

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

July 7, 2025 - 3:30 PM

Council Chambers – City Hall



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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion to approve Planning and Zoning meeting minutes from June 16, 2025.
3. Motion approving a Final Plat of Entrada Business Park Addition, Section 5, being an 8.87-acre tract of land situated in 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)**
4. Motion approving a Final Plat of Midland Freshman Addition being a replat of all of Blocks 26 and 35, Belmont Addition, all of Tracts 15 and 16, Bizzell Kiser subdivision, all of Blocks 45 and 46 and the west 0.156 acres of Block 44, South Park Addition, and the previously vacated portions of streets and alleyways, City and County of Midland, Texas, said portions being more specifically described in Ordinance 4201. (Generally located at the northeast corner of the intersection of South Main Street and East Gist Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Original Town, Section 28 being a replat of Lots 1 through 12, Block 32, Original Town; Lots 1 through 12, Block 33, Original Town; 0.138 acres of a vacated alley right-of-way between N. Carrizo Street and Pecos Street; 0.138 acres of a vacated alley right-of-way between Pecos Street and N. Marienfeld Street; and 0.551 acres of vacated Pecos Street right-of-way between N. Illinois Avenue and W. Texas Avenue; City

and County of Midland, Texas (Generally located at the northwest corner of the intersection of West Texas Avenue and North Marienfeld Street) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

PUBLIC HEARINGS

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

6. 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)**
7. Motion approving, with staff's recommended conditions, a Preliminary Plat of Southern Addition, Section 34, being a replat of Lots 6 through 9, Block 121, Southern Addition, City and County of Midland, Texas. (Generally located on the north side of East New York Avenue, approximately 70 feet west of South Terrell Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
8. Motion approving a Final Plat of West Midland Addition, Section 3, being a replat of the east half of Lot 13 and all of Lot 14, Block 6, Resurvey of Blocks 1-2-5 and 6, West Midland Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Tennessee Avenue and North F Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
9. Motion approving a Final Plat of Johnson and Moran Addition, Section 9, being a replat of the west 70 feet of Lot 2 and the east 46 feet of Lot 3, Block 3, Johnson and Moran Addition, City and County of Midland, Texas. (Generally located on the south side of Harvard Avenue, approximately 140 feet west of Lanham Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
10. Hold a public hearing and consider a request by Tyler Pace Snelson for a Zone Change from O-1, Office District to LR, Local Retail District, on Lot 14, Block 22, West End Addition, Section 20, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of West Texas Avenue and North I Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Legacy High Addition, being a 116.68-acre tract of land located in Sections 37 and 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located 800 feet west of the intersection of Tradewinds Boulevard and Thomason Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
12. Motion approving, with staff's recommended conditions, a Preliminary Plat of Midland High

Addition, being a 113.80-acre tract of land located out of Section 24, Block 39, T-1-S T&P RR Co. Survey, City and County of Midland, Texas. (Generally located approximately 550 feet southwest of the intersection of North Fairgrounds Road and East Wadley Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

13. Motion approving a reinstatement of an approved Preliminary Plat of Midland International Airport Industrial Park, Section 10, being a 13.259-acre tract of land located in Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located northeast of the intersection of La Force Boulevard and Sloan Field Boulevard.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
14. Motion approving a Final Plat of Midland International Airport Industrial Park, Section 10, being a 13.259-acre tract of land located in Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located northeast of the intersection of La Force Boulevard and Sloan Field Boulevard.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
15. Motion approving, with staff's recommended conditions, a Preliminary Plat of West Fork Addition, Section 5, being a replat of Lots 10 and 12, Block 1, West Fork Addition, Section 3, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of State Highway 191 and West State Highway 158.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
16. Motion approving, with staff's recommended conditions, a Preliminary Plat of Arkose Subdivision, being a 4.903-acre tract of land located in Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1130, approximately 480 feet north of Farm to Market Road 307). **(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 16, 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 3:31 pm, June 16, 2025.

Commissioners present: Brennan Berry, Lucy Sisniega, J. Brian Martin, Joshua Garza, Aaron Hunter, Abraham Bejil, Brandon Ofield

Commissioners absent: Joshua Sparks, Dara Richardson

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

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)**

The following item was pulled from consent agenda and considered individually.

Brandon Ofield moved to approve this request; seconded by Joshua Garza.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

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)**

Aaron Hunter moved to approve Consent Agenda items 2-7, excluding item 6; seconded by Lucy Sisniega.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

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)**

Senior Planner Britton Murry presented this item.

The public hearing opened at 3:43 pm.

No one wished to speak on this item.

The public hearing closed at 3:43 pm.

Aaron Hunter moved to approve this request; seconded by J. Brian Martin.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

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)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:47 pm.

Commissioner Lucy Sisniega asked if we will require security guards in our conditions.

Planning Manager Landon Ochoa stated we will not make any requirements for police officers at this time but will reevaluate when they come in for renewal.

The public hearing closed at 3:47 pm.

Brennan Berry moved to approve this request; seconded by Aaron Hunter.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

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)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:49 pm.

The applicant was present but wished to defer to staff.

The public hearing closed at 3:50 pm.

Brandon Ofield moved to approve this request; seconded by Joshua Garza.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

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)**

J. Brian Martin moved to approve this request; seconded by Aaron Hunter.

The motion passed by the following vote:

AYE: Berry, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: Sisniega

ABSENT: Sparks, Richardson

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)**

Joshua Garza moved to approve this request; seconded by Brandon Ofield.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

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)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

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)**

Aaron Hunter moved to approve this request; seconded by Brennan Berry.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

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)**

Brandon Ofield moved to approve this request; seconded by Joshua Garza.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

With no further items or business to come before the Commission, Chair Bejil adjourned the meeting at 4:02 pm.

Abraham Bejil, Chair



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

Date



Date

Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: July 7, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Motion approving a Final Plat of Entrada Business Park Addition, Section 5, being an 8.87-acre tract of land situated in 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)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Preliminary Plat Approval:

Maverick Engineering, on behalf of JMP Midland Investments II LLC, is requesting to plat an 8.87-acre tract of land located on the east side of West County Road 133 into two lots for future industrial development.

The preliminary plat was approved at the June 2, 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: There are no impact fees associated with this plat. Plat outside designated service areas. [For Applicant's Information Only.]

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

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

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

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

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

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

DRAINAGE: Drainage report is 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.]

Addressing: (Approved)

County Plat - Addressed by MECD

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

No comments

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 2 proposed lot of Entrada Business Park Addition, Section 5, PLAT OF A 8.8 ACRE TRACT OF LAND OUT OF SECTION 17, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY the lot 2 is 4.5 acres and lot 3 is 4.3 acres, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Entrada Business Park Addition, Section 5.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo

PowerPoint Presentation



Final Plat Application

OFFICE USE ONLY

Project Number: Sub 25-0844

Case Number: P-25-2300

Proposed Subdivision Plat Name: **ENTRADA BUSINESS PARK ADDITION, SECTION 5**

Legal Description: **BEING AN 8.87 ACRE TRACT OF LAND SITUATED IN SECTION 17, BLOCK 40, T-2-S, T&P RY. CO. SURVEY, MIDLAND COUNTY, TEXAS**

Property Owner

Printed Name: **JMP MIDLAND INVESTMENTS II LLC**

Phone (**512**) **808-6890**

Email: **john@limestonedg.com**

Address **PO BOX 1095**

City **DRIPPING SPRINGS**

State **TX**

Zip **79720**

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as agent for property owner, see affidavit on page 2)

Firm: **MAVERICK ENGINEERING**

Phone (**432**) **262-0999**

Email

Printed Name: **ASHLEE DEVINE**

ADEVINE@MAVERICK-ENG.COM

Address

City

State

Zip

Reason for Platting: **PERMITTING IN ORDER TO DEVELOP 2 LIGHT INDUSTRIAL TYPE LOTS**

Plat Information

Total Acreage: **8.87**

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **2**

Number of Multi-Family Dwelling Units:

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the final plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting and Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. This certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

Will this subdivision utilize groundwater as its water supply? ☐ Yes ☒ No

Submittal Information: Preliminary and final plats must be submitted in accordance with the deadlines in the *Submittal Deadline and Meeting Dates Schedule* which can be found on the City of Midland webpage (www.midlandtexas.gov) on the Planning Division page.

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 Recordation: This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. Tax certificates showing that no outstanding taxes remain for the property and a check made payable to 'Midland County Clerk' must be provided at submittal. The recording fees are as follows:

For plats 18"x 24" or less: \$60

For plats 18"x 24" or more: \$80

Related documents: \$26 for first page, \$4 for each additional page

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

Property Owner (signature): _____

Date: 6-12-25

Property Owner (printed): John Peters

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.

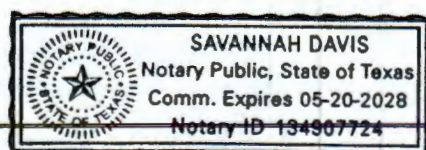
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 John Peters, 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 12th day of June, 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>5361</u>	☒ Tax Certificates	☒ Recording Fee
☒ Groundwater Availability Forms <u>n/a</u>		Check # <u>5362</u>
Received By: <u>[Signature]</u>		Date: <u>RECEIVED</u>

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

Initial: [Signature]

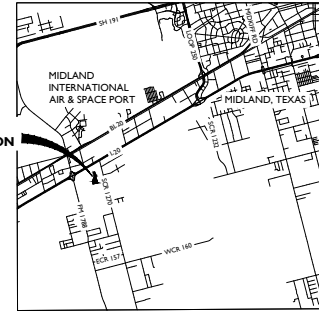
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Revised 5/18/2025

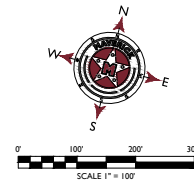
ENTRADA BUSINESS PARK, SECTION 5

BEING AN 8.87 ACRE TRACT OF LAND SITUATED IN SECTION 17,
BLOCK 40, T-2-S, T&P RY. CO. SURVEY,
MIDLAND COUNTY, TEXAS

SITE
LOCATION



VICINITY MAP
N.T.S.



LEGEND

- DENOTES SET 10-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #1019614"
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES BOUNDARY LINE
- DENOTES EXISTING PROPERTY LINES
- DENOTES EXISTING SECTION LINE
- DENOTES EASEMENT LINE
- DENOTES OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- DENOTES PLAT RECORDS, MIDLAND CO., TX
- DENOTES DEED RECORDS, MIDLAND CO., TX
- () DENOTES RECORD BEARING & DISTANCE



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING
1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM # F-15089
SURVEY FIRM # F-1019614
Tel: (432) 262-0999 Fax: (432) 262-0999
www.Maverick-Eng.com

ENTRADA BUSINESS PARK SECTION 5

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ENTRADA BUSINESS PARK, SECTION 5, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2025.

ABRAHAM REIS, CHAIRMAN

LINDSEY OCHOA, SECRETARY

A02-4 AIRPORT OVERLAY DISTRICT (NOTE PER 11-1.1.11 A (2))

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 A02-4 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 11-1.1.1.1 A (1) 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 OFFICE.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.E.P. FLOOD INSURANCE RATE MAP #4822K0200E, DATED SEPTEMBER 14, 2020, THIS PROPERTY IS WITHIN THE UNSHADED 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, OR FROM OCCASIONAL, GREATER FREQUENT, LOW AND HIGH TIDE, 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.

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 PINS AND WITHDRAWING 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 AT SUCH TIME AS:
(1) THE REPRESENTED LOT IS REQUESTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR
(2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

SURVEY NOTES

- BASE OF BEARING, COORDINATES, DISTANCE AND ACRES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE, ZONE 14N, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (at 0°) OF 0.0448" AND A COMBINED SCALE FACTOR OF 0.974473" AND A COMBINED SCALE FACTOR OF 0.99988354 AT NAD 83 1983.
- 10" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM #1019614" 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 EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. ONE-CALL IS RECOMMENDED. CALL 1-800-DIG-TEST FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS JWP MIDLAND INVESTMENTS II, LLC, IS THE RECORD OWNER OF AN 8.87 ACRE TRACT OF LAND SITUATED IN SECTION 17, BLOCK 40, TOWNSHIP 2 SOUTH, RANGE 40E, PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS, AND BEING THE SAME CALLED 8.87 ACRE TRACT AS CONTAINED IN DOCUMENT NUMBER 2023-10858 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, BEING A PORTION OF THAT CALLED 280.50 ACRE TRACT IN A GENERAL WARRANTY DEED RECORDED IN VOLUME 3625 ON PAGE 192 OF THE "OPR" OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT N 1/4 (1062330.48, E 10171634.73, A ONE HALF INCH IRON ROD FOUND AND ACCEPTED AS BEING THE POINT OF BEGINNING, AND SOUTHWEST CORNER OF SAID CALLED 280.50 ACRE TRACT, THENCE N 1/4 (1/4) 14" W, ALONG THE EAST LINE OF SAID CALLED 280.50 ACRE TRACT, 1084.21 FEET TO A ONE HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM #1019614" (R/C) SET FOR THE POINT OF BEGINNING, AND THE SOUTHWEST CORNER HEREOF;

THENCE S 72°38'54" W, (R/N 373732.71) AT 59.77 FEET, PASSING A CALCULATED POINT FOR THE NORTHEAST CORNER OF A CALLED 10 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED, RECORDED AS DOCUMENT NUMBER 2021-31714 OF SAID "OPR", IN ALL 24.23 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "WEST CO. MIDLAND", FOUND AT THE NORTHEAST CORNER OF SAID CALLED 10 ACRE TRACT, BEING AT THE APPROXIMATE AND ACCEPTED EAST RIGHT OF WAY LINE OF AN EXISTING PAVED ACCESS ROAD FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 87°11'19" W, ALONG SAID ACCEPTED RIGHT OF WAY, 274.24 FEET TO AN "R/C" SET AT THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET AND A CHORD BEARING AND DISTANCE OF N 42°17'19" W, 271.65 FEET;

THENCE ALONG THE ARC OF SAID CURVE, BEING CONVEX TO THIS TRACT, 131.55 FEET TO AN "R/C" SET AT THE POINT OF TANGENCY HEREOF;

THENCE N 20°39'36" E, ALONG SAID ACCEPTED RIGHT OF WAY, 506.39 FEET TO AN "R/C" SET AT THE POINT OF CURVATURE FOR A CURVE TO THE LEFT HAVING A RADIUS OF 355.00 FEET AND A CHORD BEARING AND DISTANCE OF N 42°17'19" W, 271.65 FEET;

THENCE ALONG THE ARC OF SAID CURVE, BEING CONVEX TO THIS TRACT, 284.58 FEET TO AN "R/C" SET AT THE POINT OF TANGENCY HEREOF;

THENCE N 12°10'10" W, ALONG SAID ACCEPTED RIGHT OF WAY, 148.91 FEET TO A ONE HALF INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF ENTRADA BUSINESS PARK ADDITION SECTION 2, AS SHOWN ON A PLAT RECORDED AS DOCUMENT NUMBER 2014-1725 (IN PLAT GABNET) (ON PAGE 15 OF THE PLAT RECORDS OF SAID MIDLAND COUNTY, FOR THE NORTHWEST CORNER HEREOF;

THENCE N 4°15'26" E, (R/N 4150.30), 133.40 FEET ALONG THE SOUTH LINE OF SAID ENTRADA, 133.40 FEET TO A ONE HALF INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID ENTRADA, IN THE WEST LINE OF A PORTION OF A CALLED 483.17 ACRE "TRACT SIX", DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2004-2457 OF SAID "OPR" FOR THE NORTHEAST CORNER HEREOF;

THENCE S 1°43'14" E, (R/S 14312.29), ALONG SAID "TRACT SIX", 1231.59 FEET TO THE POINT OF BEGINNING, CONTAINING 8.87 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JWP MIDLAND INVESTMENTS II, LLC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS ENTRADA BUSINESS PARK, SECTION 5, 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 JOHN PETER, FOR JWP MIDLAND INVESTMENTS II, LLC.

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Discussed by: Mark Lueb
Discussed by: Luis Montez
Discussed by: Ruben Guerra

PROPERTY OWNER
JWP MIDLAND INVESTMENTS II, LLC
P.O. BOX 1095
MIDLAND, TEXAS 79701
DEED INSTRUMENT #2023-10858
PHONE #432-262-0999

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____

Discussed by: Ruben Guerra

Discussed by: Ruben Guerra

Discussed by: Ruben Guerra

Discussed by: Ruben Guerra

Discussed by: Ruben Guerra

Discussed by: Ruben Guerra

Discussed by: Ruben Guerra

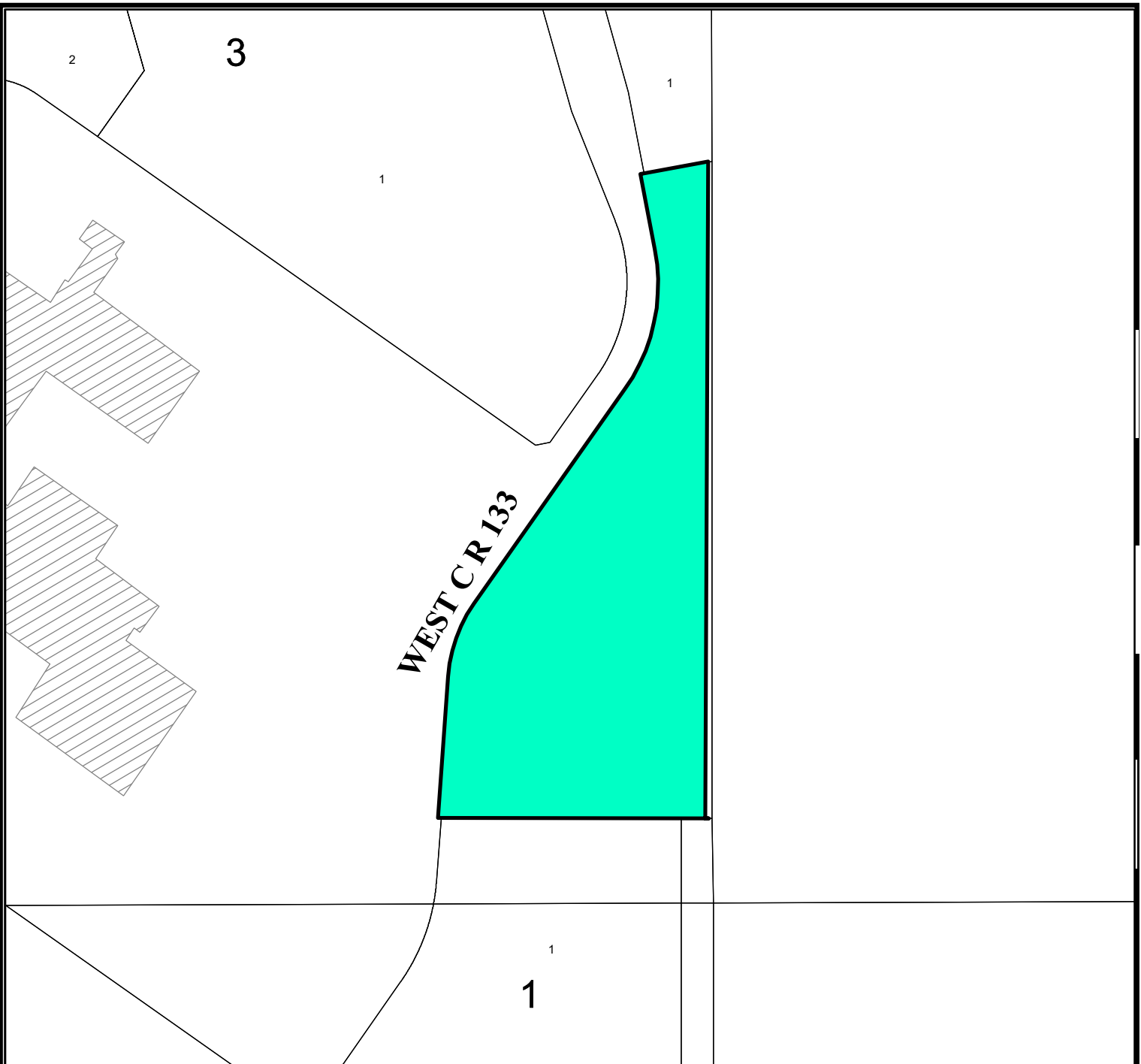
Discussed by: Ruben Guerra

Discussed by: Ruben Guerra

Discussed by: Ruben Guerra

Discussed by: Ruben Guerra

Discussed by: Ruben Guerra



Location Map

SUB-25-0844

Scale: 1" = 3,350'

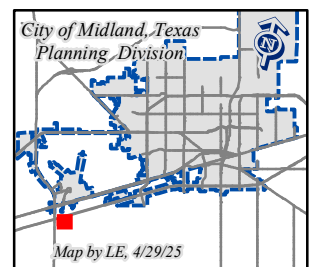
Proposed plat of Entrada Business Park Addition, Section 5, being an 8.87-acre tract of land located in the southwest quarter of Section 17, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the east side of West County Road 133, approximately 760 feet south of West Interstate 20. (Extraterritorial Jurisdiction)

PACKET

LEGEND

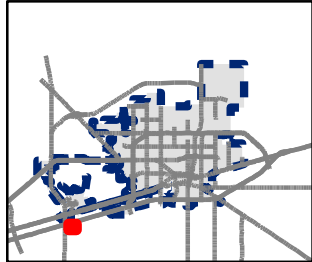
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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JULY 7, 2025







FINAL PLAT ENTRADA BUSINESS PARK ADDITION, SECTION 5

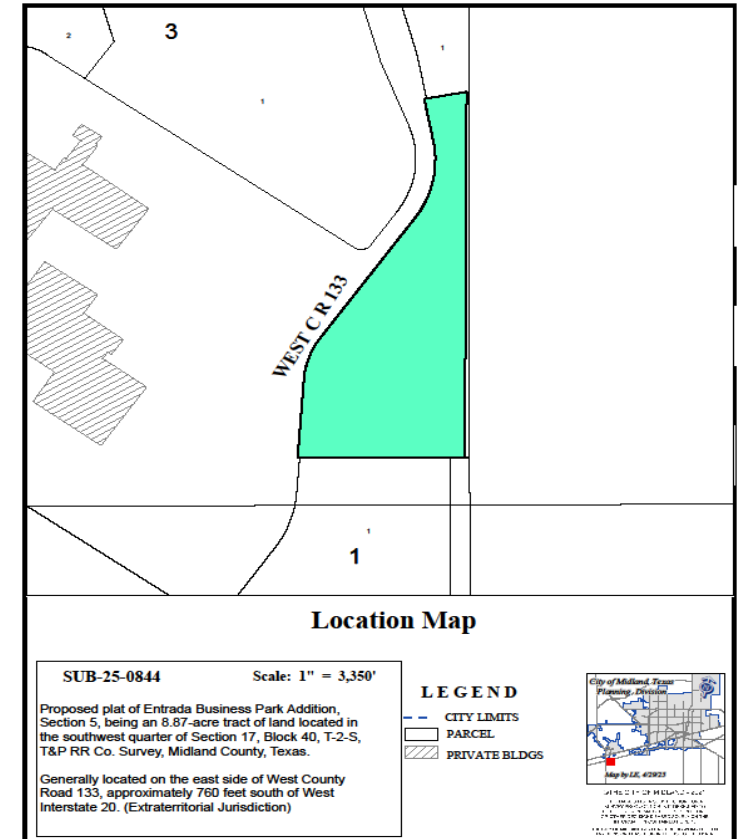


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APPLICATION SUMMARY

- **Developer/Property Owner:** JMP
Midland Investments II, LLC
- **Representative:** Maverick Engineering
- **Location:** 8619 West County Road 133
- **Reason for Request:** to develop two light industrial lots



2



3

- # PACKET



LAND USE

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



4



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of the Final Plat of Entrada Business Park Addition, Section 5.

5



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: July 7, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving a Final Plat of Midland Freshman Addition being a replat of all of Block 26 and 35, Belmont Addition, all of tracts 15 and 16, Bizzell Kiser subdivision, all of Block 45 and 46 and the west 0.156 acres of Block 44, South Park Addition, and the previously vacated portions of streets and alleyways, City and County of Midland, Texas, said portions being more specifically described in ordinance 4201. (Generally located at the northeast corner of the intersection of South Main Street and East Gist Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

MH, Manufactured Housing District, in part, and MF22, Multiple-Family Dwelling District, in part.

Preliminary Plat Approval:

Maverick Engineering, on behalf of Midland Independent School District, is requesting to replat a property located at 100 East Gist Avenue into one lot for a parking lot expansion and a building addition.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: Main roadway okay as is. No public paving improvements required. Gist roadway okay as is. No public paving improvements required. Fort Worth roadway okay as is. No public paving improvements required. Hicks roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 12" water exists in Gist Street S of tract, okay as is. No public water improvements required. 6" water exists in Hicks Street N of tract, okay as is. No public water improvements required. 6" water exists in Fort Worth Street E of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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.

CRMWD: (Approved)

We do not have any comments on this plat.

Addressing: (Approved)

Currently an even number, but it should be an odd number. Per Planning and Engineering opinion keep the address the same. Both 100 & 101 E Gist Avenue show when looking it up.

Planning: (Approved)

Staff recommends approval of the Final Plat of Midland Freshman Addition.

Attachments:

Final Plat
Application
Location Map
Zoning map

**Final Plat Application****OFFICE USE ONLY**Project Number: Sub 24-0793Case Number: P-25-2297**Proposed Subdivision Plat Name:** MIDLAND FRESHMAN ADDITION

Legal Description: BEING A REPLAT OF ALL OF BLOCKS 26, AND 35, BELMONT ADDITION, ALL OF TRACTS 15 AND 16, BIZZELL-KISER SUBDIVISION, ALL OF BLOCKS 45 AND 45 AND THE WEST 0.156 ACRES OF BLOCK 44, SOUTH PARK ADDITION, AND THE PREVIOUSLY VACATED PORTIONS OF STREETS AND ALLEYWAYS, CITY AND COUNTY OF MIDLAND, TEXAS, SAID PORTIONS BEING MORE SPECIFICALLY DESCRIBED IN ORDINANCE 4201

Property Owner Printed Name: MIDLAND INDEPENDENT SCHOOL DISTRICT		Phone (432) 240-1000 Email cortney.smith@midlandisd.net	
Address 615 MISSOURI AVE	City MIDLAND	State TX	Zip 79701

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

Representative (if acting as agent for property owner, 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 STREET, SUITE K	City MIDLAND	State TX	Zip 79701

Reason for Platting: PARKING LOT AND BUILDING ADDITION

Plat Information	Total Acreage: 13.38
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial <u>SCHOOL</u> ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1	Number of Multi-Family Dwelling Units:

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the final plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting* and *Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. This certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

Will this subdivision utilize groundwater as its water supply? ☐ Yes ☒ No

Submittal Information: Preliminary and final plats must be submitted in accordance with the deadlines in the *Submittal Deadline and Meeting Dates Schedule* which can be found on the City of Midland webpage (www.midlandtexas.gov) on the Planning Division page.

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 Recordation: This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. Tax certificates showing that no outstanding taxes remain for the property and a check made payable to 'Midland County Clerk' must be provided at submittal. The recording fees are as follows:

For plats 18"x 24" or less: \$60

For plats 18"x 24" or more: \$80

Related documents: \$26 for first page, \$4 for each additional page

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

Property Owner (signature): Cortney Smith Date: 5/29/2025

Property Owner (printed): Cortney Smith

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.

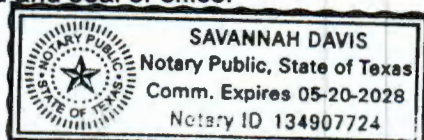
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 MISD - Cortney Smith, 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 9 day of JUNE, 2025, to certify which witness my hand and seal of office.

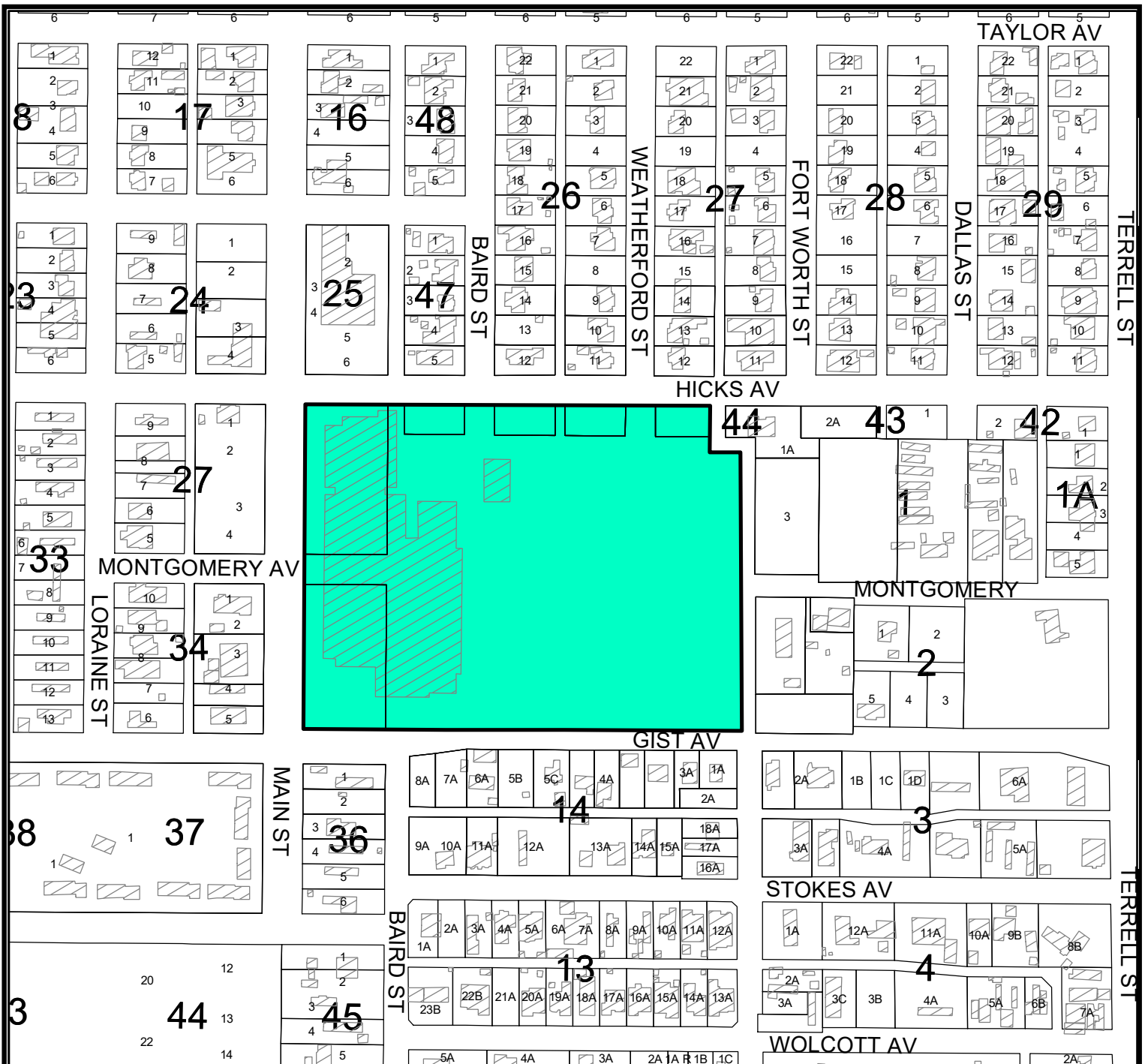


Savannah Davis
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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>5368</u>	☒ Tax Certificates	☒ Recording Fee
☒ Groundwater Availability Forms		Check # <u>5367</u>
Received By: <u><i>Madeline Dwyer</i></u>		Date: <u>6-9-2025</u>

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

Revised 5/18/2025



Location Map

SUB-24-0793

Scale: 1" = 288'

Proposed Plat of Midland Freshman Addition being a replat of all of Block 26 and 35, Belmont Addition, all of tracts 15 and 16, Bizzell Kiser subdivision, all of Block 45 and 46 and the west 0.156 acres of Block 44, South Park Addition, and the previously vacated portions of streets and alleyways, City and County of Midland, Texas, said portions being more specifically described in ordinance 4201.

Generally located at the northeast corner of the intersection of South Main Street and East Gist Avenue. (Council District 2)

PACKET

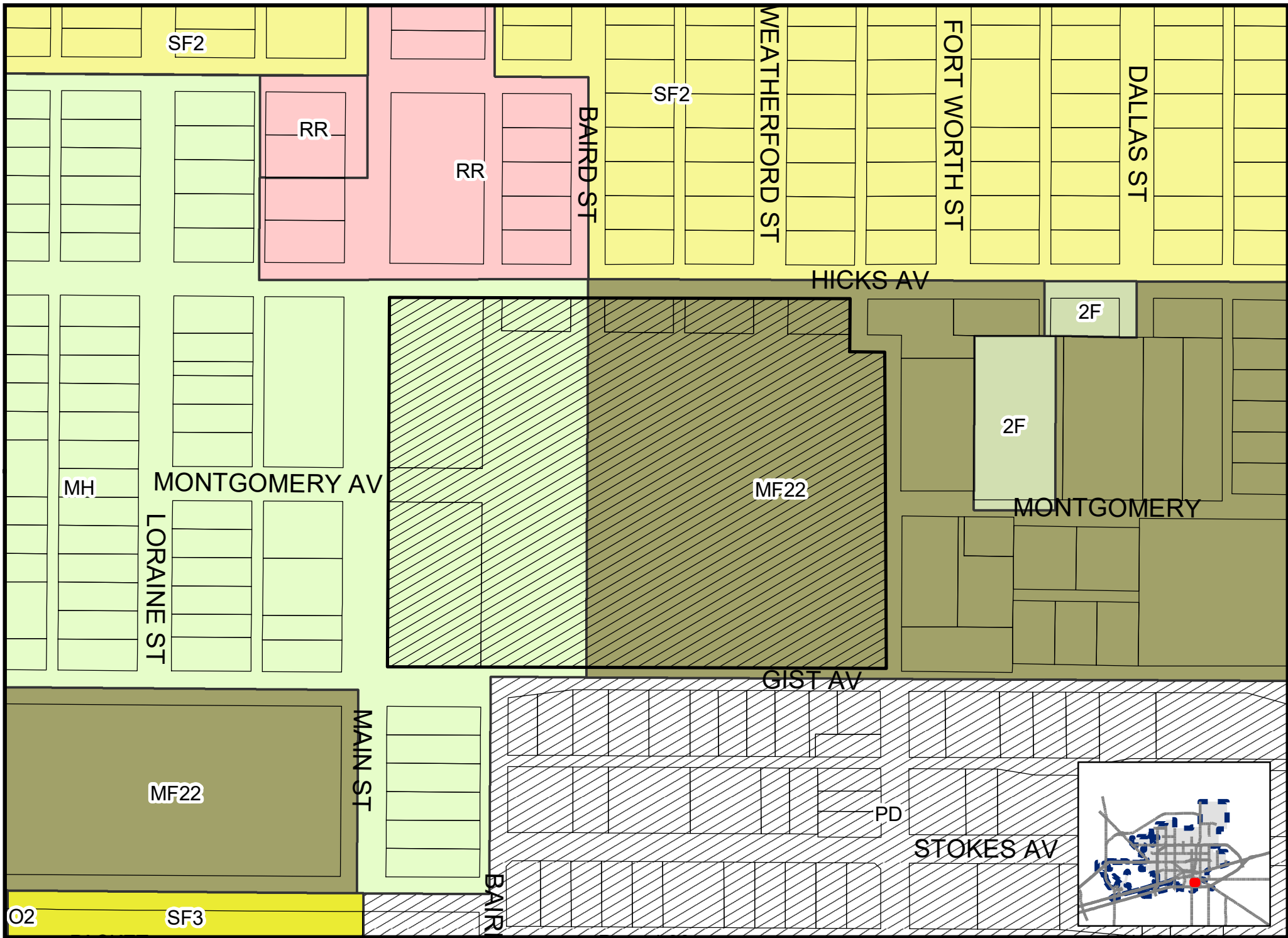
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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PACKET

Map by MJ 11/19/2024

SUB-24-0793

Scale: 1" = 213'

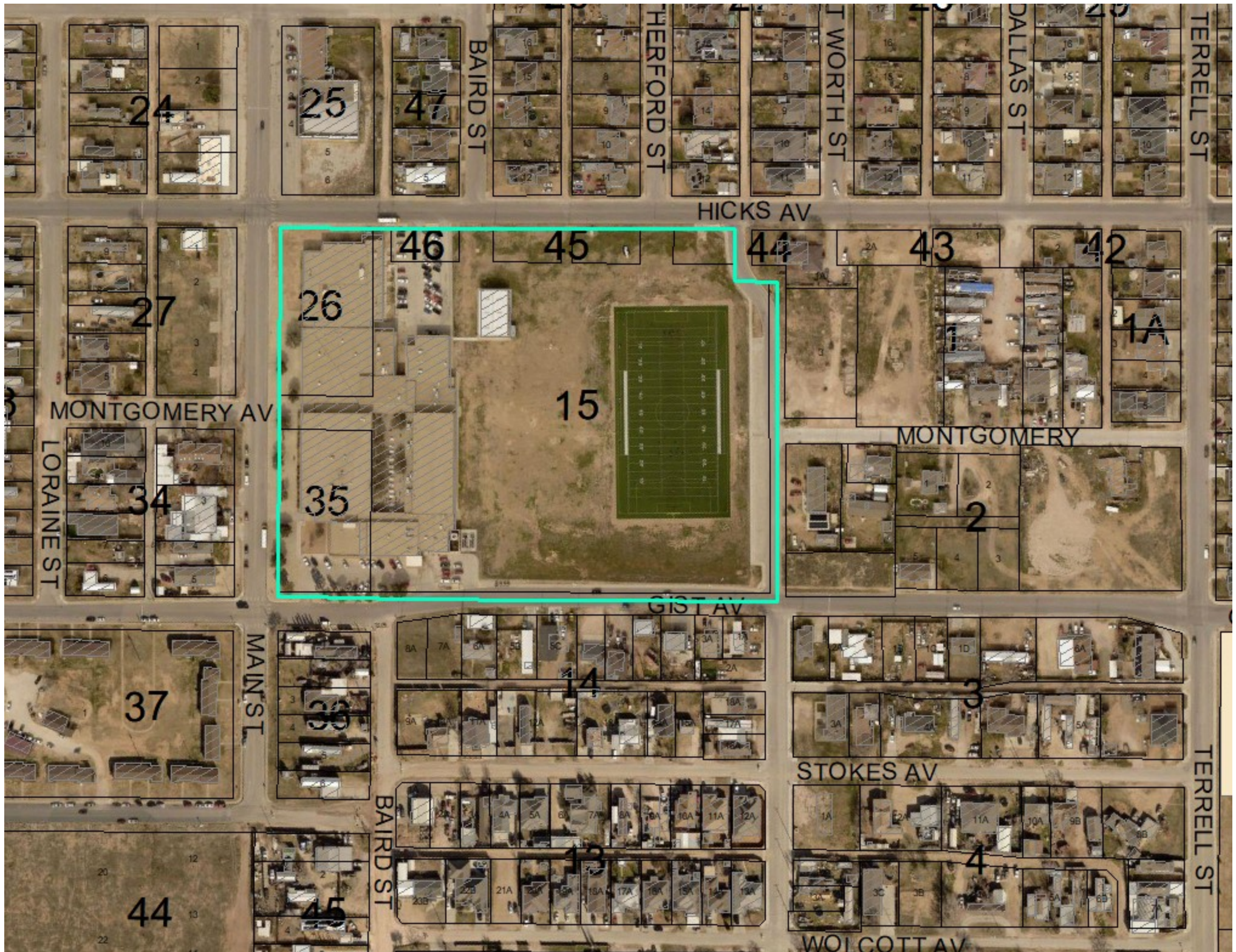
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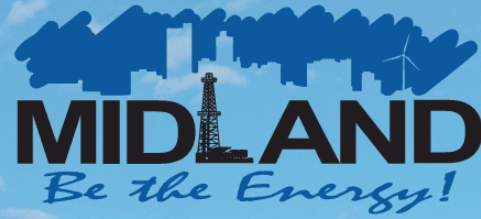
ZONING MAP



