerning the set-back distance as part of any variance request which would be presented by the Building Official if not already done so.

GIS: (Approved)

Calls along southern boundary should have bearings reversed. (NE should be SW) Calls are missing, cannot determine if plat closes. Please choose either clockwise or counterclockwise and make the call bearings follow said direction to close. (bearings alternate randomly) Make lot lines solid. Make streets being dedicated solid as well. Is a portion of Block 19, lot 18 needed to be dedicated to extend Copper Creek Rd? Calls needed for 60' Joint access easement. Block numbers needed for blocks north and south of Milltown Rd. Is Wimberley Place Dr eventually to connect to Wimberly Place Rd? If yes, then Wimberley Place Dr should be Wimberley Place Rd as well. If not, then Wimberley Place Dr needs a different name. Distance needed for southern portion of Stoney Creek Rd. Legal description can simply be the total acreage being platted (i.e. being a plat of X.X acres in (the survey section)...) Calls needed for blocks/lots of blocks north/south of Milltown Rd. Alleys should be labeled as alley with their widths.

PLANNING: (Approved with Conditions)

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

Label the blocks for the residential lots [11-2-3(C)2(b)(6)]

A zone change will be needed to meet the proposed lot sizes [Informational]

Include all of the owner’s phone numbers. There is not one included for Parsley Energy, LP. [11-2-3(A)1(a)(2)]

This plat is over 25 acres and therefore must be approved by City Council. [11-2-3(D)11(a)]

Staff recommends approval of the Preliminary Plat of Stonebridge Addition, Section 5, subject to the following conditions.

Conditions:

- A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]**
- B. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].**
- C. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

Application
Preliminary Plat
Maps
Aerial
PowerPoint Presentation



Preliminary Plat Application

Project Number: Sub-19-0187Case Number: P-25-2285Proposed Subdivision Plat Name: Stonebridge Addition, Section 5

Legal Description (attached sealed Metes and Bounds): Being an 90.43 Acre Plat of, 45.89 Acres of Mark A Payne Doc. 2013-15577, O.P.R.M.C., 62.32 Acres of Lawton Heritage LLC Doc. 2017-24781, O.P.R.M.C., Entire 7.91 Acres of Tract B Doc. 2018-2415, O.P.M.C., 6.85 Acres of Tract A Doc. 2018-2415, O.P.M.C., Entire 2.18 Acres of Tract A-1 Doc. 2018-2415, O.P.M.C., City and County of Midland, Texas

Property Owner Printed Name: <u>Mark A. Payne</u>		Phone (432) <u>520-0000</u> Email <u>mark@mphomes.net</u>	
Address <u>1603 Idlewilde Dr.</u>	City <u>Midland</u>	State <u>Tx</u>	Zip <u>79701</u>

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

Representative (if acting as Agent, see affidavit on page 2) Firm: <u>Parkhill</u> Printed Name: <u>Josh Wallender</u> (PROJ # 43735.24)		Phone (432) <u>697-1447</u> Email <u>jwallender@Parkhill.com</u>	
Address <u>1700 West Wall, Suite 100</u>	City <u>Midland</u>	State <u>Texas</u>	Zip <u>79701</u>

Current Zoning: Zoned SF-3, TH, MF-22, O2, and AEReason for Platting: Bringing multiple housing and business options to the area. Connecting land to Future N Fairgrounds

Plat Information	Total Acreage: <u>90.43 Ac</u>
Type: ☒ Single-Family Residential ☒ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: <u>49</u>	Number of Multi-family Dwelling Units: <u>17</u>

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): Mark Payne Date: 4-29-25Property Owner (printed): Mark Payne

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

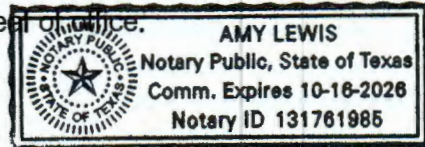
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Josh Wallender who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or is authorized by Mark Payne 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 21 day of May, 2025, to certify which witness my hand and seal of office.

Amy Lewis
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS**FOR OFFICE USE ONLY**

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

Check # Invoice**RECEIVED**Received By: Beth [Signature]Date: **MAY 21 2025**

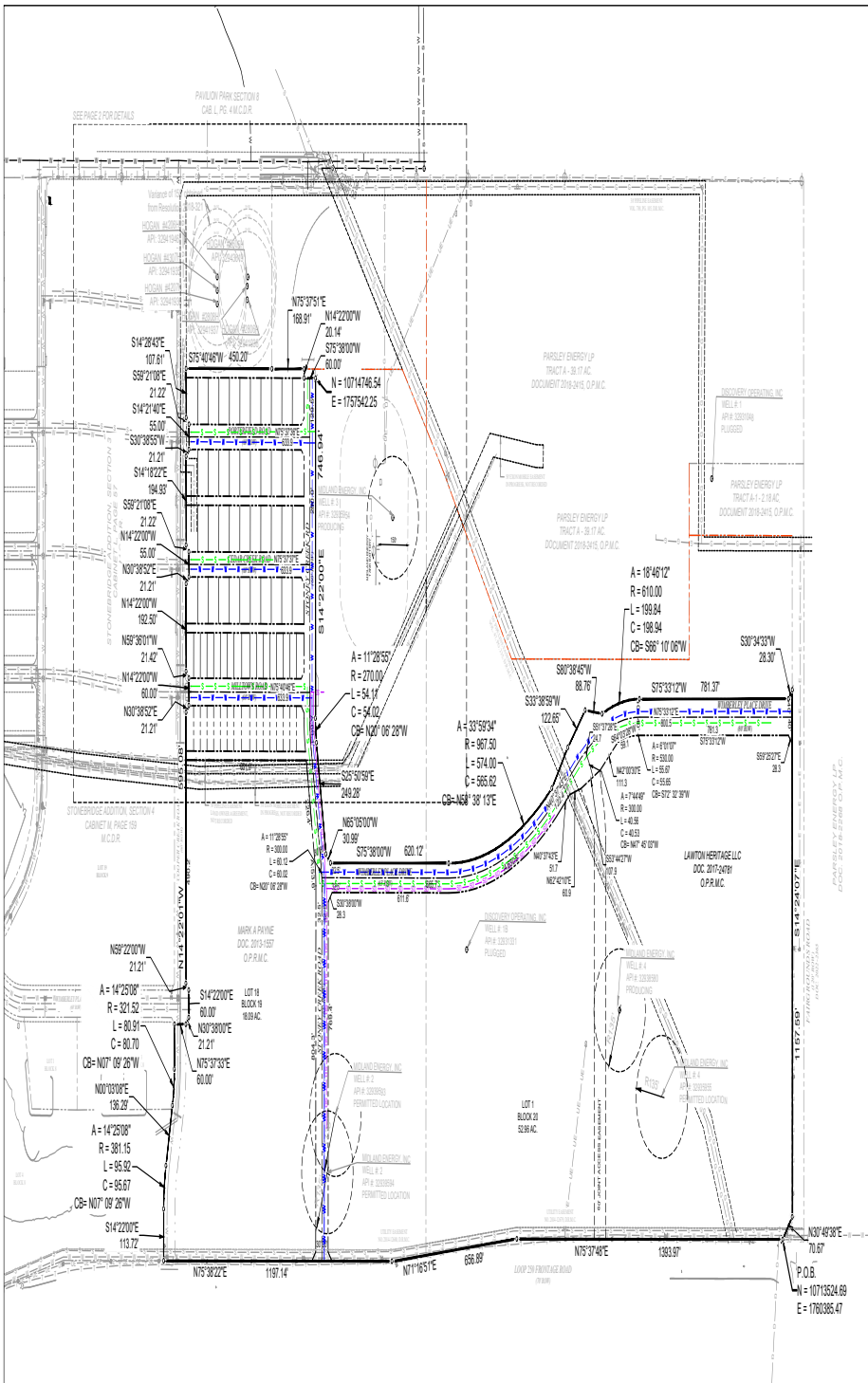
Initial: _____

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

Preliminary Plat Application

2

Revised 07/01/19



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

PRELIMINARY PLAT STONEBRIDGE ADDITION SECTION 5

Being an 80.43 Acre Plat of:
45.69 Acres of Mark A. Payne Doc. 2015-15577, O.P.M.C.
62.32 Acres of Lantion Heritage LLC Doc. 2017-54791, O.P.M.C.
Entire 7.91 Acres of Tract B Doc. 2016-2415, O.P.M.C.
6.65 Acres of Tract A Doc. 2016-2415, O.P.M.C.
Entire 2.18 Acres of Tract A-1 Doc. 2016-2415, O.P.M.C.
City and County of Midland, Texas

- LEGEND**
- Proposed Plat Limits
 - Proposed Street ROW
 - Proposed Platted Lot Lines
 - Proposed Easements
 - Proposed Center Line Road
 - Proposed Sewer Line
 - Proposed Water Line
 - Proposed Storm Sewer
 - Existing Lot Lines
 - Existing Easements
 - Existing Sewer Line
 - Existing Water Line
 - Existing "I" Contours
 - Flood Zone AH

- PLAT NOTES:**
- Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
 - Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
 - 12" iron rod with plastic cap set at each corner unless otherwise specified.
 - Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.
 - Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, community number 480477, sheet number 482020007, 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 NOTE
Bearings, distances and coordinates are relative to the Texas State Plane Coordinate System (Central Zone 1983 NAD), with a combined grid factor of 0.9999989 for mean project datum. The theta angle is equal to 40°54'48.39" at USCGS station "Midland", with published values of N=10,690,154.70 and E=1,746,696.78 in U.S. Survey Feet.

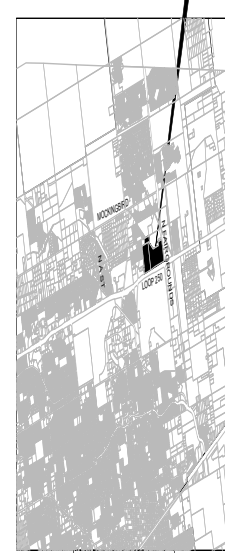
OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS, MARK A. PAYNE is the record owner of 135.15 Acres of Land Located in Section 35, Block 40, T-4-S 10P RR Co. Survey, City and County of Midland, Texas and more particularly described, shown on the plat hereon.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That we, MARK A. PAYNE do hereby adopt this plat designating the herein above described property as STONEBRIDGE ADDITION SECTION 5 to the City and County of Midland, Texas, and we do hereby dedicate to the public use, unless otherwise noted, forever the streets, and easements shown thereon.
WITNESS our hands at MIDLAND, Texas, this _____ day of _____
By: _____
Mark Payne Owner
STATE OF TEXAS
COUNTY OF _____
This instrument was acknowledged before me on _____ by _____
Mark Payne on behalf of Mark A. Payne.
Notary Public Signature

UTILITY COMPANIES CERTIFICATE
This plat has been checked for accessibility of utilities.
On or Electric Delivery Service (PLEASE PRINT)
AT&T Texas (PLEASE PRINT)
Alonzo Energy (PLEASE PRINT)
Optimum (PLEASE PRINT)
Asound Broadband (PLEASE PRINT)

CERTIFICATE OF APPROVAL
For approval by the Commission:
This is to certify that the above and foregoing plat of STONEBRIDGE ADDITION, SECTION 5 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____
Chairman - Abraham Bajl
Secretary - Landon Ochoa

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

STONEBRIDGE ADDITION SECTION 5



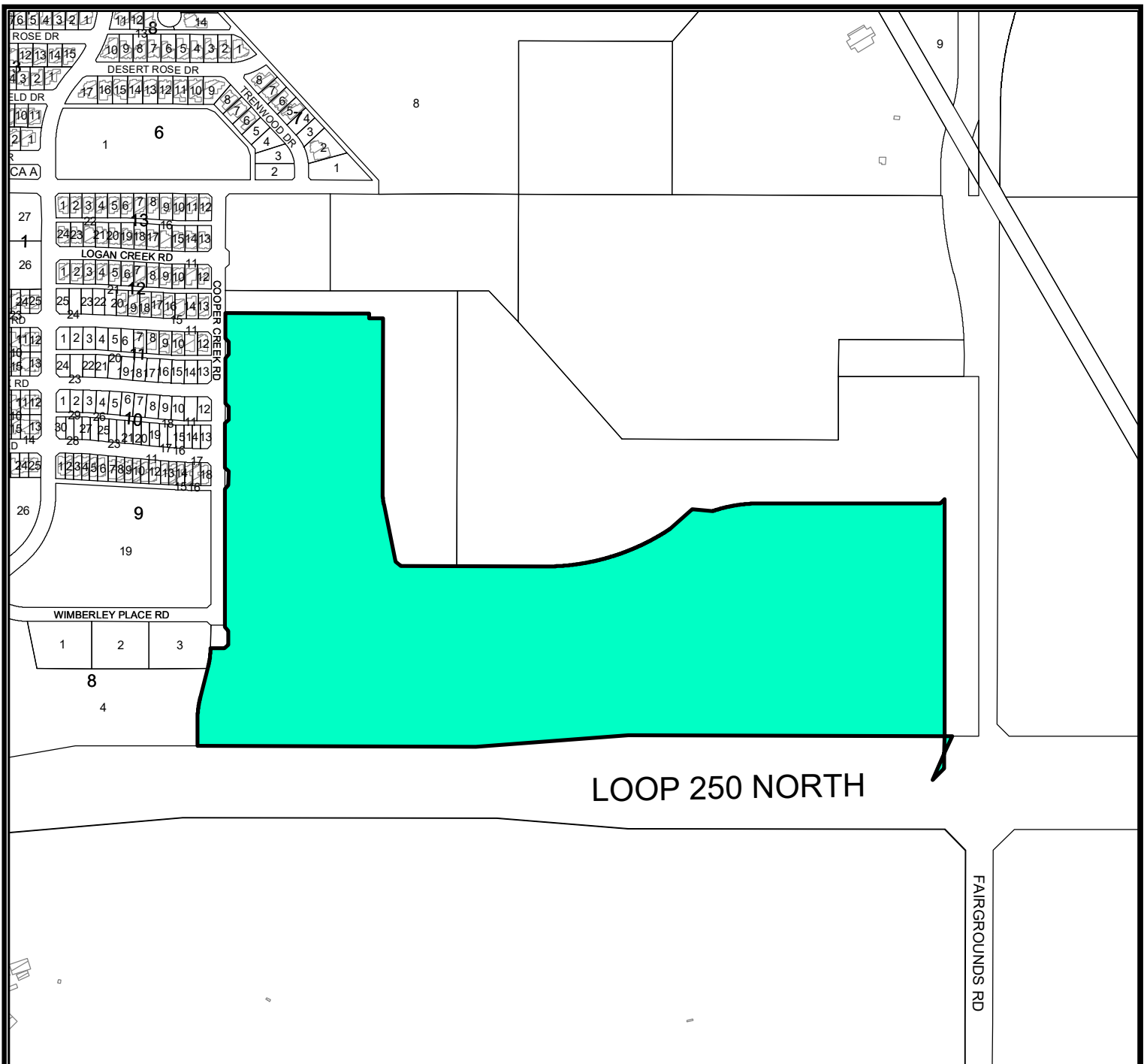
OWNER:
PARSLEY ENERGY LP
300 Colorado St. Ste. 3000
Austin, Texas 78701
OWNER/DEVELOPER:
MARK A. PAYNE
1933 Glenview Dr.
Midland, Texas 79703
432-524-0000
ENGINEER:
Parkhill
1700 W. Wall St., #100 Midland,
Texas 79701
432-697-1447

STONEBRIDGE ADDITION SECTION 5

Parkhill

Parkhill.com
TPEPLS FIRM REGISTRATION NO. 10194931

2017-09-14 10:00 AM C:\Users\marka\OneDrive\Documents\Stonebridge Addition Section 5\Stonebridge Addition Section 5.dwg (P) (M) (A) (S) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YY) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)



Location Map

SUB-19-0187

Scale: 1" = 620'

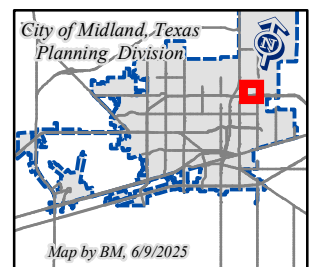
Proposed plat of Stonebridge Addition, Section 5, being a plat of a 90.43-acre tract of land located in the south half of Section 1, Block X H.P. Hilliard Survey, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of North Fairgrounds Road and Loop 250 North. (Council District 1)

PACKET

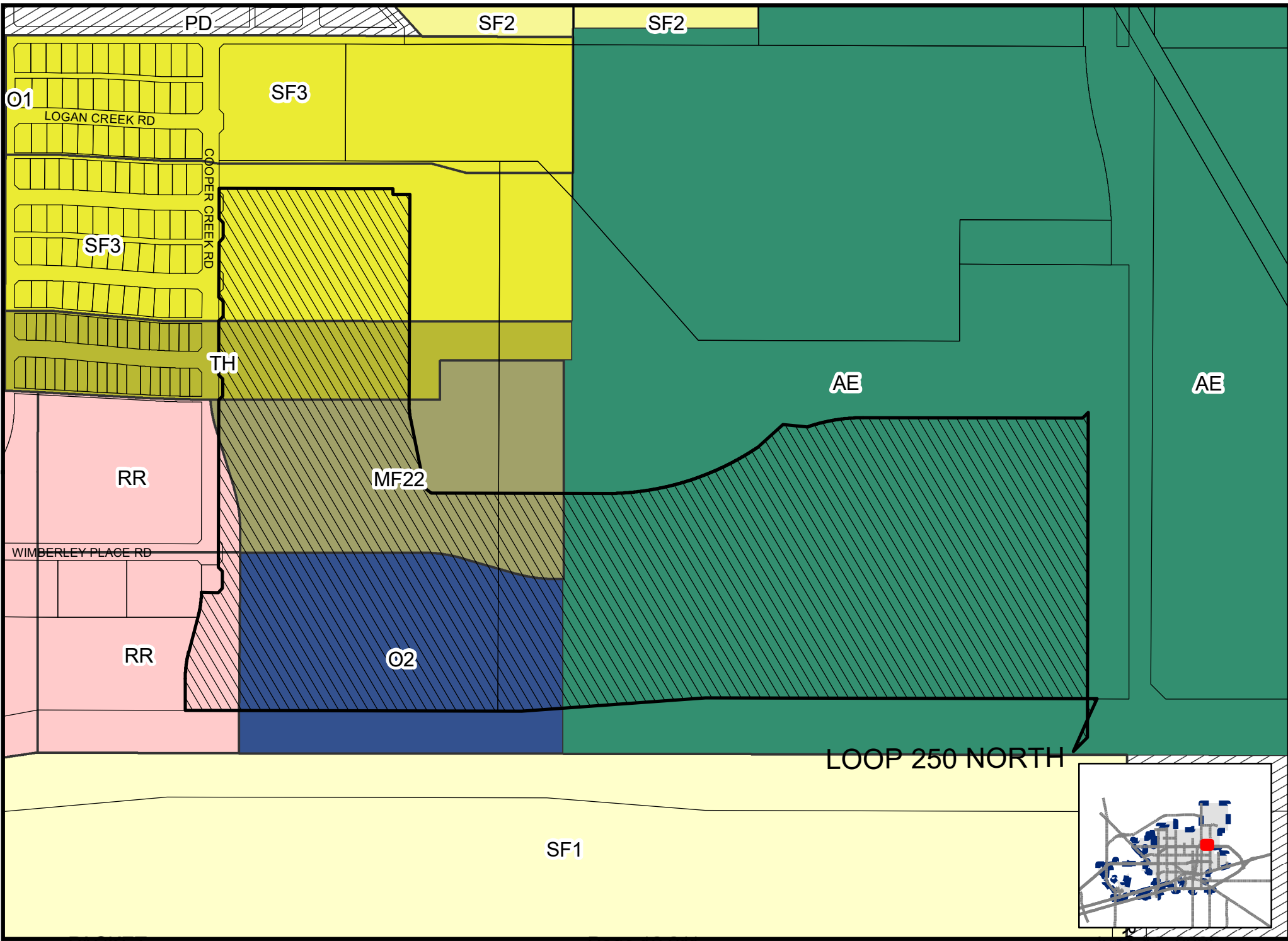
LEGEND

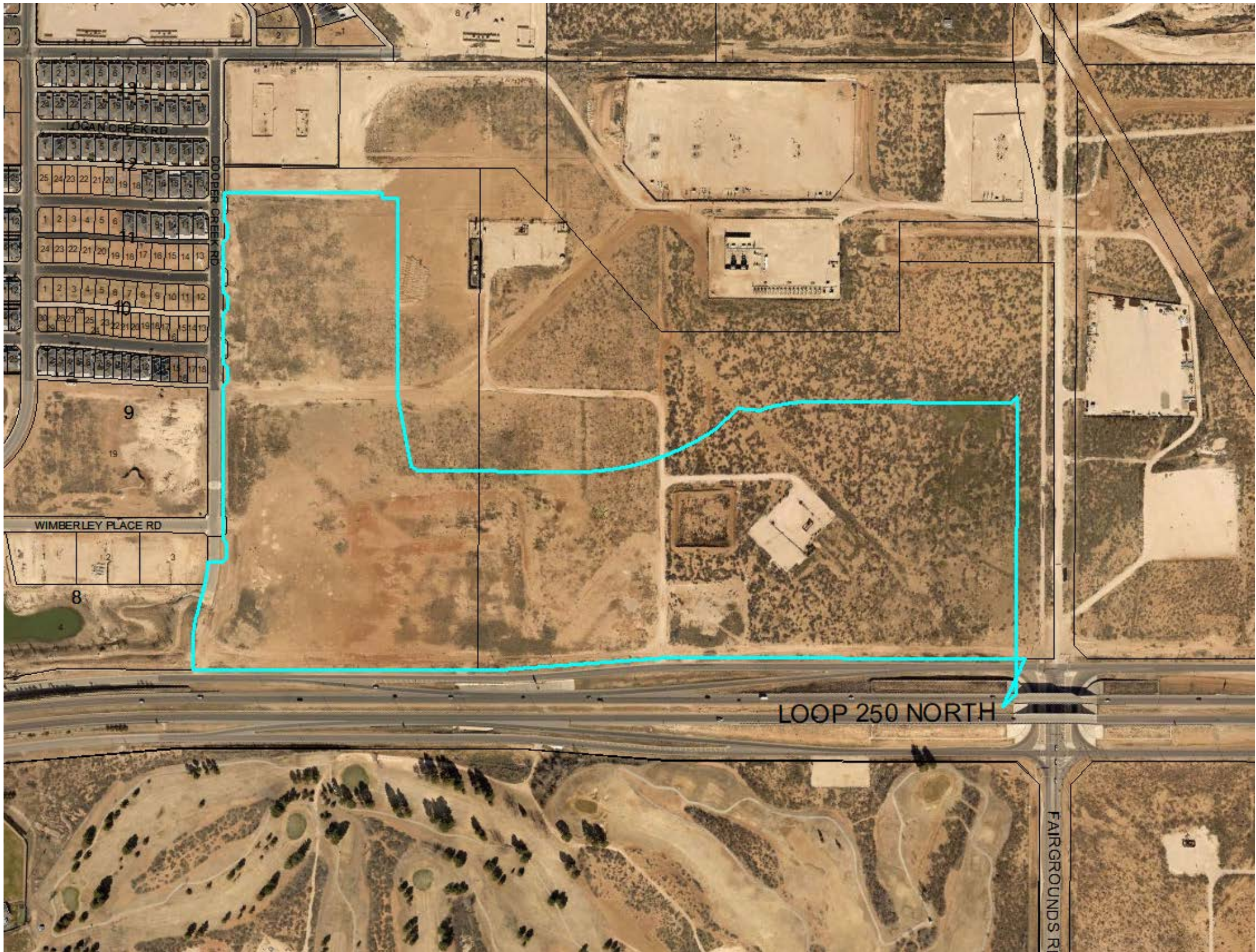
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

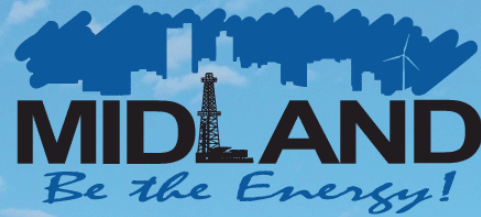


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PRELIMINARY PLAT STONEBRIDGE ADDITION, SECTION 5

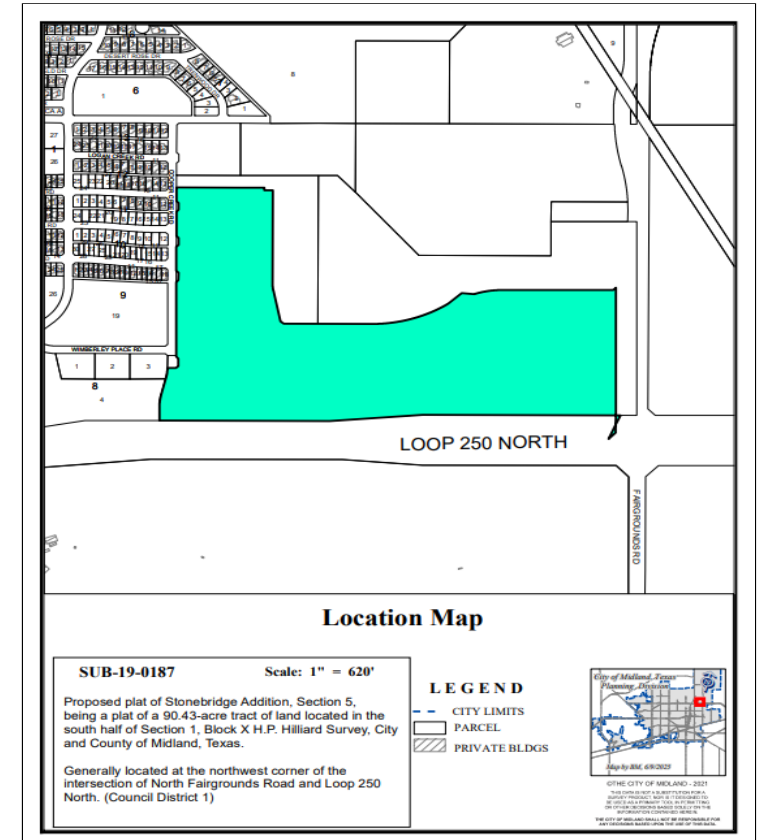


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Developer/Property Owner:** Mark A. Payne
- **Representative:** Josh Wallender, with Parkhill
- **Location:** Generally located at the northwest corner of the intersection of North Fairgrounds Road and Loop 250 North. (Council District 1)
- **Reason for Request:** For future commercial and residential development