July 7, 2025

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FINAL PLAT MIDLAND FRESHMAN ADDITION

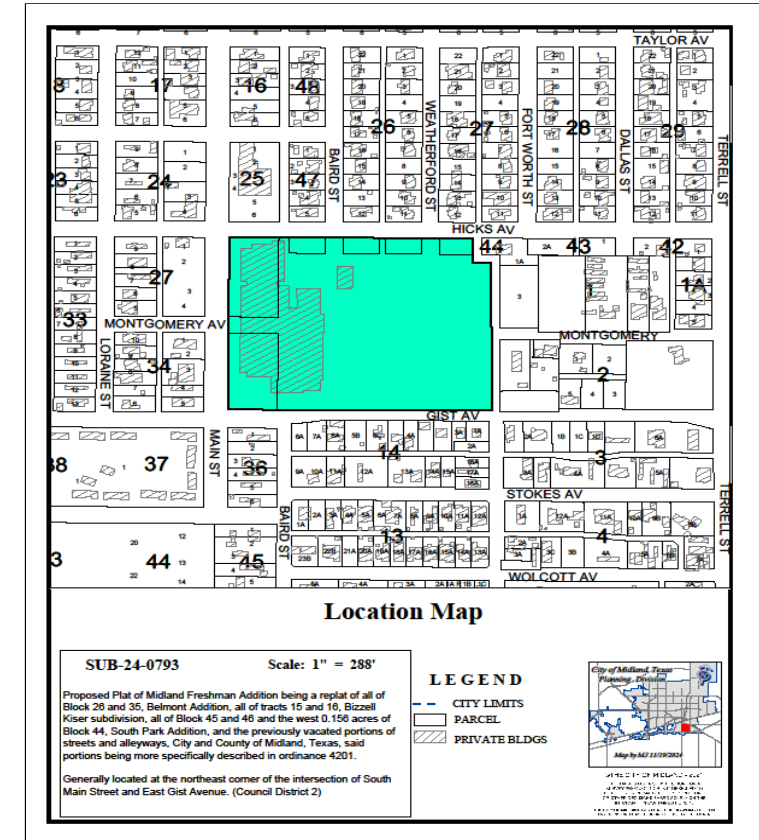


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APPLICATION SUMMARY

- **Property Owner:** Midland Independent School District
- **Representative:** Maverick Engineering
- **Location:** 100 East Gist Avenue
- **Reason for Request:** Parking lot expansion and building addition



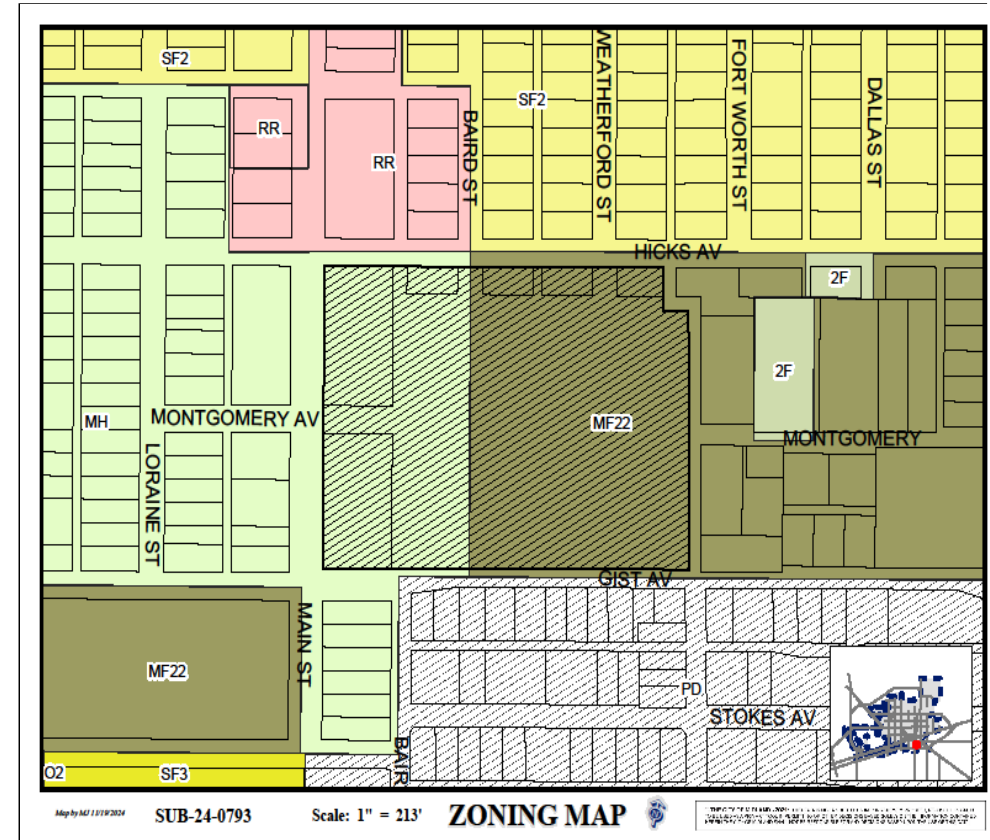
- **Acreage:** 13.38 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



ZONING

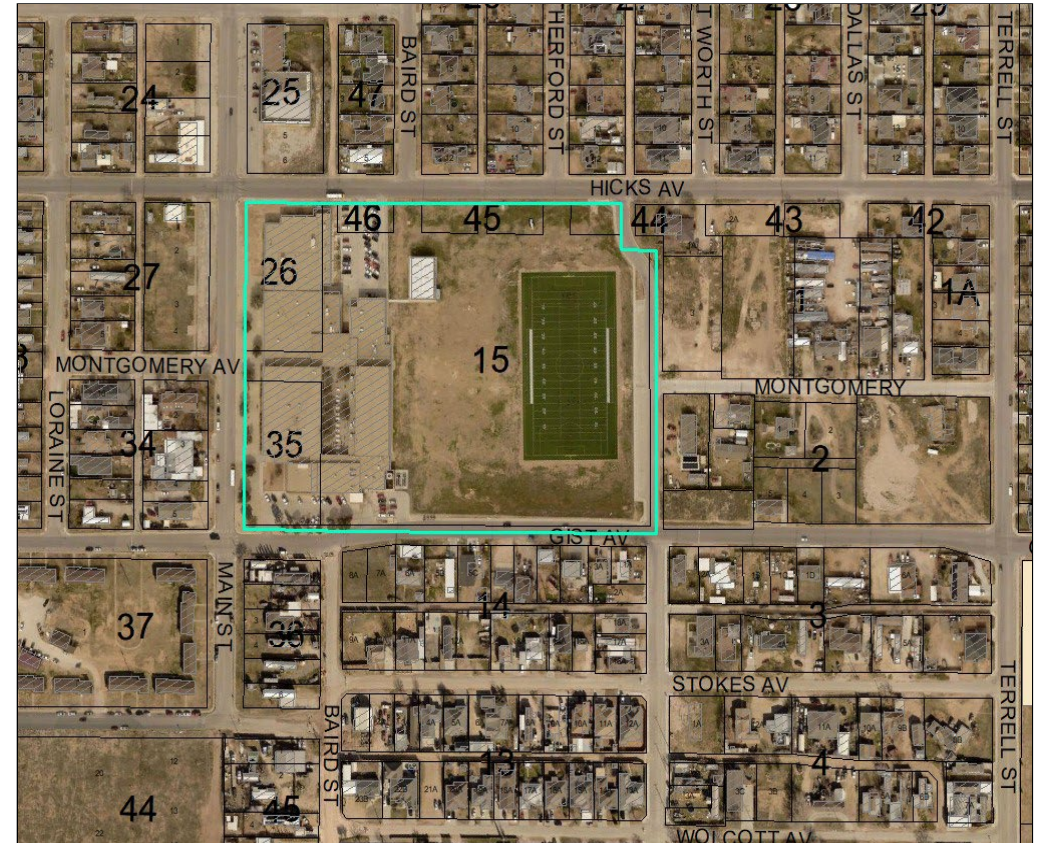
- **Current Zoning:** MH, Manufactured Housing District, in part, and MF-22 Multiple-Family Dwelling District, in part.
- **Surrounding Zoning:**
 - **North:** SF2, Single-Family Dwelling District, and RR, Regional Retail
 - **South:** PD, Planned Development District for Housing Development, and MH, Manufactured Housing District
 - **East:** MF-22 Multiple-Family Dwelling District, and 2F, Two-Family Dwelling District
 - **West:** MH, Manufactured Housing District

4



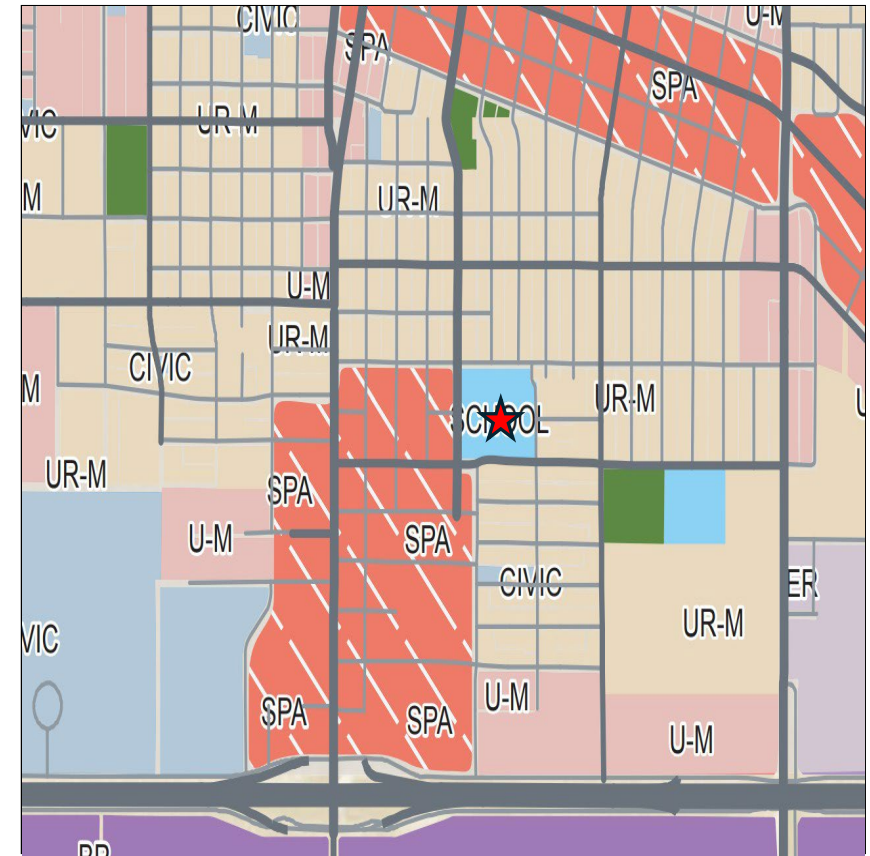
LAND USE

- **Current Use:** School
- **Surrounding Uses:**
 - **North/South/East/West:** Residential



COMPREHENSIVE PLAN

- **Land Use Designation:** School or University (S-U)
- **Supported Uses:** [Educational: Public, private and parochial institutions at K-12 and post-secondary level.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



6



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on March 17, 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: July 7, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving a Final Plat of Original Town, Section 28 being a replat of Lots 1 to 12, Block 32, Original Town; Lots 1 to 12, Block 33, Original Town; 0.138 acres of a vacated alley right-of-way between N. Carrizo Street and Pecos Street; 0.138 acres of a vacated alley right-of-way between Pecos Street and N. Marienfeld Street; and 0.551 acres of vacated Pecos Street right-of-way between N. Illinois Avenue and W. Texas Avenue; City and County of Midland, Texas (Generally located at the northwest corner of the intersection of West Texas Avenue and North Marienfeld Street) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

CB, Central Business District

Preliminary Plat Approval:

Newton Engineering is requesting to replat a property located at 500 West Texas Avenue into one lot for the construction permits of a new parking garage.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

MPACT FEES: Okay as shown.

ROW: Refer to transportation's comments, if any.

PAVING: W Illinois, N Marienfeld, W Texas, N Carrizo roadways are okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 8" water exists in Illinois Street, okay as is. 10" water exists in Carrizo Street, okay as is. 8" water exists in Texas Street, okay as is. 8" water exists in Marienfeld 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 Texas Street, okay as is. 18" sewer exists in Marienfeld 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.]

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.

Addressing: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of Original Town, Section 28.

Attachments:

Final Plat
Application
Location Map
Zoning map
Aerial Photo
PowerPoint Presentation



Final Plat Application

OFFICE USE ONLY

Project Number: Sub-25-0816
Case Number: P-25-2304

Proposed Subdivision Plat Name: Original Town, Section 28

Legal Description: _____

Property Owner

Printed Name: Tall City Towers LLC Phone (432) 245-6011
Email: bcaraway@diamondbeckenergy.com
Address: 500 W. Texas City: Midland State: TX Zip: 79701

Developer (if different than Owner)

Printed Name: _____ Phone () _____
Email: _____
Address: _____ City: _____ State: _____ Zip: _____

Representative (if acting as agent for property owner, see affidavit on page 2)

Firm: Newton Engineering PC Phone (432) 935-0707
Printed Name: Kyle L. Newton, P.E. Email: Kyle@newtoncivil.com
Address: 4501 A Santa Rosa Dr. City: Midland State: TX Zip: 79707

Reason for Platting: Create a single lot for development purposes.

Plat Information

Total Acreage: 4.68 Ac

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

Number of Lots: 1 Number of Multi-Family Dwelling Units: 0

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the final plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting and Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. This certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

Will this subdivision utilize groundwater as its water supply? ☐ Yes ☒ No

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): Bill Caraway, Sr. Vice President of Tall City Towers LLC

Date: 06/11/2025

Property Owner (printed): Bill Caraway

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 Bill Caraway who, being by me duly sworn, upon oath says: That (s)he is authorized by Tall City Towers, 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.

Bill Caraway
Authorized Agent (signature) Senior Vice President

Subscribed and sworn to before me, this 11th day of June, 20 25, to certify which witness my hand and seal of office.



Emily Brown

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Mylar

☐ Application Fee

Check # 1860

Received By: [Signature]

☒ 1 Copy of Dimensioned Plat

☒ 1 Copy of Plat (11x17)

☒ Title Opinion

☐ Tax Certificates

☒ Plat in Digital Format (PDF/JPEG)

☒ CADD File

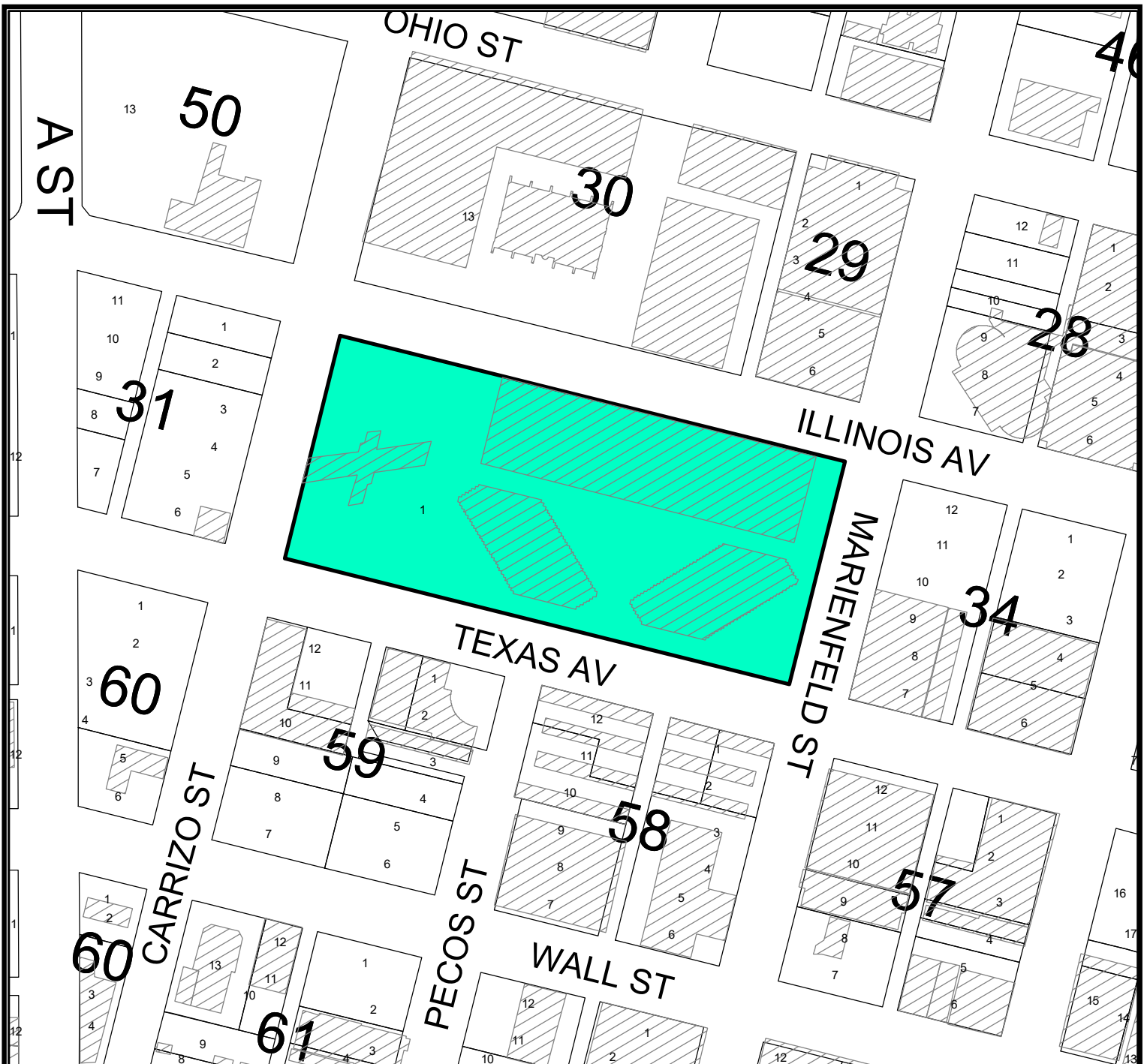
☐ Public Improvement

☐ Recording Fee

Check # 1861

Date: 6/11/25

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



Location Map

SUB-24-0791

Scale: 1" = 188'

Proposed plat of Original Town, Section 28 being a replat of Lots 1 to 12, Block 32, Original Town; Lots 1 to 12, Block 33, Original Town; 0.138 acres of a vacated alley right-of-way between N. Carrizo Street and Pecos Street; 0.138 acres of a vacated alley right-of-way between Pecos Street and N. Marienfeld Street; and 0.551 acres of vacated Pecos Street right-of-way between N. Illinois Avenue and W. Texas Avenue; City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of West Texas Avenue and North Marienfeld Street. (Council District 3)

LEGEND

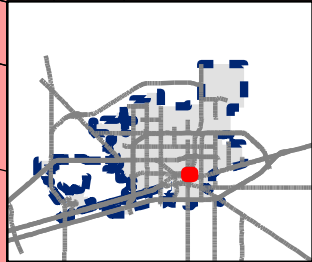
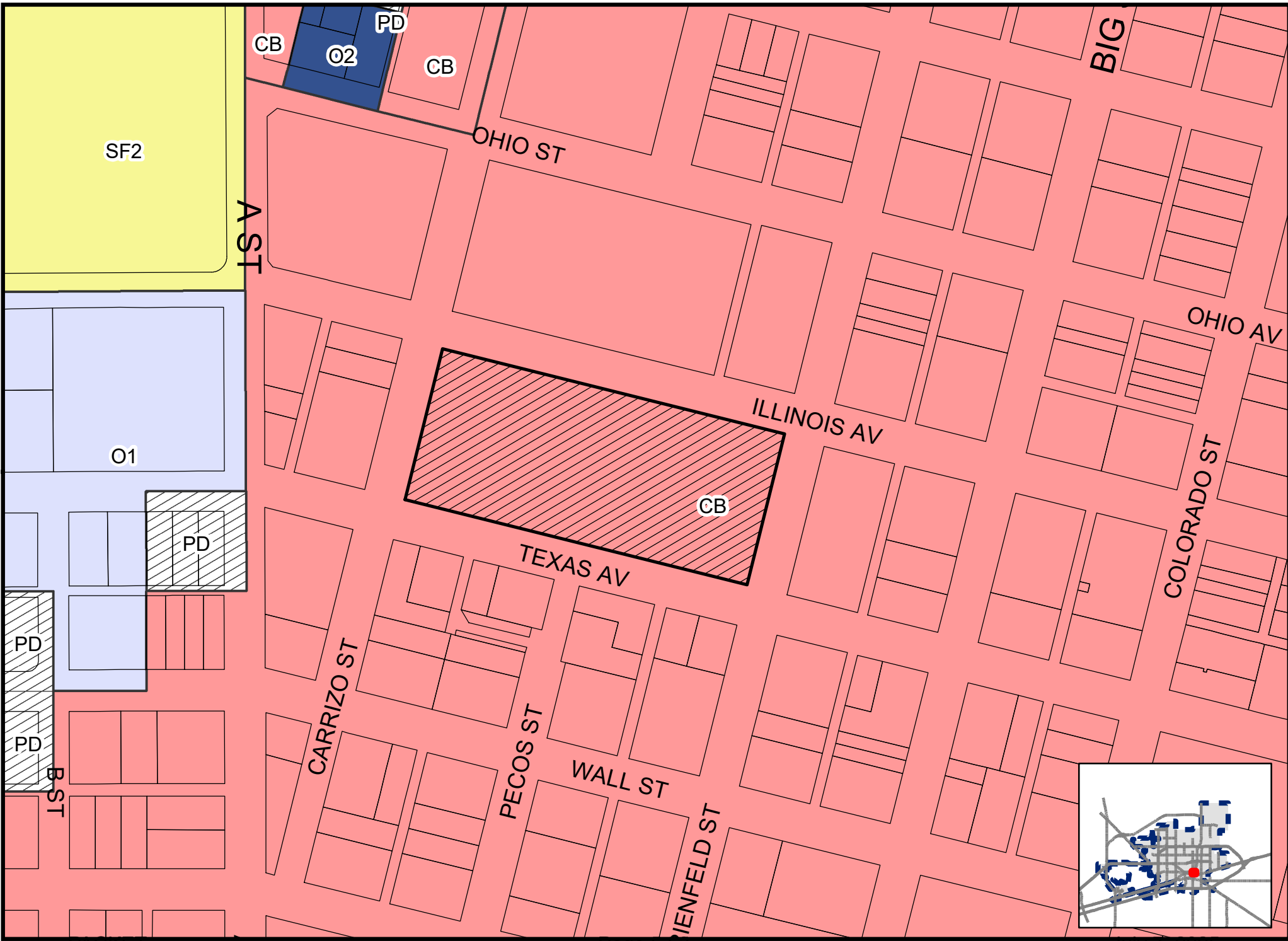
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

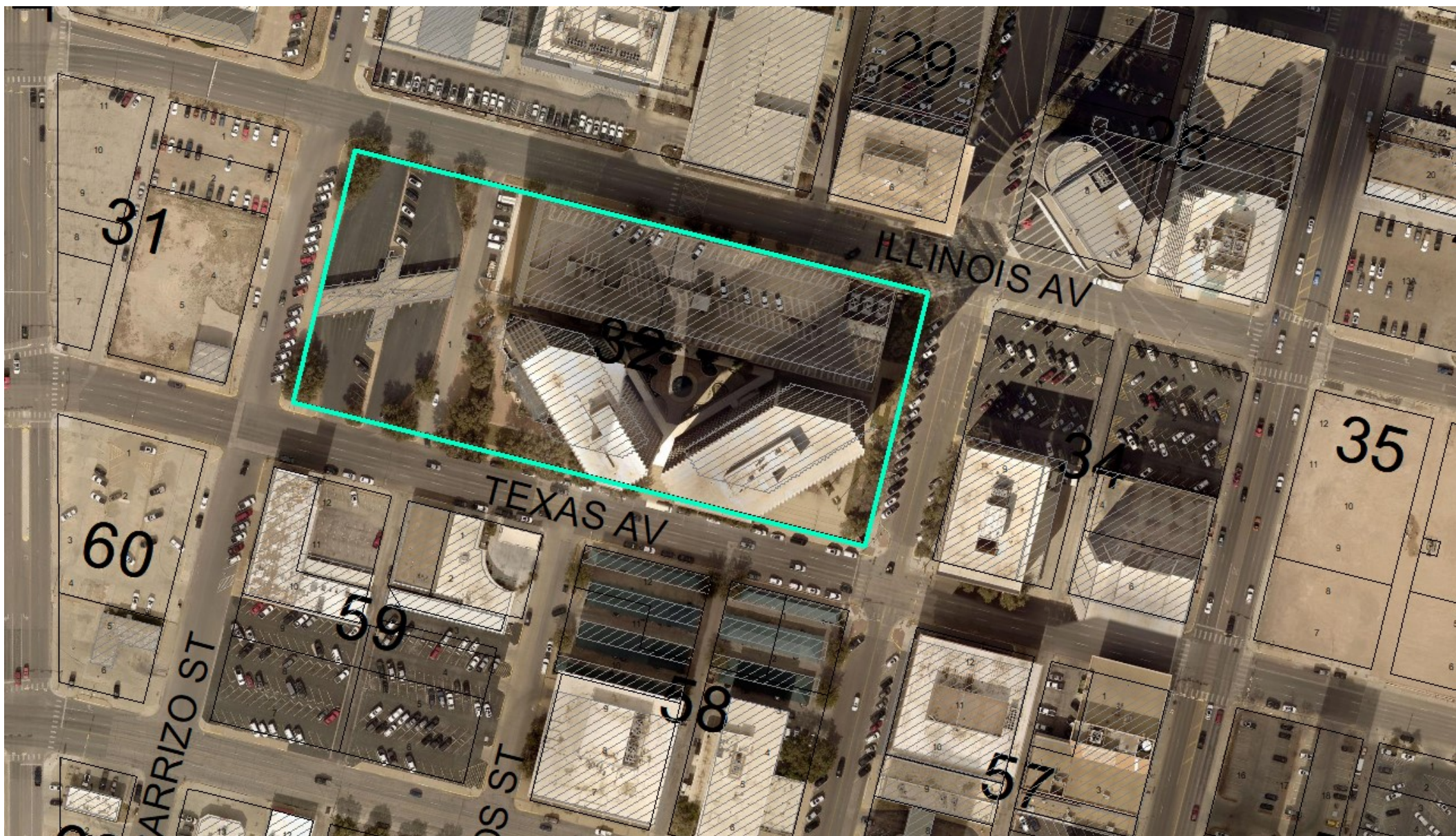


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS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

JULY 7, 2025







FINAL PLAT ORIGINAL TOWN, SECTION 28

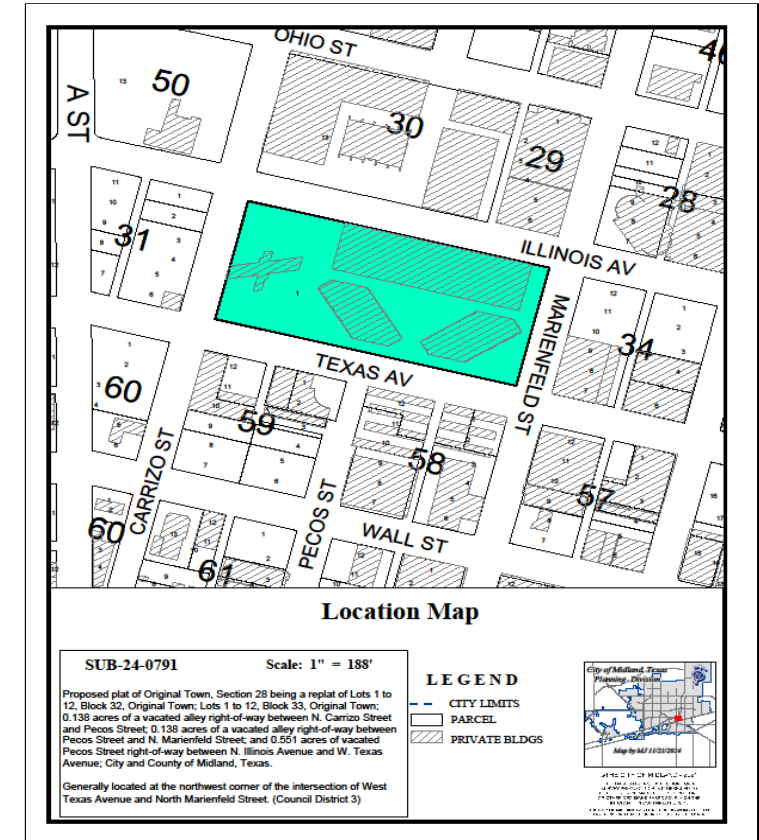


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Tall City Towers LLC
- **Representative:** Newton Engineering PC.
- **Location:** 500 West Texas Avenue (District 3)
- **Reason for Request:** For the construction permits of a new parking garage.

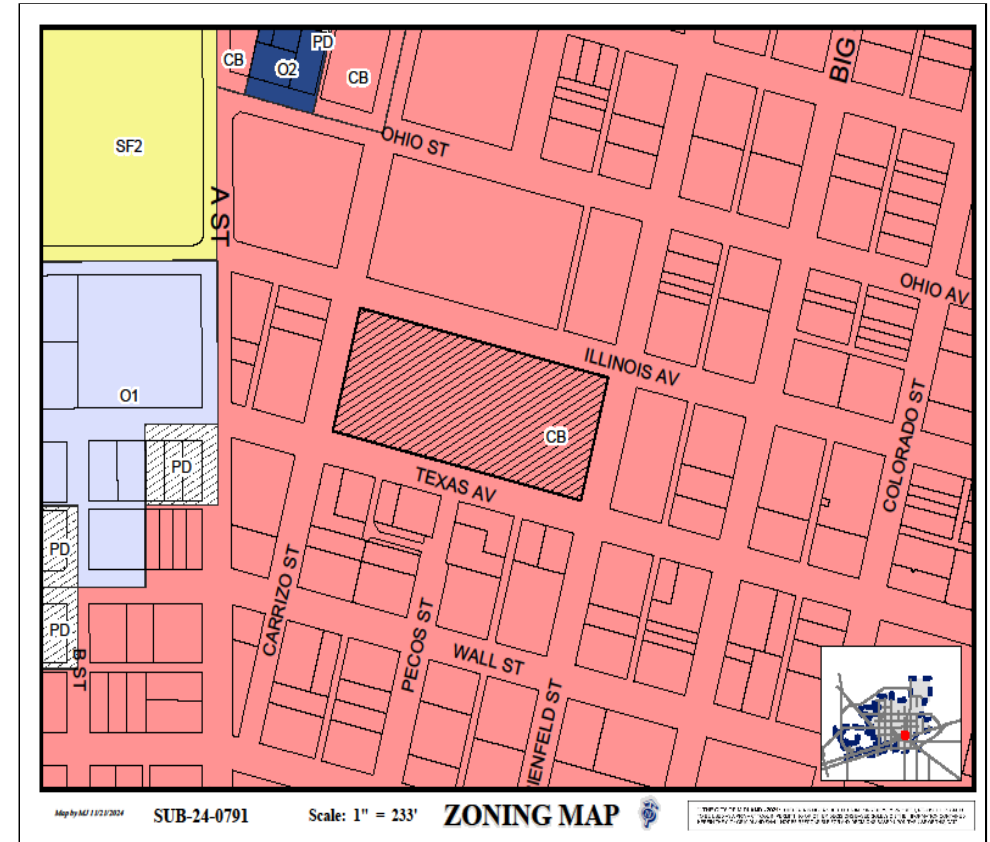


- **Acreage:** 4.68 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 1



ZONING

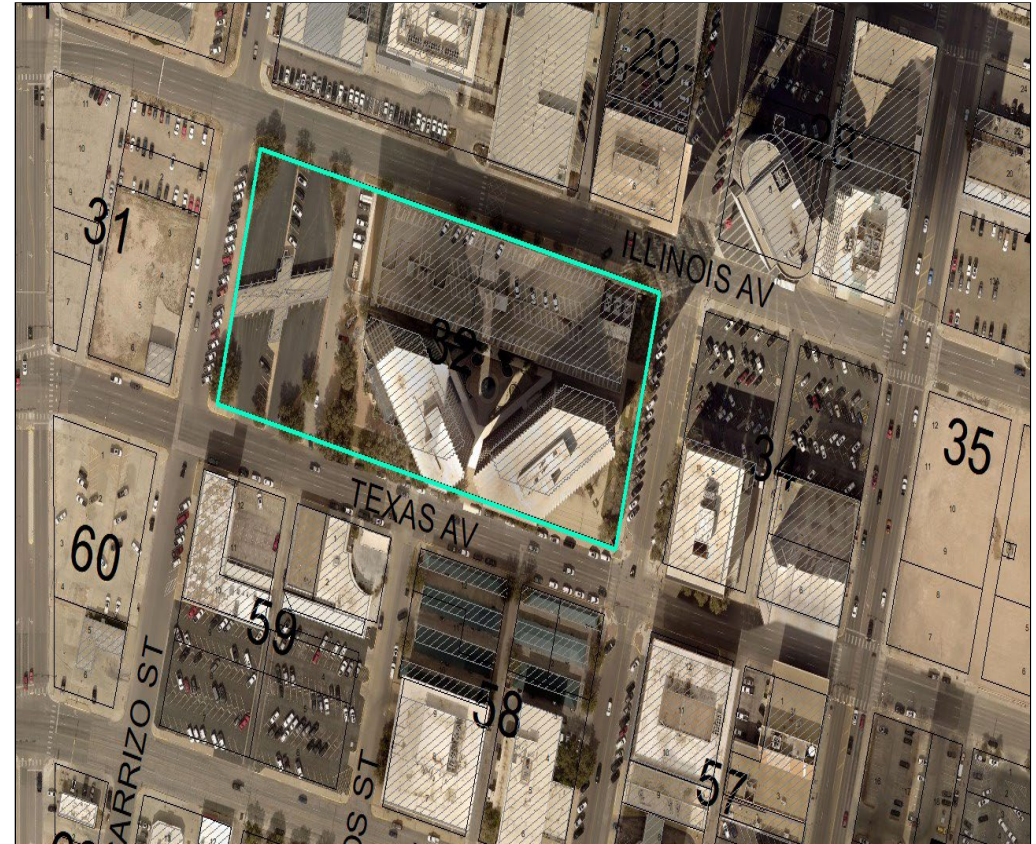
- **Current Zoning:** CB, Central Business District
- **Surrounding Zoning:**
 - **North/South/East/West:** CB, Central Business District



4

LAND USE

- **Current Use:** Bank
- **Surrounding Uses:**
 - **North:** Business office
 - **South:** Bank, Business offices, and restaurant
 - **East:** Business office
 - **West:** Parking

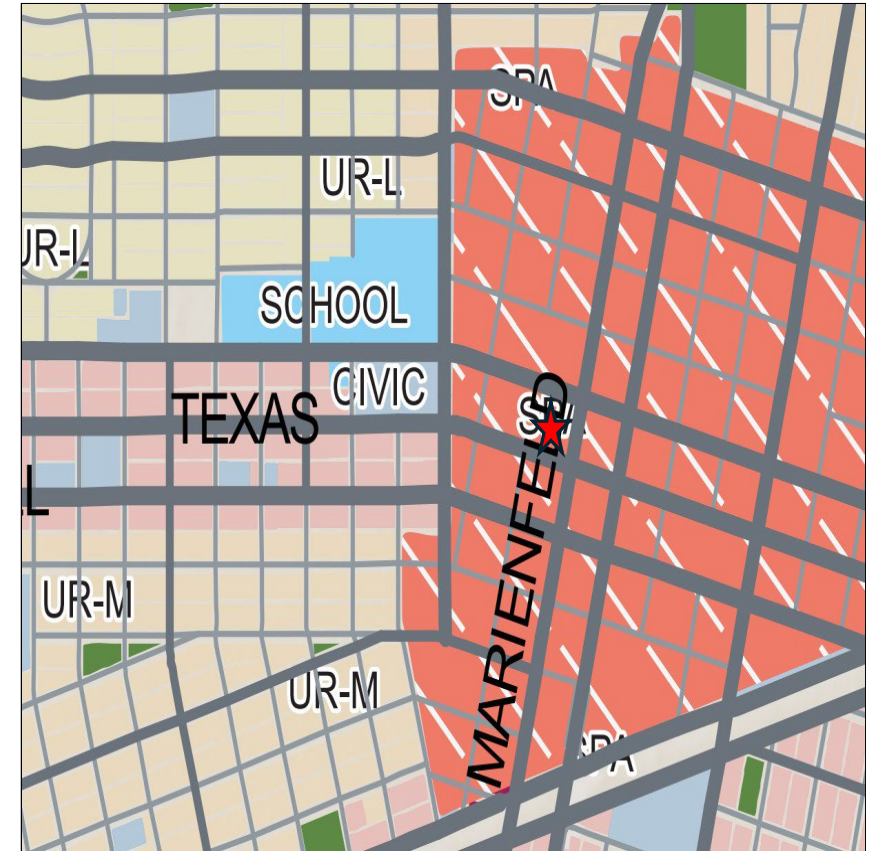


5



COMPREHENSIVE PLAN

- **Land Use Designation:** Special Study Area
- **Supported Uses:** No policies established for this location.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- 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: July 7, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Hold a public hearing and consider a request by Russell 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)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Russell Hoffman is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, on a property located at 1708 Rankin Highway for The Detour Bar.

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The property to the north is zoned RR, Regional Retail District and is the location of Basin Candy Company. The property to the west is zoned MH, Mobile Home District. The property to the east is zoned RR, Regional Retail and is a Kent Kwik. The property to the south is zoned RR, Regional Retail District and is restaurant El Banquete.

Analysis:

The property is located at 1708 Rankin Highway and is currently zoned RR, Regional Retail District, which permits the sale of all alcoholic beverages for on-premises consumption. The total area of the bar, The Detour Bar, is 3,870 square feet and the

proposed alcohol serviceable area is 3,361 square feet. The Detour Bar does not have an existing SUD but has been in business. They are attempting to come into compliance with this SUD.

The proposed days and hours of operation are:

Monday through Sunday from 11:00 a.m. to 2 a.m.

The applicant is requesting the following alcohol serviceable hours.

Monday through Sunday from 11:00 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 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 Detour is acceptable. The property must adhere to the maximum occupant load of 258 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 Detour Bar 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 3,361 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 Sunday from 11:00 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 2, 2025, staff received two 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 25-0201

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

Printed Name: Russell Hoffman

Address 2406 Sinclair Ave

City Midland

Phone (432) 638-3468

Email Rm:dlan@gally@yahoo.com

State TX

Zip 79705

Property Owner
Printed Name: Ellis Smith

Address 2506 Metz PL.

City Midland

Phone (432) 682-2095

Email Carlieg51@aol.com

State TX

Zip 79705

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Address _____

City _____

Phone () _____

Email _____

State _____

Zip _____

Street Address: 1708 Rankin Hwy

Business Name: RTB INC. DBA The Detour Bar

Reason for Request: _____

City License renewal

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

Proposed/Current Days and Hours of Operation: _____

Monday thru Sunday 11 am to 2 am

Proposed Days and Hours of Alcohol Service: _____

Monday thru Sunday 11 am to 2 am

Total Square Footage of Business: 3870 including Patio

Square Footage of Alcohol Serviceable Area: 3870

(Outline in red on floor plan)

Restroom Fixtures: Men
Women

Toilets/Urinals: 2 / 1
Toilets: 1

Bathroom Sinks: 2

Bathroom Sinks: 1

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

SUD Alcoholic Beverages Application

1 of 2

Revised 07/25/2024

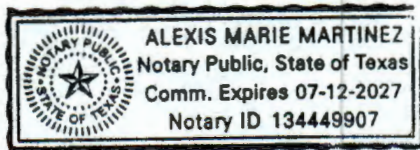
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Russell Keith Hoffman who, being by me duly sworn, upon oath says: That (s)he is authorized by Ellis Smith, 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.

R. Hoffman
Authorized Agent (signature)

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



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☐ Application Fee

Check # 4229

Received By: [Signature]

Date: APR 28 2025

RECEIVED

APR 28 2025

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):

R. Hoffman

Date: 3/1/2025

Applicant (printed):

Russell Hoffman

Property Owner (signature):

Ellis Smith

Date: 3/1/2025

Property Owner (printed): Ellis Smith

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.~~

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STATE OF TEXAS
COUNTY OF MIDLAND

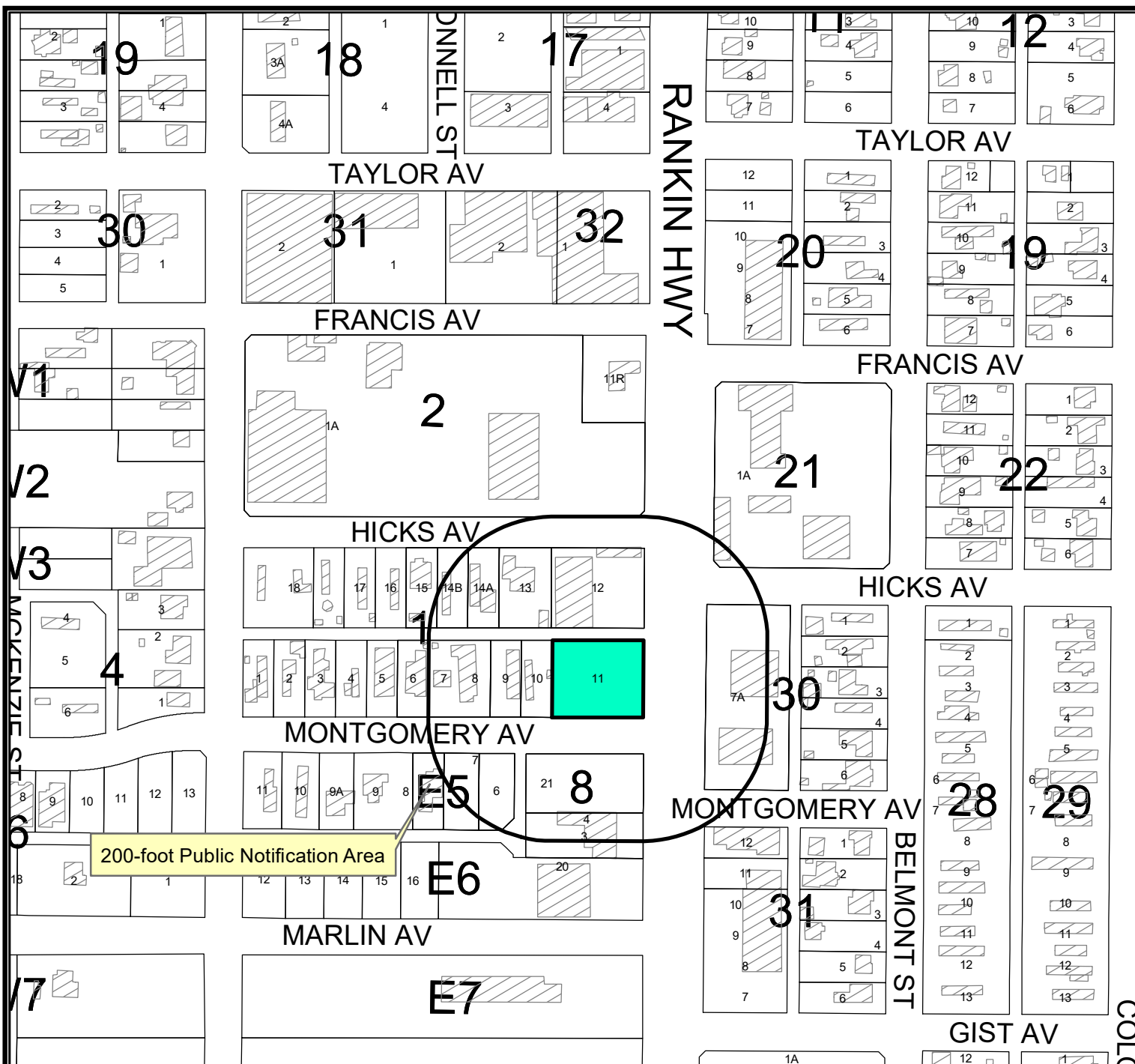
Before me, the undersigned authority, on this day personally appeared _____ who, being by me duly sworn, upon oath says: That (s)he is authorized by _____, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority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

Authorized Agent (signature)

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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



Location Map

SUD-25-0201

Scale: 1" = 2,792'

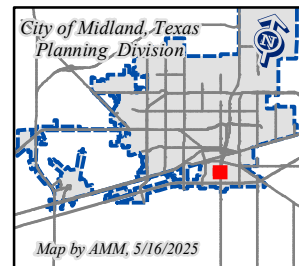
Consider a request by Rusell Hoffman for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a Bar on Lot 11, Block 1, Lindsay Acres, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of West Montgomery Avenue and Rankin Highway. (Council District 2)

PACKET

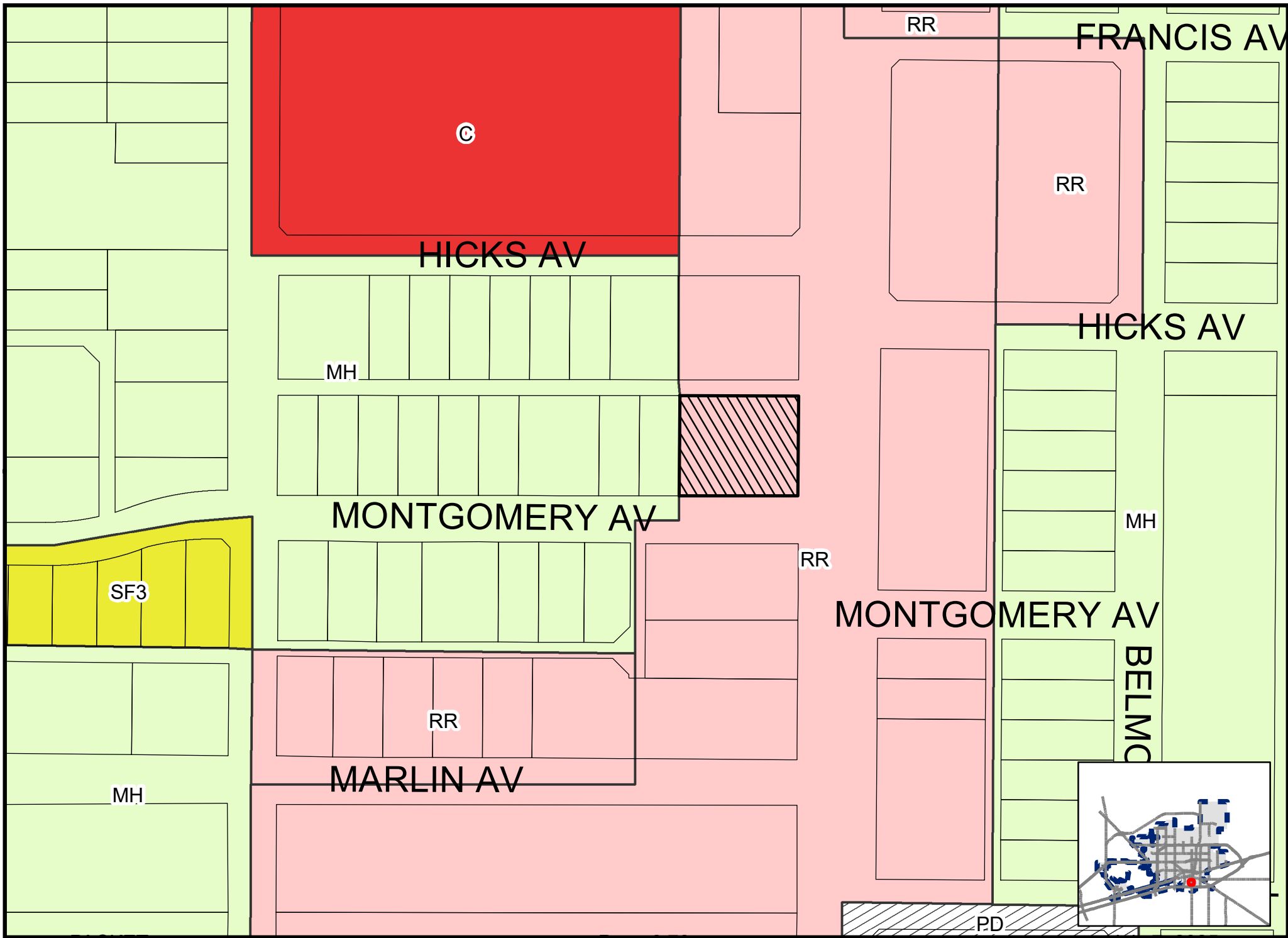
LEGEND

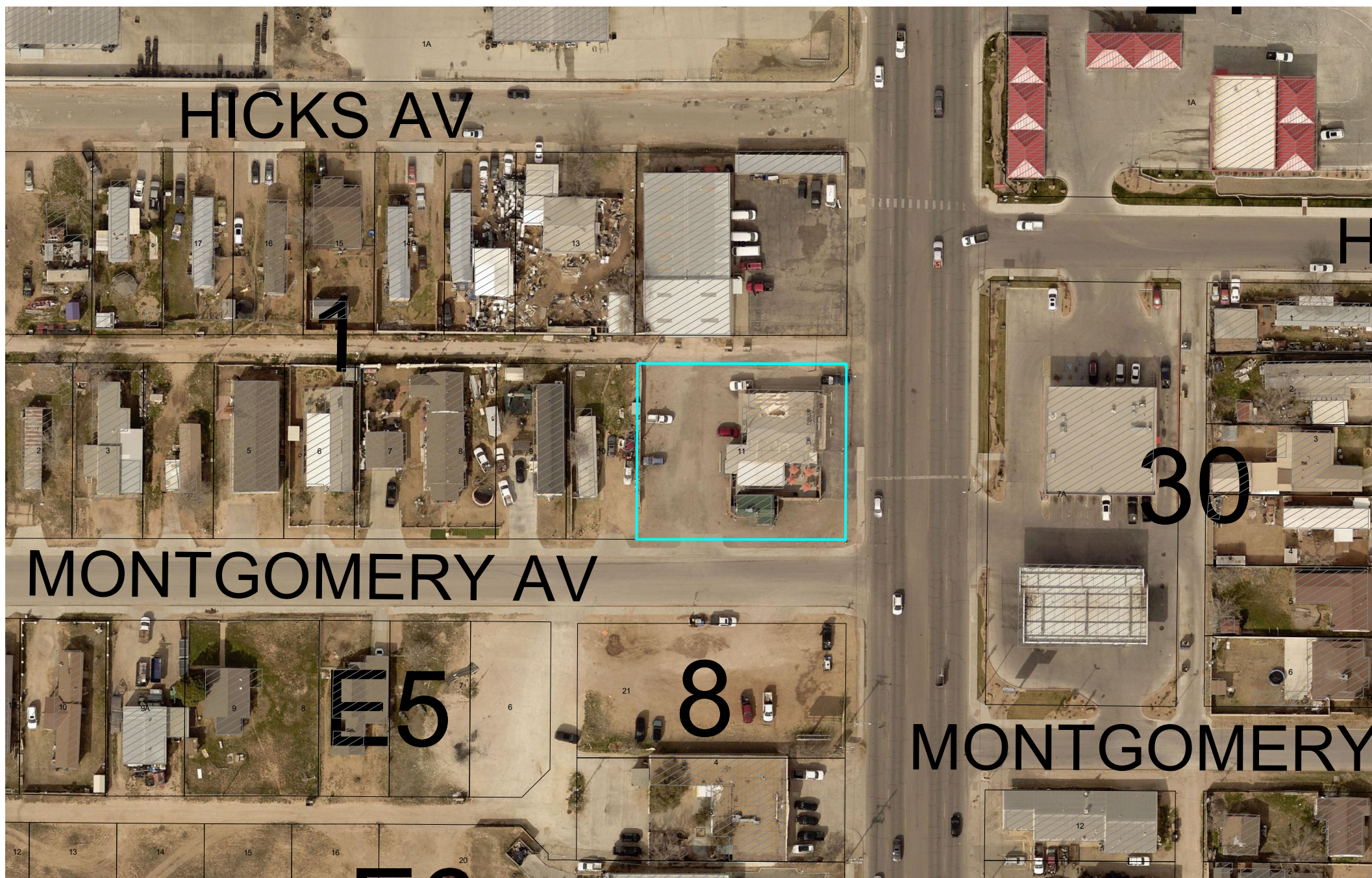
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

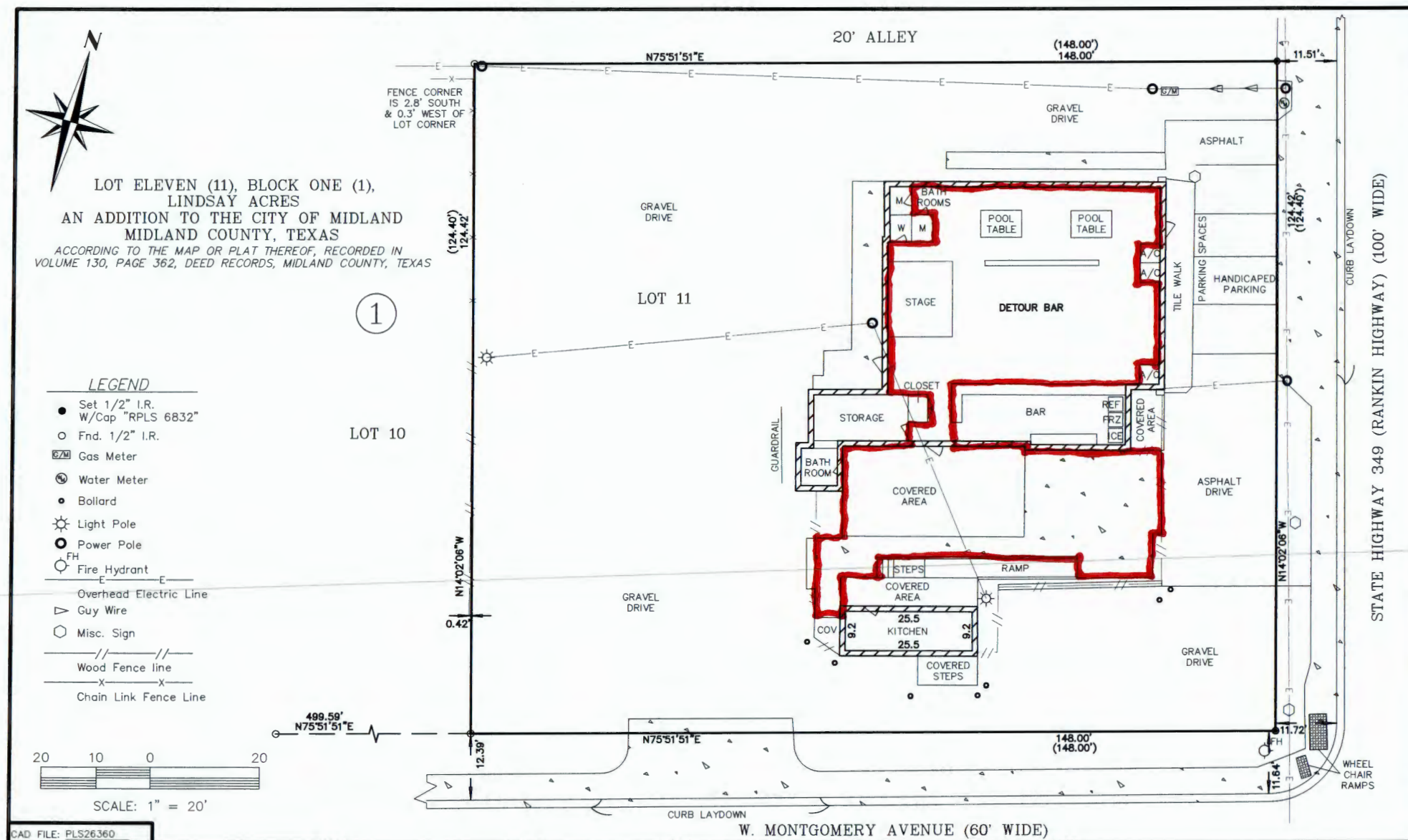


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CARRASCO ROSA EMMA
509 W MONTGOMERY AVE
TX 79701-8045



RECEIVED

JUN 2 - 2025

Initial: SES

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Midland, Texas will hold a public hearing at **3:30 p.m.** on **Monday, June 2, 2025**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701 and via videoconference, on a request by **Russell Hoffman** for approval of a **Specific Use Designation with Term** on the following described property:

LEGAL DESCRIPTION: Lot 11, Block 1, Lindsay Acres, City and County of Midland, Texas.

LOCATION: Generally located at the northwest corner of the intersection of West Montgomery Avenue and Rankin Highway. (Council District 2).

CURRENT ZONING: RR, Regional Retail District

SPECIFIC USE: For the sale of all Alcoholic Beverages, for on-premises consumption, in a Bar.

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

I object to this request ☒

Comments: Fights, Loud music, people parking too close to our homes

Required Information: because not enough parking space at Bar, too much traffic all night, can't get sleep with all the Drunken people

Rosa Emma Carrasco Rosa Emma Carrasco 509 W. Montgomery
Property Owner's Signature Printed Name Property Address (No P. O. Boxes)

If any further information is desired, please contact the Planning Division, at 685-7400.

Si ud. desea más información en Español sobre esta cuestión, llame al : 685-7400.

Notices Mailed: 15

Date Mailed: May 22, 2025

Case Number: SUD-25-0201

Case Name: The Detour Bar

Planners Initials: AMM

Beth Mung For

Landon Ochoa

Planning Division Manager

Department of Development Services

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

www.MidlandTexas.gov

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

HERNANDEZ GUADALUPE
3102 THOMAS AV
TX 79701



RECEIVED

JUN 2 2025

Initial: SKS

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Midland, Texas will hold a public hearing at 3:30 p.m. on Monday, June 2, 2025, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701 and via videoconference, on a request by Russell Hoffman for approval of a Specific Use Designation with Term on the following described property:

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I object to this request ☒

Comments: EXCESSIVE NOISE TOO MANY FIGHTS

Required Information:

Property Owner's Signature: [Signature] Printed Name: Guadalupe Hernandez Property Address (No P. O. Boxes): 3006 W. MONTGOMERY AVE

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

Notices Mailed: 15
Date Mailed: May 22, 2025
Case Number: SUD-25-0201
Case Name: The Detour Bar
Planners Initials: AMM

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

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www.MidlandTexas.gov

PACKET

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

Page 6.75

July 7, 2025



ITEM
SPECIFIC USE DESIGNATION
THE DETOUR BAR



Visit Our Website

MIDLANDTEXAS.GOV

- **Applicant:** Ellis Smith
- **Property Owner:** Rusell Hoffman
- **Location:** 1708 Rankin Highway
- **Reason for Request:** For the sale and on-premises consumption of alcohol

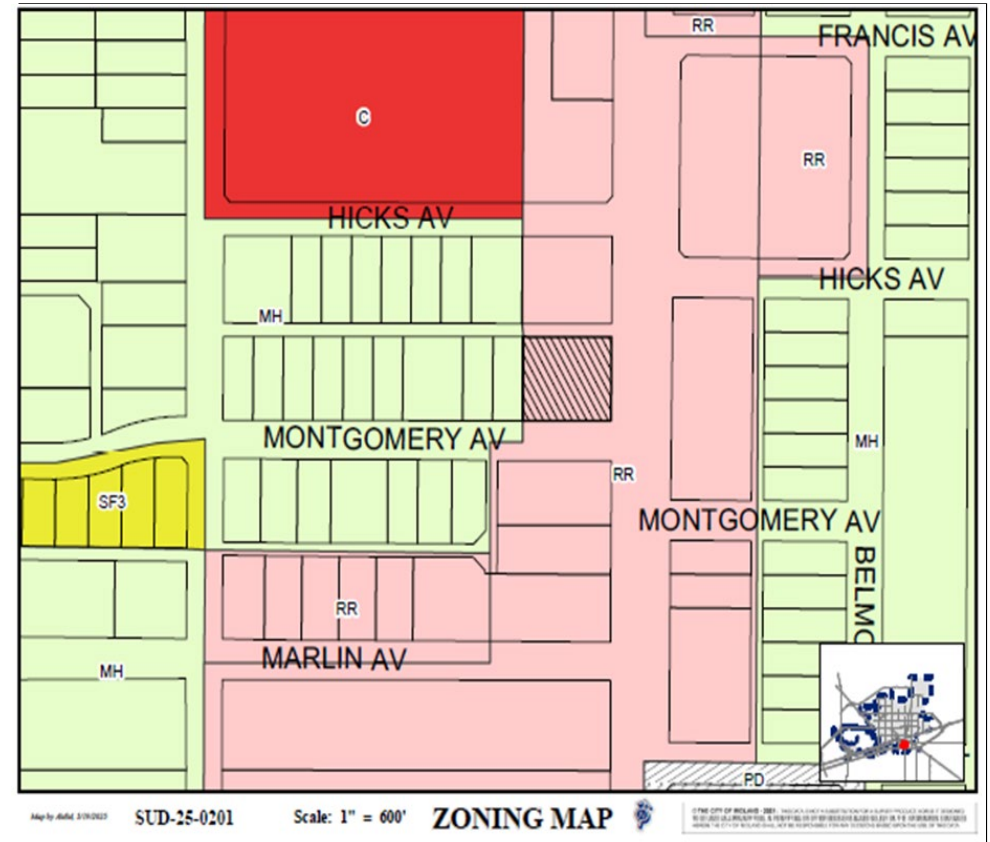


- **Area of Business:** 3,870 SF
- **Serviceable Area:** 3,361 SF
- **Hours of Operation:** Monday to Sunday from 11 a.m. to 2 a.m.
- **Proposed Hours of Alcohol Service:** match hours of operation.



ZONING

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



4



LAND USE

- **Current Use:** Bar
- **Proposed use of the Property:** A Bar (as currently exists)
- **Surrounding Uses:**
 - **North:** Basin Candy Company
 - **South:** El Banquete
 - **East:** Kent Kwik
 - **West:** Mobile Homes



5





On Rankin Highway, Looking West

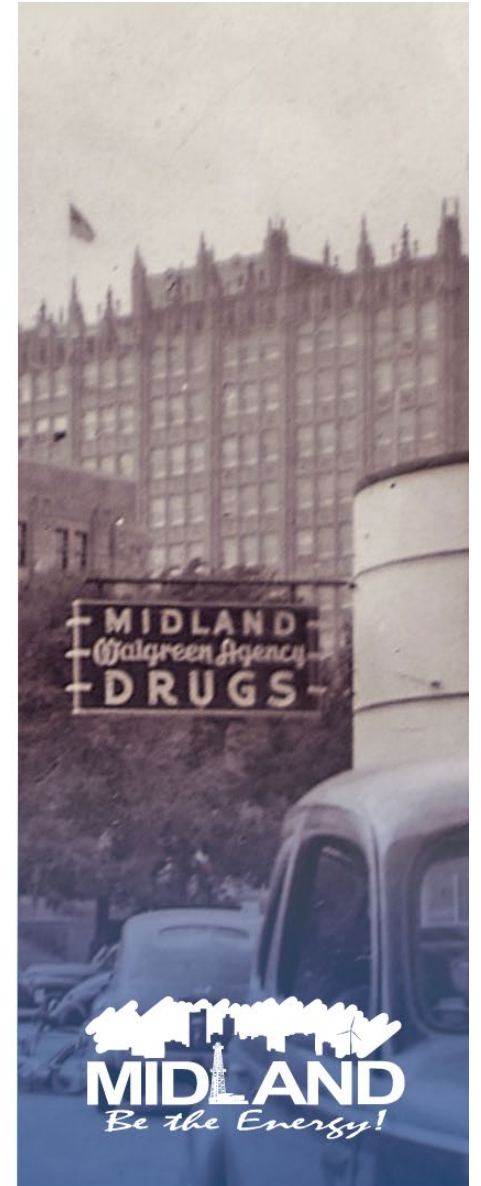
6



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.”

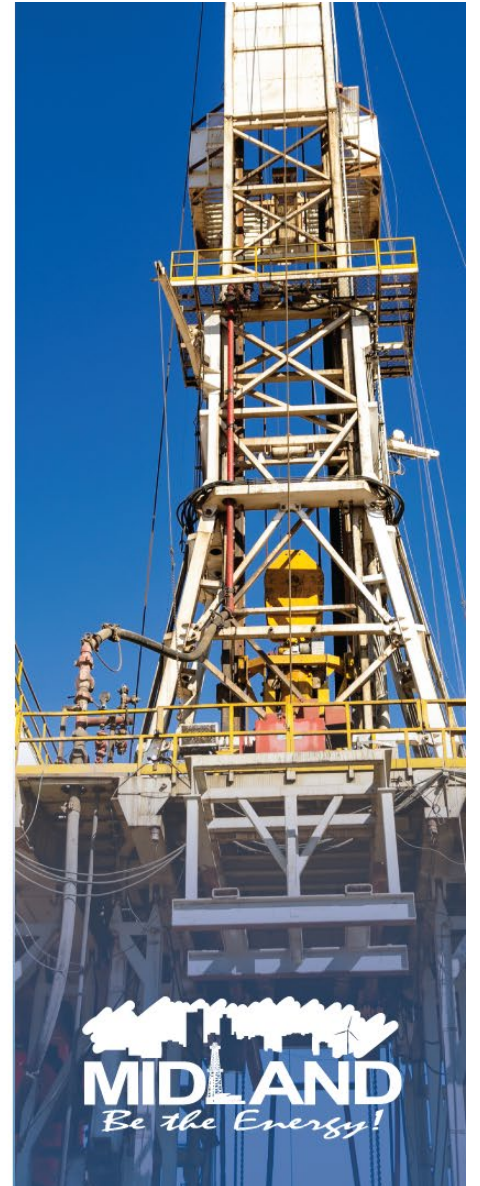
8



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 3,361 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.

11



STAFF'S RECOMMENDATION

C. That the days and hours of alcoholic beverages sales and consumption shall be limited to: Monday through Sunday from 11 a.m. to 2 a.m. of the following day.

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.

12



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.

13



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: July 07, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Southern Addition, Section 34, being a replat of Lots 6 through 9, Block 121, Southern Addition, City and County of Midland, Texas. (Generally located on the north side of East New York Avenue, approximately 70 feet west of South Terrell Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Pennell Land Surveying, LLC, on behalf of Carl Englestad, is requesting to replat a property located at 511 East New York Avenue into 2 lots to obtain building permits for future residential development.

Current Zoning:

MH, Manufactured Housing District

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved)

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

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

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

WATER: 10" water exists in New York 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 New York Street, okay as is. 8" sewer exists in alley West 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.]

DIMENSION: * * *

OTHER: ***

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas Issues

GIS: (Approved)

Remove the "," after Texas.

ADDRESSING: (Approved)

No comments

CRMWD: (Approved)

We do not have any comments on this plat.

PLANNING: (Approved)

This property is zoned to MH, Manufactured Housing District, which qualifies it as a residential replat. [Midland City Code 11-2-7(A)3(a)(2)]

Staff recommends approval of the Preliminary Plat of Southern Addition, Section 34 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
Aerial
PowerPoint Presentation



Preliminary Plat Application

Project Number: SUB-25-0821
Case Number: P.25-2302

Proposed Subdivision Plat Name: SOUTHERN ADDITION, SECTION 34

Legal Description (attached sealed Metes and Bounds): REPLAT OF LOTS 6 THROUGH 9, BLOCK 121,
SOUTHERN ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: **CARL ENGLESTAD**

Phone (432) 664-2355
Email carlenglestad@gmail.com

Address 371 SAVANNAH HILL

City ROCKWALL

State TX

Zip 75032

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: PENNEL LAND SURVEYING, LLC

Printed Name: **DURYN HENINGTON**

Phone (432) 570-6256
Email dhenington.pennell
survey@gmail.com

Address 2030 W. CUTHBERT, STE. 4

City MIDLAND

State TX

Zip 79701

Current Zoning: _____

Reason for Platting: BUILDING PERMITS

Plat Information

Total Acreage: **0.30 ACRES**

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **2**

Number of Multi-family Dwelling Units: _____

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

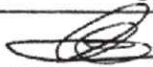
If yes, contact the City Engineer at (432) 685-7286

Provisions

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

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

Property Owner (signature):

Date: 6/11/25Property Owner (printed): CARL Englestad

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.

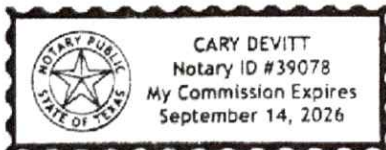
STATE OF TEXAS

COUNTY OF MIDLAND ROCKWELL

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


OWNER Authorized Agent (signature)

Subscribed and sworn to before me, this 11 day of JUNE, 2025, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY☒ Property Owner Authorization☒ 1 Copy of Dimensioned Plat☒ Plat in Digital Format (PDF/JPEG)☒ Application Fee☒ 1 Copy of Plat (11x17)Check # InvoiceReceived By: Batt

Date:

RECEIVED

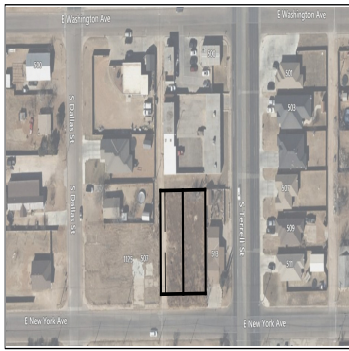
JUN 11 2025

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

Preliminary Plat Application

2

Revised 07/01/19



PROPOSED PLAT

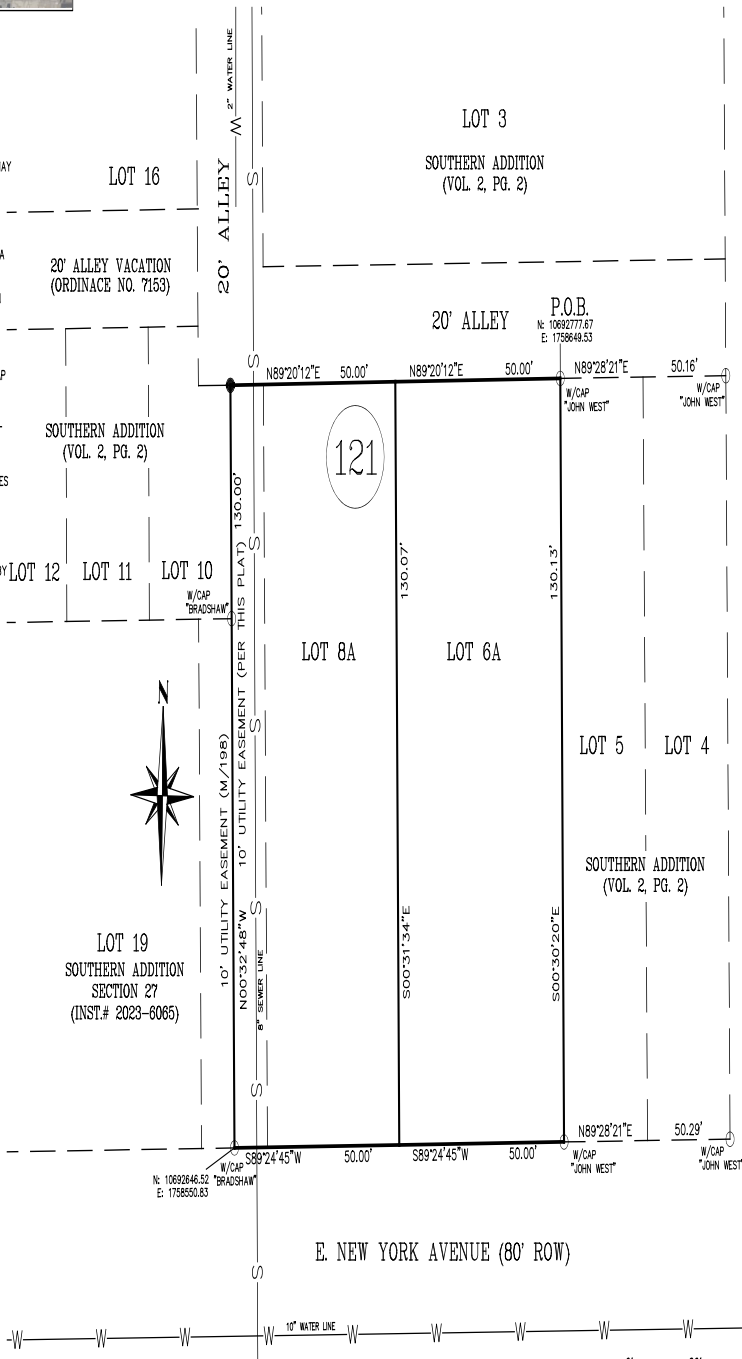
SOUTHERN ADDITION, SECTION 34

BEING A REPLAT OF LOTS 6 THROUGH 9,
BLOCK 121, SOUTHERN ADDITION,
CITY AND COUNTY OF MIDLAND, TEXAS,

VICINITY MAP (NOT TO SCALE)

NOTICE:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0202F, EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.
5. PROPOSED WATER, SANITARY SEWER, AND STORM WATER PIPELINES WITH CULVERTS BRIDGES, AND OTHER APPURTENANCES OR STRUCTURES SHOWN (ONE-LINE PLANS), ARE REQUIRED BEFORE PRELIMINARY PLAT APPROVAL.
6. A BLANKET ACCESS EASEMENT BETWEEN ALL LOTS WHERE PERMITTED BUILDINGS ARE NOT EXISTING OR PROPOSED IS HEREBY GRANTED.



LEGEND

- Set 1/2" L.R.
- W/Cap 76PLS 6832"
- Find 1/2" L.R.
- Existing Sewer Line
- Existing Water Line

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY

Print Name:

OPTIMUM

Print Name:

AT&T-TEXAS

Print Name:

ONCOR ELECTRIC DELIVERY

Print Name:

ASTOUND

Print Name:

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.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, CARL ENGLESTAD, is the record owner of LOTS 6, 7, 8 & 9, BLOCK 121, SOUTHERN ADDITION, an addition to the City of Midland, Midland County, Texas, according to the plat recorded in Plat Volume 2, Page 2, of the Deed Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, CARL ENGLESTAD, being the owner of the land shown on this plat designated as LOTS TWENTY (20 & TWENTY-ONE (21), SOUTHERN ADDITION, SECTION 33, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

WITNESS my hand at _____, this the _____ day of _____, 2025.

By: CARL ENGLESTAD OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DURYN HENNINGTON, 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.

DURYN HENNINGTON, R.P.L.S. 6832
2030 W. CUTHBERT, SUITE 4,
MIDLAND, TEXAS
432-570-6256

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "SOUTHERN ADDITION, SECTION 33" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the _____ day of _____, 2025.

ABRAHAM BEJIL, CHAIRMAN

LONDON OCHOA, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE: _____ PAGE _____

PENNELL LAND SURVEYING, LLC

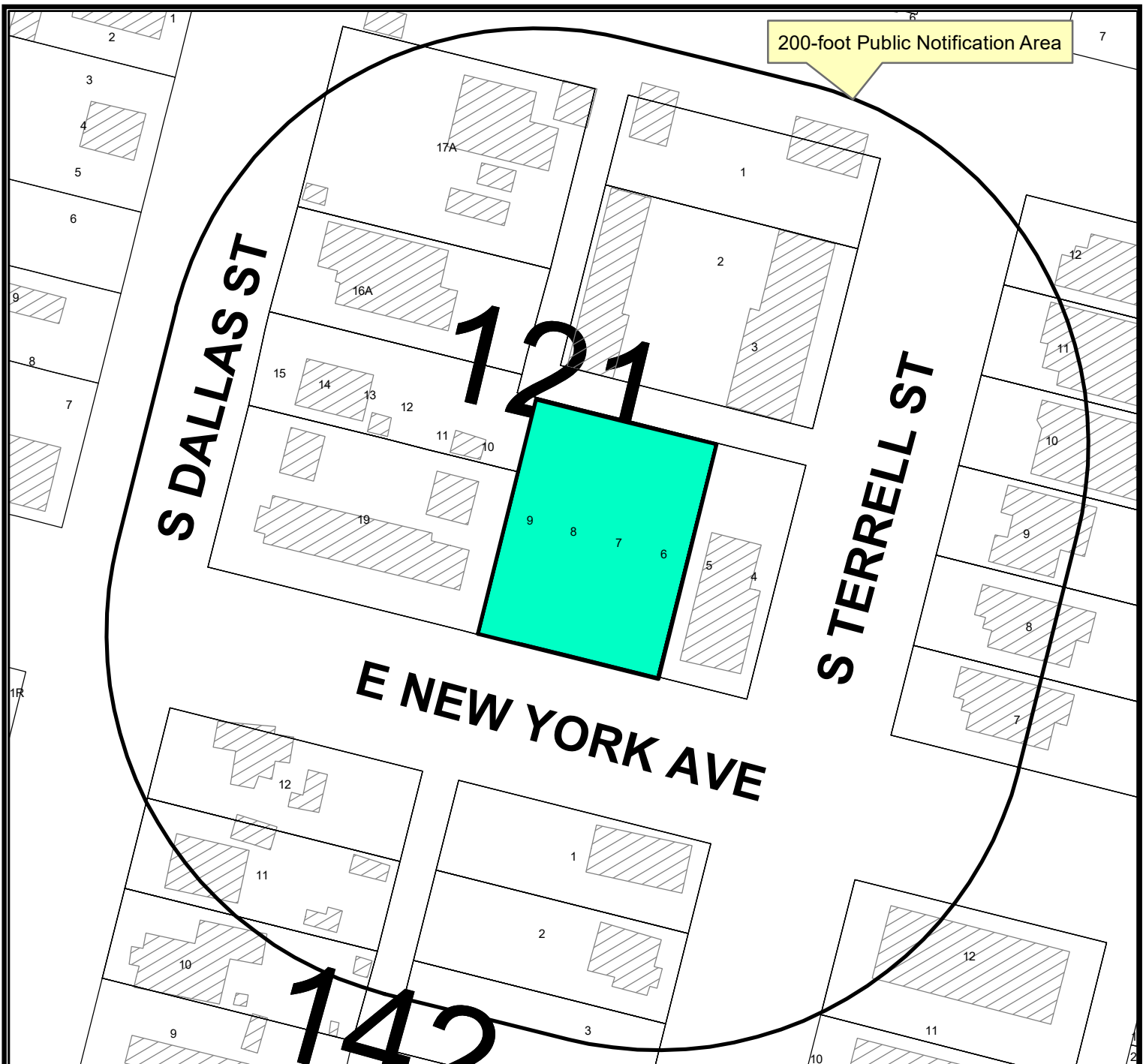
SURVEYING FIRM #: 10193978

2030 W. Cuthbert, Midland, Texas 79701
(432)570-6256, brucepennell@yahoo.com

OWNER:
CARL ENGLESTAD
371 SAVANNAH HILL
ROCKWALL, TX 75082
432-664-2355

JUNE 2025

SOUTHERN ADDITION,
SECTION 34



Location Map

SUB-25-0821

Scale: 1" = 78'

Proposed plat of Southern Addition, Section 33, being a replat of Lots 6 through 9, Block 121, Southern Addition, City and County of Midland, Texas.