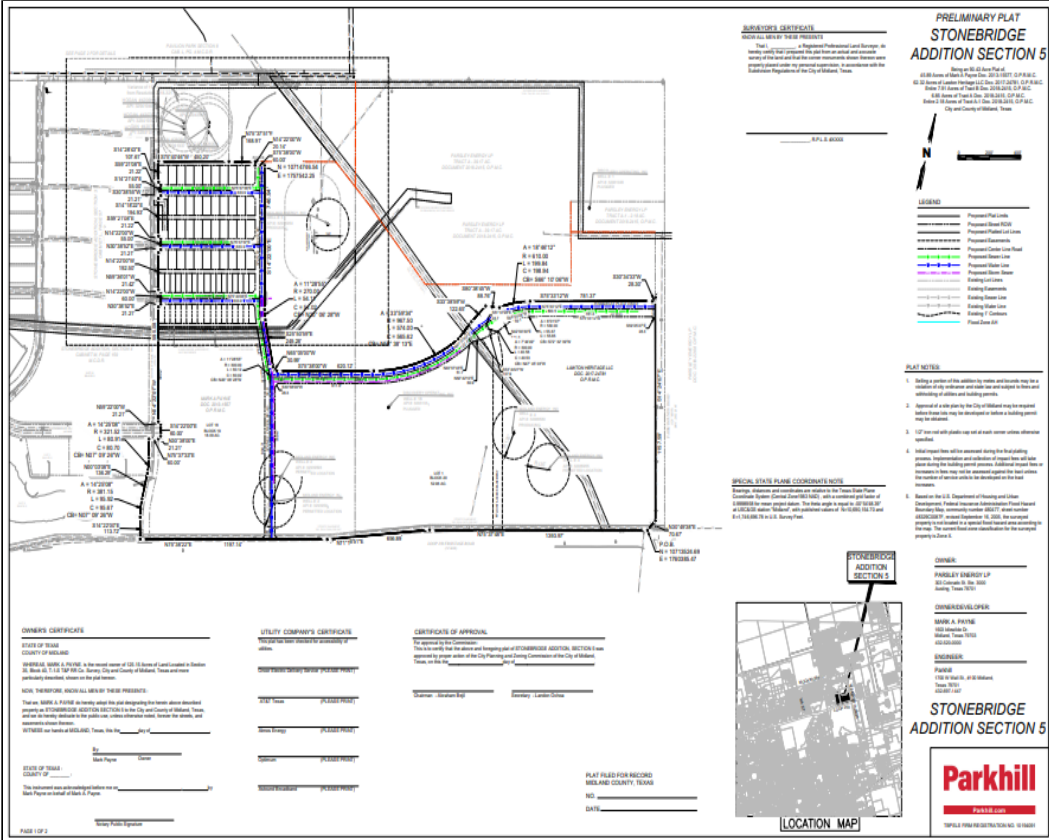


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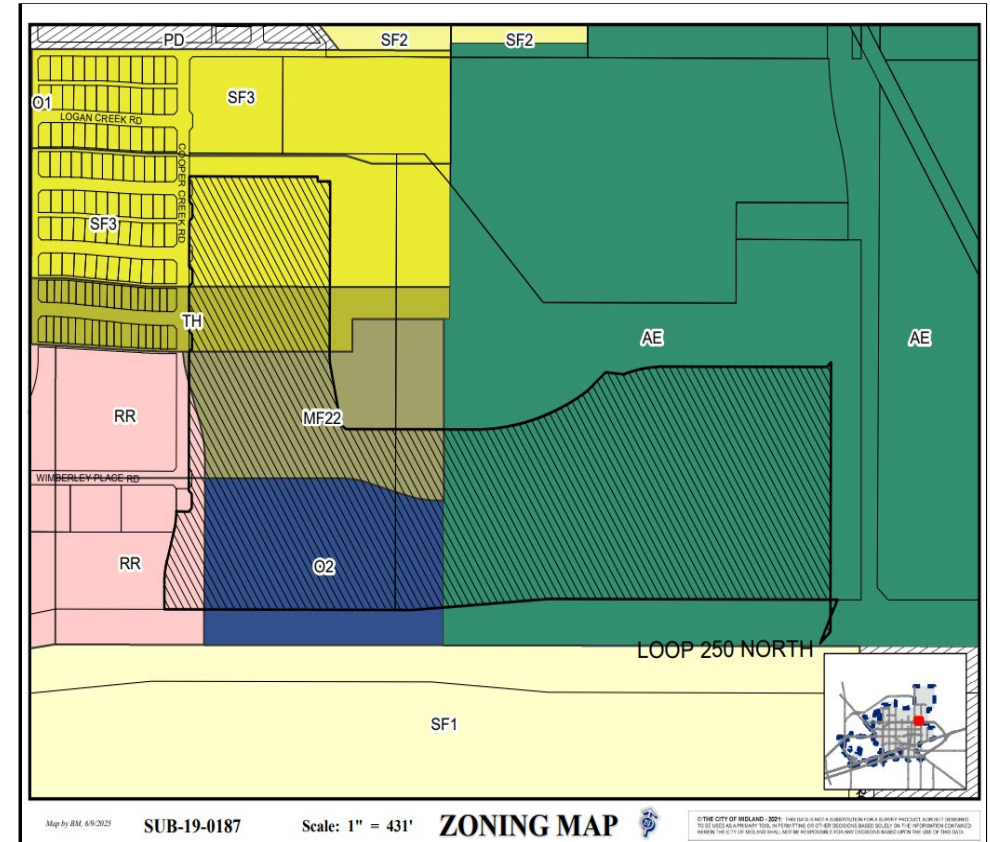
PLAT DETAILS

- **Acreage:** 90.43 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 49



ZONING

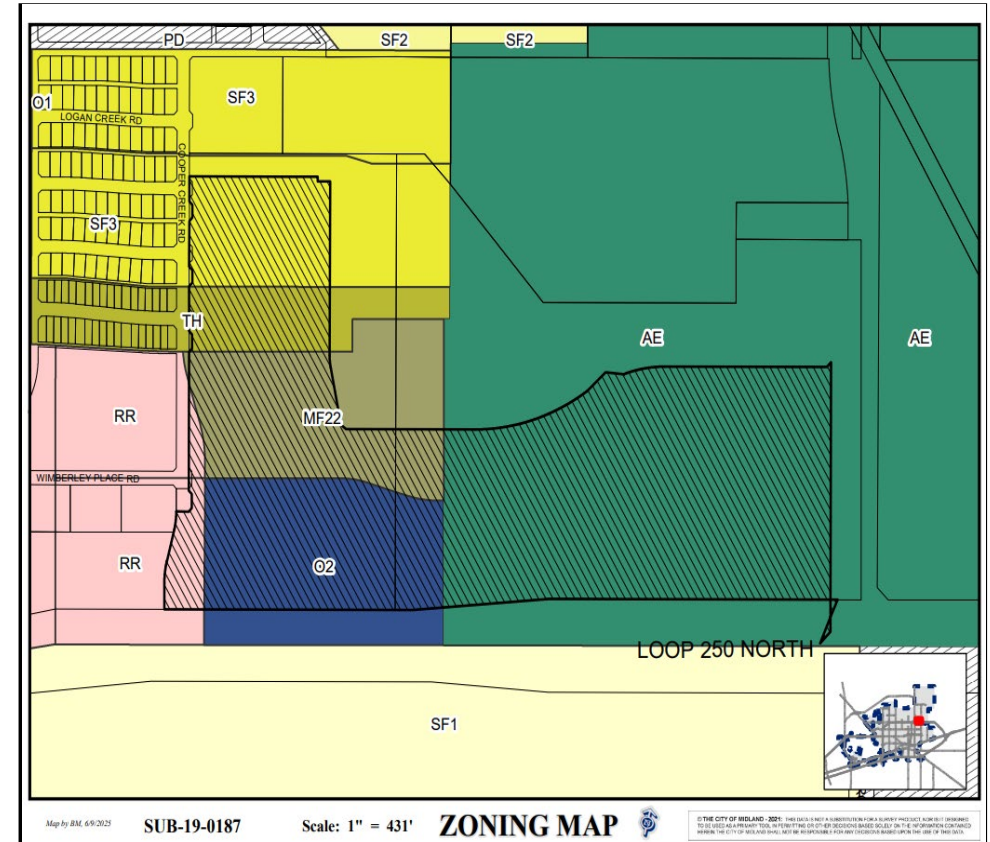
- **Current Zoning:** TH, Townhouse (Attached) Dwelling District, RR, Regional Retail District, O-2, Office District, MF-22, Multiple-Family Dwelling District, and AE, Agricultural Estate District
- **Surrounding Zoning:**
 - **North:** AE, Agricultural Estate District, MF-22, Multiple-Family Dwelling District, and SF-3, Single-Family Dwelling District
 - **East:** AE, Agricultural Estate District



4

ZONING

- **Surrounding Zoning:**
 - **South:** O-2, Office District, AE, Agricultural Estate District, and SF-1, Single-Family Dwelling District
 - **West:** RR, Regional Retail District, TH, Townhouse (Attached) Dwelling District, and SF-3, Single-Family Dwelling District

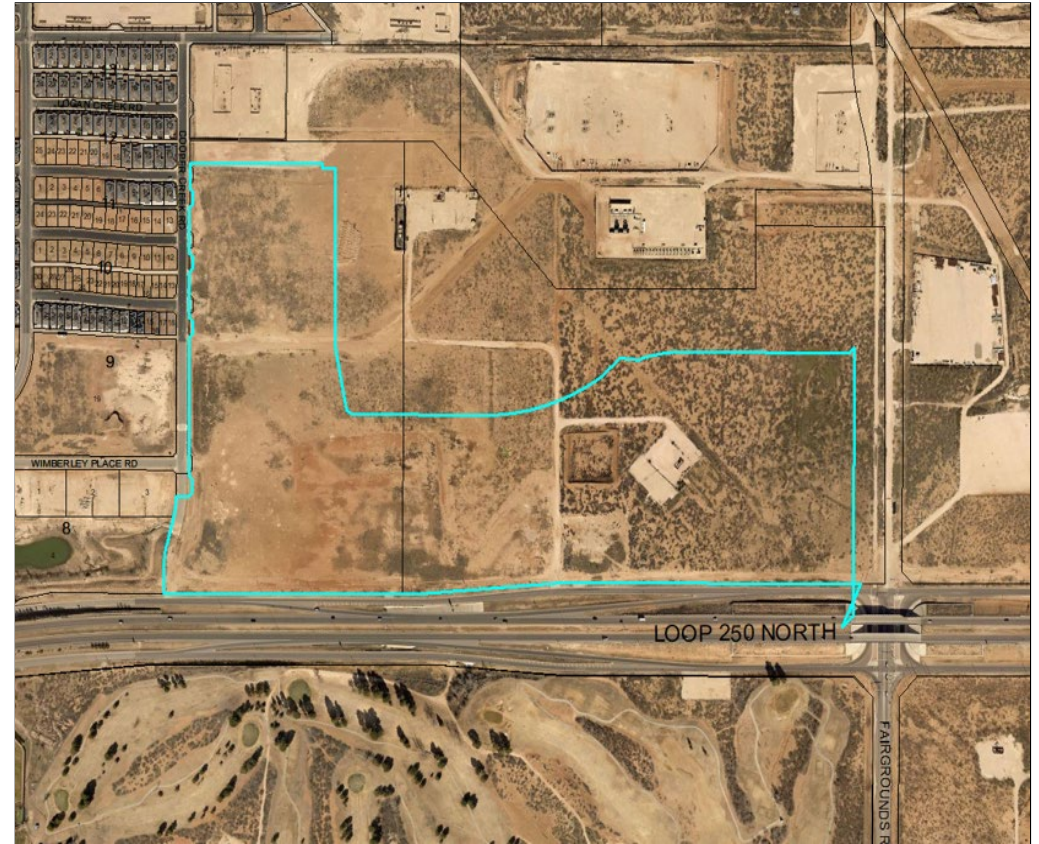


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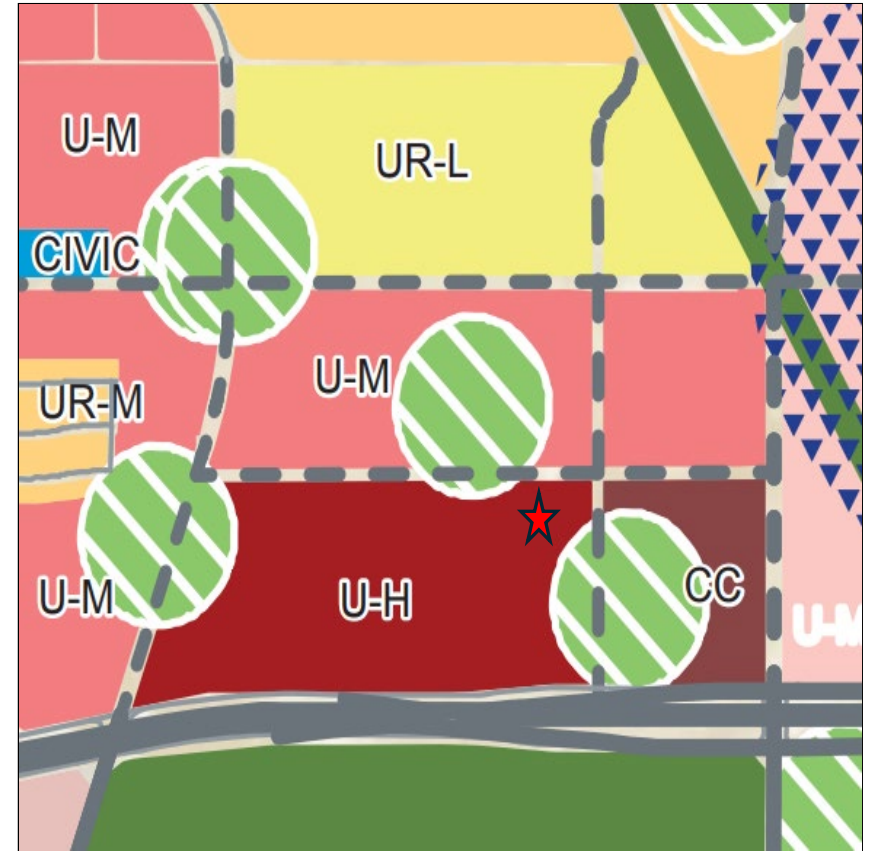
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Medium (U-M), Urban-High (U-H), and Community Commercial (CC)
- **Supported Uses:** Supports a mix of housing styles including single-family, multi-family and compatible civic uses. Some limited office and convenience commercial within primarily residential areas may be appropriate.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- This item is scheduled to go to City Council on June 24, 2025.
- Staff recommends approval of this request subject to the following conditions:
 - A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]

8



STAFF'S RECOMMENDATION

- B. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].
- C. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

9



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: June 16, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Midkiff Industrial Center, Section 29, being a 7.67-acre tract of land located in the southeast quarter of Section 4, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West Interstate 20, approximately 630 feet east of South Midkiff Road.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of Covington Brothers Properties, LLC, is requesting to plat a 7.67-acre tract of land located at 3202 West Interstate 20 into one lot for the development of a gas station.

Current Zoning:

RR, Regional Retail District

Departmental Review:

The 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 Transportations Comments. [For Applicant's Information Only.]

PAVING: Interstate 20 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. S. Midkiff Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant's Information Only.]

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

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

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

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

DRAINAGE: Show compliance with Midkiff Industrial Center, Section 29 Drainage Study, prepared by Maverick Engineering Consultant and approved by City on 06/06/2025. [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.]

DIMENSION: * * *

OTHER: W. Industrial may be vacated in the near future.

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

Not in the City limits- no Oil & Gas jurisdiction. Plat identifies the non-permitted wells and defines 135' radius to occupied structures. No 500' radius needed for non-permitted wells not in City Limits. 500' radius and Developers note for variance can be omitted.

GIS: (Approved)

Please check southernmost call (west of POB). It appears to be ~6.5' from an existing property corner.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 1 proposed lots of Midkiff Industrial Center, Section 29, PLAT OF A 7.6 ACRE TRACT OF LAND SECTION 4, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY lot 5 is 7.6 acre, 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 with conditions)

Staff recommends approval of the Preliminary Plat of Midkiff Industrial Center, Section 29, subject to the following conditions.

Conditions:

- A. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]**
- B. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]**
- C. Approval 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-25-0848
Case Number: P-25-2278

Proposed Subdivision Plat Name: MIDKIFF INDUSTRIAL CENTER, SECTION 29

Legal Description (attached sealed Metes and Bounds): BEING A 7.67 ACRE TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, BLOCK 39, T-2-S, T&P RY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: COVINGTON BROTHERS PROPERITES, LLC

Phone ()

Email zach@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: RR

Reason for Platting: PROPOSED GAS STATION

Plat Information

Total Acreage: 7.67

Type: ☐ Single-Family Residential
☒ Commercial

☐ Multi-Family Residential
☐ 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): *Zach Covington* Date: 5/21/2025
 Property Owner (printed): Zach 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 Brothers* or is authorized by *Zach 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 21 day of May, 2025, to certify which witness my hand and seal of office.

[Signature]

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Check # 5347

RECEIVED

Received By: *[Signature]*

Date: MAY 21 2025

Initial: *[Signature]*

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

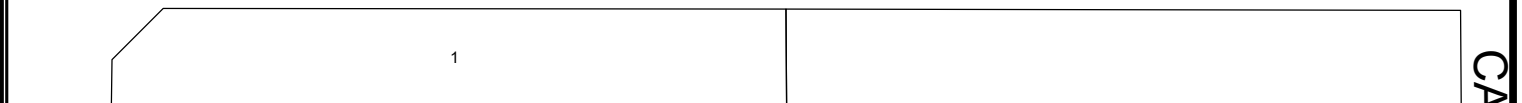
Preliminary Plat Application

2

Revised 07/01/19



WEST INTERSTATE 20



Location Map

SUB-25-0848

Scale: 1" = 2,233'

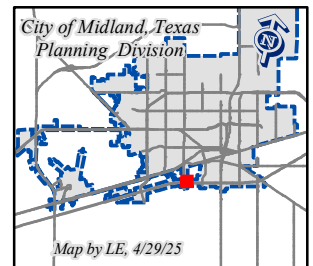
Proposed plat of Midkiff Industrial Center, Section 29, being a 7.67-acre tract of land located in the southeast quarter of Section 4, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the north side of West Interstate 20, approximately 630 feet east of South Midkiff Road. (Council District 2)

PACKET

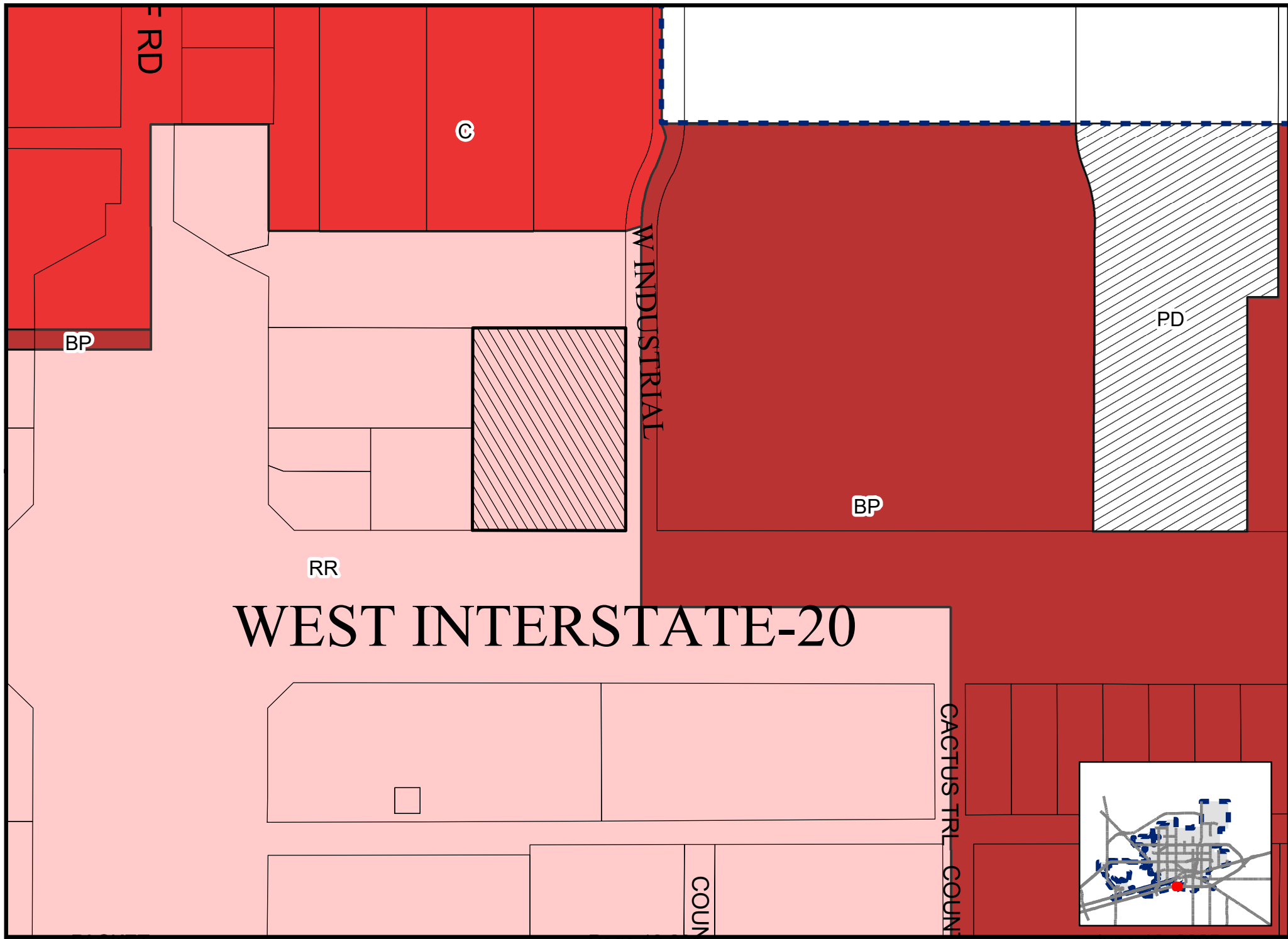
LEGEND

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







PRELIMINARY PLAT MIDKIFF INDUSTRIAL CENTER, SECTION 29

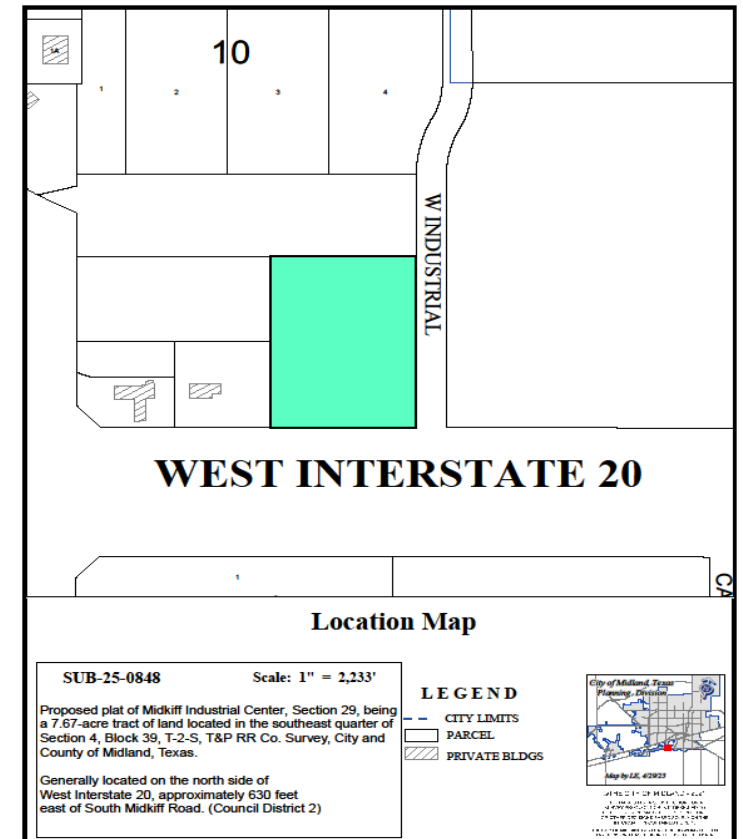


Visit Our Website

MIDLANDTEXAS.GOV

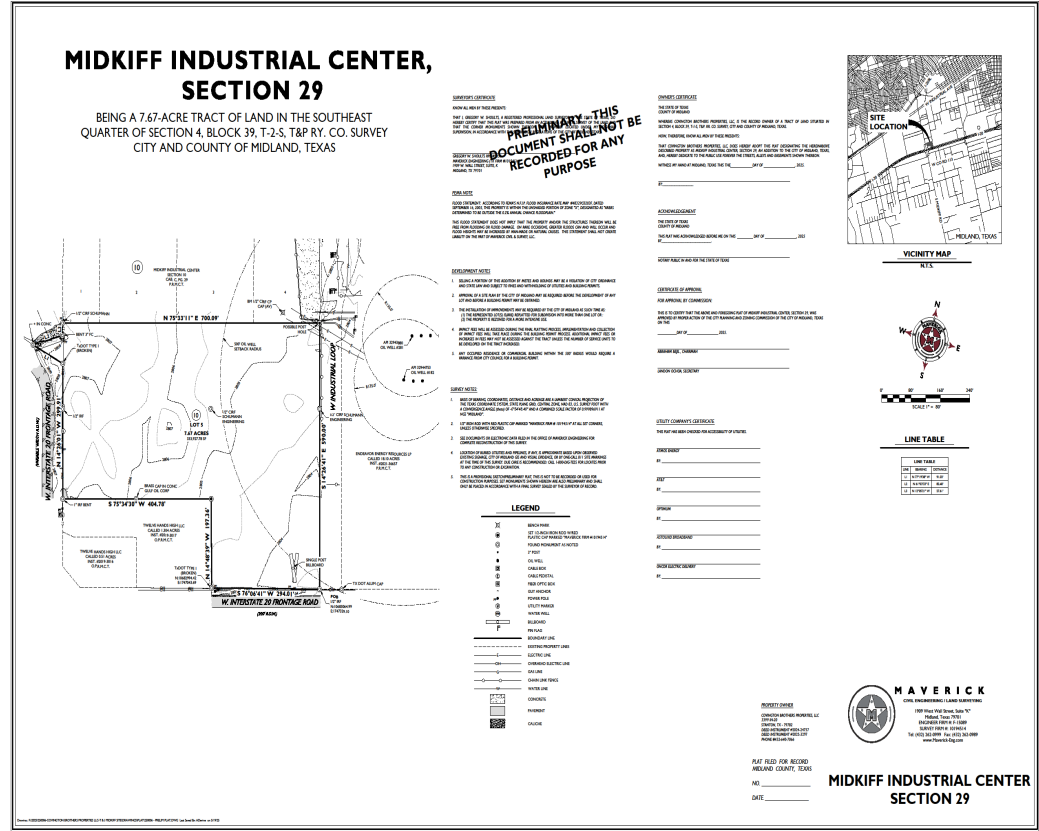
APPLICATION SUMMARY

- **Developer/Property Owner:** Covington Brothers Properties, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 3202 West Interstate 20 (Council District 2)
- **Reason for Request:** to construct a gas station