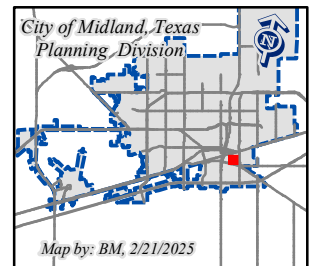
Generally located on the north side of East New York Avenue, approximately 70 feet west of South Terrell Street. (Council District 2)

PACKET

Page 7.94

LEGEND

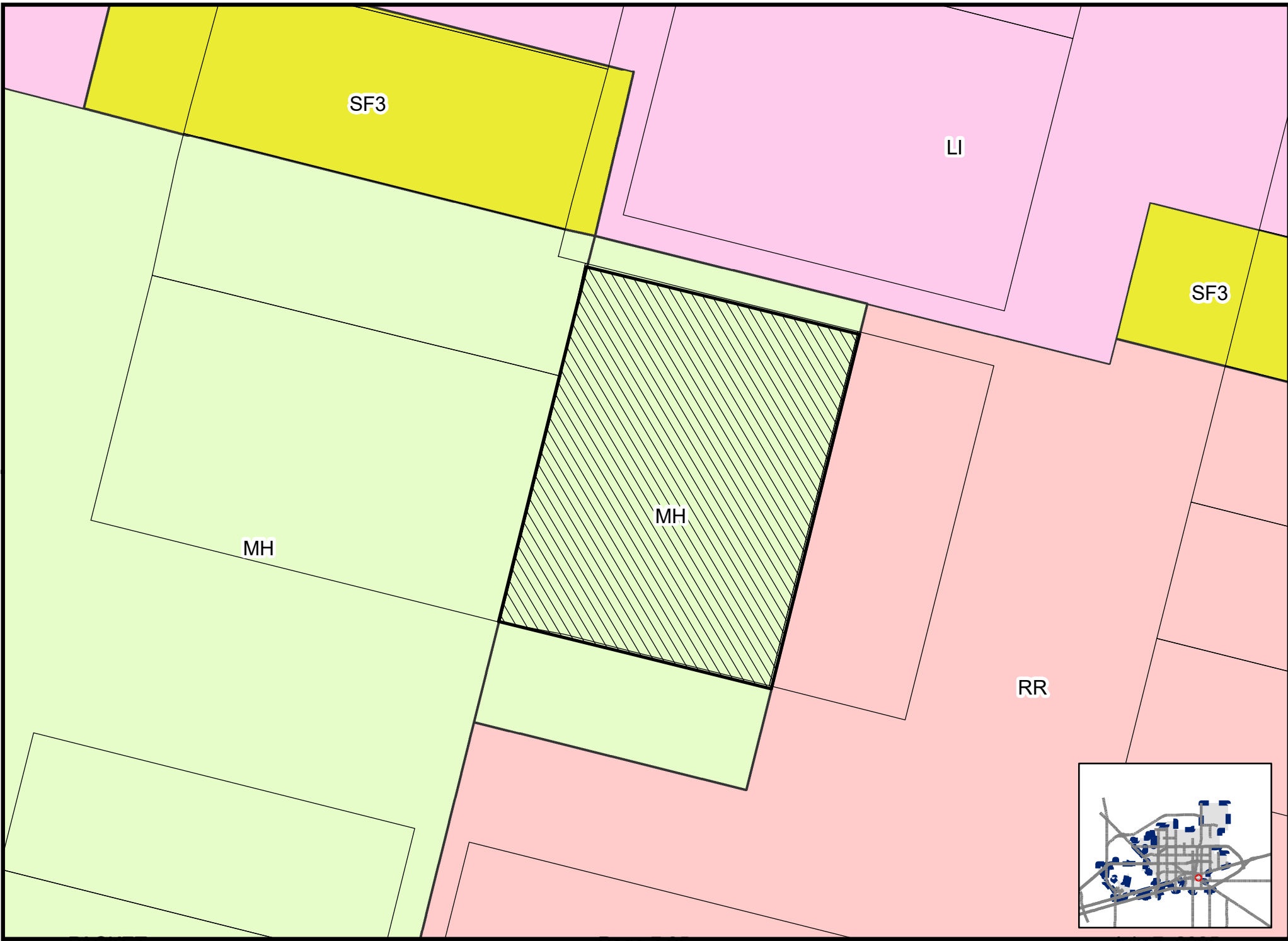
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

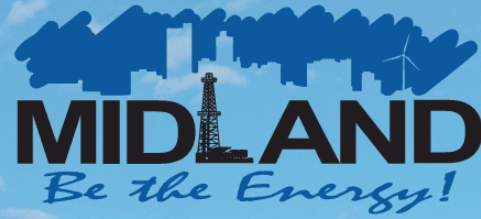
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

JUL 7 2025









PRELIMINARY PLAT SOUTHERN ADDITION, SECTION 34

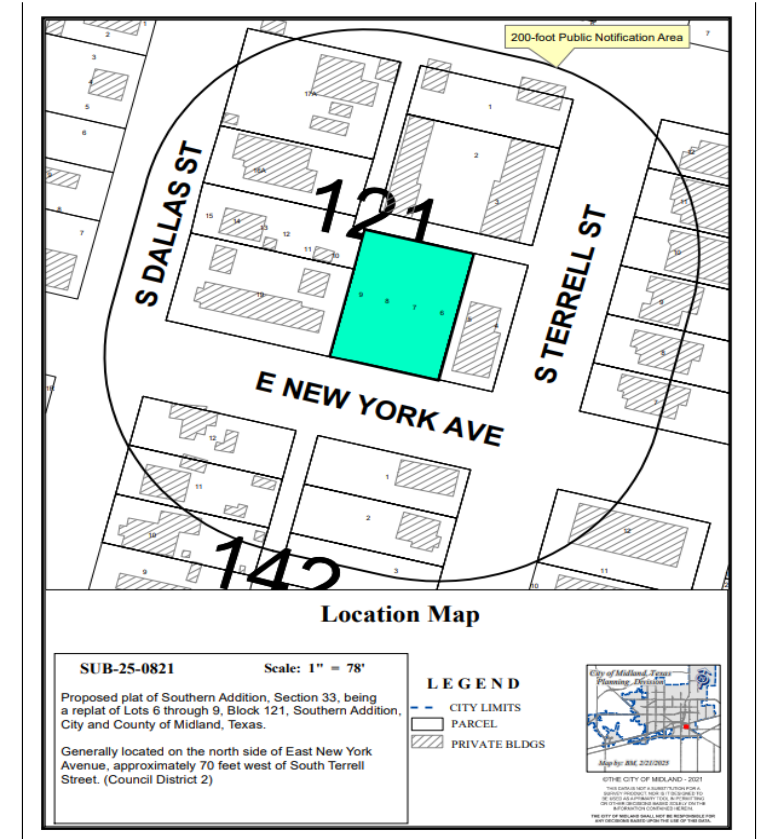


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Developer/Property Owner:** Carl Englestad
- **Representative:** Durn Henington, with Pennell Surveying, LLC
- **Location:** 511 East New York Avenue (Council District 2)
- **Reason for Request:** Platting to obtain building permits for future residential development



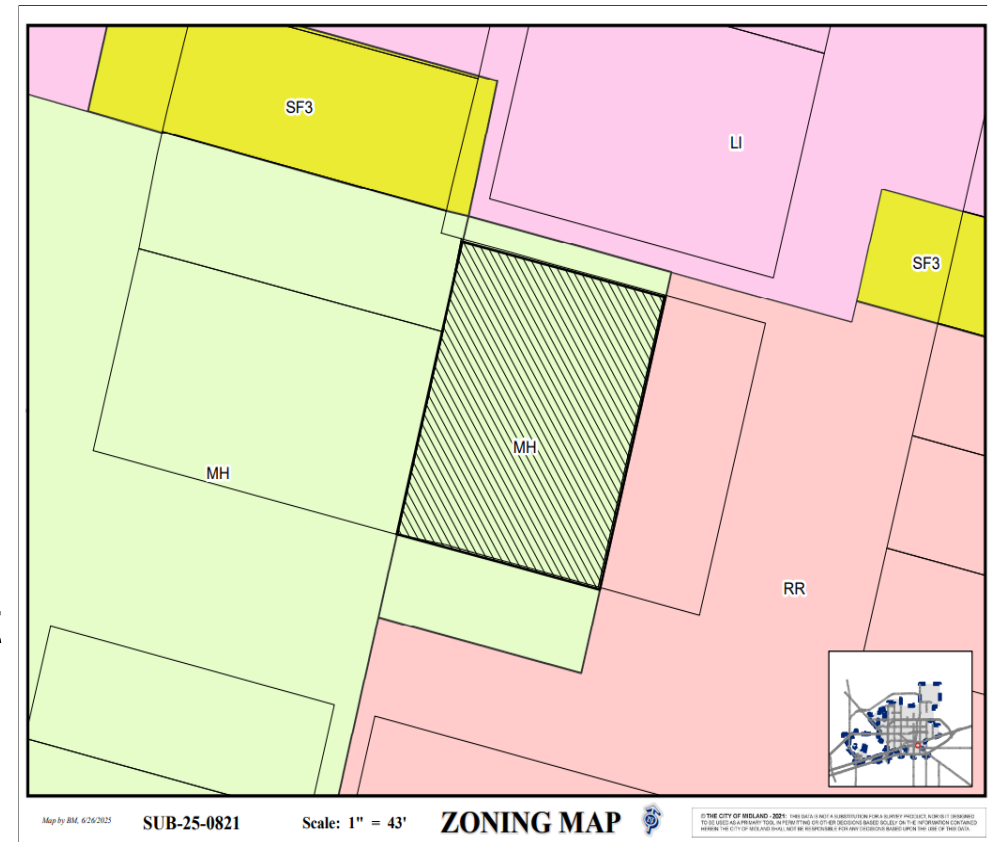
2

- **Acreage:** 0.30 acres
- **Number of Existing Lots:** 4
- **Number Proposed Lots:** 2



ZONING

- **Current Zoning:** MH, Manufactured Housing District
- **Surrounding Zoning:**
 - **North:** LI, Light Industrial District
 - **South/West:** MH, Manufactured Housing District
 - **East:** RR, Regional Retail District



4



LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North:** Retail Stores and Shops
 - **South/East:** Single-Family Dwellings
 - **West:** Manufactured Housing and Single-Family Dwellings
- **Proposed Use:** Manufactured Housing





On East New York Avenue, Looking North

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*.



RELATED ITEMS

- A request for a zone change for this property to change from RR, Regional Retail District to MH, Manufactured Housing District was approved by City Council on May 13, 2025.

8



STAFF'S RECOMMENDATION

- No objections were received.
- 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]

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: July 7, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Motion approving a Final Plat of West Midland Addition, Section 3, being a replat of the east half of Lot 13 and all of Lot 14, Block 6, Resurvey of Blocks 1-2-5 and 6, West Midland Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Tennessee Avenue and North F Street. (Council District 3) (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 Lone Star Cash Homes, LLC, is requesting to replat a property located at 1300 West Tennessee Avenue into 2 lots in order to formally separate the two existing single-family residences.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: W Tennessee roadway okay as is. No public paving improvements required. N "F" roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 6" water exists in F Street E of tract, okay as is. No public water improvements required. 4" water exists in alley N of tract, okay as is. No public water improvements required. 6" water exists in alley N of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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

Addressing: (Approved)

No comments or objections

Oil and Gas: (Approved)

No Oil & Gas Issues

Building Code: (Approved)

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

GIS: (Approved)

No comments

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of West Midland Addition, Section 3.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

OFFICE USE ONLY

Project Number: SUB-25-0847Case Number: P-25-2298

Proposed Subdivision Plat Name: WEST MIDLAND ADDITION, SECTION 3

Legal Description: BEING A REPLAT OF THE EAST-HALF OF LOT 13 AND ALL OF LOT 14, BLOCK 6, RESURVEY OF BLOCKS NO. 1-2-5 & 6 WEST MIDLAND ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: LONE STAR CASH HOMES, LLC

Phone (832) 396-0036

Email
luke@lscashhomes.com

Address 122 PINE CREST CIRCLE

City MONTGOMERY

State TX

Zip 77316

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as agent for property owner, 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 STREET, SUITE K

City MIDLAND

State TX

Zip 79701

Reason for Platting: TO FORMALLY SEPARATE THE TWO EXISTING SINGLE-FAMILY RESIDENCES.
THERE ARE NO CURRENT PLANS TO BUILD OR REBUILD ANY STRUCTURES.

Plat Information

Total Acreage: 0.243

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

Number of Lots: 2

Number of Multi-Family Dwelling Units:

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the final plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting and Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. This certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

Will this subdivision utilize groundwater as its water supply? ☐ Yes ☒ No

Submittal Information: Preliminary and final plats must be submitted in accordance with the deadlines in the *Submittal Deadline and Meeting Dates Schedule* which can be found on the City of Midland webpage (www.midlandtexas.gov) on the Planning Division page.

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 Recordation: This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. Tax certificates showing that no outstanding taxes remain for the property and a check made payable to 'Midland County Clerk' must be provided at submittal. The recording fees are as follows:

For plats 18"x 24" or less: \$60

For plats 18"x 24" or more: \$80

Related documents: \$26 for first page, \$4 for each additional page

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

Property Owner (signature):  Date: 5/27/2025

Property Owner (printed): Luke Slapa

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.

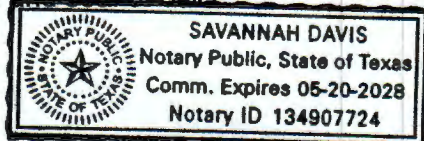
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Luke Slapa, 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 9 day of June, 20 , to certify which witness my hand and seal of office



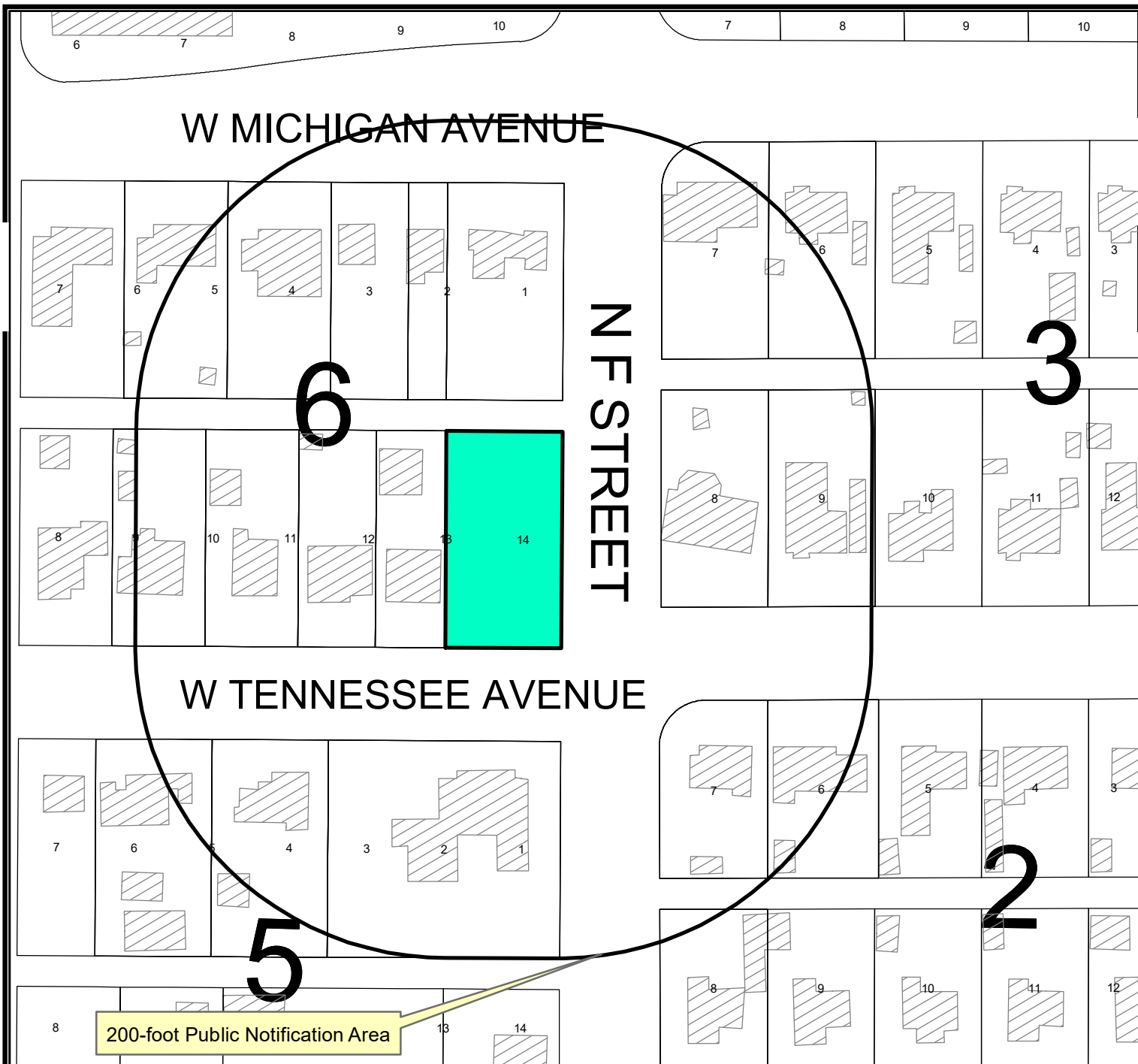

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☐ Mylar	☒ 1 Copy of Plat (11x17)	☒ CADD File
☒ Application Fee	☒ Title Opinion	☐ Public Improvement
Check # <u>5365</u>	☒ Tax Certificates	☒ Recording Fee
☒ Groundwater Availability Forms <i>wa</i>		Check # <u>5366</u>
Received By: <u><i>[Signature]</i></u>		Date: <u>JUN 9 2025</u>

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

Initial: *[Signature]*

Revised 5/18/2025



Location Map

SUB-25-0842

Scale: 1" = 1,117'

Proposed plat of West Midland Addition, Section 3, being a replat of the east half of Lot 13, and all of Lot 14, Block 6, West Midland Addition, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of West Tennessee Avenue and North F Street. (Council District 3)

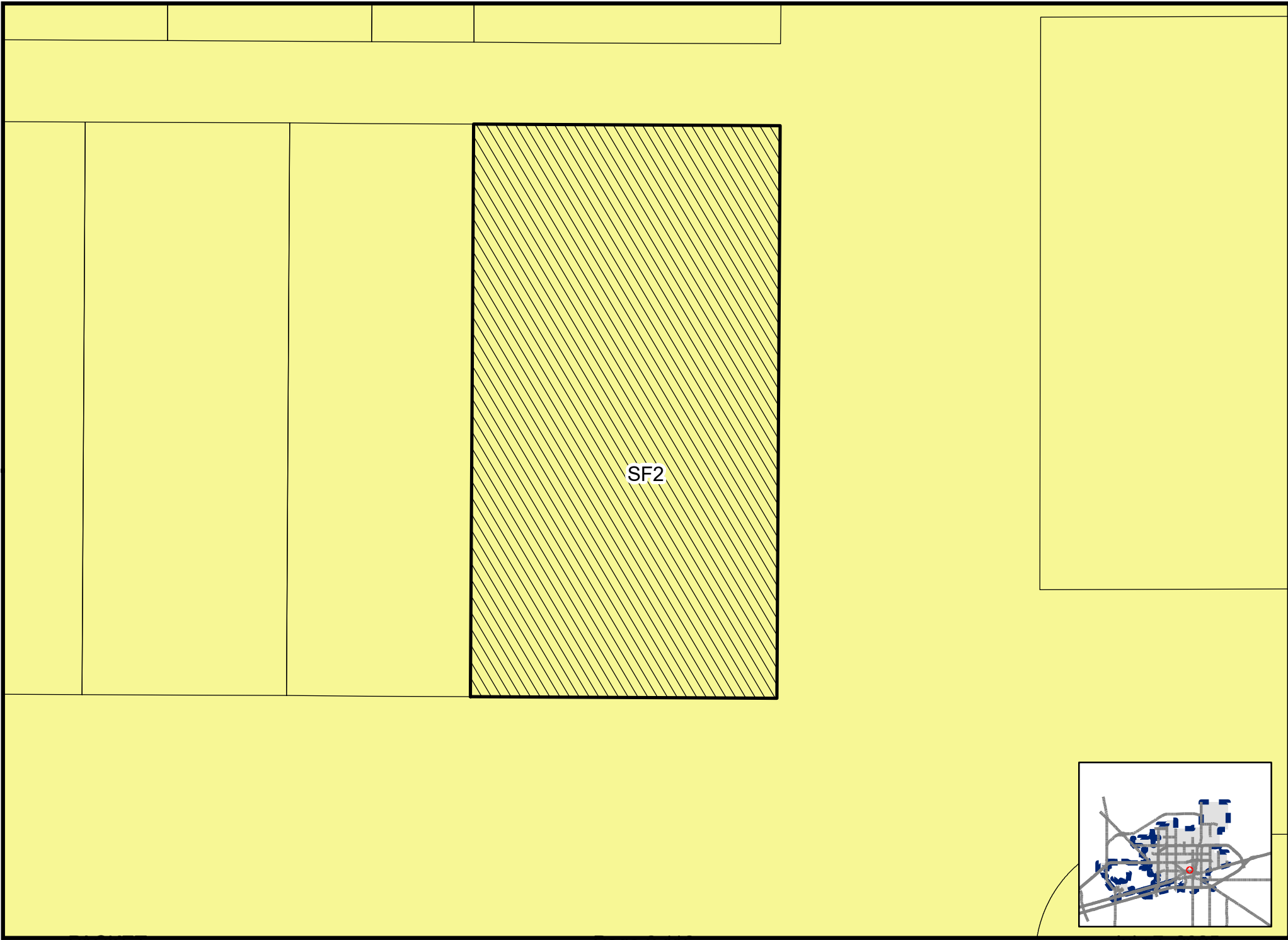
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

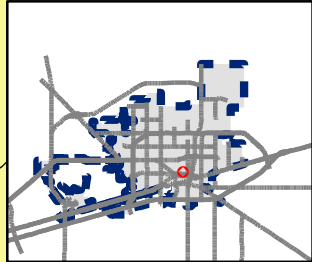


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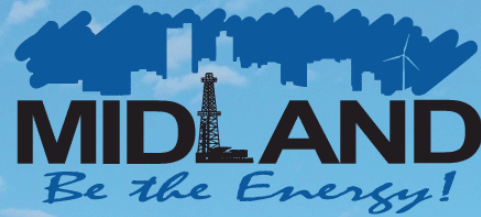


SF2









FINAL PLAT WEST MIDLAND ADDITION, SECTION 3

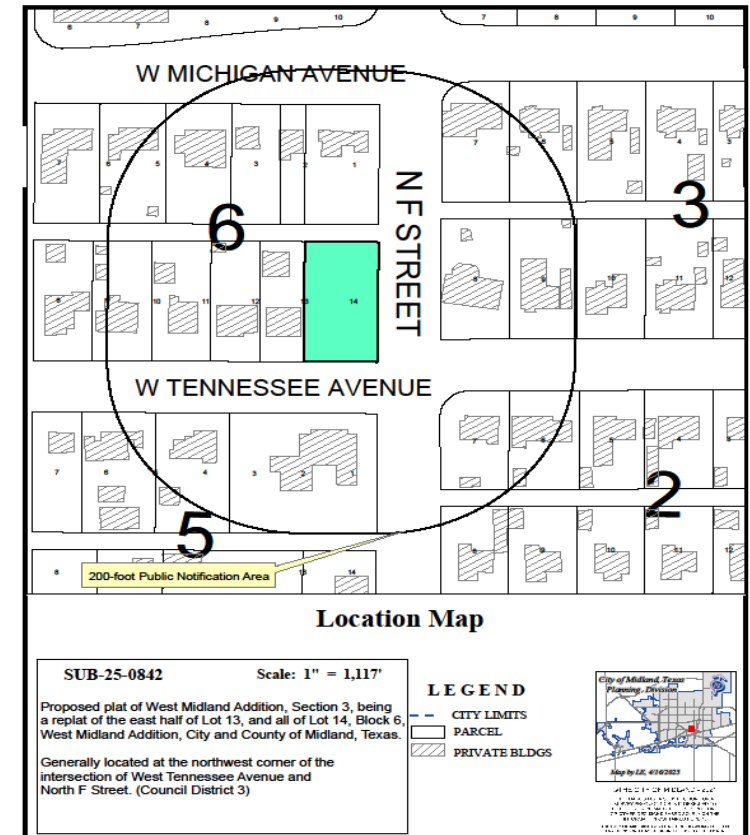


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Developer/Property Owner:** Lone Star Cash Homes, LLC
- **Representative:** Maverick Engineering
- **Location:** 1300 West Tennessee Avenue
- **Reason for Request:** to replat into two lots to separate the two existing single-family residences

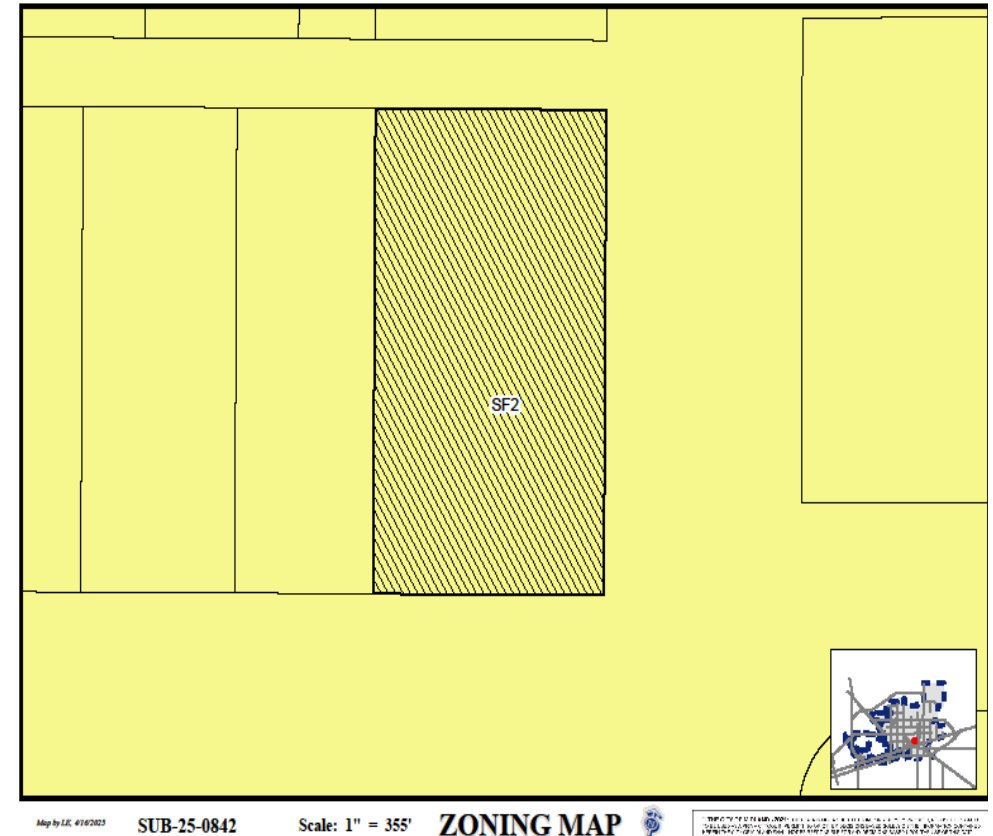


- **Number of Existing Lots: 2**
- **Number Proposed Lots: 2**



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:** Residential
- **Surrounding Uses:**
 - **North/South/East/West:** Residential
- **Proposed Use:** Residential



5





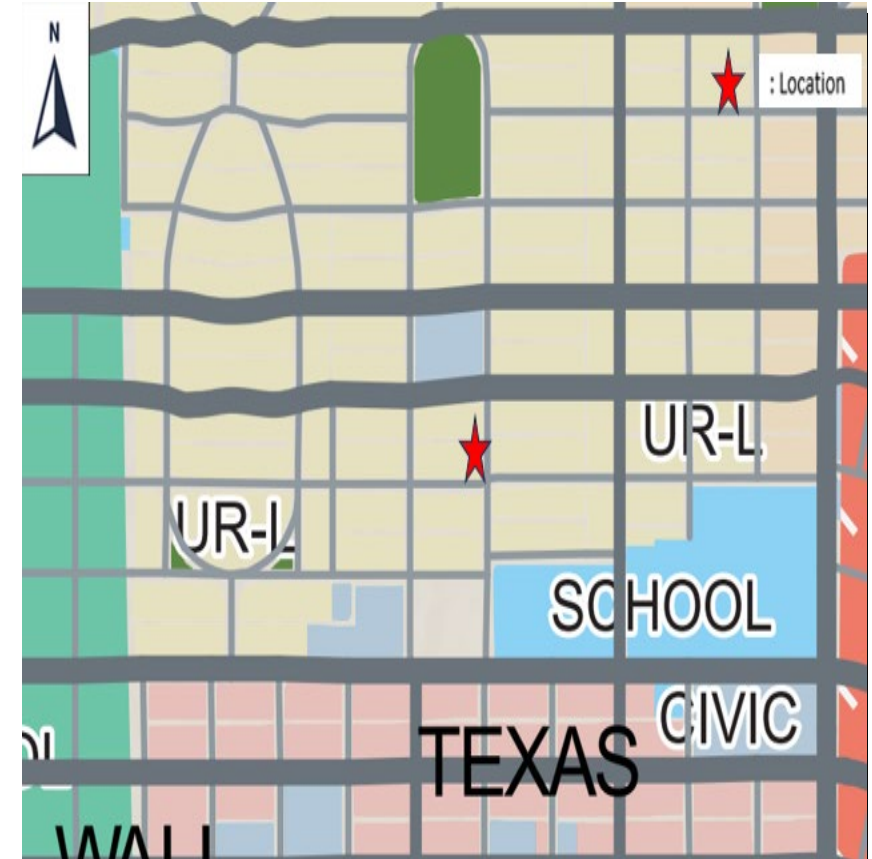
On North F Street, Looking West

6



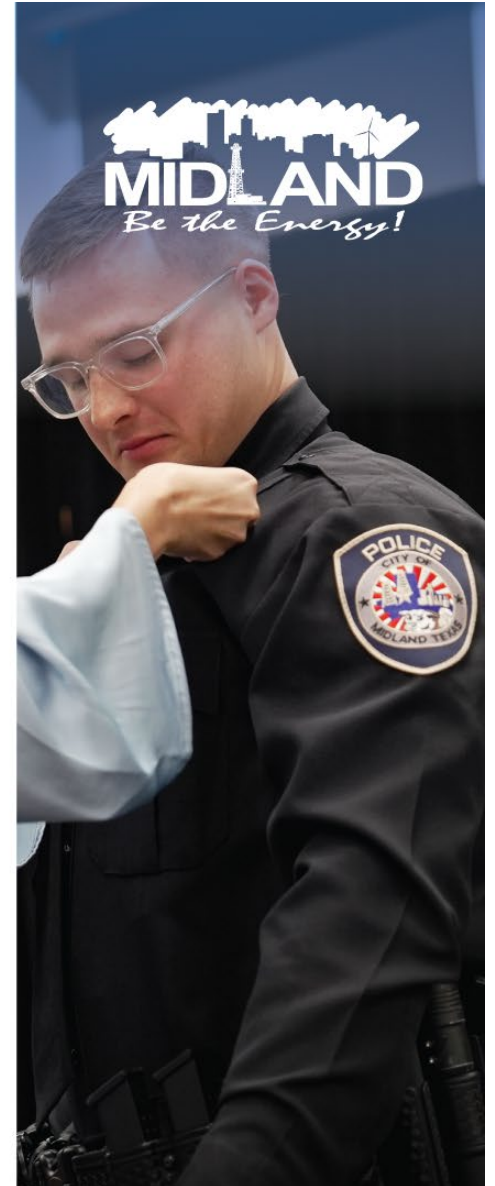
COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Low (UR-L)
- **Supported Uses:** Single-family detached dwellings are emphasized. Civic uses are generally allowed, with special permission for higher intensity uses. Developments will be provided with full city services.
- The request is compatible with the surrounding area and the *TCT Plan*.



RELATED ITEMS

- A special exception request for this property was approved at the June 10, 2025, City Council meeting. The special exception allows for a reduced minimum lot size for one of the two lots resulting from the replat, equal to 3,187 square feet.



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of the Final Plat of West Midland Addition, Section 3.

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: July 7, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving a Final Plat of Johnson and Moran Addition, Section 9, being a replat of the west 70 feet of Lot 2 and the east 46 feet of Lot 3, Block 3, Johnson and Moran Addition, City and County of Midland, Texas. (Generally located on the south side of Harvard Avenue, approximately 140 feet west of Lanham Street.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

SF1, Single-Family Dwelling District

Preliminary Plat Approval:

Magrym Consulting, on behalf of Glenn M. Miller, is requesting to replat a property located at 2503 Harvard Avenue into one lot to correct inaccurate lot lines for construction permits.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

WATER: 4" water exists in Harvard Street N of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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

Transportation: (Approved)

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues

Building Code: (Approved)

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

GIS: (Approved)

Remove period from title.

Addressing: (Approved)

No comments

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Johnson and Moran Addition, Section 9.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

OFFICE USE ONLY

Project Number:

SUB-25-0819

Case Number:

P-25-2293

Proposed Subdivision Plat Name:

Johnson & Moran Sect. 9

Legal Description:

Property Owner

Printed Name: Glenn M. Miller.

Phone (719) 564-0118

Email glennmillerxn@hotmail

Address 2503 Harvard

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as agent for property owner, see affidavit on page 2)

Firm: Magrym

Phone (432) 254-0327

Email

Printed Name: Ed Aleman

ed.aleman@magrym.com

Address 800 N. Marienfeld S. 100

City Midland

State TX

Zip 79701

Reason for Platting: Const. Permits

Plat Information

Total Acreage: 0.34

Type: ☒ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units:

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the final plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting* and *Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. This certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

Will this subdivision utilize groundwater as its water supply? ☐ Yes ☒ No

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:

6-11-25

Property Owner (printed): Glenn Miller

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

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

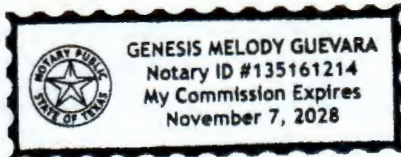
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Eduardo J Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 11th day of June, 20 25, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Mylar

☐ Application Fee

Check # 1476

☒ 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 #

Received By:

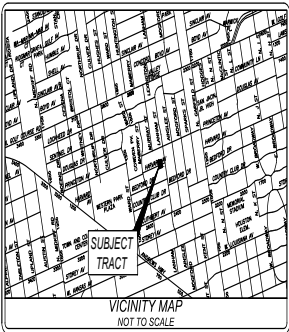
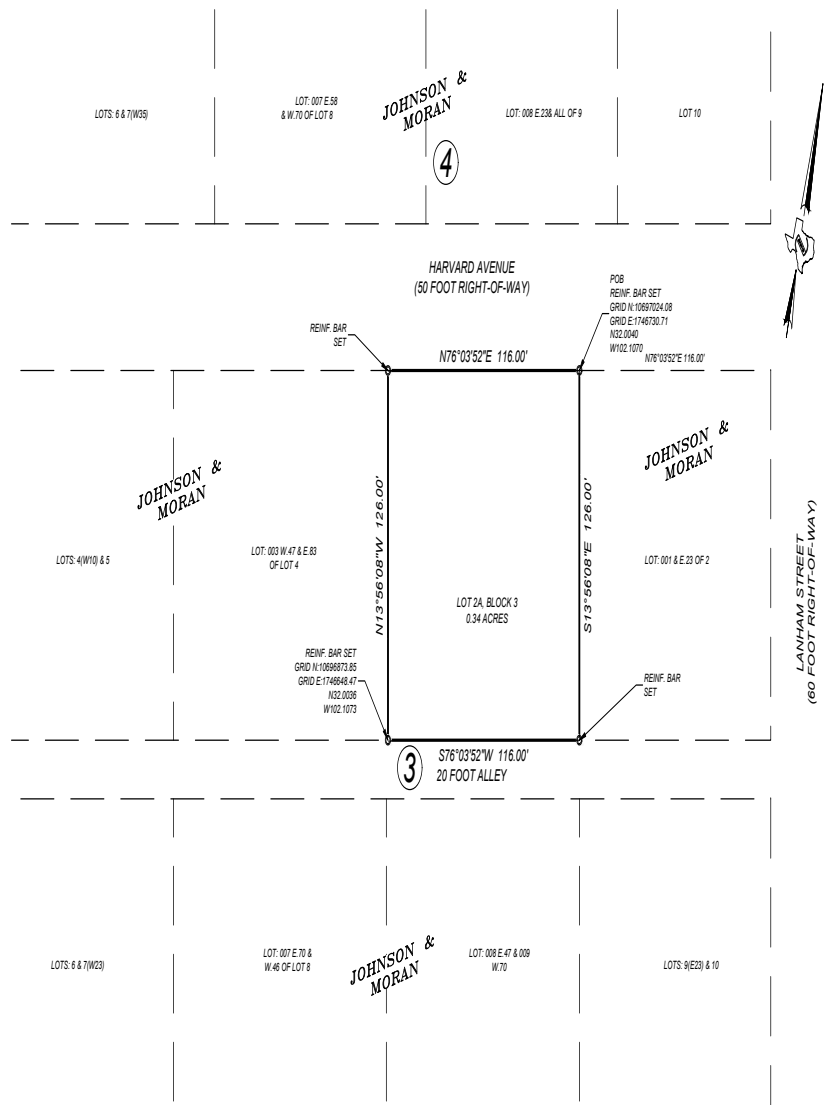
Date:

6-11-2025

PACKET**Application will not be considered for scheduling until reviewed by a planner July 7, 2025

JOHNSON & MORAN ADDITION
SECTION 9.

BEING A REPLAT OF THE WEST 70
FEET OF LOT 2 AND THE EAST 46 FEET OF LOT 3, BLOCK 3, JOHNSON
AND MORAN ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS.



LEGEND:

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

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 "MAGSYM ENGINEERING" UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- PROPERTY IS IN ZONE X ACCORDING TO FEMAP PANEL 4828C00086 WITH AN EFFECTIVE DATE OF 8/16/2005.
- ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUIL, REPLACE OR ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE ADDITION MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11.8, 11-11.9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

OWNER(S):

GLEN W. MILLER
LOLITA ZHENG MILLER
2803 HARVARD AVENUE
MIDLAND, TEXAS 79701
775-564-0118
GLENMILLER@HOTMAIL.COM

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, GLEN W. MILLER AND ZHENG MILLER ARE THE RECORD OWNERS OF A 0.34-ACRE TRACT OF LAND SITUATED IN BLOCK 3 OF THE JOHNSON & MORAN ADDITION, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN CABINET 8, PAGE 73, PLAT RECORDS, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON;

FIELD NOTE DESCRIPTION OF A 0.34-ACRE TRACT OF LAND, IN BLOCK 3 OF THE JOHNSON & MORAN ADDITION, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN CABINET 8, PAGE 73, PLAT RECORDS, MIDLAND COUNTY, TEXAS, SAID 0.34-ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINFORCING BAR SET (N 108°10'04.00 E 174°70'0.71) FOR THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF SAID JOHNSON & MORAN ADDITION BEARS NORTH 72°10'32\"/>

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GLEN W. MILLER AND LOLITA ZHENG MILLER DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBOVIE DESCRIBED PROPERTY AS JOHNSON & MORAN ADDITION TO THE CITY OF MIDLAND, 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____.

GLEN W. MILLER

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

LOLITA ZHENG MILLER

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____ BY GLEN W. MILLER

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____ BY LOLITA ZHENG MILLER

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 JOHNSON & MORAN ADDITION SECTION 9 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 BEJL

ATTEST: _____
SECRETARY LONDON OCHOA

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.

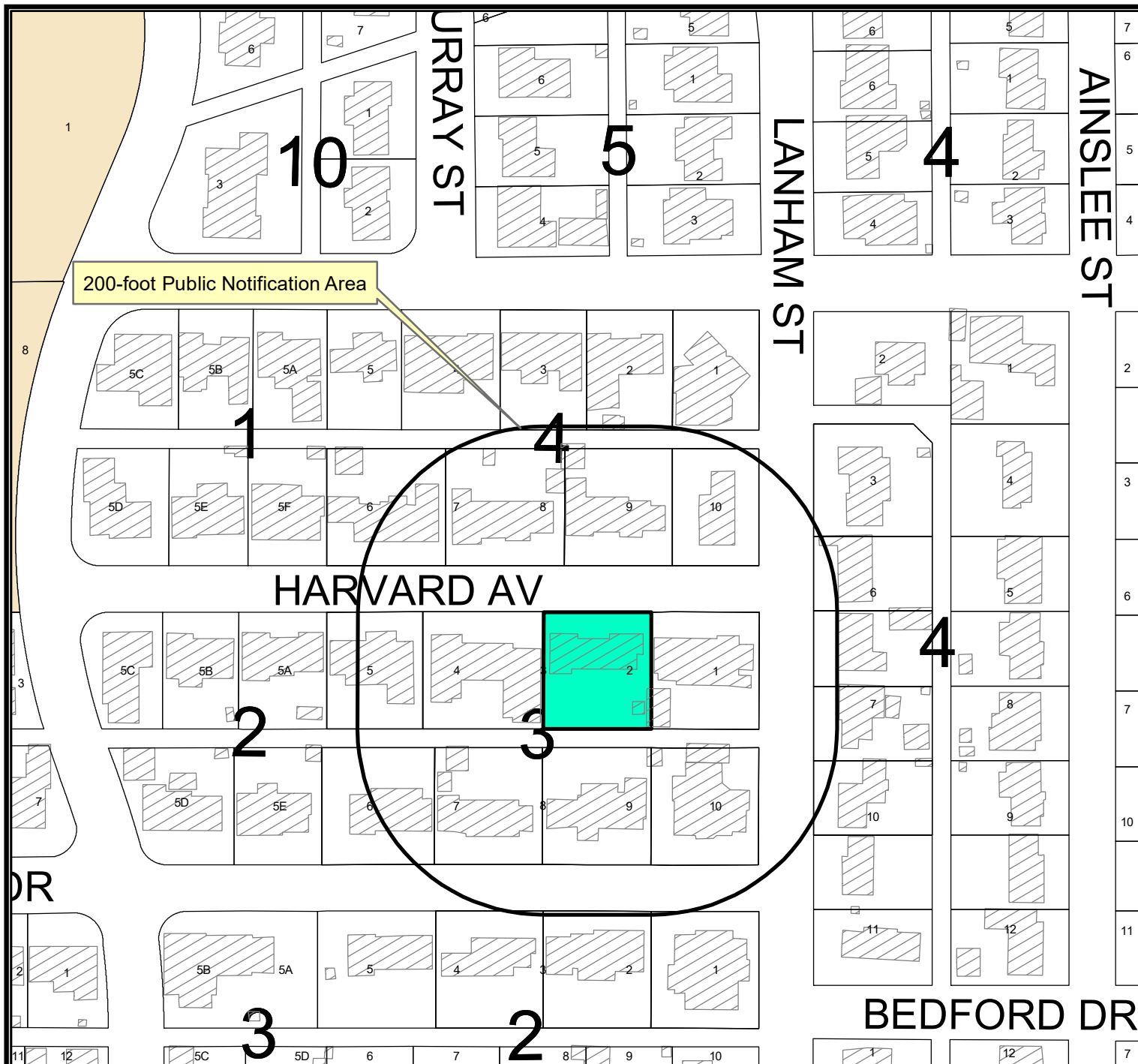


PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CABINET _____
DATE _____ PAGE _____



800 N. MARSHFIELD STREET TEXAS FROM
SUITE 100 (No. 1014800)
MIDLAND, TEXAS 79701 Office (432) 684-5545

JOHNSON & MORAN ADDITION SECTION 9



Location Map

SUB-25-0819

Scale: 1" = 155'

Proposed plat of Johnson and Moran Addition, Section 9, being a replat of the west 70 feet of Lot 2 and the east 46 feet of Lot 3, Block 3, Johnson and Moran Addition, City and County of Midland, Texas.

Generally located on the south side of Harvard Avenue, approximately 140 feet west of Lanham Street. (Council District 3)

PACKET

LEGEND

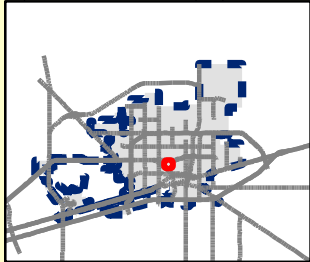
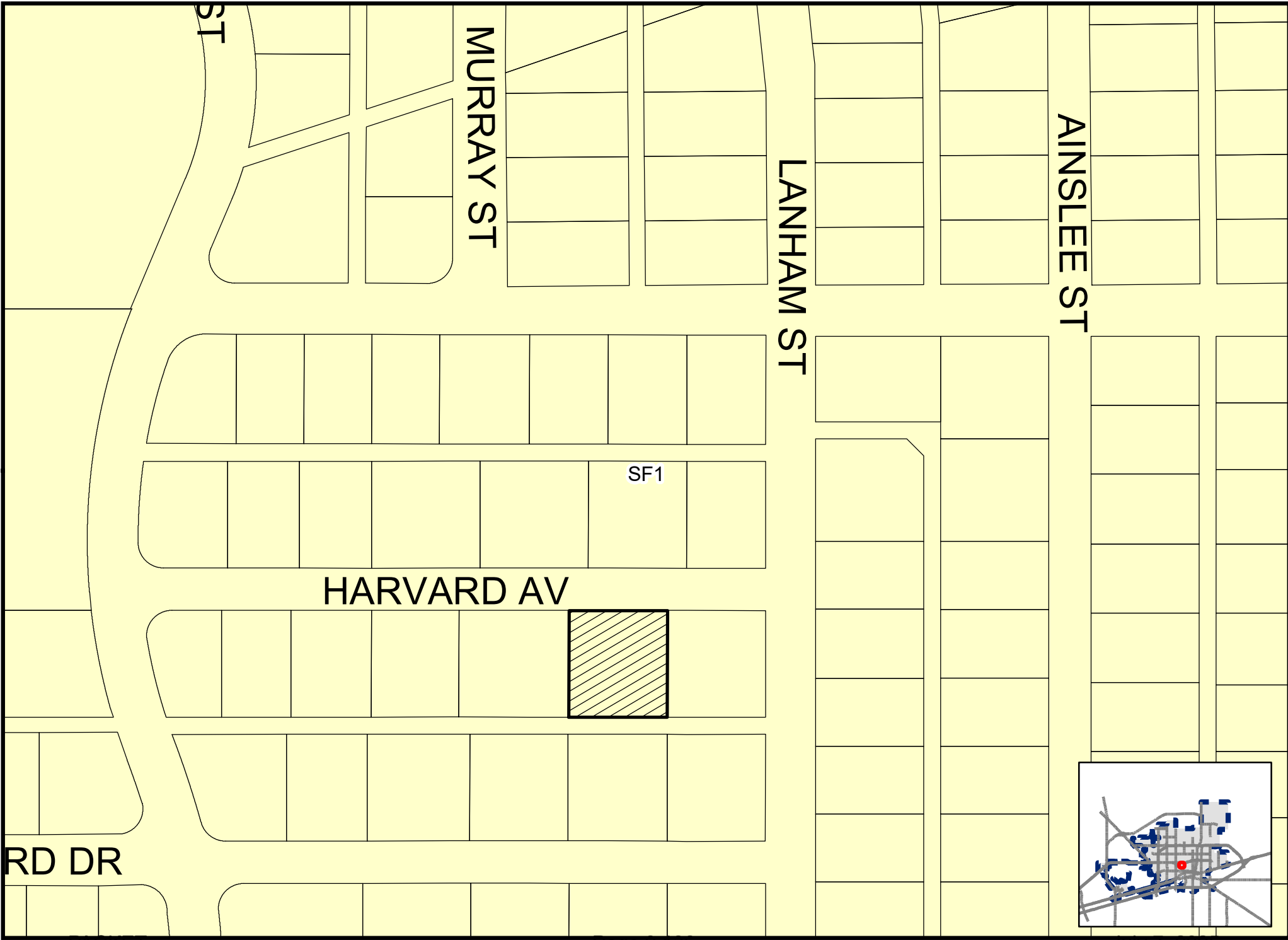
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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JULY 7, 2025









FINAL PLAT JOHNSON & MORAN ADDITION, SECTION 9

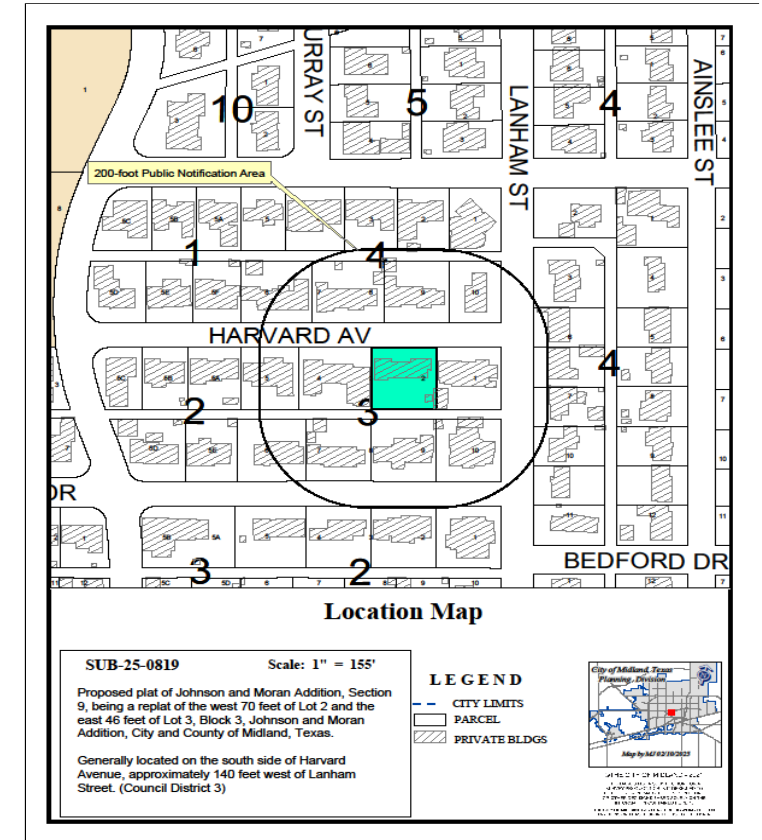


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Glenn M. Miller
- **Representative:** Magrym Consulting
- **Location:** 2503 Harvard Avenue (District 3)
- **Reason for Request:** To correct inaccurate lot lines for construction permit.



2



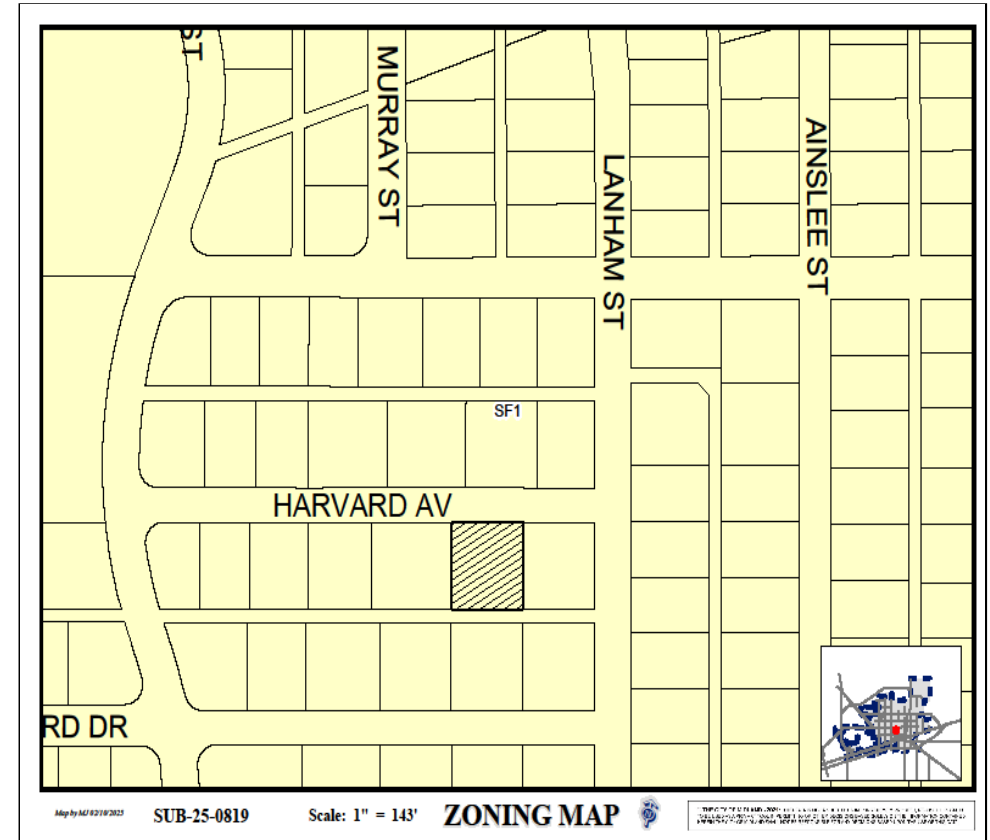
3

- # PACKET



ZONING

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



4



LAND USE

- **Current Use:** Residential
- **Surrounding Uses:**
 - **North/South/East/West:** Residential



5





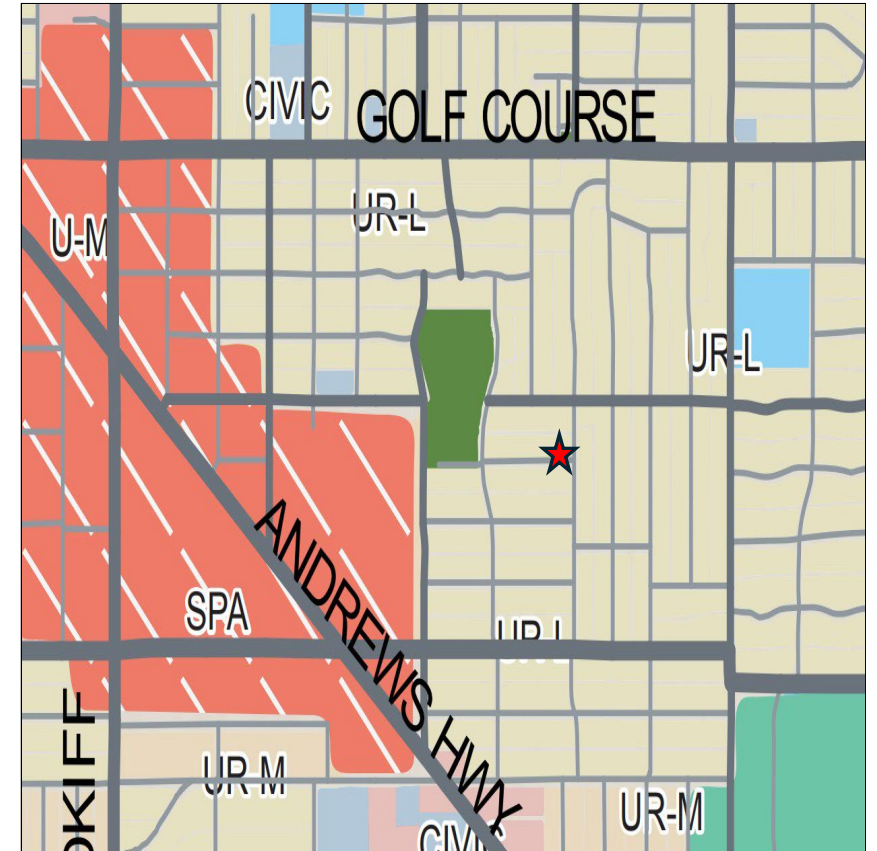
On Harvard Avenue, Looking South

6



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Low (UR-L)
- **Supported Uses:** Restrictive land use, emphasizing single-family detached development.
- 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: July 7, 2025

TO: Planning and Zoning Commission

FROM: Madelim Jaquez, Planner

SUBJECT: Hold a public hearing and consider a request by Tyler Pace Snelson for a Zone Change from O-1, Office District to LR, Local Retail District, on Lot 14, Block 22, West End Addition, Section 20, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of West Texas Avenue and North I Street.) (District 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve ☐ Deny ☐ Direction/Informational

Details of Request:

The applicant, Tyler Pace Snelson is requesting a Zone Change from O-1, Office District to LR, Local Retail District for the allowance of a retail store on a property located at 1510 West Texas Avenue.

Current Zoning:

O-1, Office District

Surrounding Zoning and Land Use:

The properties to the north are zoned PD, Planned Development District for Transitional District and is currently a vacant building. The properties to the east are zoned O-1, Office District and consists of business offices. The property to the south is zoned O-1, Office District and is used for a fire station. The property to the west is zoned O-1, Office District and is used for a duplex.

Analysis:

The applicant is seeking this zone change from O-1, Office District to LR, Local Retail District, in order to have a retail store which will sell wine, which is not an allowed use in

the O-1, Office District zoning [Midland City Code 4.03]. Changing this zoning would help the future retail development of this area. This lot meets the minimum lot requirements for the LR, Local Retail District.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3; which designated this area as Urban-Medium, which includes a mix of complementary uses.

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues for Zoning

Engineering: (Approved)

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

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

Code: (Approved)

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

Transportation: (Approved)

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

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

Planning: (Approved)

Therefore, staff recommends approval of this Zone Change from O-1, Office District to LR, Local Retail District.

Letters of Objection:

Staff has not received any letters of objection as of July 3, 2025.

Attachments:

Application

Site plan

Maps

Aerial

PowerPoint Presentation



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

Project Number: _____

Case Number: 2-25-0430

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>Tyler Pace Snelson</u>		Phone (<u>432</u>) <u>296-1932</u> Email <u>tyler@goodhombre.us</u>	
Address <u>1510 West Texas Avenue</u>	City <u>Midland</u>	State <u>Texas</u>	Zip <u>79701</u>

Property Owner Printed Name: <u>James Dennis Snelson</u>		Phone (<u>432</u>) <u>556-5590</u> Email <u>jdsnelson@sbcglobal.net</u>	
Address <u>104 South G Street</u>	City <u>Midland</u>	State <u>Texas</u>	Zip <u>79701</u>

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

Street Address: 1510 West Texas Avenue Midland, Texas 79701

Legal Description

Lot: 7 & 8 Block: 22 Subdivision: West End Addition, Section 20

Current Zoning: <u>O1 - Office District</u>	Proposed Zone: <u>LR - Local Retail District</u> (List by tracts if more than one district is requested)
---	--

Reason for Zone Change Request: The request is being made out of a desire for a zoning designation which allows for both on and off-premise alcohol sales to occur, as Applicant hopes that property will house a professional wine service/wine merchant/wine importer business.

Present Use of Property: Building is currently being utilized as a professional office

Proposed Use of Property: Applicant desires for the building to house a professional wine service/wine merchant business and office.

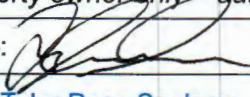
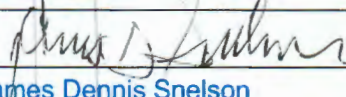
How would this zone change affect the public health, safety and welfare? As there are current properties located nearby with both LR and PD zoning designations, the change should have little effect

Describe how conditions affecting the property have changed since present zoning designation: At the time of the present zoning's designation, the property consisted of two lots with abandoned

Submittal and Fees

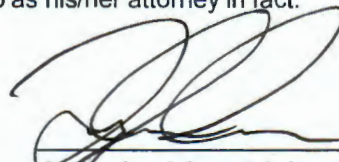
Items to be submitted with this application form:

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

Signature (by property owner only - authorized agent must sign affidavit below)	
Applicant (signature): 	Date: 06/05/2025
Applicant (printed): <u>Tyler Pace Snelson</u>	
Property Owner (signature): 	Date: 06/05/2025
Property Owner (printed): <u>James Dennis Snelson</u>	
The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received. All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.	

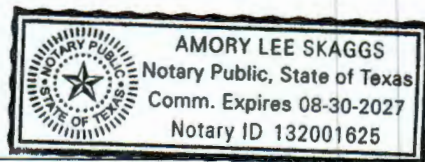
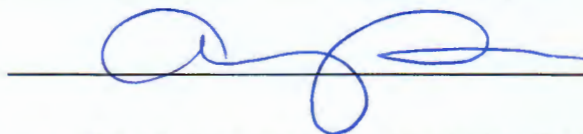
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Tyler Pace Snelson who, being by me duly sworn, upon oath says: That (s)he is the owner of 1510 West Texas Avenue or authorized by James Dennis Snelson, 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.

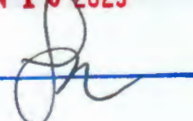
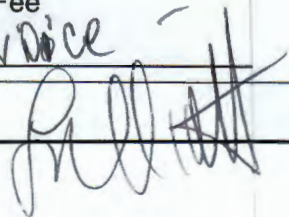


Authorized Agent (signature)

Subscribed and sworn to before me, this 5th day of June, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

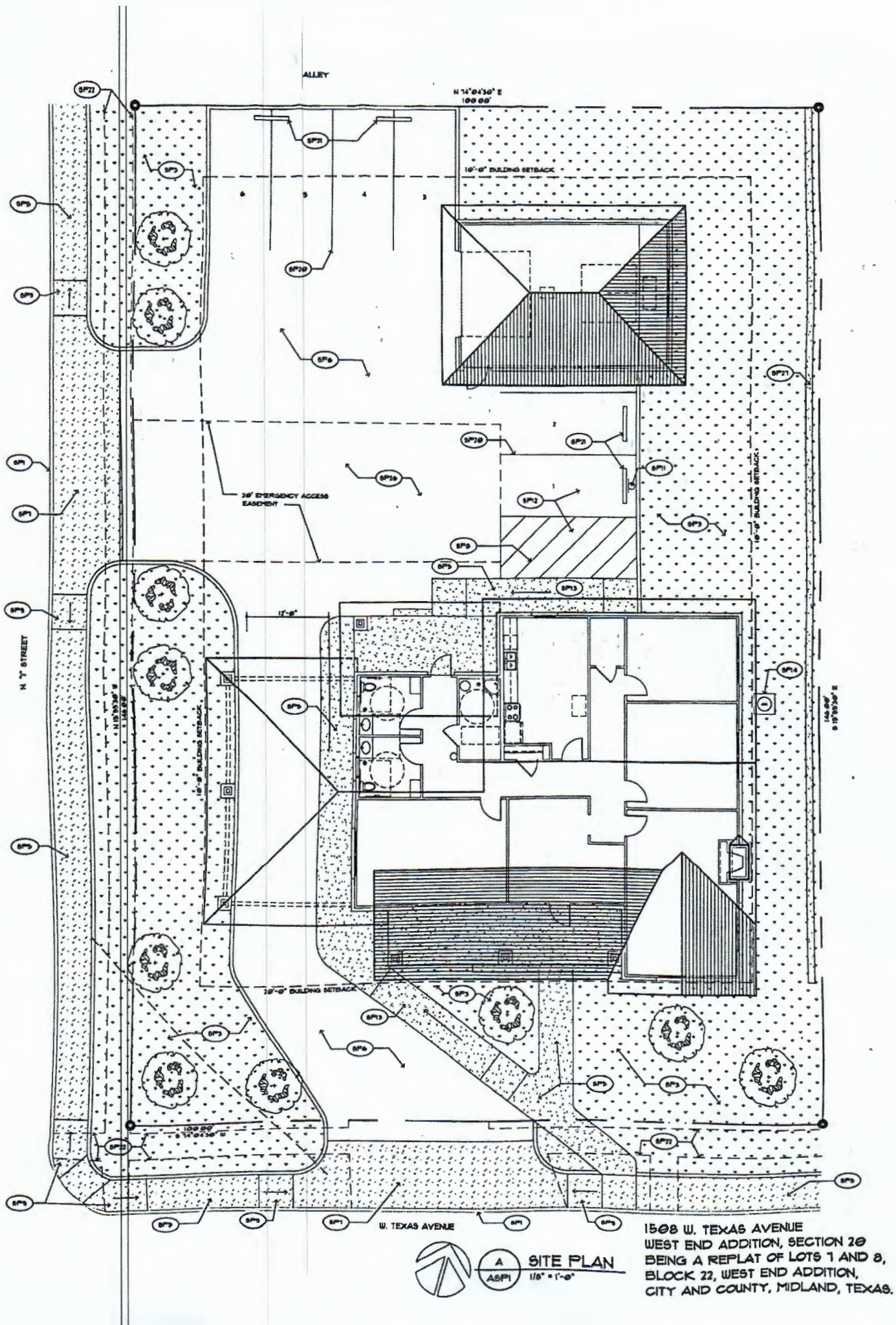
FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Site Plan
☒ Application Fee	☐ Plans in Digital Format (PDF/JPEG)
Check # <u>Invoice</u>	RECEIVED JUN 10 2025 Initial: 
Received By: 	

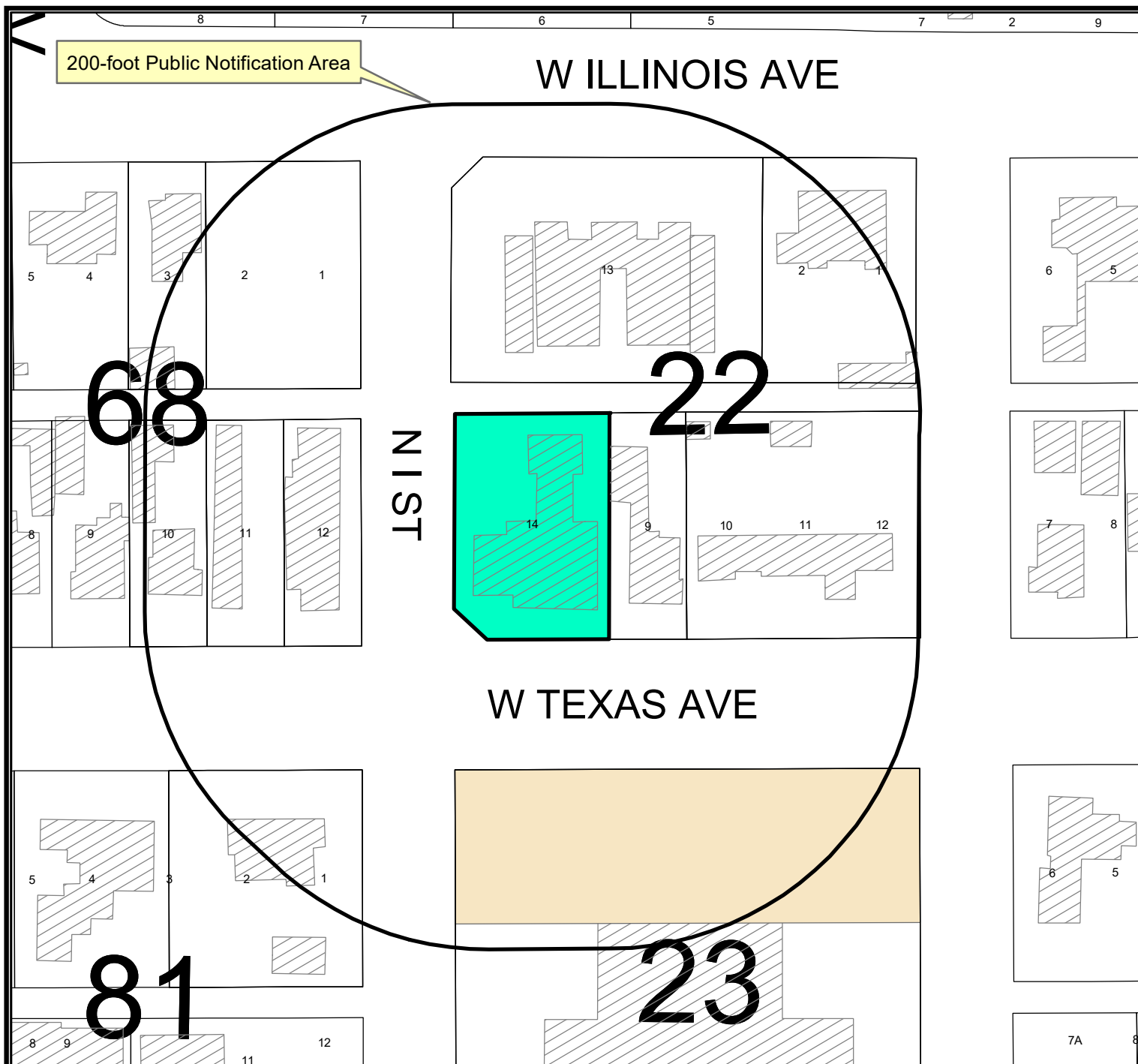
****Application will not be considered for scheduling until reviewed by a planner.****

Special Exception Application

2

Revised 12/6/16





Location Map

Z-25-0430

Scale: 1" = 93'

Consider a request by Tyler Pace Snelson for a zone change from O1, Office District to LR, Local Retail District on Lot 14, Block 22, West End Addition, Section 20, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of West Texas Avenue and North I Street.
(Council District 3)

PACKET

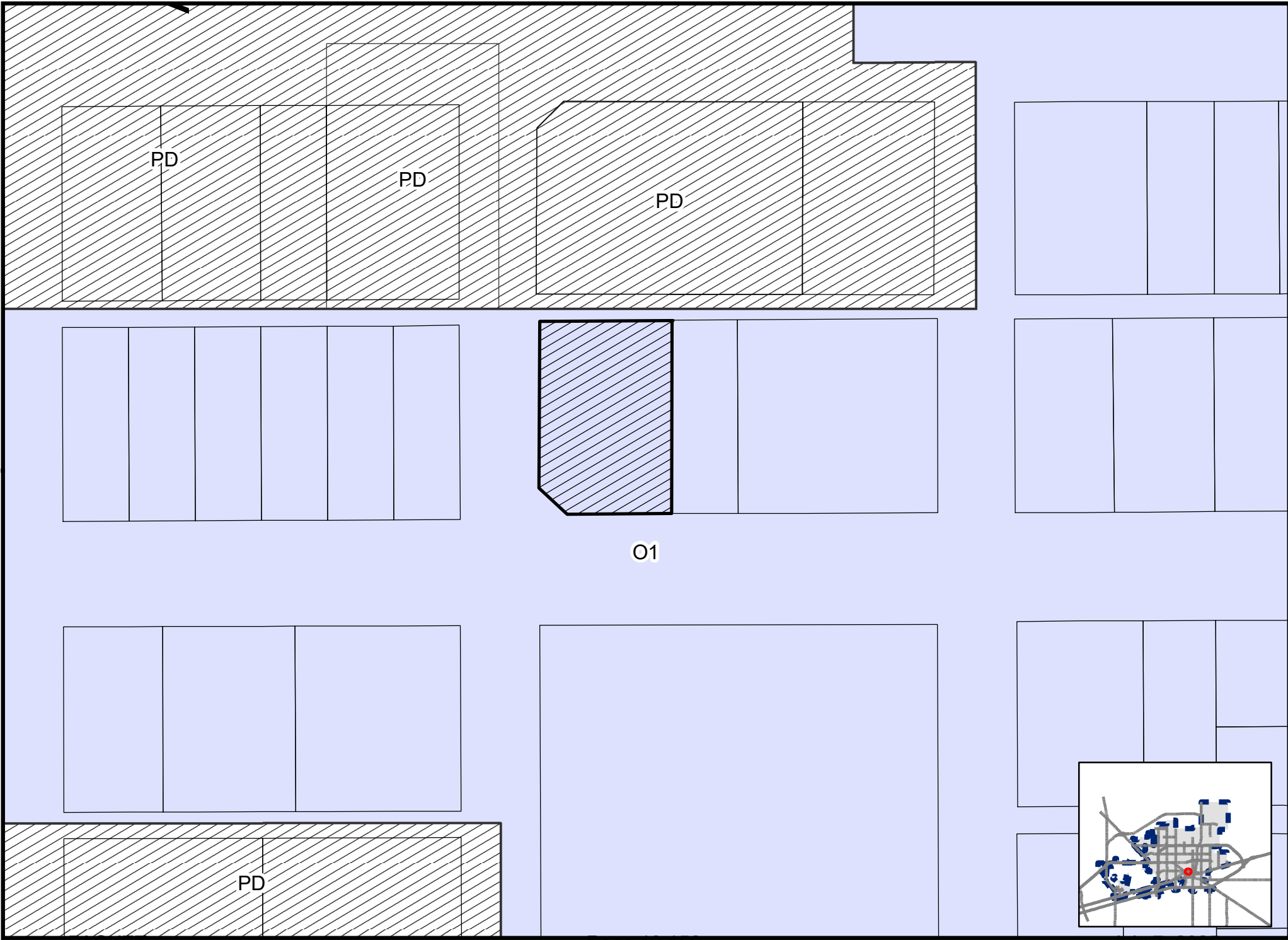
LEGEND

- 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.









ZONE CHANGE 1510 WEST TEXAS AVE

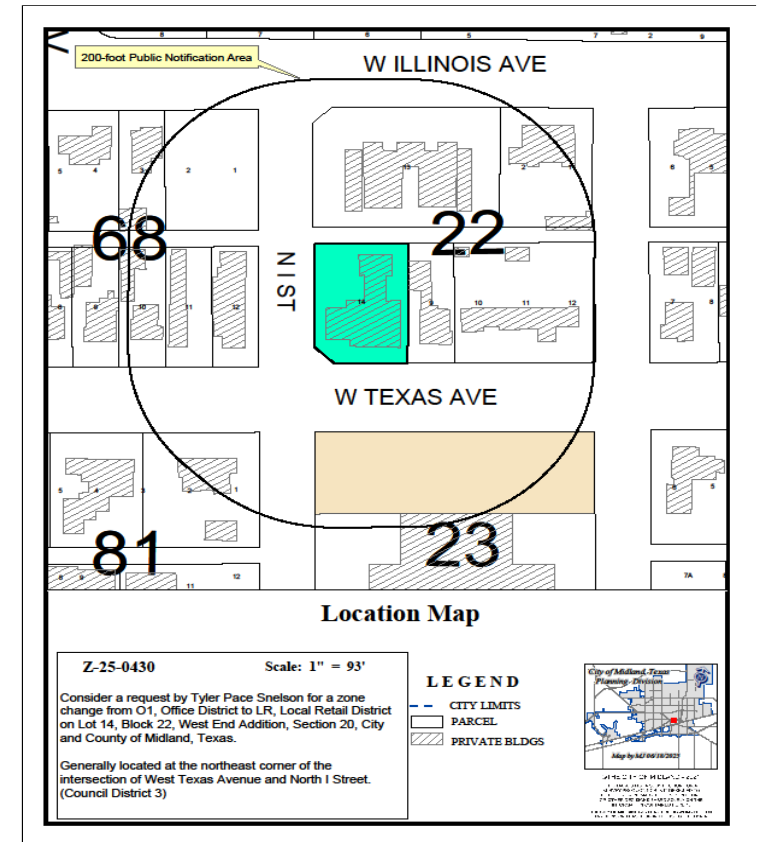


Visit Our Website

MIDLANDTEXAS.GOV

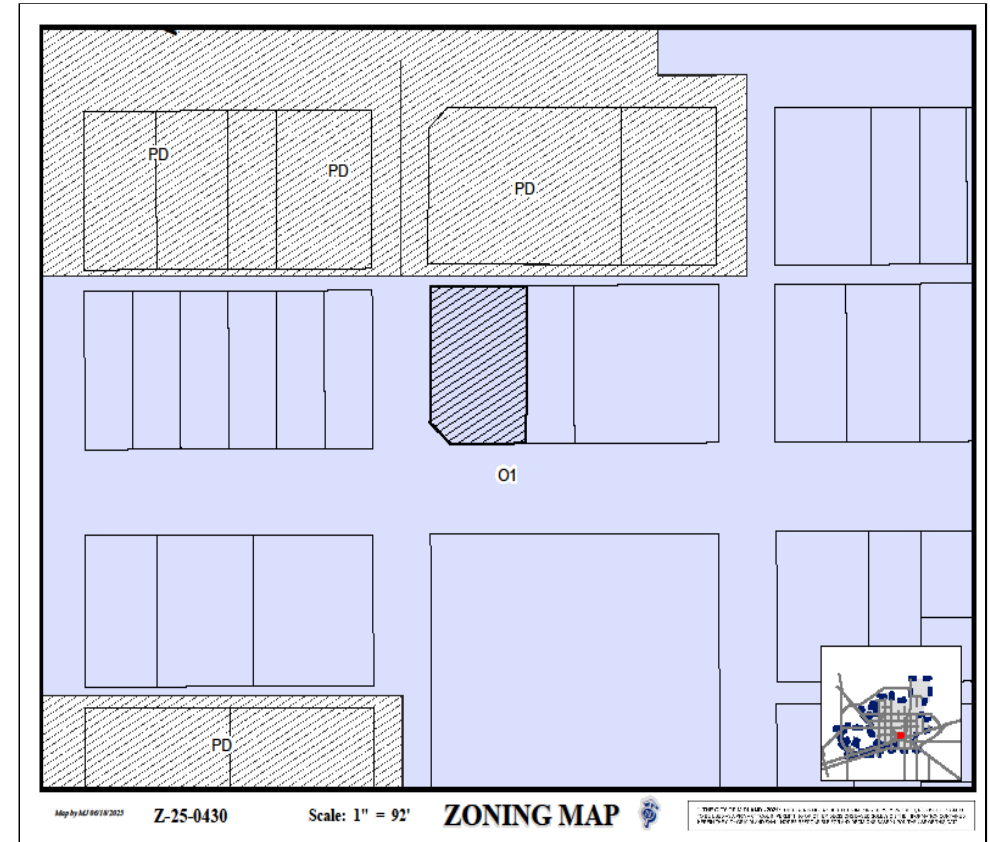
APPLICATION SUMMARY

- **Applicant:** Tyler Pace Snelson
- **Property Owner:** James Dennis Snelson
- **Location:** 1510 West Texas Ave.
- **Reason for Request:** To establish a wine service/wine merchant business.