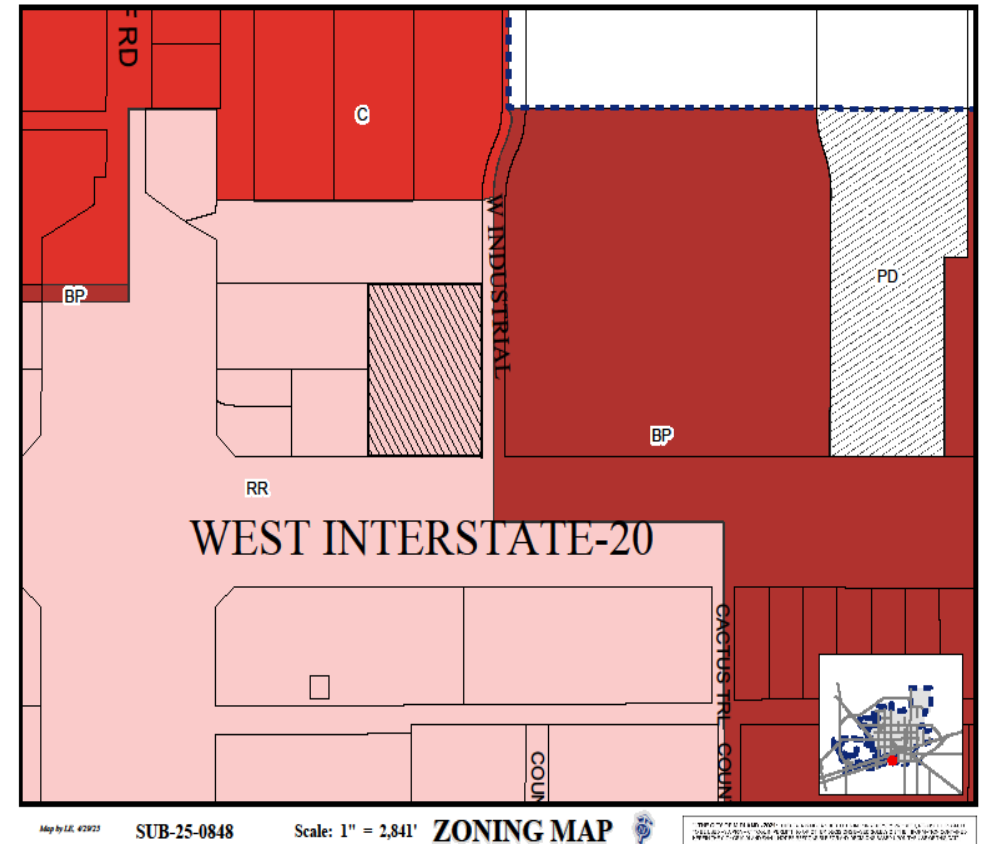
PLAT DETAILS

- Acreage: 7.67 acres
- Number of Existing Lots: 0
- Number Proposed Lots: 1



ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
 - **North/West/South:** RR, Regional Retail
 - **East:** BP, I-20 Business Park District



4



LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North/South/West:** Vacant
 - **East:** Commercial and Vacant
- **Proposed Use:** Gasoline Filling or Service Station

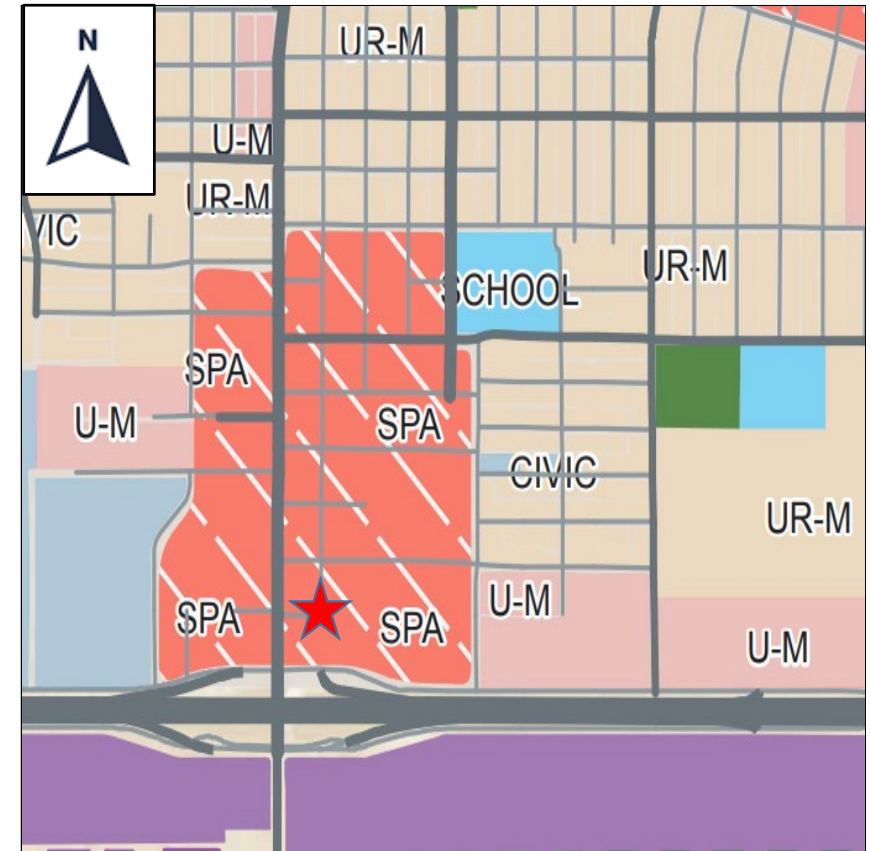


5



COMPREHENSIVE PLAN

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



6



STAFF'S RECOMMENDATION

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

7



STAFF'S RECOMMENDATION

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

8



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: June 16, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Buckeye Addition, being an 8.84-acre tract of land located in the northwest quarter of Section 3, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Cotton Flat Road and West Francis Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Luchini and Mertz Land Surveyors, on behalf of Buckeye Land Company, LLC, is requesting to plat an 8.84-acre tract of land located at 1511 Cotton Flat Road into one lot in order to obtain building permits.

Current Zoning:

C, Commercial District

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

BUILDING CODE: (Approved)

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

date of permit application.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: W Francis and Cotton Flat roadway are not built to City Standards, construct to City standards for entire platted frontage.

WATER: 8" water exists in Francis Street, okay as is. 12" water exists in Cotton Flat 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: 8" sewer exists in Francis Street, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

Provide this project's share of a 120 ft total right-of-way (60 ft half-street right-of-way) on Cotton Flat. [Reference City Code Section 11-2-5(C)2.]

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas issues

GIS: (Approved)

Please confirm east call. Appears to be approximately 10 from existing property corner. (ROW shows to be 60') (Confirm with Transportation)

CRMWD: (Approved)

We do not have any comments on this plat.

PLANNING: (Approved with Conditions)

Have the legal description match the one that I have provided. [Informational]

Include the lot acreage within the lot [Informational]

Include the owner's name, address and phone number [11-2-3(A)1(a)(2)]

Staff recommends approval of the Preliminary Plat of Buckeye Addition, subject to the following conditions.

Conditions:

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

Attachments:

Application
Preliminary Plat
Maps
PowerPoint Presentation



Preliminary Plat Application

Project Number: Sub-25-0841

Case Number: P-25-2274

Proposed Subdivision Plat Name: Buckeye Addition

Legal Description (attached sealed Metes and Bounds): 8.84 acre tract in Section 3, Block 39 T-2-S, T & P. RR. Co. Survey

Document 2012-11633 D.R.M.C.T

Property Owner

Printed Name: Buckeye Land Company LLC - (Chan Price- Representative)

Phone (432) 682-7422

Email Chan@buckeyeinc.com

Address 1511 W. Cotton Flat Road

City Midland

State Tx

Zip 79704

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Luchini & Mertz Land Surveyors

Printed Name: Jimmy Berndt

Phone (432) 684-6728

Email jimmyb@luchinimertz.com

Address 2805 W. Kentucky

City Midland

State Tx

Zip 79701

Current Zoning: Commercial

Reason for Platting: building permits for future construction for the business

Plat Information

Total Acreage: 8.84 acres

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-family Dwelling Units: 0

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature):

Signed by:

Date: 5-8-2025

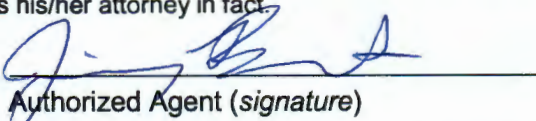
Property Owner (printed): Buckeye Land Company LLC (Chan Price - Representative)

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

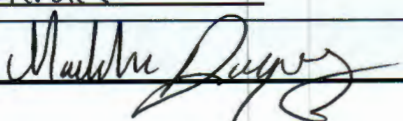
Before me, the undersigned authority, on this day personally appeared Jimmy Berndt who, being by me duly sworn, upon oath says: That (s)he is the owner of Buckeye Land Co. or is authorized by Chan Price the owner of the above described property, to fully represent him/her in this application and that (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 16th day of May, 20 25, to certify which witness my hand and seal of office.



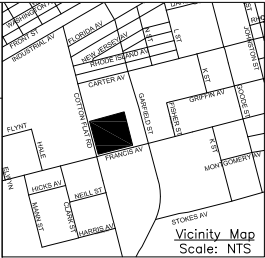
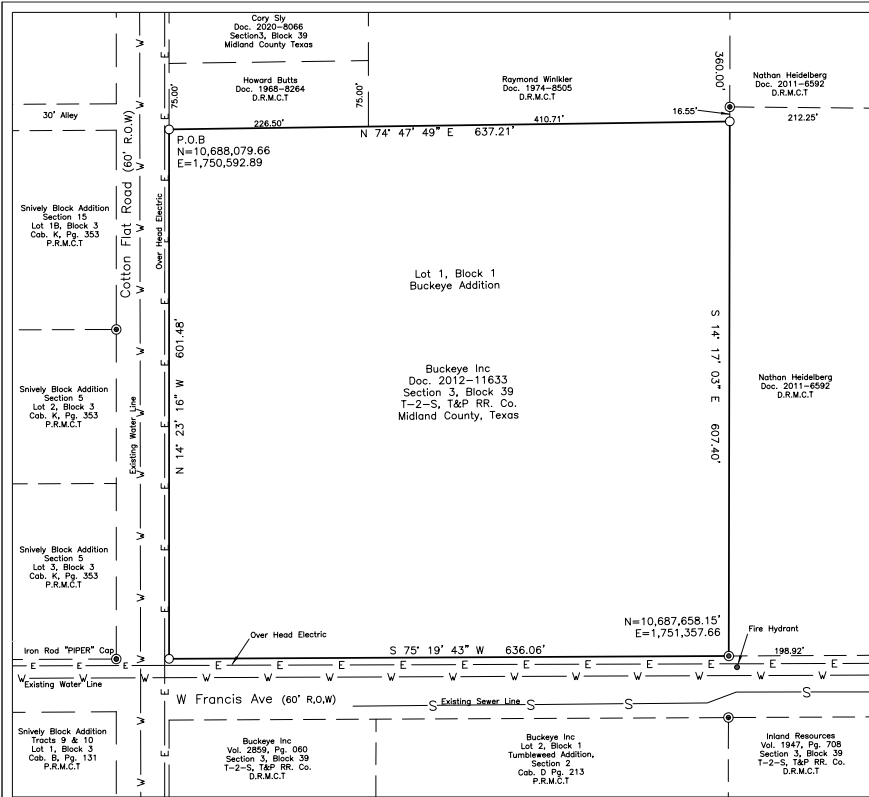
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY☒ Property Owner Authorization☒ 1 Copy of Dimensioned Plat☐ Plat in Digital Format (PDF/JPEG)☒ Application Fee☒ 1 Copy of Plat (11x17)Check # InvoiceReceived By: Date: 5-19-25**RECEIVED******Application will not be considered for scheduling until reviewed by a planner.****

Preliminary Plat Application

2

Initial: _____ Revised 07/01/19



LEGEND

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD W/ "LUCHINI & MERTZ" CAP
- = EXISTING BOUNDARY LINE
- = PLAT BOUNDARY LINE

D.R.M.C.T = DEED RECORDS MIDLAND COUNTY TEXAS
P.R.M.C.T = PLAT RECORDS MIDLAND COUNTY TEXAS

- Notes:**
- The installation of public improvements may be required by the City of Midland as such time as: the 8.84 acre tract is re-platted into more than four tract or the property is rezoned for a more intensive use.
 - Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
 - According to the FEMA Flood Insurance Rate Map 48329C0202F, dated September 16, 2005 shows this property not to lie in a Special Flood Hazard Area.
 - Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained.
 - All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone.
 - Survey Reconstruction filed in the Office of Luchini and Mertz Land Surveying Company.
 - Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the permitting process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.

This plat has been checked for accessibility of utilities:

Oncor Electric Delivery Company

AT&T Texas

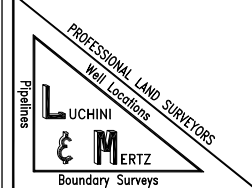
ATMOS Energy

OPTIMUM

ASTOUND

SURVEYOR'S CERTIFICATE
KNOWN ALL BY THESE PRESENTS:

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



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

Chan Price 1511 W. -- Midland, Texas 79704 -- 432-682-7422

Job Number: 250123Z -- BUCKEYE -- Drawn By: JB 3-17-2025

Luchini & Mertz: 2805 W. Kentucky -- Midland, Texas -- (432) 684-6728 -- Firm# 10086500

BUCKEYE ADDITION
Being an 8.84 Acre Tract
Located in Section 3, Block 39,
T-2-S, T.&P. RR. Co. Survey
City and County of Midland, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, BUCKEYE LAND COMPANY LLC. ARE THE RECORD OWNER OF AN 8.84 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER SECTION 3, BLOCK 39, T-2-S, T & P RR CO. SURVEY, COUNTY OF MIDLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING an 8.84 acre tract located in Section 3, Block 39, T-2-S, T&P , RR Co. Survey as described in Document 2012-11633 Deed Records Midland County Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap marked "LUCHINI & MERTZ" (N=10,688,079.66, E=1,750,592.89) set at the Northwest corner of said 8.84 acre tract, and being on the East Right of Way line of Cotton Flat Road, from whence the Northwest corner of Section 3, Block 39 bears South 74°47'49" West a distance of 30.00 feet and North 14°23'16" West a distance of 685.80 feet;

THENCE North 74°47'49" East along the North line of said 8.84 acre tract a distance of 637.21 feet to a 1/2" iron rod with cap marked "LUCHINI & MERTZ" set at the Northeast corner of this, from whence a bent 1/2" iron rod found at the Northwest corner of a 3.11 acre tract to Nathan Heidelberg as recorded in Document 2011-6592, bears North 14°17'03" West a distance of 16.55 feet;

THENCE North 14°17'03" East a distance of 607.40 feet to a 1/2" iron rod found on the North Right of Way line of West Francis Avenue and being the Southeast corner of this, from whence a bent 1/2" iron rod found at the Southwest cut back of said 3.11 acre tract bears North 75°19'43" East a distance of 198.92 feet;