ZONING

- **Current Zoning:** O1, Office District
- **Surrounding Zoning:**
 - **North:** PD, Planned Development District for Transitional District
 - **South/East/West:** O1, Office District
- **Proposed Zoning:** LR, Local Retail District



3



LAND USE

- **Current Use:** Business Office
- **Surrounding Uses:**
 - **North:** Vacant building
 - **South:** Fire station
 - **East:** Business offices
 - **West:** Duplex
- **Proposed Use:** Retail Store



4





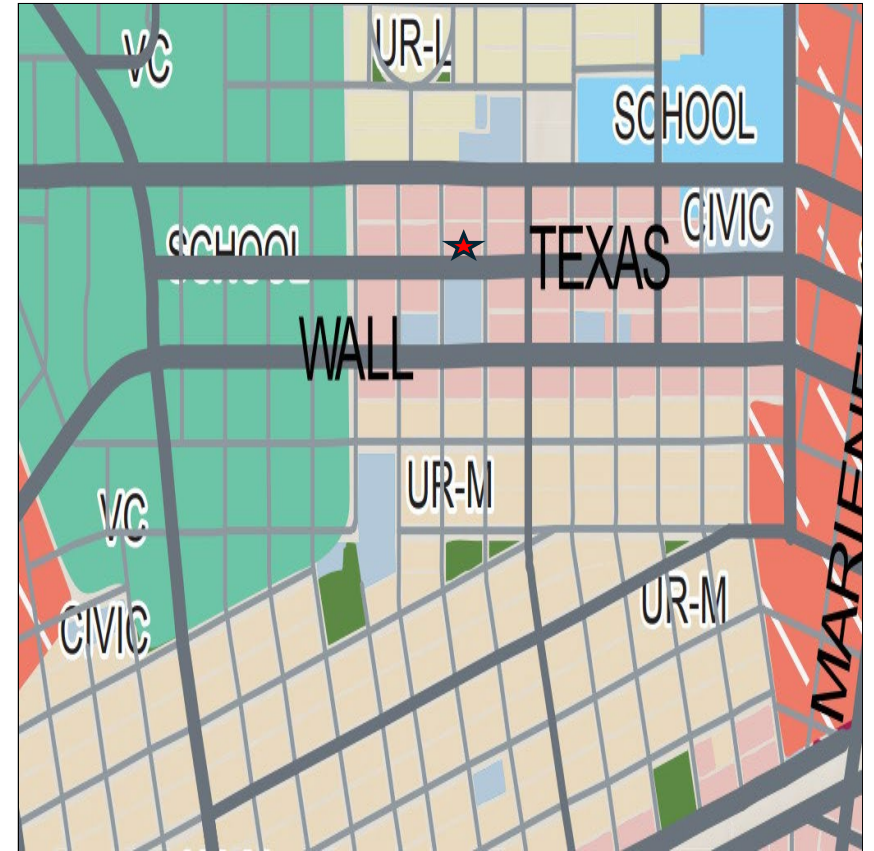
On Texas Avenue, Looking North

5



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium (U-M)
- **Supported Uses:** Supports a mix of complementary uses from residential, commercial and mixed use.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



6



RELATED ITEMS

- A specific use designation request for this property is scheduled for the July 21, 2025 Planning and Zoning meeting.

7



STAFF'S RECOMMENDATION

- No objections were received.
- 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: July 07, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Legacy High Addition, being a 116.68-acre tract of land located in Sections 37 and 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located 800 feet west of the intersection of Tradewinds Boulevard and Thomason Drive.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Dunaway Associates, LLC, on behalf of Midland Independent School District, is requesting to plat a 116.68-acre tract of land located on the north side of Thomason Drive into 1 lot for the development of a public school.

Current Zoning:

SF-3, Single-Family Dwelling District

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

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 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.

ADDRESSING: (Approved)

Received site plan and attached to files. Address of Thomason Dr. No Changes Needed.

ENGINEERING: (Approved with Conditions)

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

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

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

WATER: The City of Midland will be installing water infrastructure on Avalon and Thomason in the near future.

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: The City of Midland will be installing wastewater infrastructure on Avalon and Thomason in the near future.

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

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

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

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas Issues

GIS: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved)

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

Include the location of existing utilities, drainage channels, power poles and such other significant items which may affect general development of the property. [11-2-3(D)4(e)]

Staff recommends approval of the Preliminary Plat of Legacy High 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. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]**
- C. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].**
- D. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

Application
Preliminary Plat
Maps



Preliminary Plat Application

Dunaway Project No. B011151.002

Project Number: SUB 25-0845
Case Number: P-25-2292

Proposed Subdivision Plat Name: Legacy High Addition

Legal Description (attached sealed Metes and Bounds): Being a plat of 116.68-acre tract of land situated in Section 37 and 48, Block 40, Township 1 South, T&P RR Co. Survey, Abstract No. 528 and 830 City and County of Midland, Texas.

Property Owner

Printed Name: Midland Independent School District

Phone (432) 240-1000
Email

Address 615 W. Missouri Ave.

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: Dunaway Associates, LLC

Printed Name: Melanie Martinez & Chris Biggers

Phone (432) 217-0221

Email
mmartinez@dunaway.com
cbiggers@dunaway.com

Address 4000 Big Spring Street

City Midland

State TX

Zip 79701

Current Zoning: SF3

Reason for Platting: This site is designated for a new MISD school. Building permits and address will be requested

Plat Information

Total Acreage: 116.68

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Residential Lots: 0

Number of Multi-Family Dwelling Units: 0

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature):

Date:

Property Owner (printed):

Cortney Smith - Chief Facilities + Ops

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.

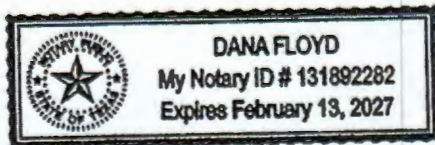
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Cortney Smith who, being by me duly sworn, upon oath says: That (s)he is authorized by Midland ISO, 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 2nd day of May, 2025, to certify which witness my hand and seal of office.



Dana Floyd

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☐ Application Fee

☒ 1 Copy of Plat (11x17)

Check # Invoice

RECEIVED

Received By: *Brian*

Date:

JUN 10 2025

Initial: _____

PACKET **Application will not be considered for scheduling until reviewed by a planner** July 7, 2025

OWNER CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, Midland Independent School District is the record owner of tract of land situated in Section 48, Block 40, Township 1 South, John Schreaber Survey, Abstract No. 830, and in Section 37, Block 40, Township 1 South, Texas & Pacific Railroad Co. Survey, Abstract No. 258, City and County of Midland, Texas, and more particularly described as follows:

METES AND BOUNDS DESCRIPTION:

BEING a 116.68-acre parcel of land situated in Section 48, Block 40, Township 1 South, Texas & Pacific Railroad Co. Survey, Abstract No. 830, and in Section 37, Block 40, Township 1 South, Texas & Pacific Railroad Co. Survey, Abstract No. 258, Midland County, Texas, and being part of a called 123.28-acre tract of land described in Concession Instrument A-1, as Recorded Original Instrument to Midland Independent School District (MISD), as recorded in Document Number 2014-4889, Official Public Records of Midland County, Texas (O.P.R.M.C.T.), said 116.68-acre parcel of land being described by metes and bounds as follows: BEGINNING at a found 1/2-inch iron rod for the easterly northwest corner of a called 6.624-acre tract of land described in Right-of-Way Dedication to the City of Midland (Julian Drive at this point, 60-foot width), as recorded in Document Number 2018-28880, O.P.R.M.C.T., being on the common southerly line of Legends Park Section 8, an addition to the City of Midland, as recorded in Cabinet 1, Page 189, Plat Records of Midland County, Texas (P.R.M.C.T.), and the northerly line of said MISD tract, and being locatable by NAD83 Grid Coordinates: N=80,687,936.03, E=1,728,553.34;

THENCE North 39 degrees 17 minutes 45 seconds East, along said common line, a distance of 2,487.89 feet to a found 1/2-inch iron rod for the southeast corner of Common Area N, of said Legends Park Section 8;

THENCE North 30 degrees 42 minutes 15 seconds West, continuing along a jig in said common line, a distance of 200.00 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." for corner (herein referred to as "set 5/8-inch iron rod with cap");

THENCE North 39 degrees 17 minutes 45 seconds East, continuing along said common line and along the southerly lines of Legends Park Section 3, an addition to the City of Midland, as recorded in Cabinet 1, Page 106, P.R.M.C.T., and Legends Park, an addition to the City of Midland, as recorded in Cabinet 1, Page 76, P.R.M.C.T., a distance of 817.84 feet to a found 1/2-inch iron rod for the northeast corner of said MISD tract and the northwest corner of Lot 2, Block 1, Westridge Park Addition Section 32, an addition to the City of Midland, as recorded in Cabinet 1, Page 63, P.R.M.C.T.;

THENCE South 14 degrees 19 minutes 19 seconds East, along the common easterly line of said MISD tract and the westerly lines of said Lot 2, Block 1, and Lot 1, Block 1, Westridge Park Addition Section 1, an addition to the City of Midland, as recorded in Cabinet 1, Page 390, P.R.M.C.T., a distance of 913.11 feet to a found 1/2-inch iron rod with cap stamped "P.S. 1974" for the southeast corner of said Lot 1, Block 1, and the northwest corner of Lot 1, Block 1, Westridge Park Addition Section 42, an addition to the City of Midland, as recorded in Cabinet 1, Page 76, P.R.M.C.T., said point being the beginning of a curve to the left, having a radius of 1,863.23 feet and whose chord bears South 23 degrees 42 minutes 24 seconds East, a distance of 606.30 feet;

THENCE Southeast, along the common easterly line of said MISD tract and the westerly line of said Lot 3, Block 1, and along said curve to the left, through a central angle of 28 degrees 44 minutes 10 seconds, and an arc length of 683.29 feet to a found 1/2-inch iron rod for corner at the end of said curve;

THENCE South 39 degrees 13 minutes 29 seconds East, continuing along said common line, a distance of 80.75 feet to a found 1/2-inch iron rod with cap stamped "P.S. 1974" for the southeast corner of said Lot 3 and the most northerly northeast corner of said called 6.624-acre Right-of-Way Dedication to the City of Midland (Thomson Drive at this point, 60-foot width);

THENCE South 56 degrees 56 minutes 31 seconds West, along the northerly line of said called 6.624-acre Right-of-Way Dedication to the City of Midland, a distance of 1,965.30 feet to a set 5/8-inch iron rod with cap for corner at the beginning of a curve to the right, having a radius of 1,940.20 feet and whose chord bears South 66 degrees 16 minutes 36 seconds West, a distance of 626.22 feet;

THENCE Southwest, continuing along the northerly line of said called 6.624-acre Right-of-Way Dedication to the City of Midland and along said curve to the right, through a central angle of 28 degrees 39 minutes 50 seconds, and an arc length of 622.00 feet to a set 5/8-inch iron rod with cap for corner at the end of said curve;

THENCE South 75 degrees 36 minutes 21 seconds West, continuing along the northerly line of said called 6.624-acre Right-of-Way Dedication to the City of Midland, a distance of 742.06 feet to a found 1/2-inch iron rod for corner;

THENCE North 39 degrees 13 minutes 58 seconds West, continuing along the northerly line of said called 6.624-acre Right-of-Way Dedication to the City of Midland, a distance of 28.25 feet to a found 1/2-inch iron rod with cap stamped "P.S. 1974";

THENCE North 14 degrees 16 minutes 16 seconds West, along the easterly line of said called 6.624-acre Right-of-Way Dedication to the City of Midland, a distance of 1,965.36 feet to the POINT OF BEGINNING and containing 116.68 acres (or 5,082,372 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Midland Independent School District does hereby adopt this plat designating the hereinabove described property as Legacy High Addition an addition to the City of Midland, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS my hand at Midland County, Texas, this _____ day of _____, 2025.

By: _____
Midland Independent School District - Owner

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the representative of Midland Independent School District, whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was a duly executed instrument, and that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark D. Hale, 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 located under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

PRELIMINARY

MARK D. HALE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5975

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

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.266.1171
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SURVEYOR:
DUNAWAY ASSOCIATES, L.L.C.
4000 BIG SPRING STREET
SUITE 101
MIDLAND, TX 79705
(432) 699-4988 OFFICE
(432) 682-7722 FAX

OWNER:
MIDLAND INDEPENDENT
SCHOOL DISTRICT
615 W. MISSOURI AVE.
MIDLAND, TX 79701
(432) 246-1000 OFFICE

GENERAL NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System (NAD83), Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99999 was used for this project.
- 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 building permits.
- All property corners are 5/8-inch iron rods with yellow caps stamped "DUNAWAY ASSOC." unless otherwise noted hereon.
- According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas and Incorporated Areas, Panels 582 and 200 of 525, Map Numbers 46329C0302F and 46329C0303F, Maps Revised September 16, 2005, the subject property is located in Zone 1 (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.
- 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.
- Any utility company, developer or other entity installing, repairing, maintaining or relocating a utility line or permanent improvement within utility easements must restore the premises as nearly as possible to its original condition following any such work at its sole expense.
- A blanket release easement of ingress and egress for garbage and trash collection purposes is hereby granted.
- All Midland Health Department and TCEQ Requirements for On Site Sewer Facilities must be complied with.
- 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. (Per Midland City Code Sec. 11-14-4)

UTILITY COMPANY'S CERTIFICATE

This plot has been checked for accessibility of utilities.

AT&T ENERGY _____ Print Name

ONCOR ELECTRIC DELIVERY _____ Print Name

OPTIMUM _____ Print Name

ASTOUND _____ Print Name

AT&T TEXAS _____ Print Name

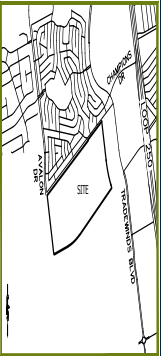
CERTIFICATE OF APPROVAL

For Approval by the Commission:

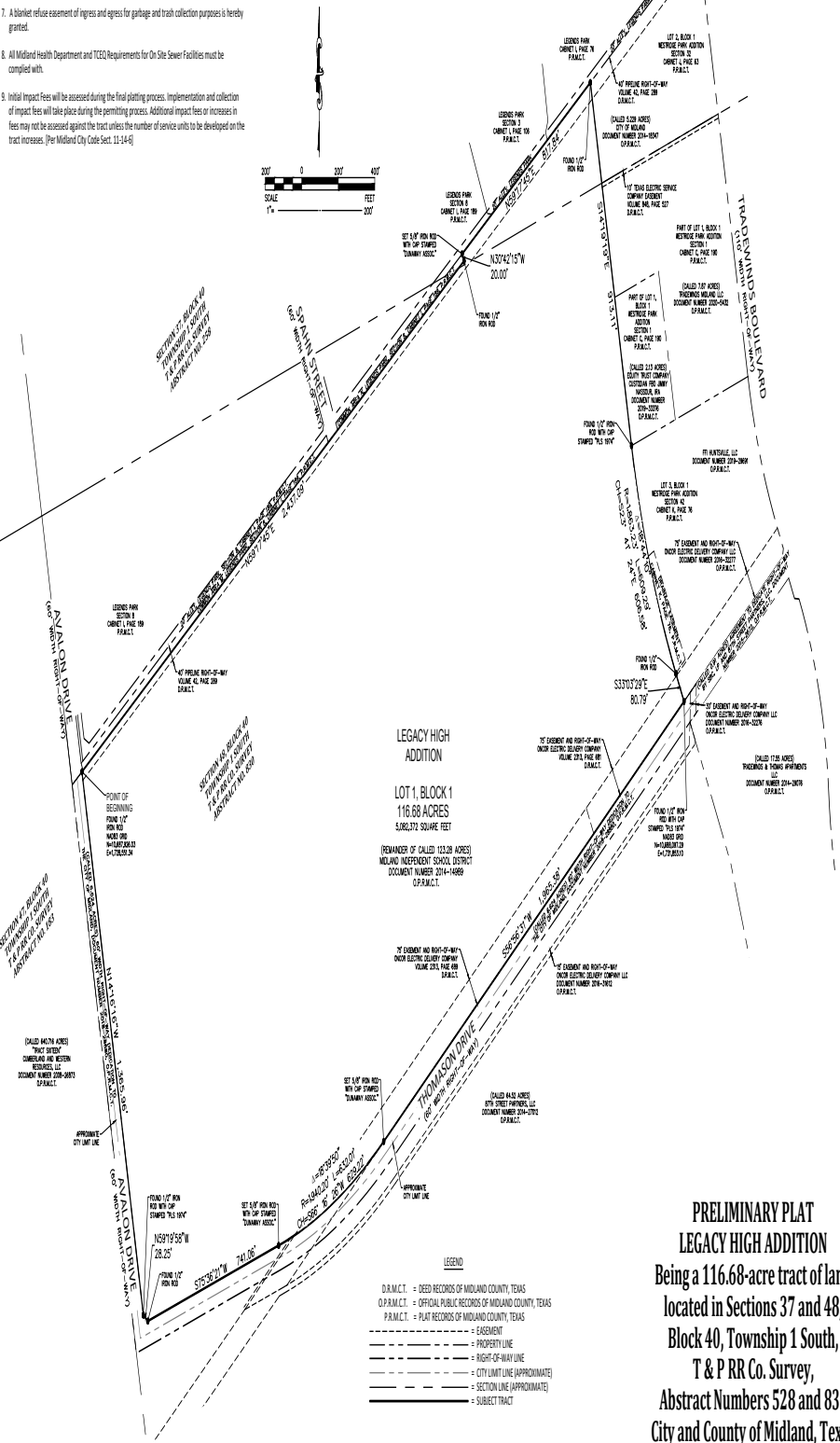
This is to certify that the above and foregoing plat of Lot 1, Block 1, Legacy High Addition, was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____, 2025.

Abraham Bell, Chairperson

London Ochoa, Secretary



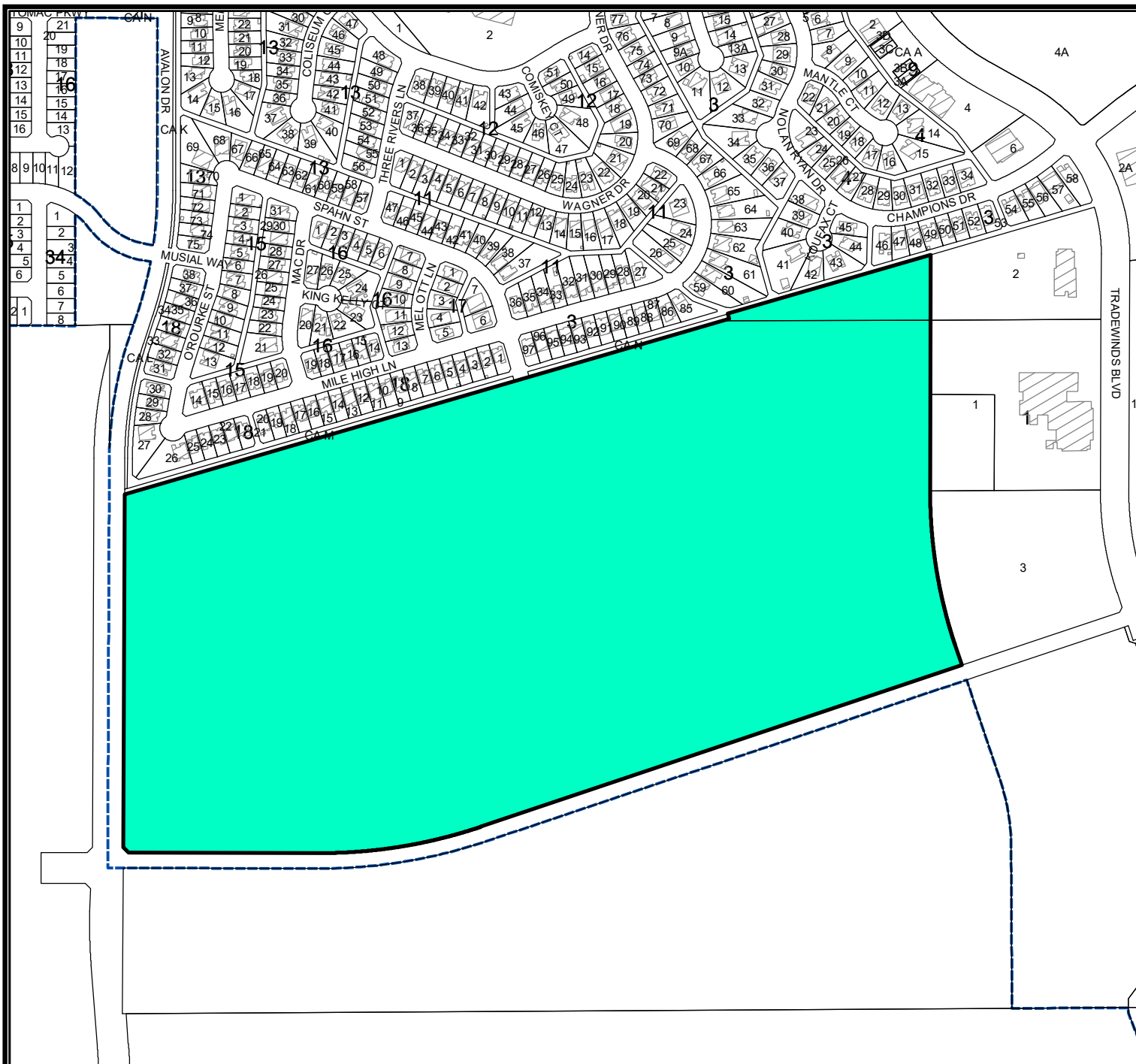
VICINITY MAP
NOT TO SCALE



**PRELIMINARY PLAT
LEGACY HIGH ADDITION**
Being a 116.68-acre tract of land
located in Sections 37 and 48,
Block 40, Township 1 South,
T & P RR Co. Survey,
Abstract Numbers 528 and 830
City and County of Midland, Texas

DUNAWAY JOB NO. B011551.002

PAGE 1 OF 1



Location Map

SUB-25-0845

Scale: 1" = 558'

Proposed plat of Legacy High Addition, being a 116.68-acre tract of land located in Sections 37 and 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located 800 feet west of the intersection of Tradewinds Boulevard and Thomason Drive.
(Council District 4)

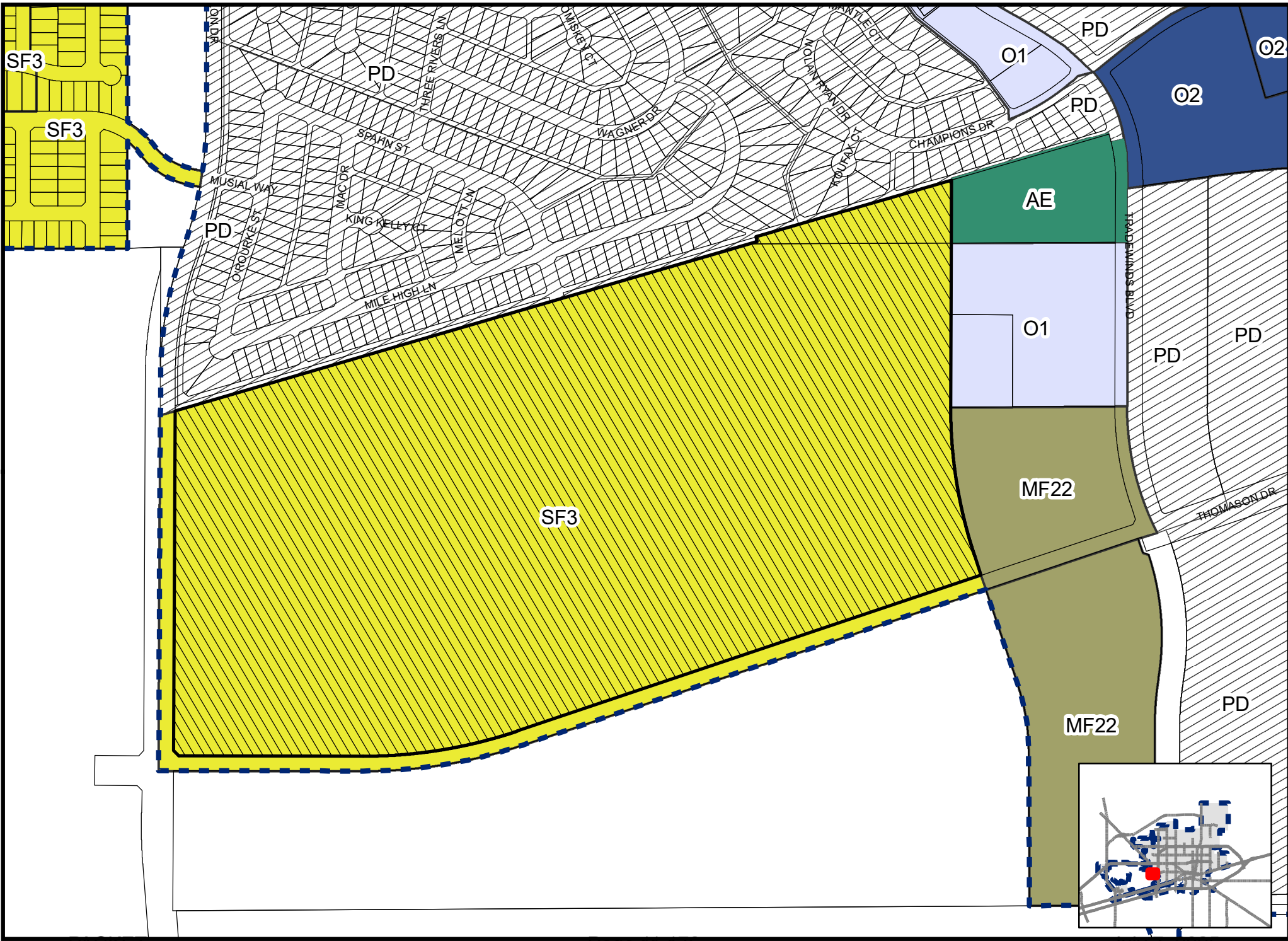
LEGEND

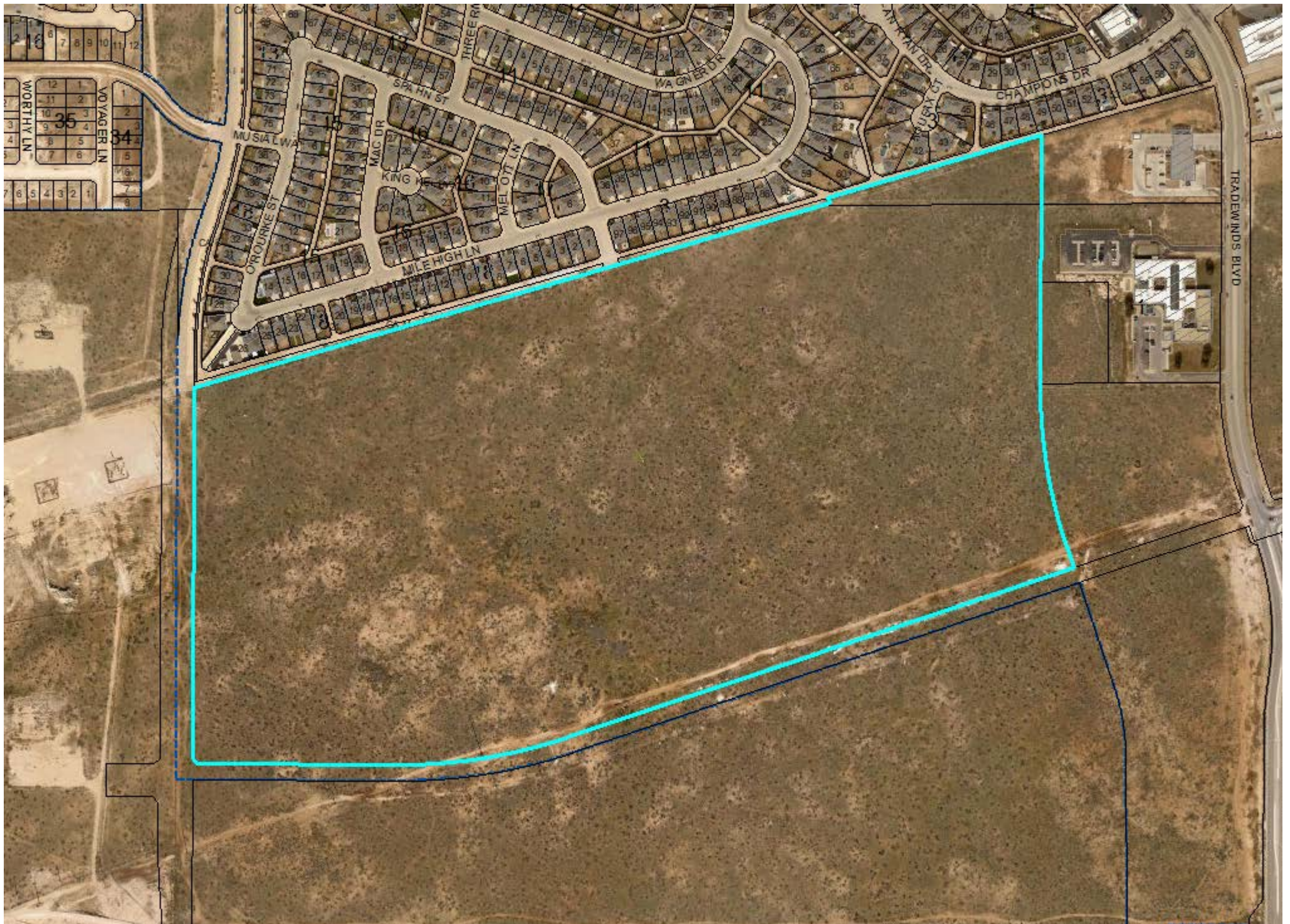
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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PRELIMINARY PLAT LEGACY HIGH ADDITION

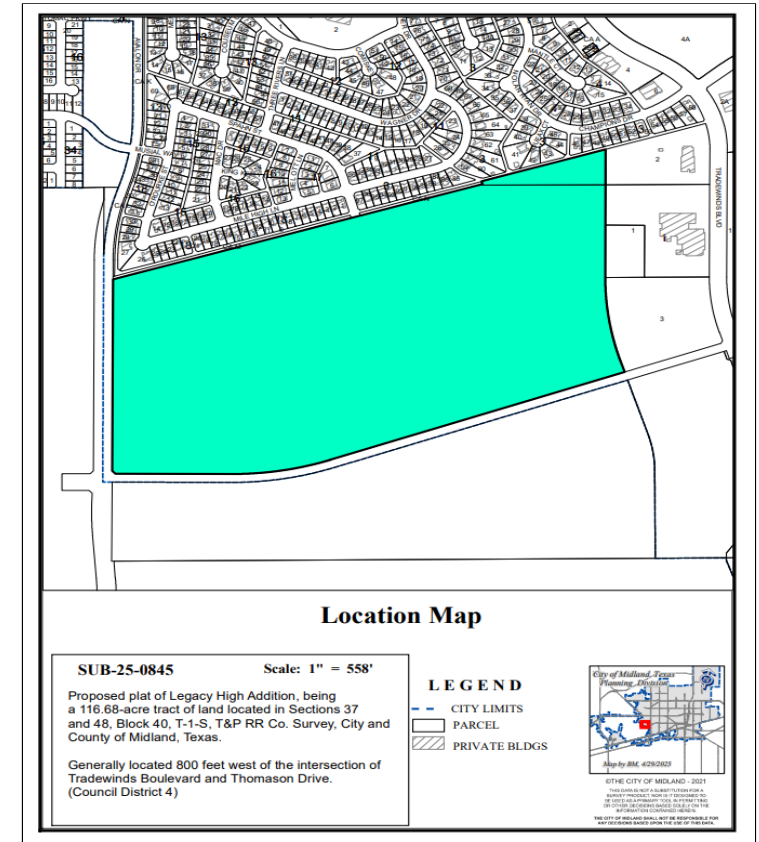


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APPLICATION SUMMARY

- **Developer/Property Owner:** Midland Independent School District
- **Representative:** Dunaway Associates, LLC
- **Location:** Generally located 800 feet west of the intersection of Tradewinds Boulevard and Thomason Drive. (Council District 4)
- **Reason for Request:** For the development of a public school



2



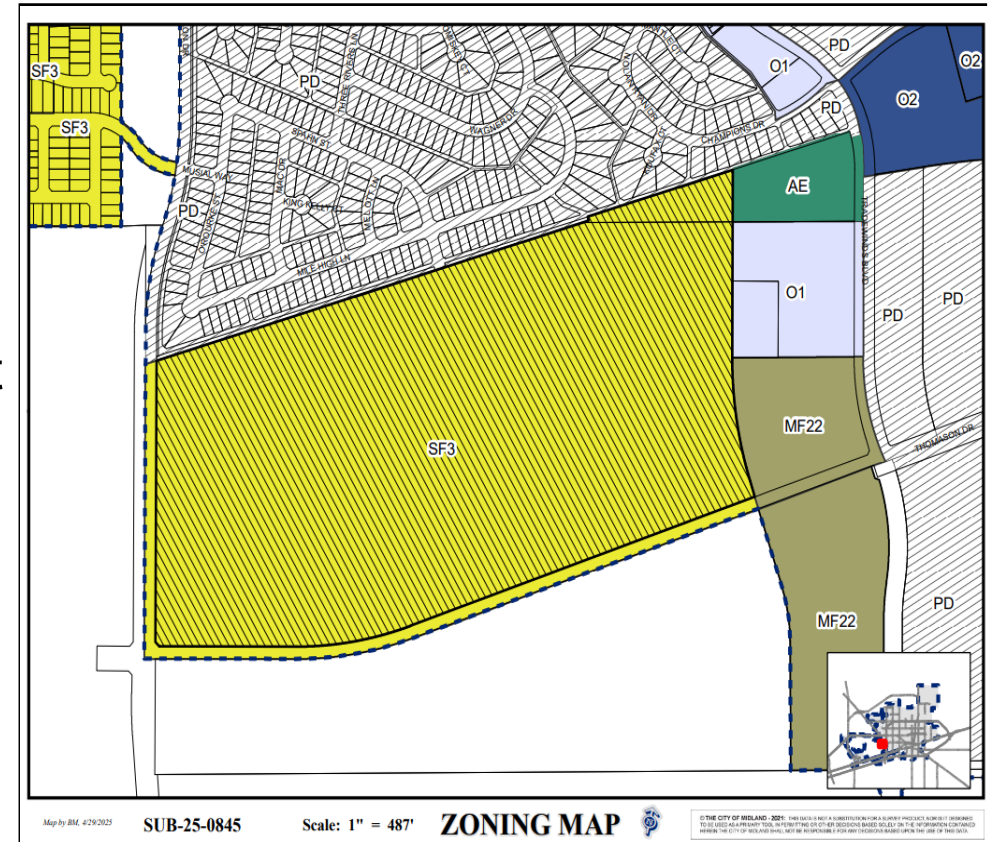
- **Acreage:** 116.68 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



ZONING

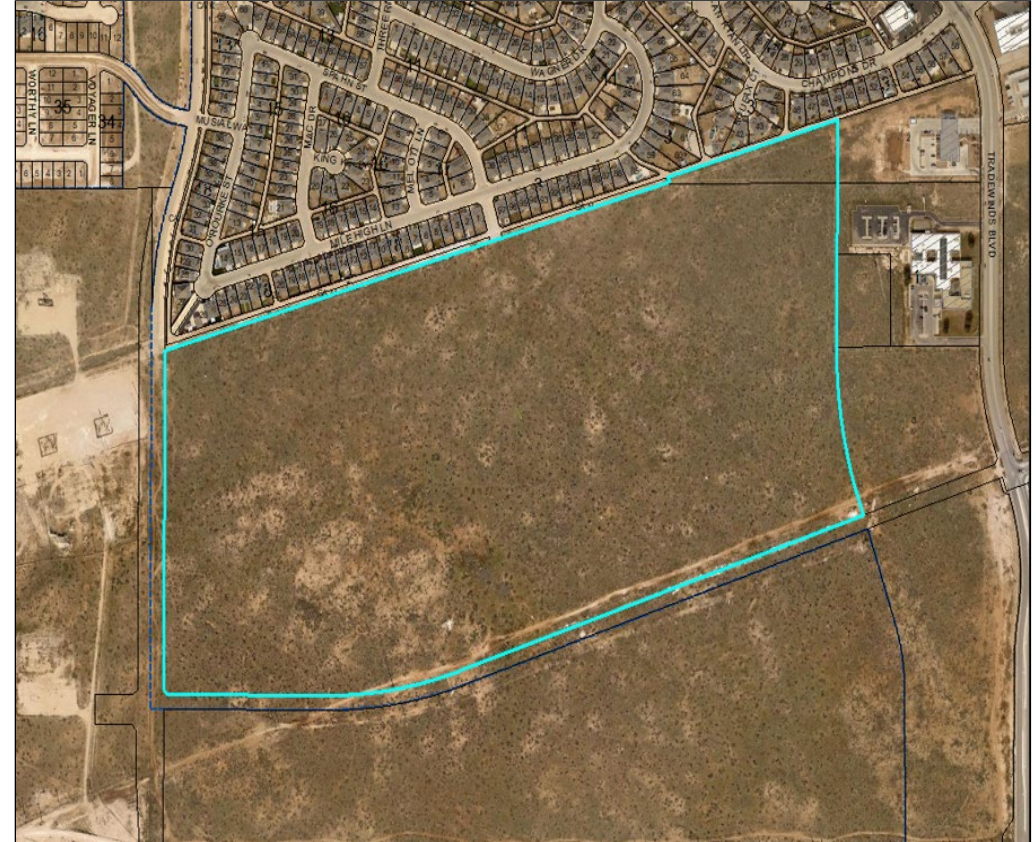
- **Current Zoning:** SF-3, Single-Family Dwelling District
- **Surrounding Zoning:**
 - **North:** PD, Planned Development District for a Housing Development
 - **South/West:** Extraterritorial Jurisdiction
 - **East:** AE, Agricultural Estate District, O1, Office District, and MF-22, Multiple-Family Dwelling District

4



LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North:** Single-Family Housing
 - **South/West:** Vacant
 - **East:** Medical Clinic and Fire Station
- **Proposed Use:** Public School



5



COMPREHENSIVE PLAN

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



6

STAFF'S RECOMMENDATION

- Staff recommends approval of this request with 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. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]

7



STAFF'S RECOMMENDATION

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

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: July 07, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Midland High Addition, being a 113.80-acre tract of land located out of Section 24, Block 39, T-1-S T&P RR Co. Survey, City and County of Midland, Texas. (Generally located approximately 550 feet southwest of the intersection of North Fairgrounds Road and East Wadley Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Dunaway Associates, LLC, on behalf of Midland Independent School District, is requesting to plat a 113.80-acre tract of land located at 1600 East Wadley Avenue into 1 lot for the development of a public school.