THENCE South 75°19'43" West along the North line of said Francis Avenue a distance of 636.06 feet to a 1/2" iron rod with cap marked "LUCHINI & MERTZ" set at the Southwest corner of this and being on the North Right of Way line of said Francis Street and the East Right of Way of said Cotton Flat Road, from whence an iron rod with cap marked "PIPER" found at the Southeast corner of the Snively Block Addition, Section 5 bears South 75°19'43" West, a distance of 60.00 feet;

THENCE North 14°23'16" West along the East Right of Way of said Cotton Flat Road a distance of 601.48 feet to the Point Of Beginning, containing 8.84 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BUCKEYE LAND COMPANY, LLC does here by adopt this plat designating the herein above described property as BUCKEYE ADDITION, an addition County of Midland, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

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

Chan Price -- BUCKEYE LAND COMPANY, LLC

CERTIFICATE OF APPROVAL

For approval by the commission

This is to certify that the above and foregoing plat of BUCKEYE 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 Bejil -- Chair _____ Landon Ochoa-- Secretary _____

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____2025.

by Chan Price -- BUCKEYE LAND COMPANY, LLC

Notary Public, State of Texas

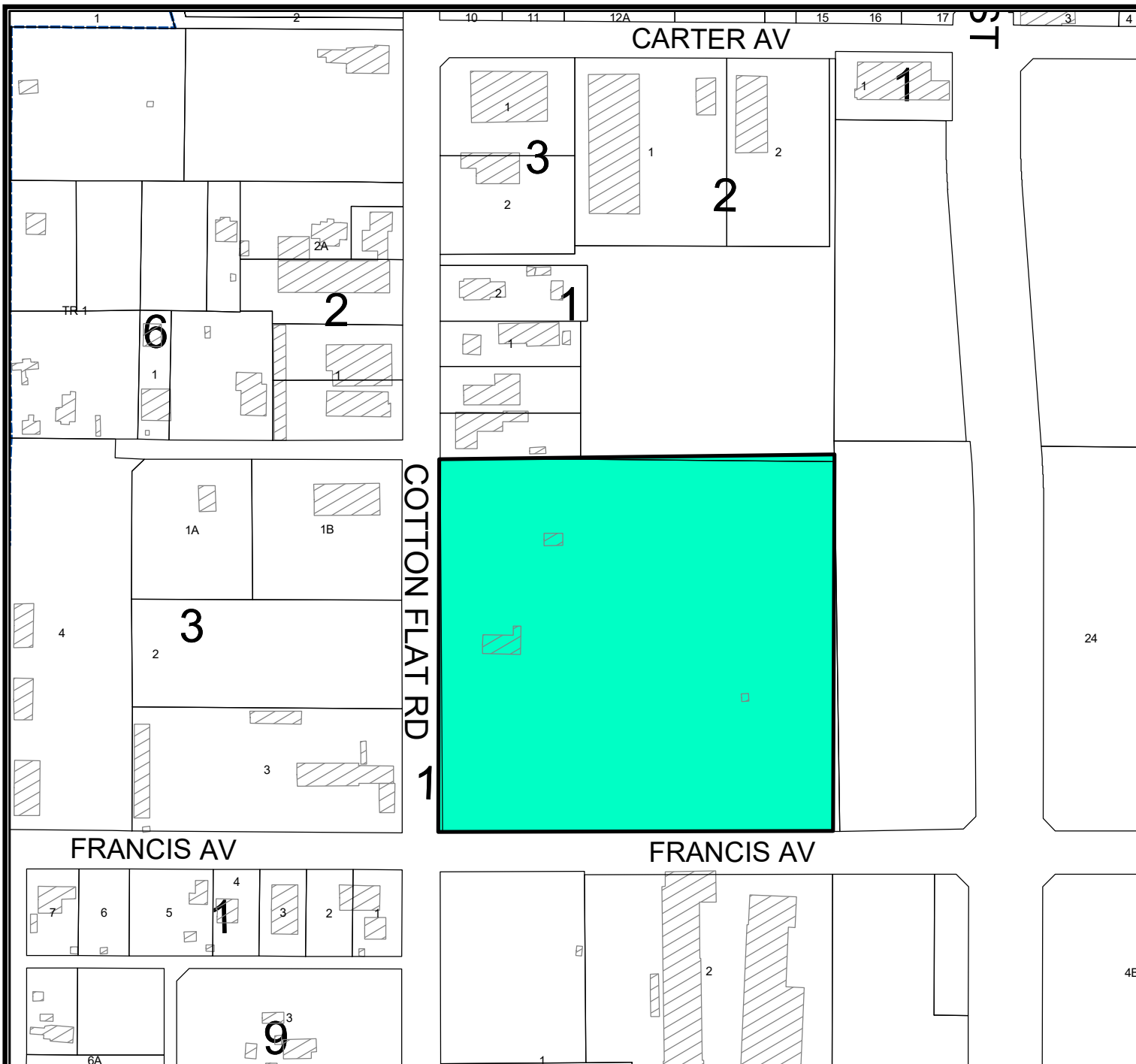
BUCKEYE ADDITION

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

Document No. _____

Cabinet _____ Page _____

DATE _____



Location Map

SUB-25-0841

Scale: 1" = 233'

Proposed plat of Buckeye Addition, being an 8.84-acre tract of land located in the northwest quarter of Section 3, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of Cotton Flat Road and West Francis Avenue.
(Council District 2)

PACKET

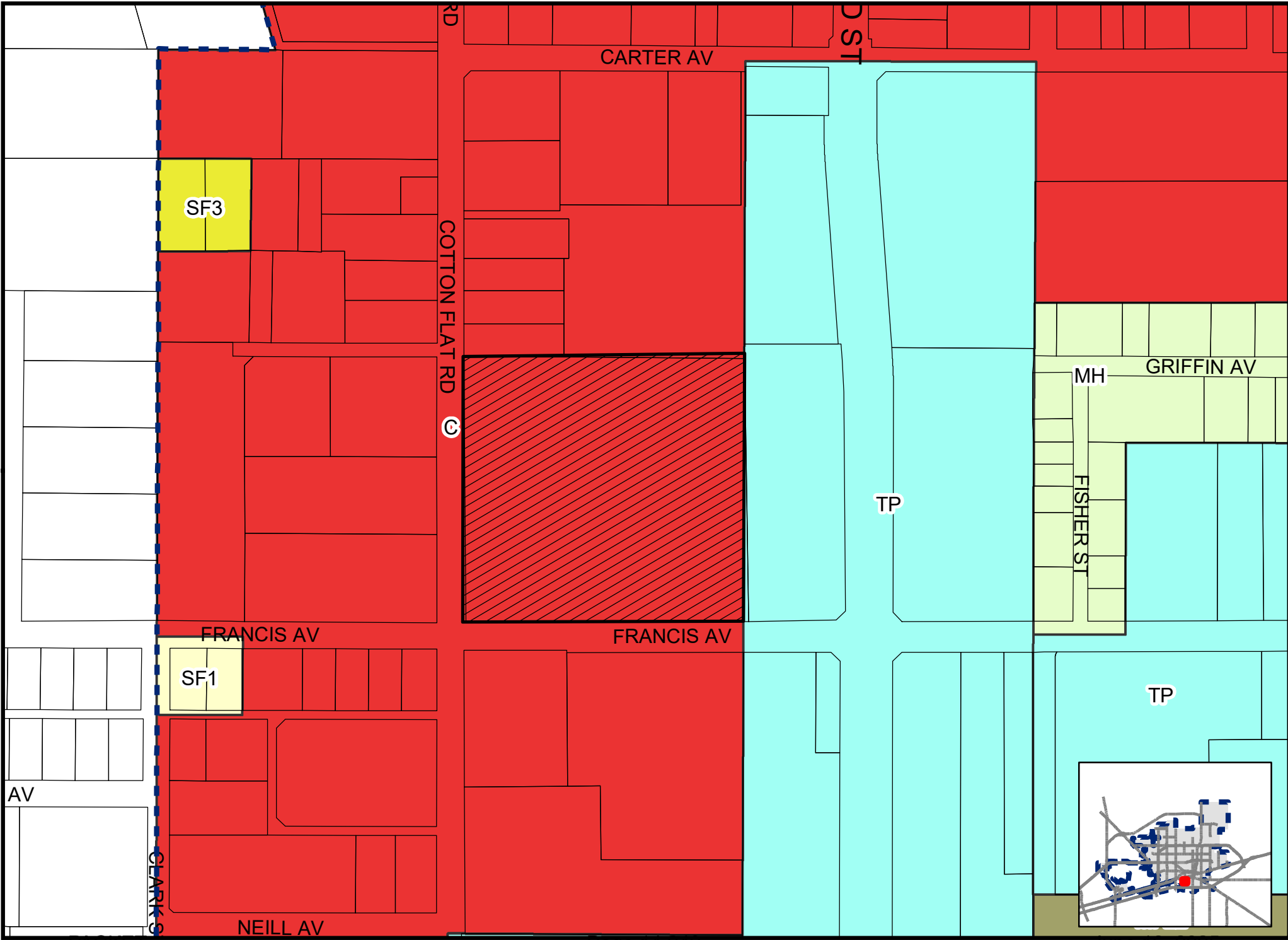
LEGEND

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







PRELIMINARY PLAT BUCKEYE ADDITION

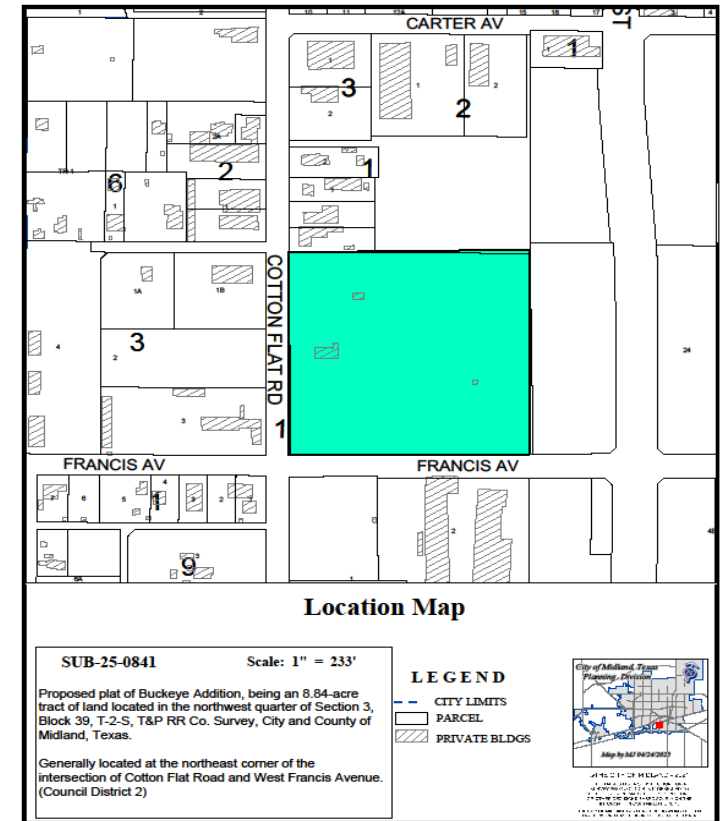


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Buckeye Land Company, LLC
- **Representative:** Jimmy Berndt, with Luchini & Mertz Land Surveyors
- **Location:** 1511 Cotton Flat Road (Council District 2)
- **Reason for Request:** Platting to obtain building permits