Current Zoning:

PD, Planned Development District for a Recreation Center

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.

ADDRESSING: (Approved)

All requested changes from Sketch plat have been completed. No changes needed.

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

WATER: 16" water exists in Fairgrounds Street. 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: Sewer exists in Fairgrounds Street, okay as is. 6" sewer exists in alley south of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

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.]

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas Issues

GIS: (Approved)

Make the dedication line solid.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved)

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

Make sure to update the representative and title section of the owner certificate signature line [Informational]

Include the location of existing utilities, drainage channels, power poles and such other significant items which may affect general development of the property. [11-2-3(D)4(e)]

Staff recommends approval of the Preliminary Plat of Midland High 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. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]**
- C. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].**

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

Attachments:

Application
Preliminary Plat
Maps
Aerial
PowerPoint Presentation



Preliminary Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Midland High Addition

Legal Description (attached sealed Metes and Bounds): Being a plat of 113.80-acre tract of land situated in Section 24, Block 39, Township 1 South, T&P RR Co. Survey, Abstract No. 561 City and County of Midland, Texas.

Property Owner

Printed Name: Midland Independent School District

Phone (432) 240-1000
Email

Address 615 W. Missouri Ave.

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)Firm: Dunaway Associates, LLC

Printed Name: Melanie Martinez & Chris Biggers

Phone (432) 217-0221

Email
mmartinez@dunaway.com
cbiggers@dunaway.com

Address 4000 Big Spring Street

City Midland

State TX

Zip 79701

Current Zoning: PD

Reason for Platting: This site is designated for a new MISD school. Building permits and address will be requested

Plat Information

Total Acreage: 113.80

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

Number of Residential Lots: 0

Number of Multi-Family Dwelling Units: 0

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development 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):

[Signature]

Date:

05/27/25

Property Owner (printed):

Cortney Smith - Clerk of Facilities + Ops

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.

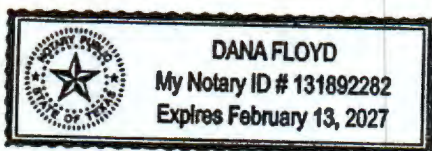
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Cortney Smith who, being by me duly sworn, upon oath says: That (s)he is authorized by Midland ISD, 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 27th 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

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☐ Application Fee

☒ 1 Copy of Plat (11x17)

Check # Invoice

RECEIVED

Received By: *[Signature]*

Date:

JUN 10 2025

Initial: _____

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

OWNER CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, Midland Independent School District is the record owner of tract of land situated in Section 24, Block 39, Township 1 South, Texas & Pacific Railroad Company Survey, Abstract No. 561, City and County of Midland, Texas, and more particularly described as follows:

METES AND BOUNDS DESCRIPTION:

BEGINNING at a found 3/4-inch iron rod within a 3/4-inch iron pipe for the northwest corner of said MSD tract, being the northeast corner of Lot 1, Patterson Acres, an addition to the City of Midland, as recorded in Cabinet A, Page 67, Plat Records of Midland County, Texas (P.A.M.C.T.), and being on the southerly right-of-way line of E Wadley Avenue (60-foot width), said point being locatable by NAD83 Grid Coordinates: N=30,707,450.02; E=1,759,324.98;

THENCE North 75 degrees 24 minutes 16 seconds East, along the common northerly line of said MSD tract and the southerly right-of-way line of said Wadley Avenue, a distance of 2,369.73 feet to a found 1/2-inch iron rod with cap (illegible) for the most northerly northeast corner of said MSD tract and the northwest corner of a tract of land described in Warranty Deed to Henderson, L.L.C., as recorded in Document Number 2017-35599, O.P.A.M.C.T.;

THENCE South 14 degrees 33 minutes 10 seconds East, along the common northeasterly line of said MSD tract and the westerly line of said Henderson tract, a distance of 388.79 feet to a found 3-inch chain link fence corner;

THENCE North 75 degrees 31 minutes 36 seconds East, along the common northerly line of said MSD tract and the southerly line of said Henderson tract, a distance of 536.72 feet to a found 1/2-inch iron rod with cap stamped "SCHUMANN ENGINEERING" for corner on the westerly right-of-way line of N Fairgrounds Road (variable width);

THENCE South 14 degrees 38 minutes 02 seconds East, along the westerly right-of-way line of said N Fairgrounds Road, a distance of 1,860.97 feet to a found 1/2-inch iron rod for the southeast corner of said MSD tract;

THENCE South 89 degrees 38 minutes 23 seconds West, along the common southerly line of said MSD tract and the northerly lines of Ranchland Hills Addition, an addition to the City of Midland, as recorded in Cabinet A, Page 77, P.A.M.C.T., and Ranchland Hills Addition Second Section, an addition to the City of Midland, as recorded in Cabinet A, Page 72, P.A.M.C.T., a distance of 1,839.15 feet to a found 1/2-inch iron rod with cap stamped "SCHUMANN ENGINEERING" for corner;

THENCE South 75 degrees 40 minutes 16 seconds West, along the common southerly line of said MSD tract and the northerly line of Ranchland Hills Addition First Section, an addition to the City of Midland, as recorded in Cabinet A, Page 70, P.A.M.C.T., a distance of 823.72 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." for the southwest corner of said MSD tract;

THENCE North 14 degrees 35 minutes 34 seconds West, along the westerly line of said MSD tract and the common easterly lines of a tract of land described in Deed Without Warranty to Centurion Pipeline, L.P., as recorded in Volume 2407, Page 288, Deed Records of Midland County, Texas (D.A.M.C.T.), and said Lot 1, Patterson Acres, a distance of 1,794.40 feet to the POINT OF BEGINNING and containing 113.80 acres (or 4,957,153 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Midland Independent School District (d/s) hereby adopt this plat designating the hereinabove described property as **Midland High Addition**, an addition to the City of Midland, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS my hand at Midland County, Texas, this _____ day of _____, 2025.

By: _____
Midland Independent School District (Representative and title)

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the representative of Midland Independent School District, whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was acting as a owner, and that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark D. Hale, 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 located under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

PRELIMINARY

MARK D. HALE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5975

CERTIFICATE OF APPROVAL

For approval by the Commission:
This is to certify that the above and foregoing plat of Lot 1, Block 1, Midland High Addition was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____, 2025.

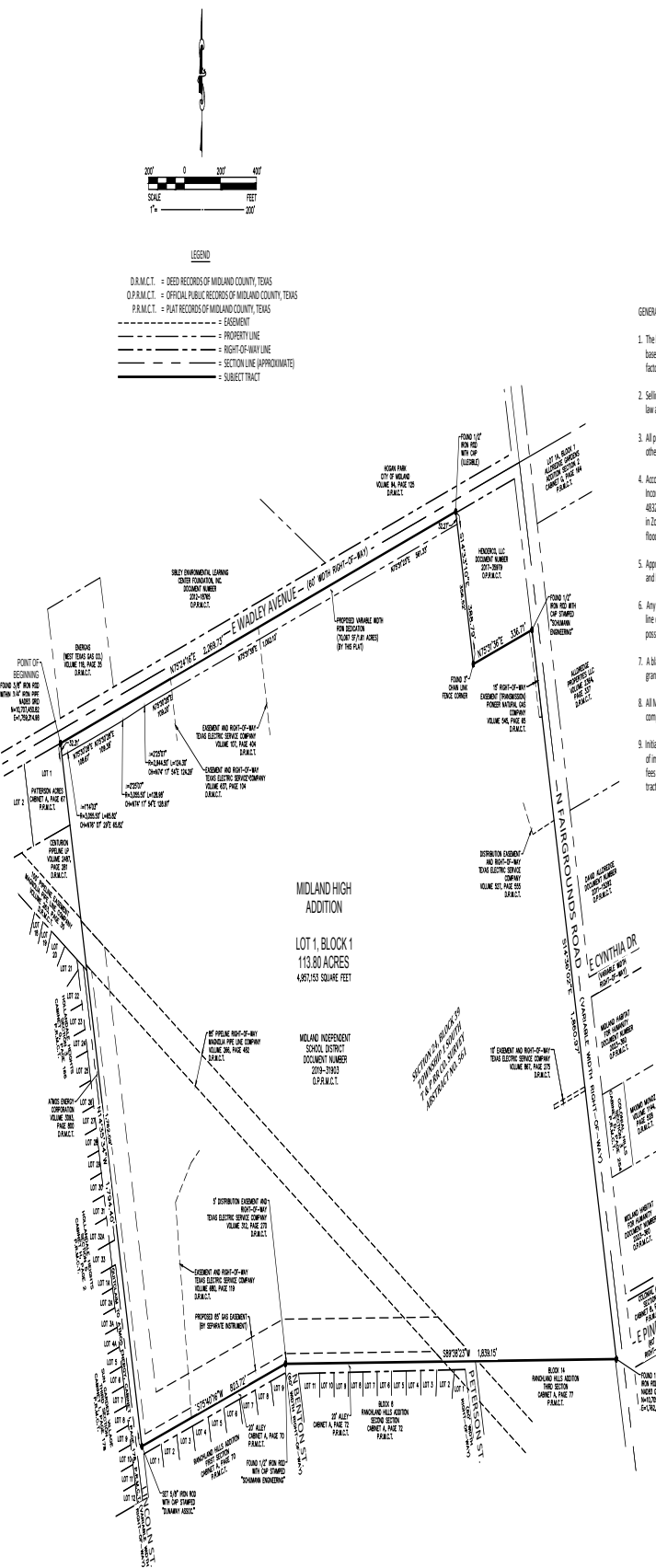
Abraham Bayl, Chairperson

London Ochoa, Secretary

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.266.1171
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SURVEYOR:
DUNAWAY ASSOCIATES, L.L.C.
4000 BIG SPRING STREET
SUITE 100
MIDLAND, TX 79705
(402) 699-4869 OFFICE
(402) 682-7722 FAX

OWNER:
MIDLAND INDEPENDENT
SCHOOL DISTRICT
655 W. MISSOURI AVE.
MIDLAND, TX 79701
(402) 240-1000 OFFICE
(402) 682-7722 FAX



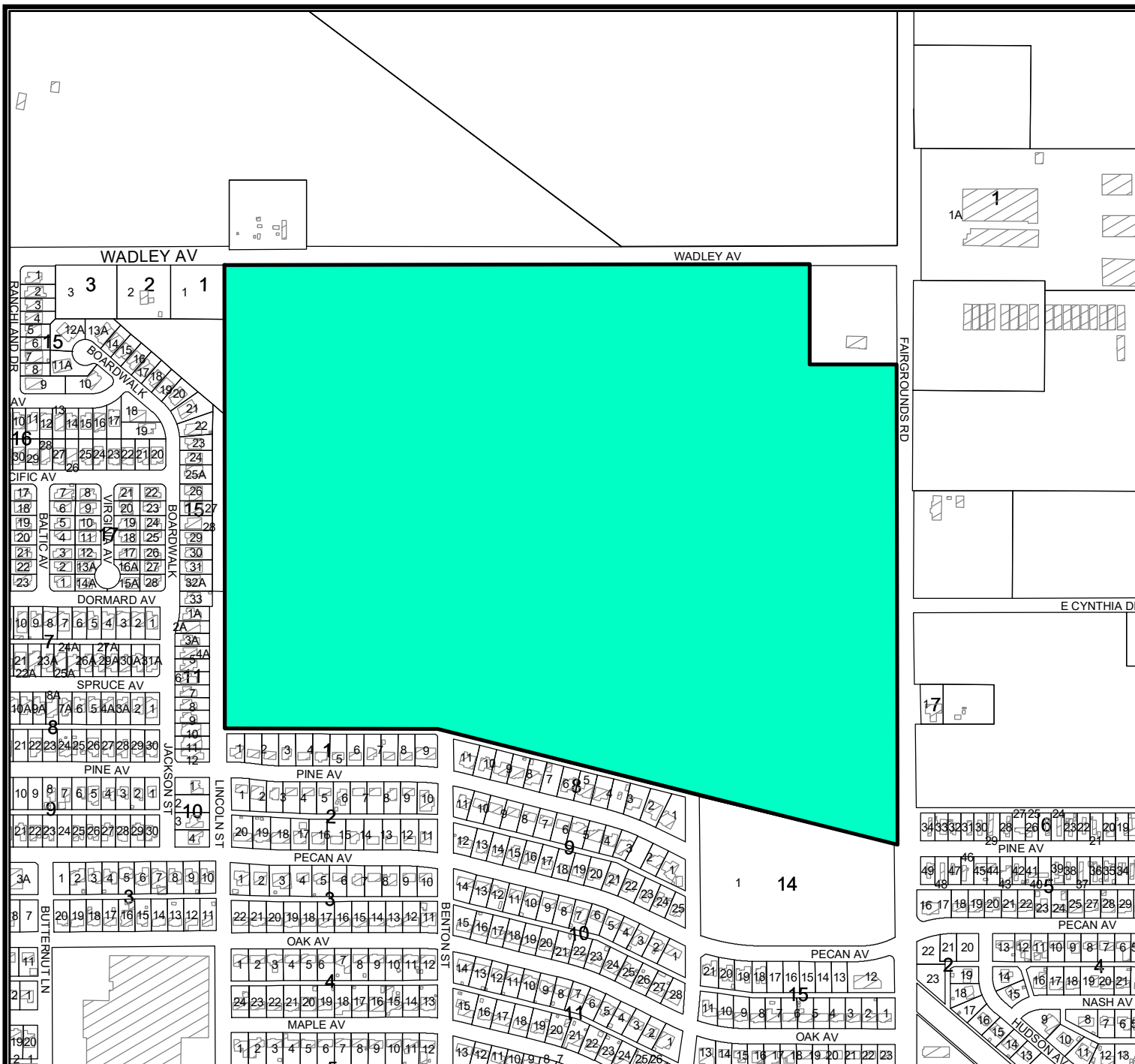
- GENERAL NOTES
- The basis of bearings for this survey is the Texas State Coordinate System (NAD83), Central Zone, based upon GPS measurements. Distances and areas herein are surface values. A combined scale factor of 0.999999 was used for this project.
 - Selling a portion of this addition by metes and bounds may be a violation of City Ordinance and state law and subject to fines and withholding of building permits.
 - All property corners are 5/8-inch iron rods with yellow caps stamped "DUNAWAY ASSOC.", unless otherwise noted herein.
 - According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas and Incorporated Areas, Panels 87, 88, 91, and 100 of 525, Map Number 45329C00017, 45329C00019, 45329C00039, an 45329C00039, Maps Revised September 16, 2005, the subject property is located in Zone X (unshaded), defined as "Areas determined to be outside the 1% annual chance floodplain." This statement does not reflect any type of flood study by this firm.
 - Approval of a site plan by the City of Midland may be required before these lots may be developed and before a building permit may be obtained.
 - Any utility company, developer or other entity installing, repairing, maintaining or relocating a utility line or permanent improvement within utility easements must restore the premises as nearly as possible to its original condition following any such work at its sole expense.
 - A blanket refuse easement of ingress and egress for garbage and trash collection purposes is hereby granted.
 - All Midland Health Department and TCEQ Requirements for On Site Sewer Facilities must be complied with.
 - 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. (Per Midland City Code Sect. 11-14-4)

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATKINS ENERGY	Print Name
ONCOR ELECTRIC DELIVERY	Print Name
OPTIMUM	Print Name
AUSTINDO	Print Name
AT&T-TEXAS	Print Name

PRELIMINARY PLAT
MIDLAND HIGH ADDITION
Being a Plat of a 113.80-acre tract
of land situated in Section 24, Block
39, Township 1 South, T & P RR Co.
Survey, Abstract No. 561
City and County of Midland, Texas



Location Map

SUB-25-0843

Scale: 1" = 558'

Proposed plat of Midland High Addition, being a 113.80-acre tract of land located out of Section 24, Block 39, T-1-S T&P RR Co. Survey, City and County of Midland, Texas.

Generally located approximately 550 feet southwest of the intersection of North Fairgrounds Road and East Wadley Avenue. (Council District 2)

PACKET

LEGEND

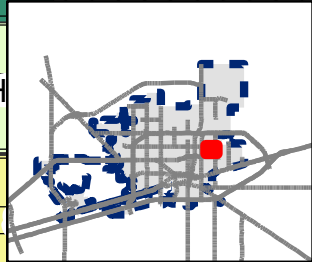
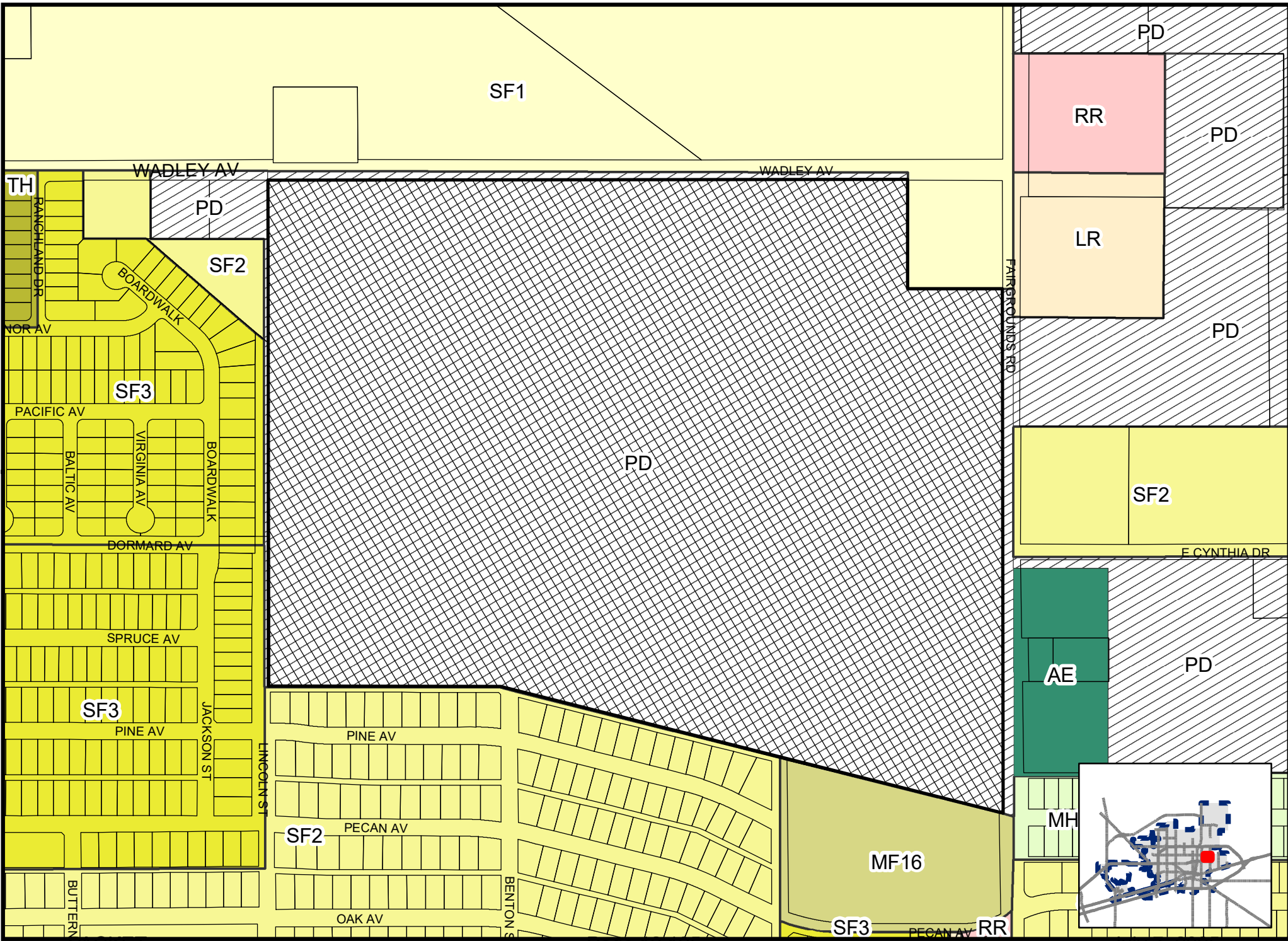
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

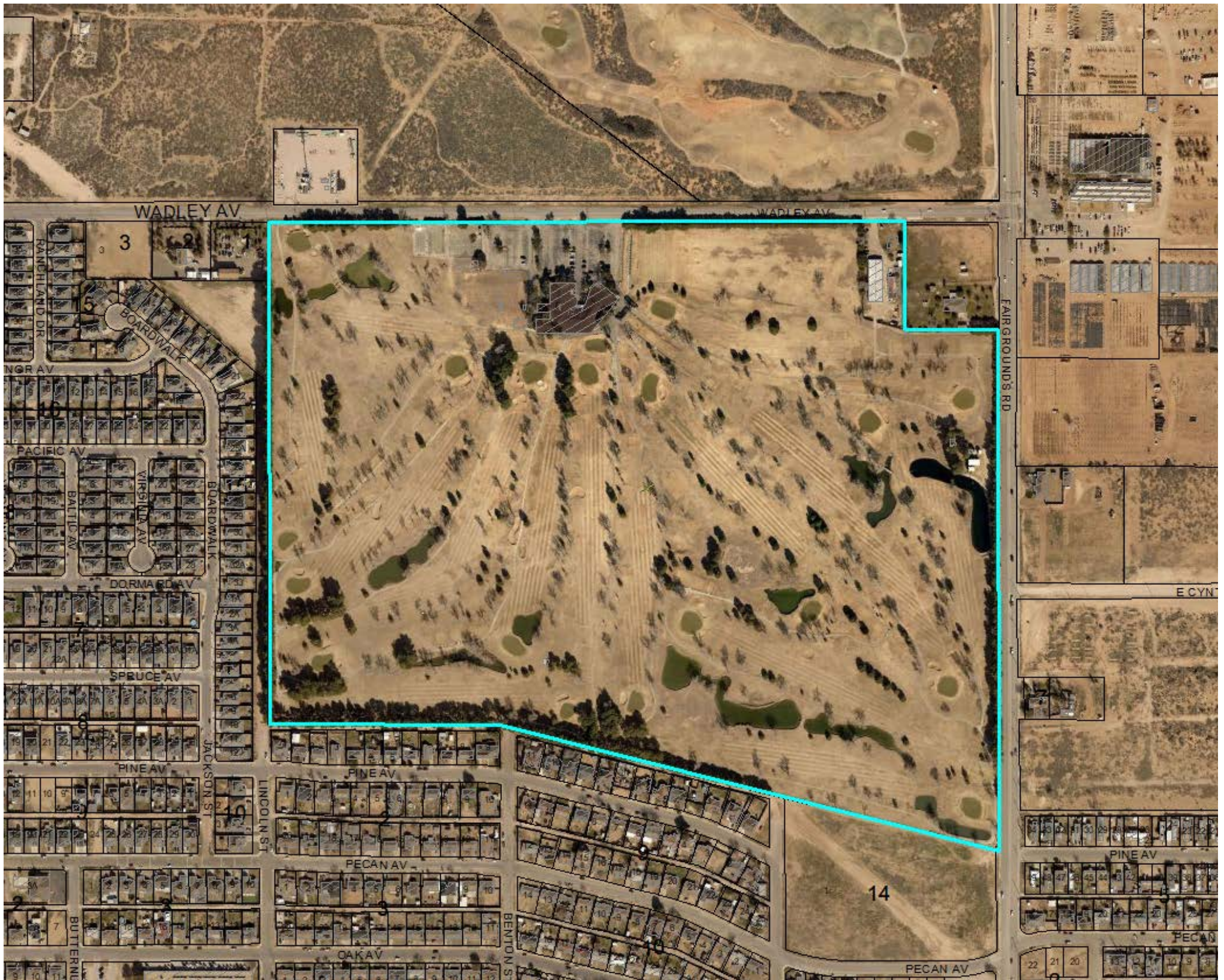


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JULY 7, 2025







PRELIMINARY PLAT MIDLAND HIGH ADDITION

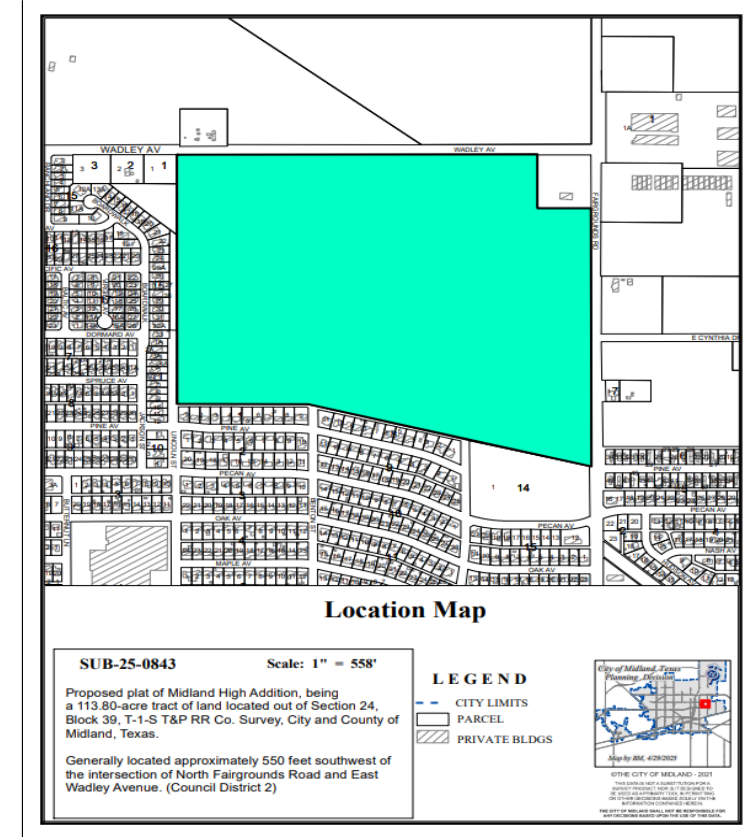


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Developer/Property Owner:** Midland Independent School District
- **Representative:** Dunaway Associates, LLC
- **Location:** 1600 East Wadley Avenue (Council District 2)
- **Reason for Request:** For the development of a public school

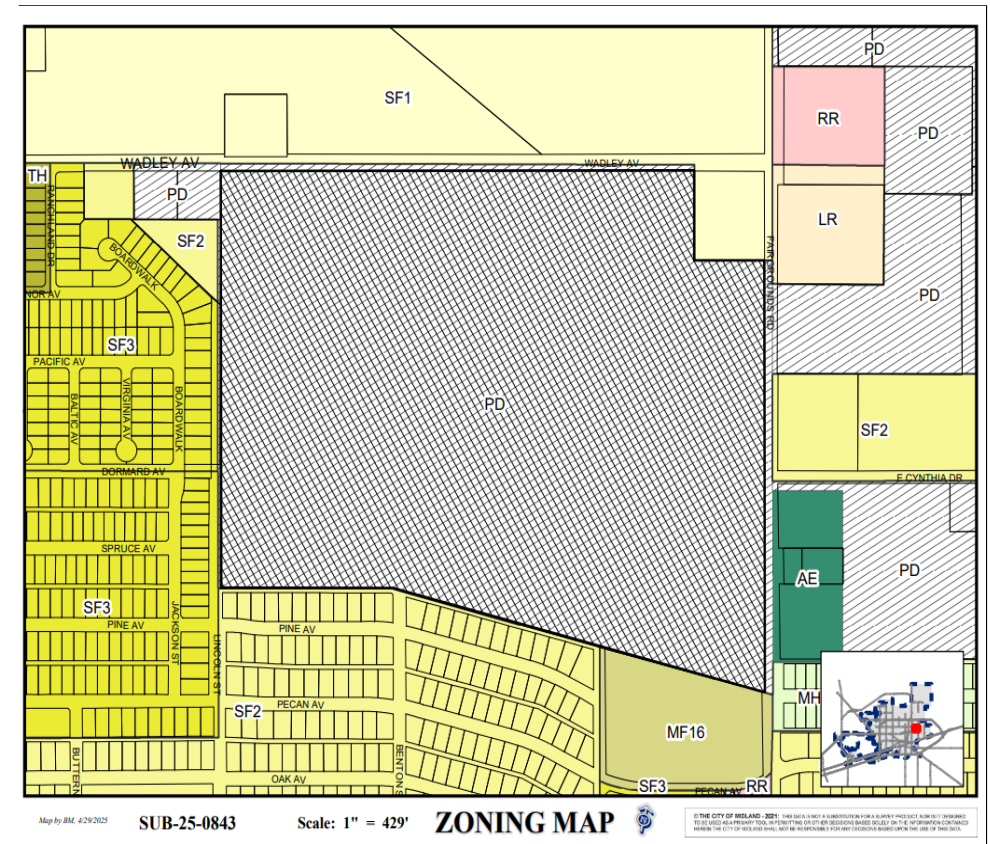


- **Acreage:** 113.80 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



ZONING

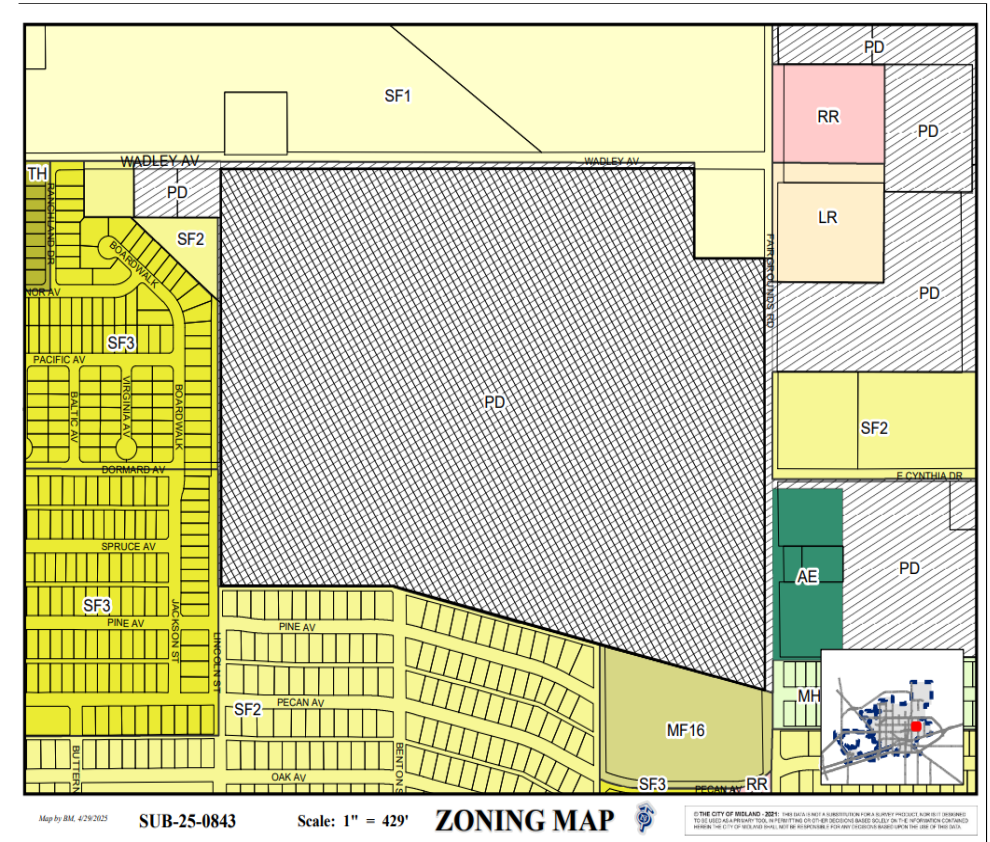
- **Current Zoning:** PD, Planned Development District for a Recreation Center
- **Surrounding Zoning:**
 - **North:** SF-1, Single-Family Dwelling District
 - **South:** SF-2, Single-Family Dwelling District and MF-16, Multiple-Family Dwelling District



4

ZONING

- **Surrounding Zoning:**
 - **East:** SF-1, Single-Family Dwelling District, LR, Local Retail District, PD, Planned Development District for a Housing Development, SF-2, Single-Family Dwelling District, MH, Manufactured Housing District, and AE, Agricultural Estate District
 - **West:** PD, Planned Development District for a Transitional District, SF-2, Single-Family Dwelling District, and SF-3, Single-Family Dwelling District



LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North:** Golf Course
 - **South:** Single-Family Housing and Vacant
 - **East:** Single-Family Housing and Greenhouses
 - **West:** Single-Family Housing
- **Proposed Use:** Public School



COMPREHENSIVE PLAN

- **Land Use Designation:** Park/Open Space
- **Supported Uses:** Limited, primarily natural use. Any development is recreational and low impact in nature, while complementary to the purpose of the wider area as open natural space.
- The request is not compatible with the *Tall City Tomorrow Comprehensive Plan*.



7

STAFF'S RECOMMENDATION

- Staff recommends approval of this request with 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. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]

8



STAFF'S RECOMMENDATION

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

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

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: July 07, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving a reinstatement of an approved Preliminary Plat of Midland International Airport Industrial Park, Section 10, being a 13.259-acre tract of land located in Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located northeast of the intersection of La Force Boulevard and Sloan Field Boulevard.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Piper Surveying Inc., on behalf of The City of Midland, is requesting to replat a property located at 9506 La Force Boulevard into one lot and leaving a remainder for new airport construction.

Current Zoning:

TP, Technology Park 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.

SURVEYOR: (Approved)

No comments provided.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Provide the following impact fee language on the plat face:
Initial Impact Fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the permitting process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases. [Per Midland City Code Sect. 11-14-6]

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

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

WATER: 12" water main exists in La Force Blvd, 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 the Applicant's information only.]

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

SEWER: 8" sewer main exists in La Force Blvd, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Existing site is developed; If proposed 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.]

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

All future development shall meet the requirements of IFC 2015 ed. and local ordinances.

OIL AND GAS: (Approved)

No Oil & Gas issues.

GIS: (Approved with Conditions)

ROW vacations need recording information. According to GIS, Sloan Field Blvd should be a La Force Blvd.

PLANNING: (Approved with Conditions)

Vacation submitted concurrently will need to be approved and depicted on plat prior recording. [11-2-3(H)3(b)(6)]

Provide all right-of-way widths. Where a street or other public right-of-way lies along a boundary of the plat and the property on the opposite side of said right-of-way is located within a platted subdivision, the plat survey shall certify the total width of the right-of-way, including any additional dedication being made by the plat, and the property corners along the opposite side of the right-of-way and the minimum dimensions across said right-of-way shall be shown on the plat. [11-2-3(H)3(b)(7)]

Replace "PRINT NAME" with Lucy Sisniega for Chairman line in Certificate of Approval [Informational]

Replace "PRINT NAME" with Landon Ochoa for Secretary line in Certificate of Approval [Informational]

Staff recommends approval of the Preliminary Plat of Midland International Airport Industrial Park, Section 10, subject to conditions A through C.

Conditions:

- A. Depicted Vacations must be approved by Council prior to final plat submittal. [11-2-3(H)3(b)(6)]**
- B. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]**
- 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:

Proposed Preliminary Plat
Application
Location Map
Zoning Map



Preliminary Plat Application

Project Number: Sub-24-0760

Case Number: _____

Proposed Subdivision Plat Name: Midland International Airport Industrial Park, Section 10

Legal Description (attached sealed Metes and Bounds): 13.259 Acre Tract being a Re-Plat of a 0.497 and 0.611 Acre Portions of ROW, to be Vacated, in Midland International Airport Industrial Park and 12.151 Acres located in Section 8,

Block 40, T-2-S, T.&P. RR. Co. Survey, City of Midland, Midland County, Texas

Property Owner

Printed Name: City of Midland

Phone (432) 685-7204

Email
iblong@midlandtexas.gov

Address 300 N. Loraine

City Midland

State TX

Zip 79765

Developer (if different than Owner)

Printed Name: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip _____

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

Firm: Piper Surveying Company, Inc. Firm No. 10155200

Printed Name: J. Stan Piper

Phone (432) 550-7810

Email
stan@pipersurveying.com

Address P.O. Box 60432

City Midland

State TX

Zip 79765

Current Zoning: TP-Technology Park District

Reason for Platting: New Construction

Plat Information

Total Acreage: _____

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units: n/a

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

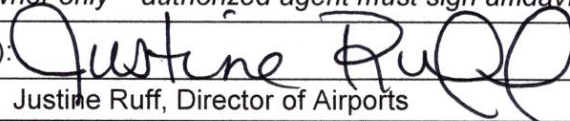
If yes, contact the City Engineer at (432) 685-7286

Provisions

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

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

Property Owner (signature):

Date: August 7, 2024

Property Owner (printed) : Justine Ruff, Director of Airports

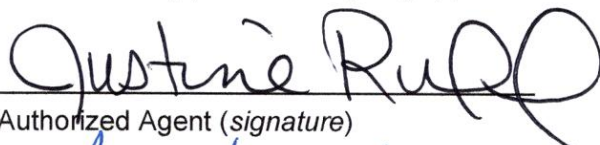
The Preliminary Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the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

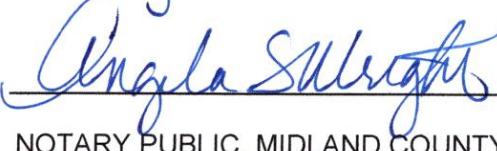
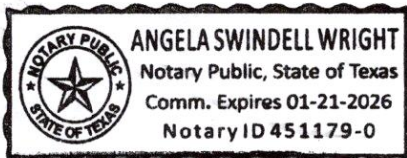
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Justine Ruff who, being by me duly sworn, upon oath says: That (s)he is authorized by City of Midland, TX 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 7th day of August, 2024, to certify which witness my hand and seal of office.