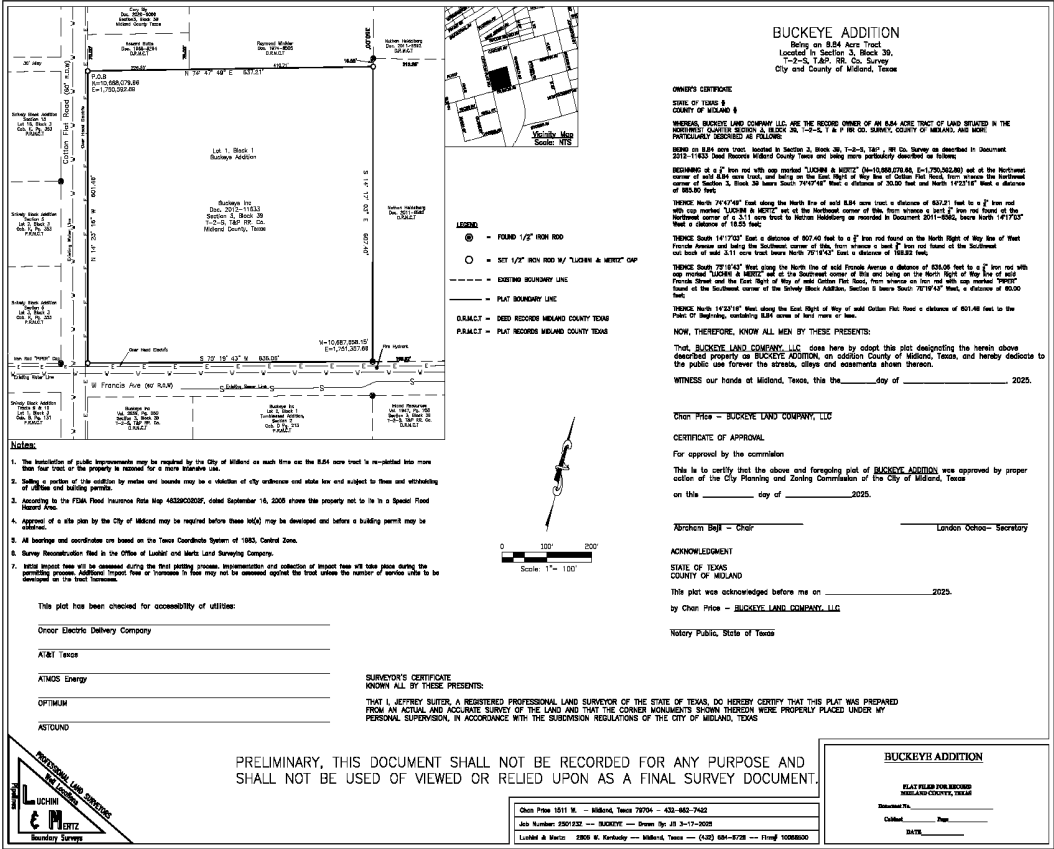
2



PLAT DETAILS

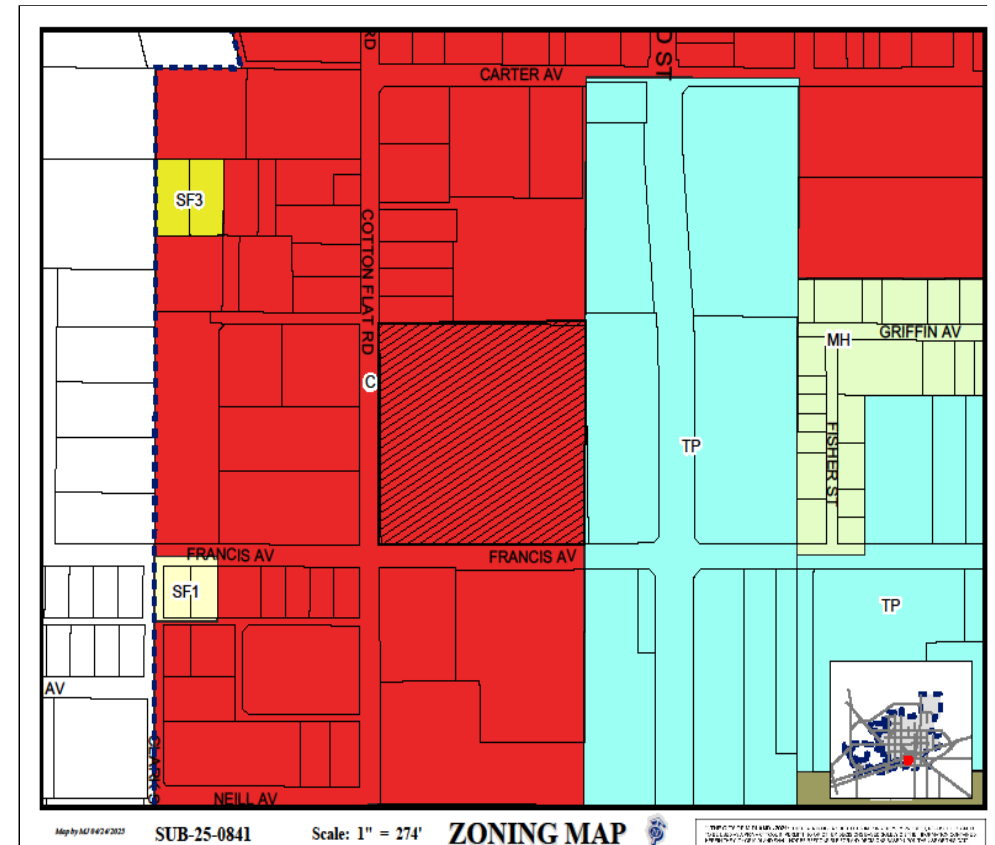
- Acreage: 8.84-acres
- Number of Existing Lots: 0
- Number Proposed Lots: 1

3



ZONING

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



4



LAND USE

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

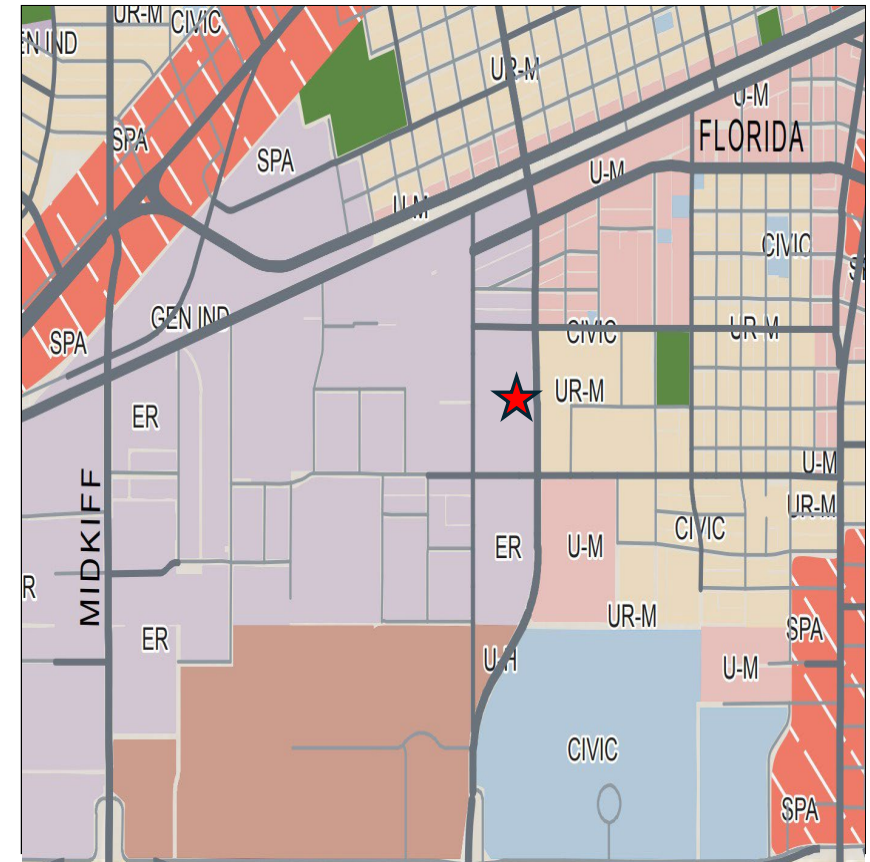


5



COMPREHENSIVE PLAN

- **Land Use Designation:** Employment Reserve (ER)
- **Supported Uses:** This supports larger business development
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

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

7



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: June 16, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Campgrounds Addition, Section 4, being a replat of the east 8.40-acres of Lot 7, Block 1, 1788 Industrial Park, Midland County, Texas. (Generally located on the west side of South County Road 1270, approximately 470 feet south of West County Road 154.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of Corporate Hospitality Housing-Midland, LLC, is requesting to replat 8.40-acres on a property located at 6916 South County Road 1270 into three lots in order to obtain septic permits.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

IMPACT FEES: There are no impact fees associated with this plat. Plat outside

designated service areas. [For Applicant's Information Only.]

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

PAVING: S CR 1270 roadway is not built to City Standards, construct to City standards for entire platted frontage. [For Applicant's Information Only.]

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

Not in the City limits- no Oil & Gas jurisdiction.

GIS: (Approved)

According to Campground Sec 3, the existing 20' Private access easement does not extend into Lot 5B. If after modifying, it is still desired to depict this easement, please provide recording info.

CRMWD: (Approved)

We do not have any comments on this plat.

Health Department: (Approved)

Yes, the health department will review applications from the 3 proposed lots of Campgrounds Addition SECTION 4 , PLAT OF A 8.4 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK I, 1788 INDUSTRIAL PARK each lot 6 is 2.4 acre, lot 7 is 3.3 acre, lot 8 is 1.8 acre, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and existing structures and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

Staff recommends approval of the Preliminary Plat of Campgrounds Addition, Section 4, subject to condition A.

Conditions:

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

Attachments:

Application
Preliminary Plat
Maps
PowerPoint Presentation

	Preliminary Plat Application	Project Number: <u>Sub. 25-0849</u> Case Number: <u>P. 25-2216</u>
Proposed Subdivision Plat Name: <u>CAMPGROUNDS ADDITION, SECTION 4</u>		
Legal Description (attached sealed Metes and Bounds): <u>BEING A REPLAT OF THE EAST 8.40 ACRES OF LOT 7, BLOCK 1, 1788 INDUSTRIAL PARK, MIDLAND COUNTY, TEXAS</u>		
Property Owner Printed Name: <u>CORPORATE HOSPITALITY HOUSING- MIDLAND LLC</u>		Phone (817) <u>307-9251</u> Email: <u>mehtaRp3@gmail.com</u>
Address <u>125 EAST JOHN CARPENTER FREEWAY, SUITE 1050</u>	City <u>IRVING</u>	State <u>TX</u> Zip <u>75062</u>
Developer (if different than Owner) Printed Name: _____		Phone () _____ Email: _____
Address _____	City _____	State _____ Zip _____
Representative (if acting as Agent, see affidavit on page 2) Firm: <u>MAVERICK ENGINEERING</u> Printed Name: <u>ASHLEE DEVINE</u>		Phone (432) <u>262-0999</u> Email: <u>adevine@maverick-eng.com</u>
Address <u>1909 W WALL ST, SUITE K</u>	City <u>MIDLAND</u>	State <u>TX</u> Zip <u>79701</u>
Current Zoning: <u>ETJ</u>		
Reason for Platting: <u>SEPTIC PERMIT</u>		
Plat Information		Total Acreage: <u>8.40</u>
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)		
Number of Lots: <u>3</u>	Number of Multi-family Dwelling Units: _____	
Submittal and Fees Items to be submitted with this application form: 1 FOLDED Copy of Dimensioned Plat 1 Extra Copy (11x17) - Digital Files (JPEG & PDF) - Application Fee – Payable to the 'City of Midland'		
Request for a Development Agreement Do you expect to request a development agreement with the City? ☐ Yes ☐ No If yes, contact the City Engineer at (432) 685-7286		

Provisions

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

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

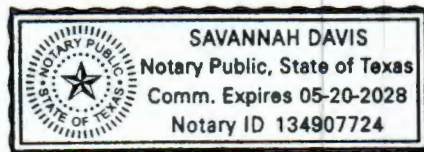
Property Owner (signature): <u>Ravi Mehta</u>	Date: <u>5/16/2025</u>
Property Owner (printed): <u>Ravi Mehta</u>	
<i>The Preliminary Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.</i> <i>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</i>	

STATE OF TEXAS COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of Campgrounds Sec 4 or is authorized by Ravi Mehta 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 19 day of May, 20 25, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

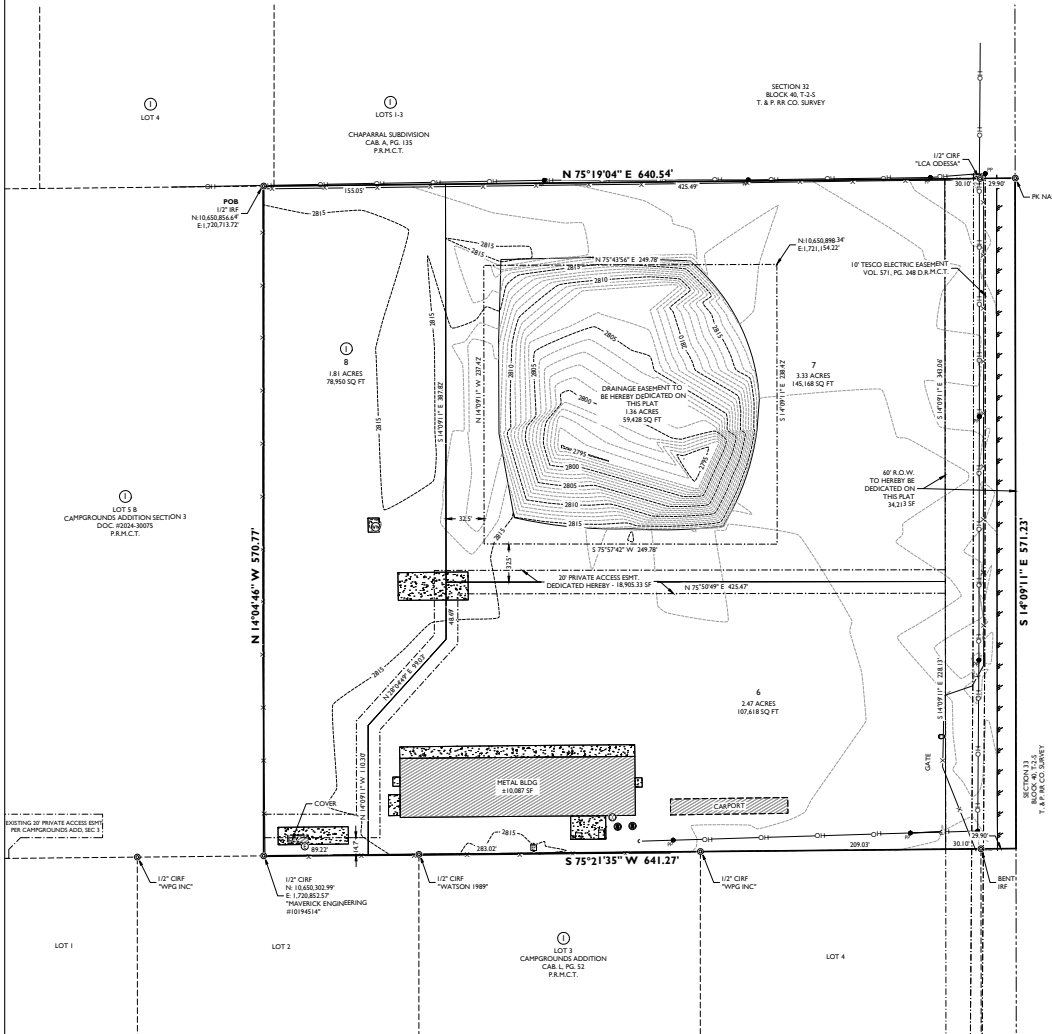
FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Application Fee	☒ 1 Copy of Plat (11x17)	
Check # <u>5340</u>		
Received By: <u>Machelle Dwyer</u>		Date: <u>5-20-25</u>

RECEIVED
MAY 20 2025

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

PRELIMINARY PLAT
**CAMPGROUNDS ADDITION,
SECTION 4**

BEING A REPLAT OF THE EAST 8.40 ACRES OF LOT 7, BLOCK 1,
1788 INDUSTRIAL PARK, MIDLAND COUNTY, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS CORPORATE HOUSING - MIDLAND, LLC, IS THE RECORD OWNER OF LOT 7, BLOCK 1, 1788 INDUSTRIAL PARK, SITUATED IN SECTION 4, BLOCK 46, T-2-S, R-2-E, T&P, RAILWAY CO. SURVEY, MIDLAND COUNTY, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CORPORATE HOUSING - MIDLAND, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS CAMPGROUNDS ADDITION, SECTION 4, MIDLAND COUNTY, TEXAS, AND WHOSE NAME IS DESIGNATED HEREON, DO 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: RAY MEYER, FOR CORPORATE HOUSING - MIDLAND, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY RAY MEYER.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF CAMPGROUNDS ADDITION, SECTION 4, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS _____ DAY OF _____, 2025.

REBECCA M. CHURCH

JOHN G. SCHULZ, SECRETARY

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.P. FLOOD INSURANCE RATE MAP #48329C0200P & #48329C0212P, DATED SEPTEMBER 14, 2001, THIS PROPERTY IS WITHIN THE UNDEVELOPED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC.

NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. BASIS OF BEARINGS, COORDINATES AND DISTANCES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE COORDINATE ZONE 1420, NORTH AMERICAN DATUM OF 1983, WITH A CONVERGENCE ANGLE (GAMMA) OF 20°37'44.7" AND A COMBINED FACTOR OF 0.9998324 AT NGS STATION 84P 2 AND 3.
3. 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 1019414-P" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
4. LOCATION OF BURIED UTILITIES AND PRELIMINARY, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING RECORDS, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED. CALL 1-800-468-7529 FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
5. THIS IS A PROVISIONAL 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 ISSUED BY THE SURVEYOR OF RECORD.
6. THIS PLAT, HEREBY ADOPT A BLANKET MUTUAL ACCESS, CROSS ACCESS, UTILITY, AND PARKING EASEMENT VIA ALL IMPROVED PAVED DRIVES WITHIN THE DEVELOPMENT.
7. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

AT&T ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

AT&T BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

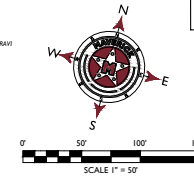
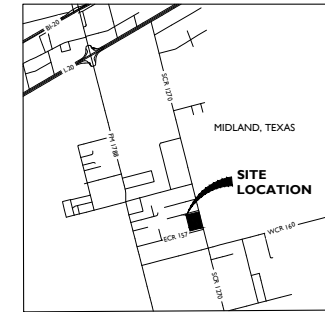
PROPERTY OWNER

CORPORATE HOUSING - MIDLAND, LLC
RAY MEYER
412-242-0999
121 EAST JOHN CARPENTER FREEWAY, SUITE 1000
IRVING, DALLAS COUNTY, TEXAS 75062
DEED INSTRUMENT #2024-29613

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



LEGEND

- FOUND MONUMENT AS NOTED
- EXISTING CLEAN OUT
- EXISTING ELECTRIC CONNECTION
- EXISTING ELECTRIC PANEL
- EXISTING GUY ANCHOR
- EXISTING MOTOR
- EXISTING POWER POLE
- EXISTING SEPTIC LID
- EXISTING WATER WELL
- EXISTING KEY PAD
- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING SECTION LINE
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- PLAT RECORDS, MIDLAND CO., TX
- DEED RECORDS, MIDLAND CO., TX
- EXISTING CONCRETE
- EXISTING BUILDING

A02.4 AIRPORT OVERLAY DISTRICT (NOTE PER 1-11.1.1 A (2))

ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE, OR CHANGE AN EXISTING STRUCTURE OR ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE A02.4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTION 1-11.1.8, 1-11.1.9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHULTS, A LICENSED SURVEYOR IN THE STATE OF TEXAS, HAVE SURVEYED THE ABOVE AND FOREGOING PLAT OF CAMPGROUNDS ADDITION, SECTION 4, MIDLAND COUNTY, TEXAS, AND HAVE FOUND IT TO BE ACCURATE AND CORRECT.

MAVERICK CIVIL & SURVEY, LLC
1000 W. WALL STREET, SUITE 4
MIDLAND, TX 79701

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

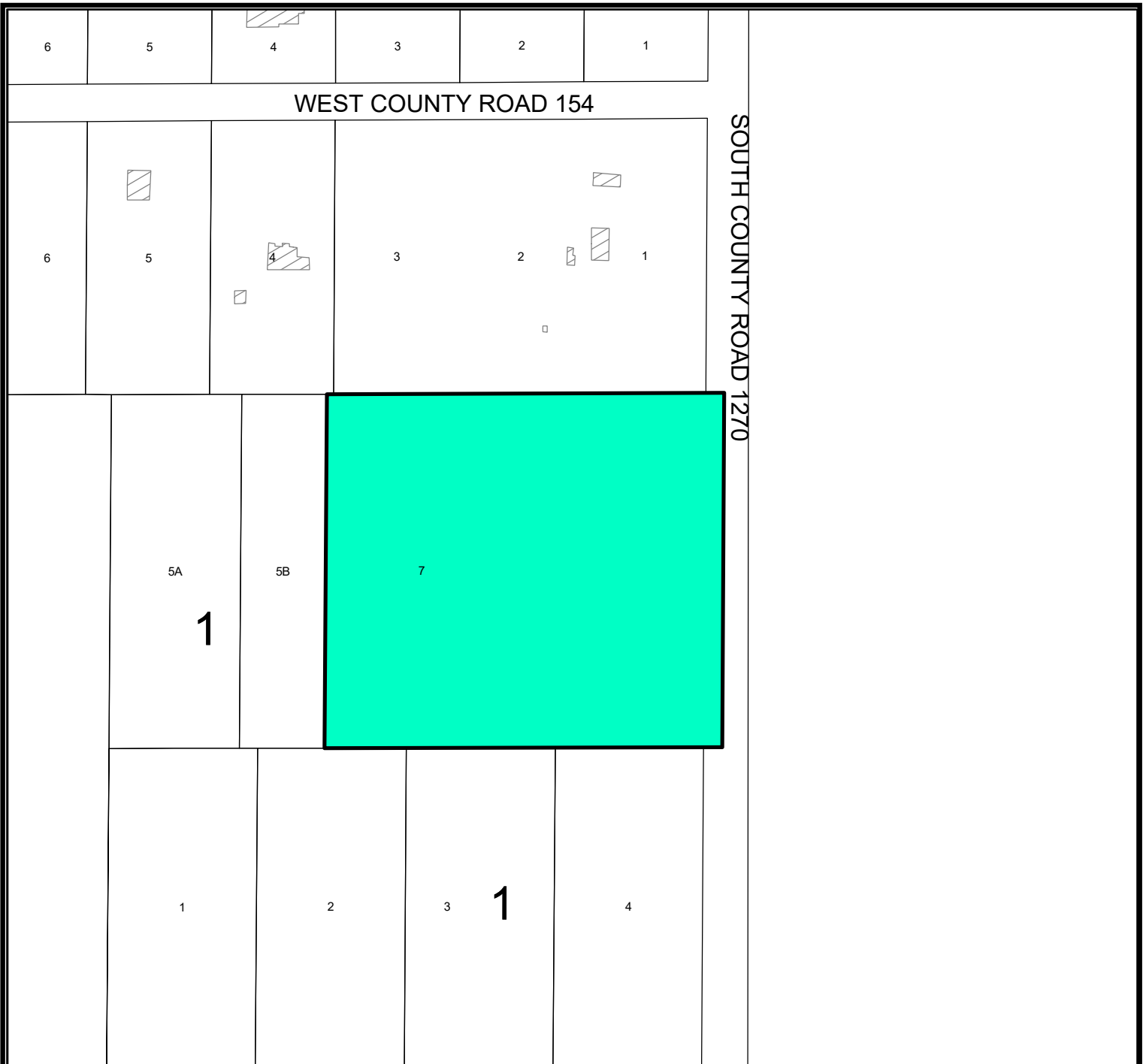


MAVERICK

CIVIL ENGINEERING / LAND SURVEYING

1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM # E-15089
SURVEY FIRM # S-1019414
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

**CAMPGROUNDS ADDITION,
SECTION 4**



Location Map

SUB-25-0849

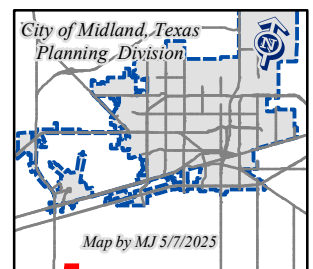
Scale: 1" = 233'

Proposed plat of Campgrounds Addition, Section 4, being a replat of the east 8.40-acres of Lot 7, Block 1, 1788 Industrial Park, Midland County, Texas.

Generally located on the west side of South County Road 1270, approximately 470 feet south of West County Road 154.
(Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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PRELIMINARY PLAT CAMPGROUNDS ADDITION, SECTION 4

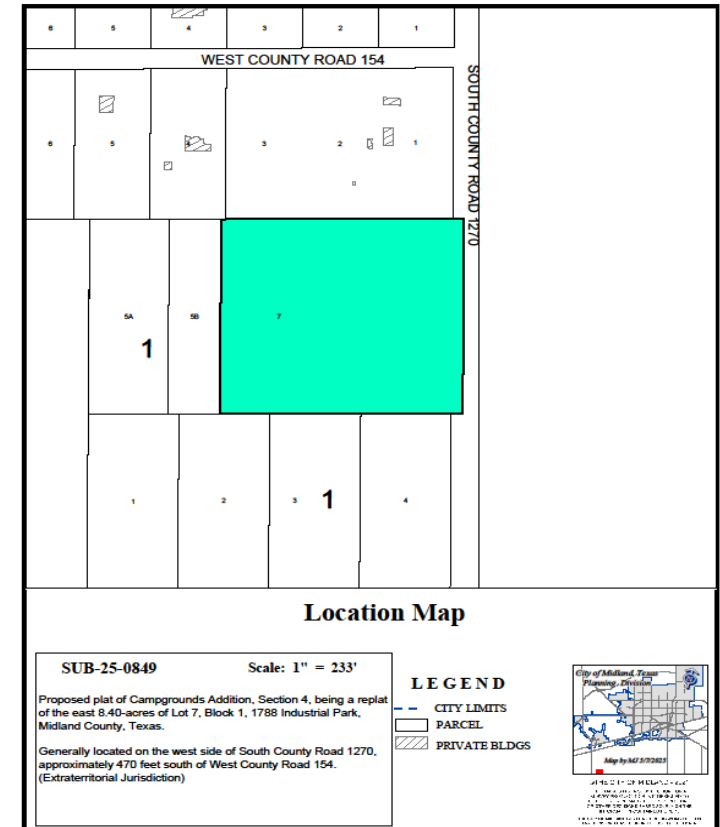


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APPLICATION SUMMARY

- **Property Owner:** Corporate Hospitality Housing- Midland, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 6916 South County Road 1270 (Extraterritorial Jurisdiction)
- **Reason for Request:** To obtain septic permits



2



- **Acreage:** 8.40 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 3



LAND USE

- **Current Use:** Industrial
- **Surrounding Uses:**
 - **North/West:** Industrial
 - **South:** Industrialized Housing
 - **East:** Vacant
- **Proposed Use:** Industrialized Housing

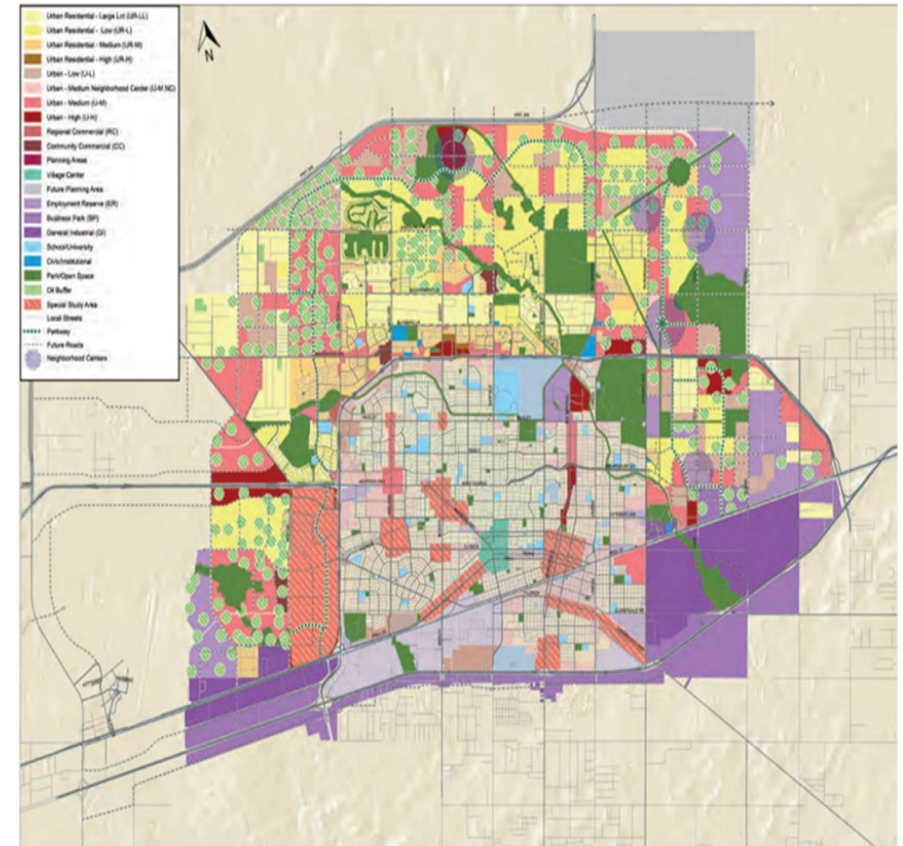


4



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



5



STAFF'S RECOMMENDATION

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

6



MISSION

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