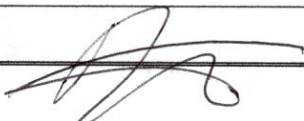


NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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) | |

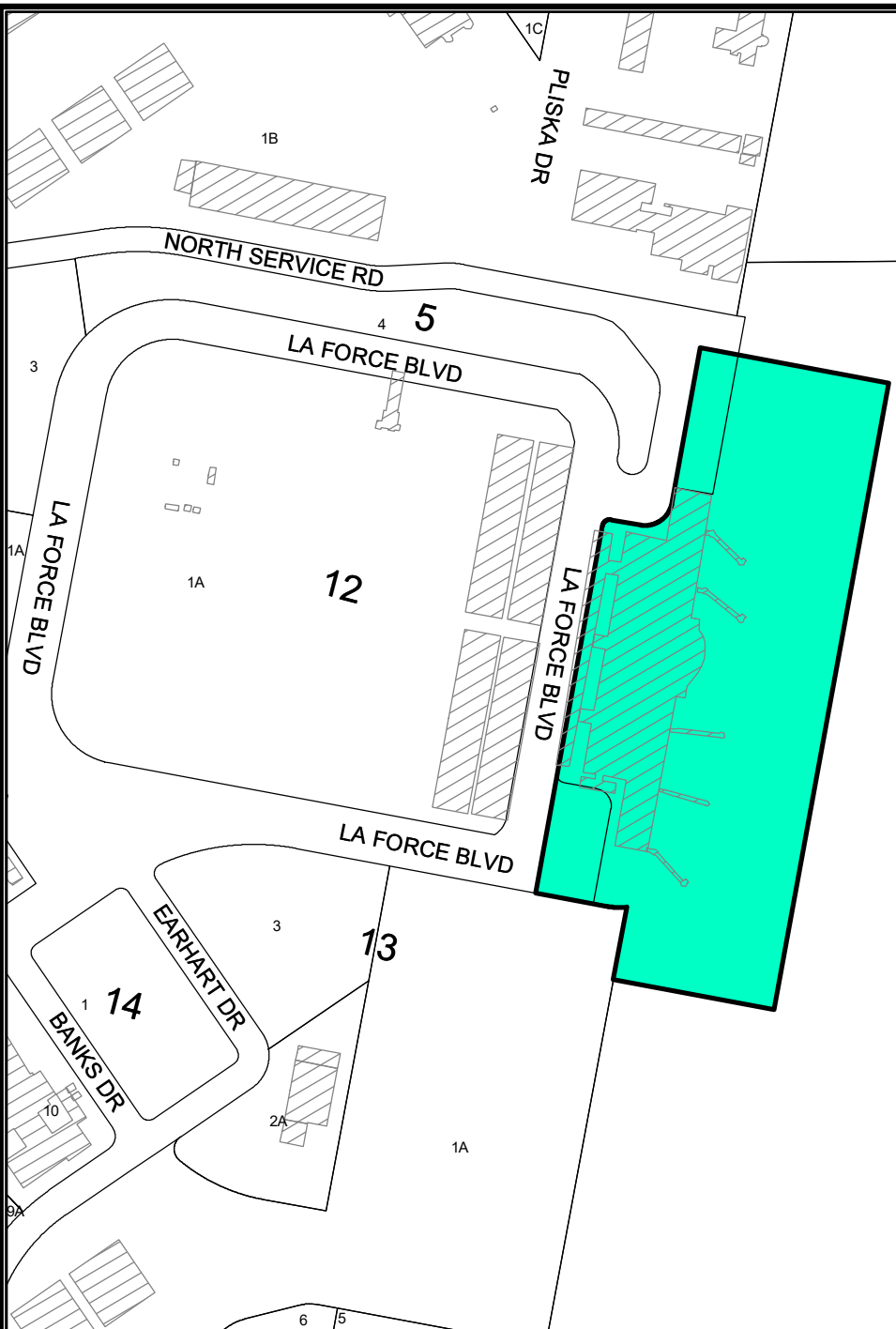
Check # _____

Received By: Date: 8/7/24****Application will not be considered for scheduling until reviewed by a planner.****

Preliminary Plat Application

2

Revised 07/01/19



Location Map

SUB-24-0760

Scale: 1" = 332'

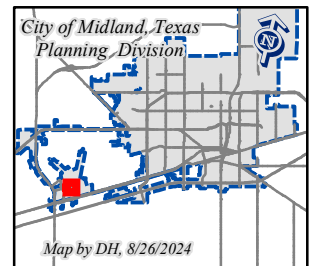
Proposed Plat of Midland International Airport Industrial Park, Section 10, being a 13.259-acre tract of land located in Section 8, Block 40, T-2-S, T&P RR. Co. Survey, City and County of Midland, Texas.

(Generally located northeast of the intersection of La Force Boulevard and Sloan Field Boulevard.)
(Council District 4)

PACKET

LEGEND

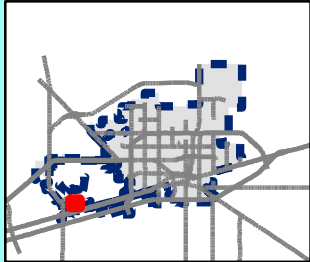
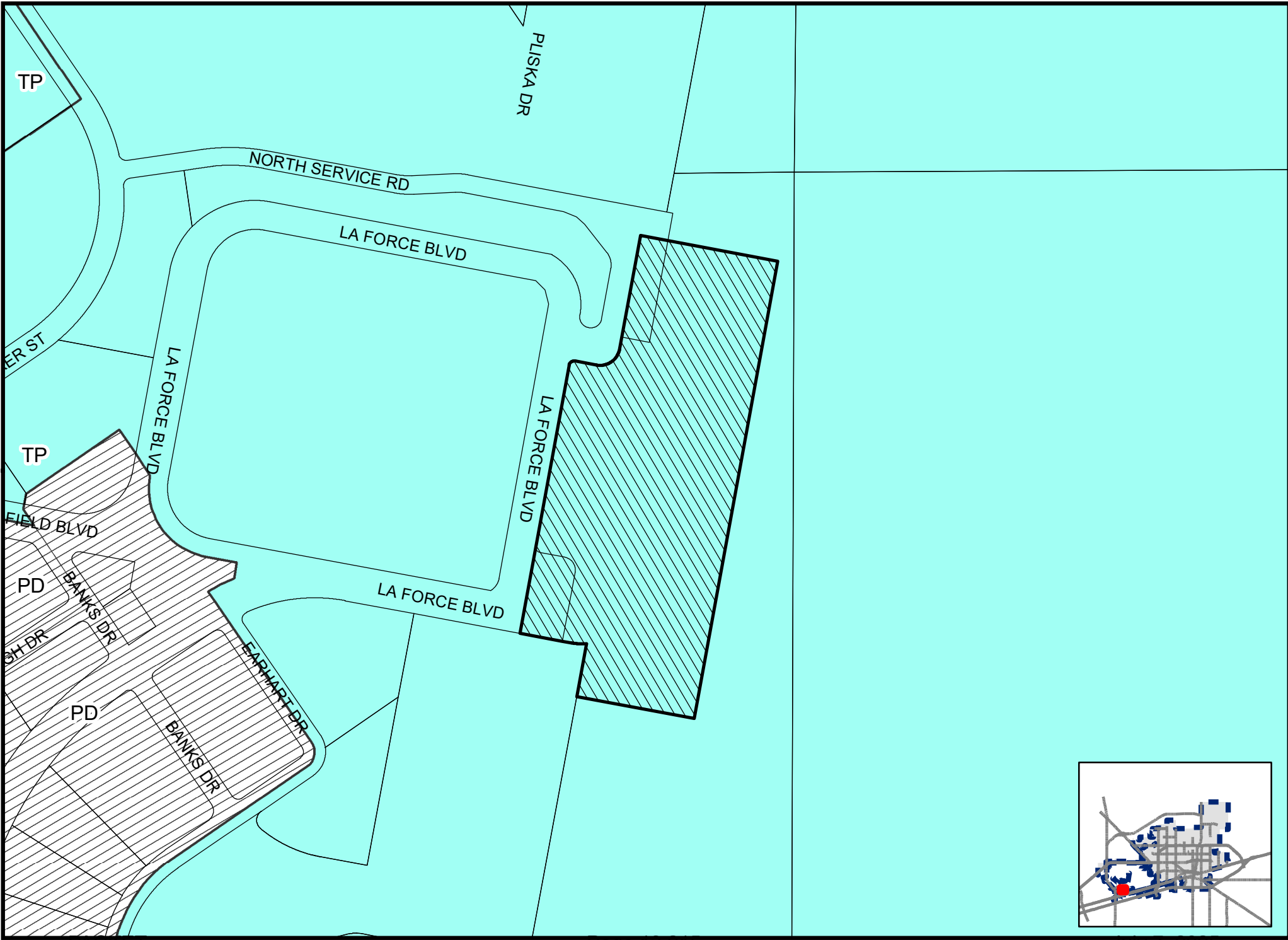
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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JULY 7, 2025







Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: July 07, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving a Final Plat of Midland International Airport Industrial Park, Section 10, being a 13.259-acre tract of land located in Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located northeast of the intersection of La Force Boulevard and Sloan Field Boulevard.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

TP, Technology Park District

Preliminary Plat Approval:

Piper Surveying Inc., on behalf of The City of Midland, is requesting to replat a property located at 9506 La Force Boulevard into one lot and leaving a remainder for new airport construction.

The preliminary plat was approved at the September 3, 2024, 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: Provide the following impact fee language on the plat face:
Initial Impact Fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the permitting process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases. [Per Midland City Code Sect. 11-14-6]

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

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

WATER: 12" water main exists in La Force Blvd, 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 the Applicant's information only.]

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

SEWER: 8" sewer main exists in La Force Blvd, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Existing site is developed; If proposed 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.]

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)

All future development shall meet the requirements of IFC 2015 ed. and local ordinances.

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)

ROW vacations need recording information.

ADDRESSING: (Approved)

1. Change "Sloan Field Blvd to La Force Boulevard" 2. Change "North Service Road to North Access Road" 3. Keep same address.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Midland International Airport Industrial Park, Section 10.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

OFFICE USE ONLY

Project Number: Sub-24-0760

Case Number: P-25-2299

Proposed Subdivision Plat Name: Section 10 Midland International Airport Industrial Park

Legal Description: Being 13.259 Acre Tract located in Section 8, Block 40 T-2-S, T&PRR Co. Survey, City and County of Midland Texas

Property Owner

Printed Name: City of Midland

Address 300 N. Lorraine

City Midland

Phone ()
Email

State TX Zip 79701

Developer (if different than Owner)

Printed Name:

Address

City

Phone ()
Email

State Zip

Representative (if acting as agent for property owner, see affidavit on page 2)

Firm: Piper Surveying Company Inc #10156200

Printed Name: J. Stan Piper, RPLS 1974

Address P.O. Box 60432

City Midland

Phone ()
Email

State TX Zip 79711

Reason for Platting: Building Permit for Addition to Terminal Bldg.

Plat Information

Total Acreage: 13.259

Type: ☐ Single-Family Residential
☒ Commercial

☐ Multi-Family Residential
☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units:

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the final plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting* and *Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. This certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

Will this subdivision utilize groundwater as its water supply? ☐ Yes ☒ No

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):

Justine Ruff

Date:

6/11/2025

Property Owner (printed):

Justine Ruff

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 _____ 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
☒ Mylar
☒ Application Fee
Check # Waived

☒ 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 # RECEIVED

Received By:

Beth

Date:

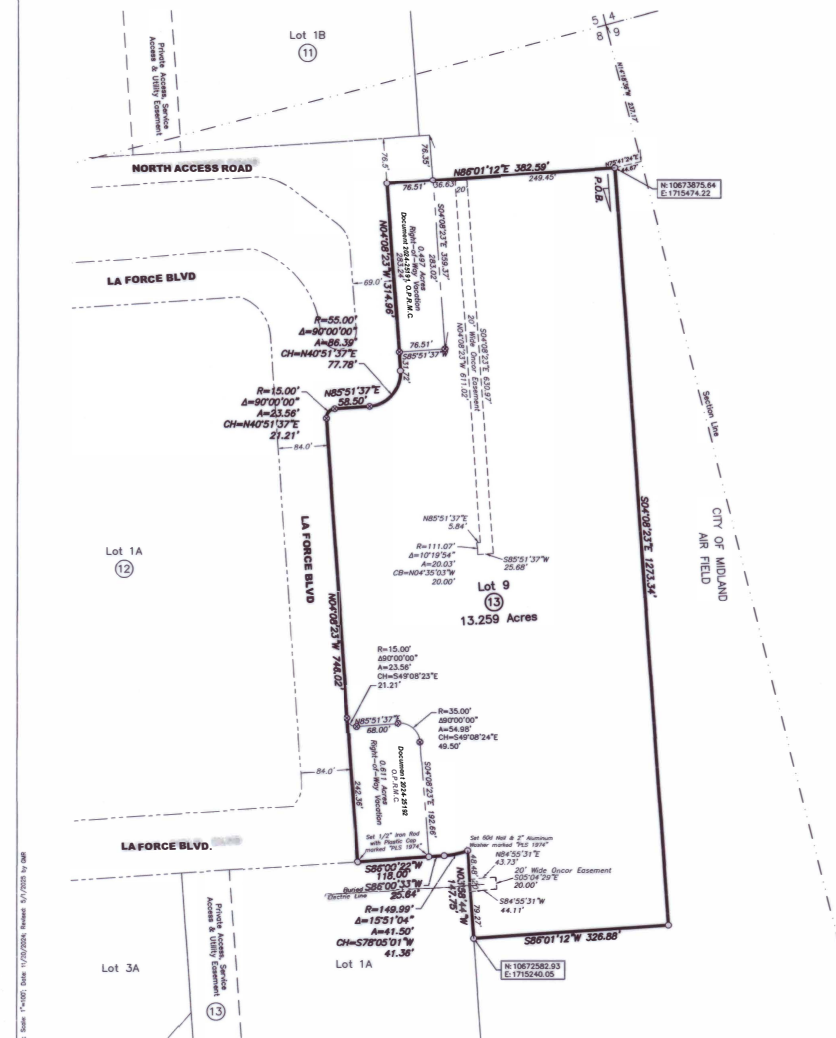
JUN 11 2025

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

Final Plat Application

2

Initials Revised 7/01/19



Lot 1B
(11)

LA FORCE BLVD

Lot 1A
(12)

LA FORCE BLVD

Lot 3A

LEGEND
○ = Set PK Nail & 2" Aluminum Washer marked "PLS 1974" Unless Noted Otherwise
● = Found PK Nail in Concrete

STATE PLANE COORDINATE NOTE

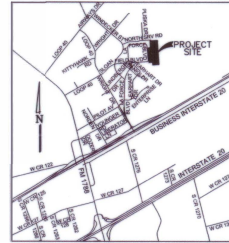
Bearings, distances and coordinates are relative to the Texas State Plane Coordinate System, 1983 NAD, Central Zone with a combined grid factor of 0.99987767 and a theta angle equal to -0°57'45" at the Airport Reference Point.

SURVEYOR'S CERTIFICATE

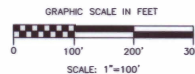
KNOW ALL MEN BY THESE PRESENTS

That I, J. Stan Piper, a Registered Professional Land Surveyor, do hereby 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.

J. Stan Piper, R.P.L.S. #1974
Piper Surveying Company, Inc., P.O. Box 80432
Midland, Texas 79711 (409) 550-7810 Firm No. 10155200



VICINITY MAP
Not to Scale



UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Jeffrey R. Henderson Jeffrey R. Henderson
Onco Electric Delivery Service PRINT NAME
Signed by: Kenneth Spencer Kenneth Spencer
AT&T Texas PRINT NAME
Designed by: Mark Lieb Mark Lieb
Almos Energy PRINT NAME
Designed by: Luis Montez Luis Montez
Optimum PRINT NAME
Designed by: Ruben Guerra Ruben Guerra
Astound PRINT NAME

CERTIFICATE OF APPROVAL

For Approval by Commission

This is to certify that the above and foregoing plat of MIDLAND INTERNATIONAL AIRPORT INDUSTRIAL PARK, SECTION 10, was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas, on this the 11th day of June, 2024.

Chairman Abraham Bujl
Secretary London Ochoa

PREPARED FOR: PARKHILL

1700 W. Wall Street
Suite 100
Midland, Texas 79701
Contact:
Josh Wallender
(432) 697-1447

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____
DATE _____ PAGE _____

FINAL PLAT

MIDLAND INTERNATIONAL AIRPORT INDUSTRIAL PARK, SECTION 10

13.259 ACRE TRACT being a Re-Plot of a 0.497 and 0.611 Acre Portions of Vacated ROW in Midland International Airport Industrial Park, and 12.151 Acres LOCATED IN SECTION 8, BLOCK 40, T-2-S, T&P, RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

GENERAL NOTES

1. Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
2. Approval of a site plan by the City of Midland may be required before the development of any lot and before a building permit may be obtained.
3. A blanket easement of ingress and egress is hereby granted for Midland International Airport Industrial Park, Section 10 to the City of Midland for garbage and trash collection and location and maintenance of trash containers, site and except those areas occupied by a building or structure, said easement is conditioned such that no construction shall commence on said lot until exact location of said containers and the easements in connection therewith have been selected and approved by the director of utilities.
4. Waterlines based on city of midland's gis data webpage: www.midlandtexas.gov/230/gis-data.
5. Property is currently zoned TP (Technology Park district).
6. Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 480477, Sheet Number 45329C0200 V, revised September 16, 2005, the surveyed property is not located in a special flood hazard area according to the map. The flood zone classification for the surveyed property is Zone 1.
7. This Development falls within the Midland International Air and Spaceport ADZ-4 Zone.
8. 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. [Per Midland City Code Sect. 11-14-6]

OWNER'S CERTIFICATES

STATE OF TEXAS
COUNTY OF MIDLAND:
WHEREAS, CITY OF MIDLAND, in the record owner of the 13.259 Acre Tract situated in Section 8, Block 40, T-2-S, T&P RR Co. Survey, County of Midland, Texas and more particularly described herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, CITY OF MIDLAND, do hereby adopt this plat designating the hereinabove described property as MIDLAND INTERNATIONAL AIRPORT INDUSTRIAL PARK, SECTION 10, to the City of Midland, Texas, and we do hereby dedicate to the public use forever the streets, ways, and easements shown thereon.

WITNESS our hands at Midland, Texas, this 11th day of June, 2024.

Christine R. Papp
Director of Airports

STATE OF TEXAS
COUNTY OF MIDLAND:
This instrument was acknowledged before me on June 11, 2024 by Lori Blong on behalf of the CITY OF MIDLAND.

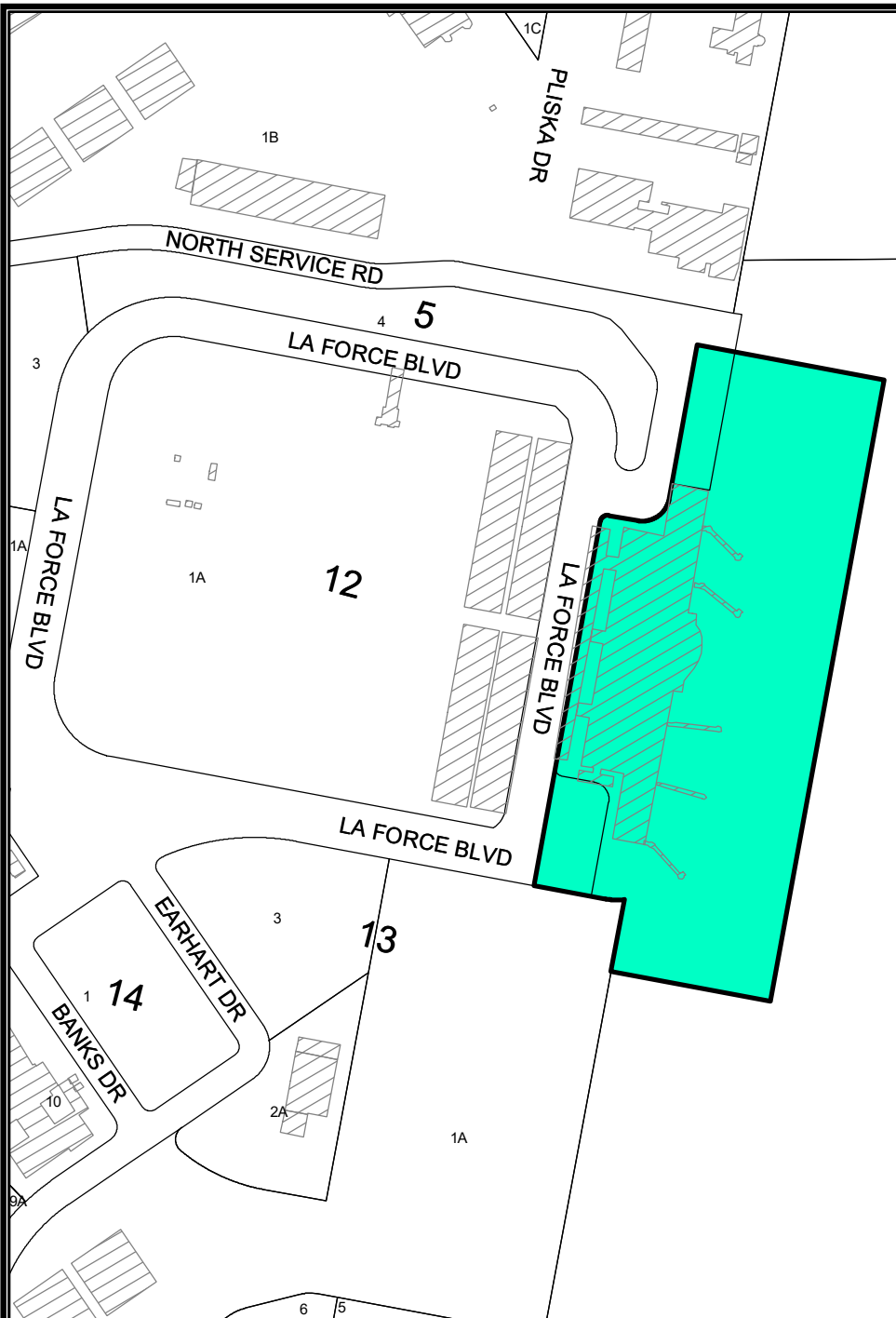


Rebecca Lynn Boyd
Notary Public Signature

OWNER: CITY OF MIDLAND
300 N. Loperine
Midland, Texas 79701
Contact:
Lori Blong
(432) 685-7204

PREPARED BY: PIPER SURVEYING CO., INC.

FIRM NO. 10155200
P.O. Box 80432
Midland, TX 79711
Contact:
J. Stan Piper, R.P.L.S. #1974
(432) 550-7810



Location Map

SUB-24-0760

Scale: 1" = 332'

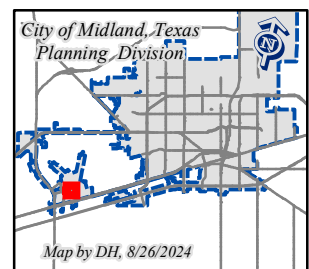
Proposed Plat of Midland International Airport Industrial Park, Section 10, being a 13.259-acre tract of land located in Section 8, Block 40, T-2-S, T&P RR. Co. Survey, City and County of Midland, Texas.

(Generally located northeast of the intersection of La Force Boulevard and Sloan Field Boulevard.)
(Council District 4)

PACKET

LEGEND

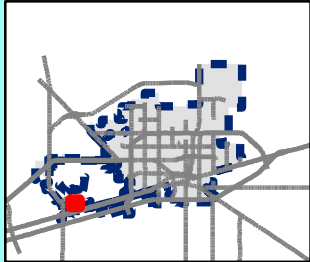
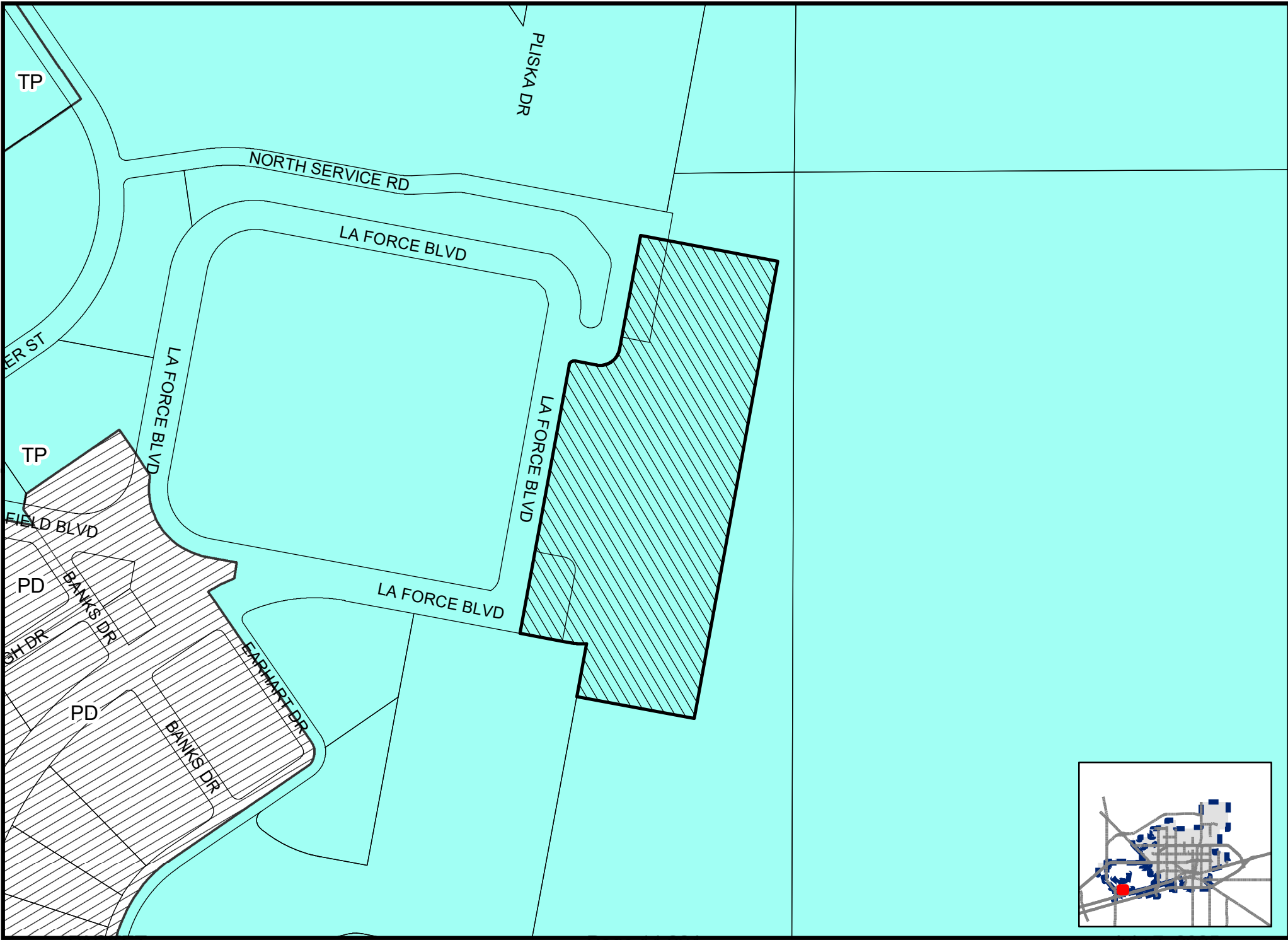
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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JULY 7, 2025







Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: July 7, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of West Fork Addition, Section 5, being a replat of Lots 10 and 12, Block 1, West Fork Addition Section 3, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of State Highway 191 and West State Highway 158.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of CG 191 and 158 LL, is requesting to replat the properties located at 6401 West State Highway 158 and 6406 State Highway 191 into 3 lots in order to adjust lot lines for future commercial development.

Current Zoning:

RR, Regional Retail District

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

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 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: State HWY 158 and State HWY 191 Frontage road are TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 30" water exists northeast 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: The SH 158 Wastewater Plans that will extend the wastewater along the frontage of the plat has been approved; these wastewater improvements will be installed with the development within West Fork Addition, Section 1. [For Applicant's Information Only.]

DRAINAGE: Drainage report has been approved for platting purposes on 10/24/2022. [For Applicant's Information Only.]

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

DIMENSION: * * * OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas Issues.

GIS: (Approved)

No comments.

ADDRESSING: (Approved)

Needs directional of "W" added to street name on SH 158.

PLANNING: (Approved with Conditions)

Therefore, staff recommends approval of the Preliminary Plat of West Fork Addition, Section 5 subject to condition A.

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

Attachments:

Preliminary Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number:

SUB-240794

Case Number:

P-25-2296

Proposed Subdivision Plat Name: WEST FORK ADDITION SECTION 5

Legal Description (attached sealed Metes and Bounds):

BEING A RE-PLAT OF LOTS 10 AND 12, BLOCK 1, WEST FORK ADDITION, SECTION 3, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: CG 191 AND 158 LLC (COY HAYNES)

Phone (214) 335-4702

Email

Address 1901 N AKARD ST

City DALLAS

State TX

Zip 75201

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 ()

Email adevine@maverick-eng.com

Address 1909 W. Wall Street, Suite K

City Midland

State TX

Zip 79720

Current Zoning: RR

Reason for Platting: REPLATTING IN ORDER TO MOVE LOT LINE TO BETTER ACCOMMODATE A NEW SITE PLAN AND ADD ADDITIONAL PARKING

Plat Information

Total Acreage: 2.315

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

Number of Lots: 3

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development 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: 6-11-25Property Owner (printed): Coy Haynes - manager

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.

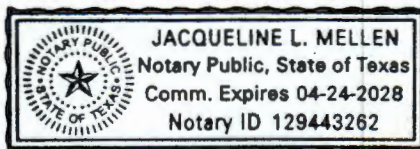
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared ASHLEE DUNN who, being by me duly sworn, upon oath says: That (s)he is the owner of CG 191 And 198 LC or is authorized by COY HAYNES 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 Dunn
Authorized Agent (signature)

Subscribed and sworn to before me, this 11 day of June, 20 25, to certify which witness my hand and seal of office.



Jacqueline L. Mellen
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 # 5378Received By: Bea HDate: 6/11/25****Application will not be considered for scheduling until reviewed by a planner.****

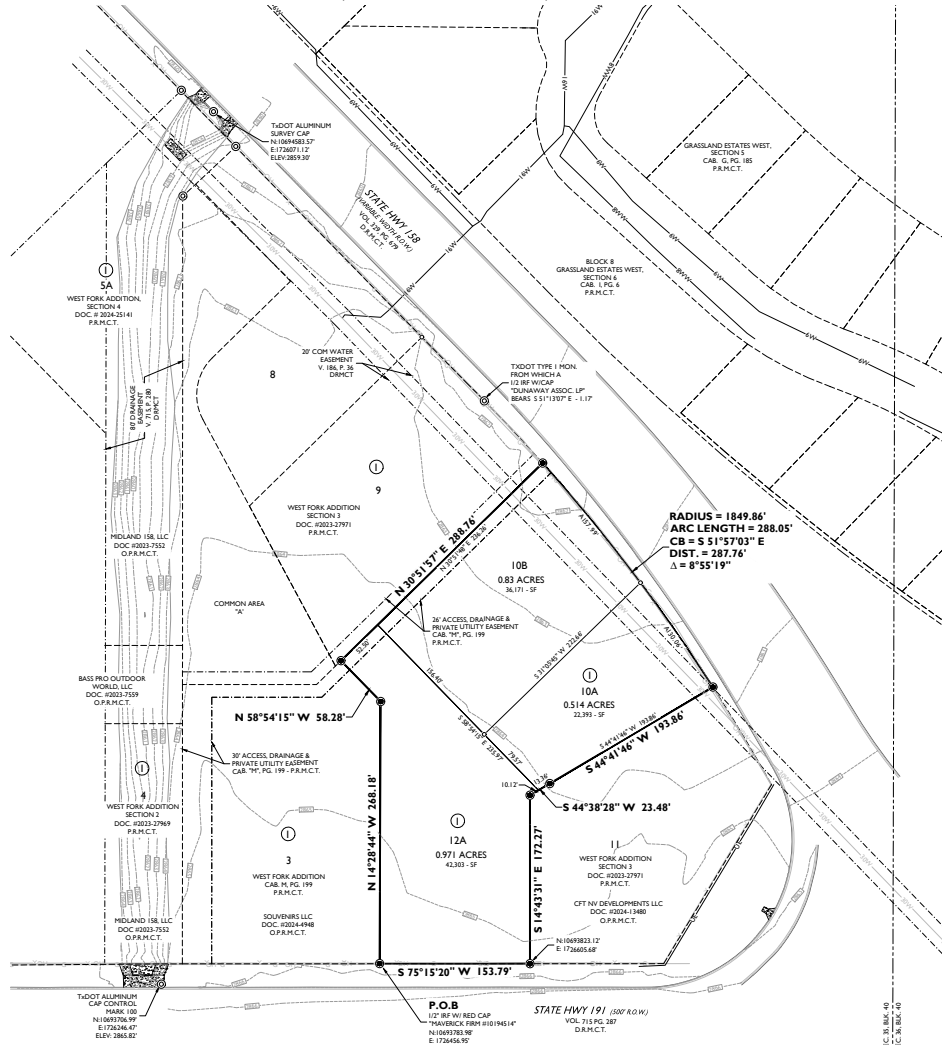
Preliminary Plat Application

2

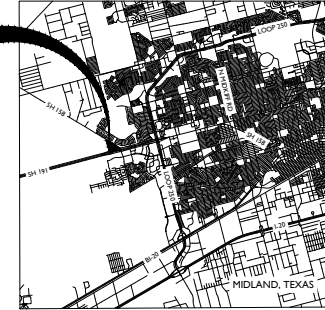
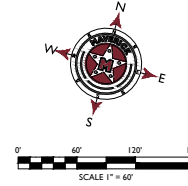
Revised 07/01/19

PRELIMINARY PLAT
**WEST FORK ADDITION,
SECTION 5**

BEING A RE-PLAT OF LOTS 10 AND 12, BLOCK 1, WEST FORK
ADDITION, SECTION 3, AN ADDITION TO THE CITY OF
MIDLAND, MIDLAND COUNTY, TEXAS



**SITE
LOCATION**



VICINITY MAP
N.T.S.

LEGEND

- DENOTES 1/2 INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- TxDOT TYPE I CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
- DENOTES PROPOSED LOT CORNER
- BOUNDARY LINE
- - - EXISTING SECTION LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - CITY LIMIT LINE
- , R.M.C.T. OFFICIAL RECORDS, MIDLAND CO., TX
- , D.R.M.C.T. DEED RECORDS, MIDLAND CO., TX
- , P.A.M.C.T. PLAT RECORDS, MIDLAND CO., TX

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

THAT I, GREGORY W. HAYNES, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A CORNER MONUMENT AND THAT THE CORNER MONUMENTS SHOWN ON THIS PLAT WERE LOCATED BY ME OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS OF THE 71ST LEGISLATIVE SESSION, 1989, AS AMENDED.

FLOOD NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #483200200F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

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 WITHDRAWING 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 REZONED 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 INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- LOTS 10A, 10B, & 12A, BLOCK 1, THIS PLAT, HEREBY ADOPT A BLANKET MUTUAL ACCESS, CROSS ACCESS, UTILITY, AND PARKING EASEMENT VIA ALL IMPROVED PAVED DRIVES LOCATED WITHIN THE DEVELOPMENT.
- LOT 10A SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO STATE HWY 158.
- DEVELOPMENT MUST COMPLY WITH APPROVED DRAINAGE PLAN TITLED "WEST FORK ADDITION DRAINAGE LETTER" DATED BY ANDREW PROCTOR, AND APPROVED BY THE CITY OF MIDLAND ON OCTOBER 24, 2022, OR ANY REVISIONS, CORRECTIONS, AMENDMENTS, OR REPLACEMENTS OF THIS DRAINAGE ANALYSIS THAT ARE APPROVED BY THE CITY OF MIDLAND.

SURVEY NOTES

- BASE OF BEARING, COORDINATES, DISTANCE AND AREA ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERSION ANGLE (INCHES OF 0.7873) AND A COMBINED SCALE FACTOR OF 0.99999831. AT A TxDOT ALUMINUM CAP CONTROL MARK LOCATED AT N 10693706.99' E 1725416.47' S 2865.82'.
- 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.

PROPERTY OWNER

CC FRI AND 158 LLC
FRI 158 LAND ST
DALLAS, TX 75201
DEED INSTRUMENT #0022-10314
D.R.M.C.T.
COT HAYNES
214-335-4702

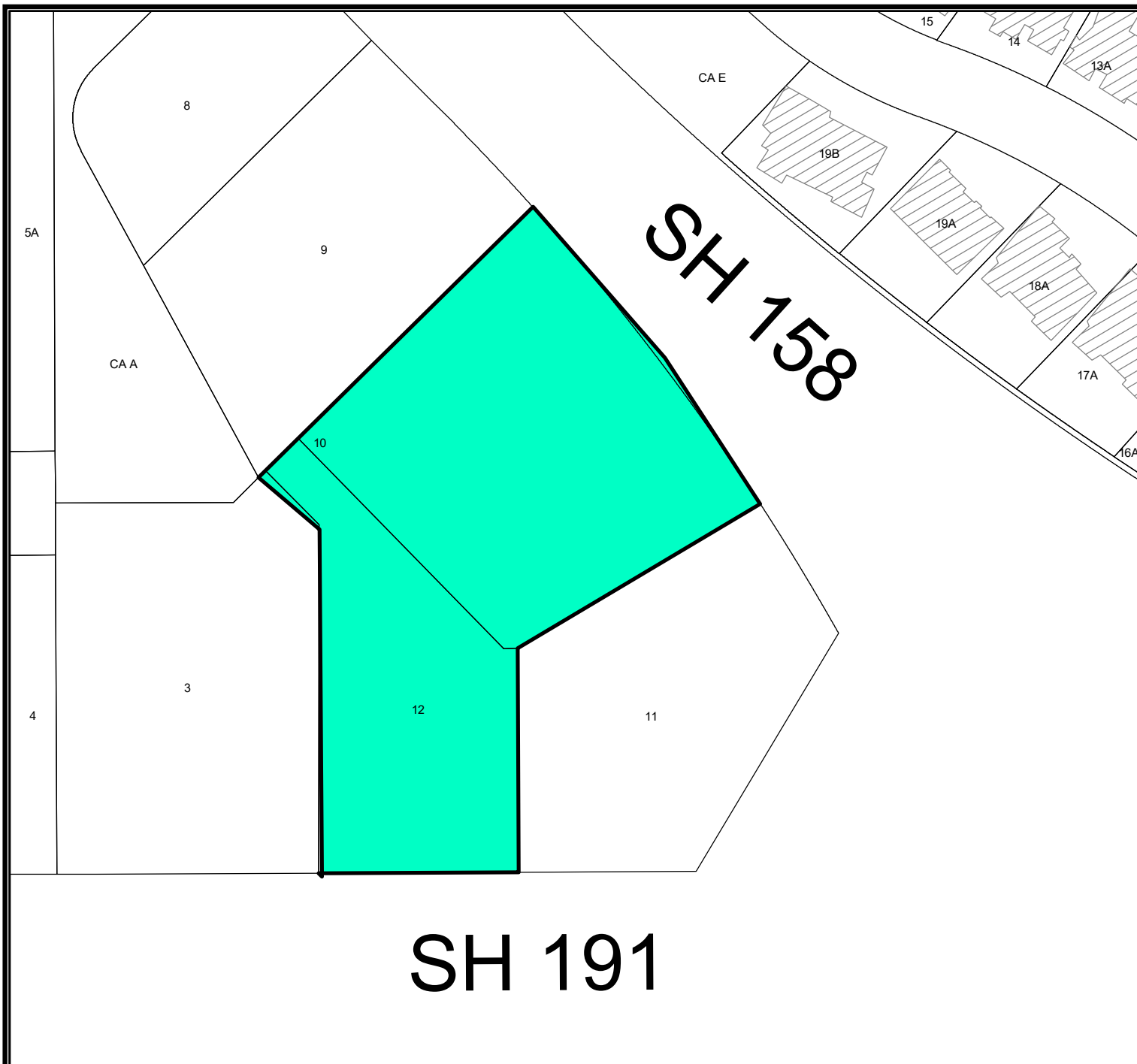
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____
DATE _____ PAGE _____



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

**WEST FORK ADDITION,
SECTION 5**



Location Map

SUB-24-0794

Scale: 1" = 800'

Proposed plat of West Fork Addition, Section 5, being a replat of Lots 10 and 12, Block 1, West Fork Addition Section 3, City and County of Midland, Texas.

Generally located at the northwest corner of intersection of State Highway 191 and West State Highway 158.
(Council District 4)

PACKET

Page 15.232

LEGEND

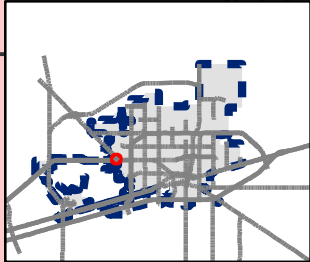
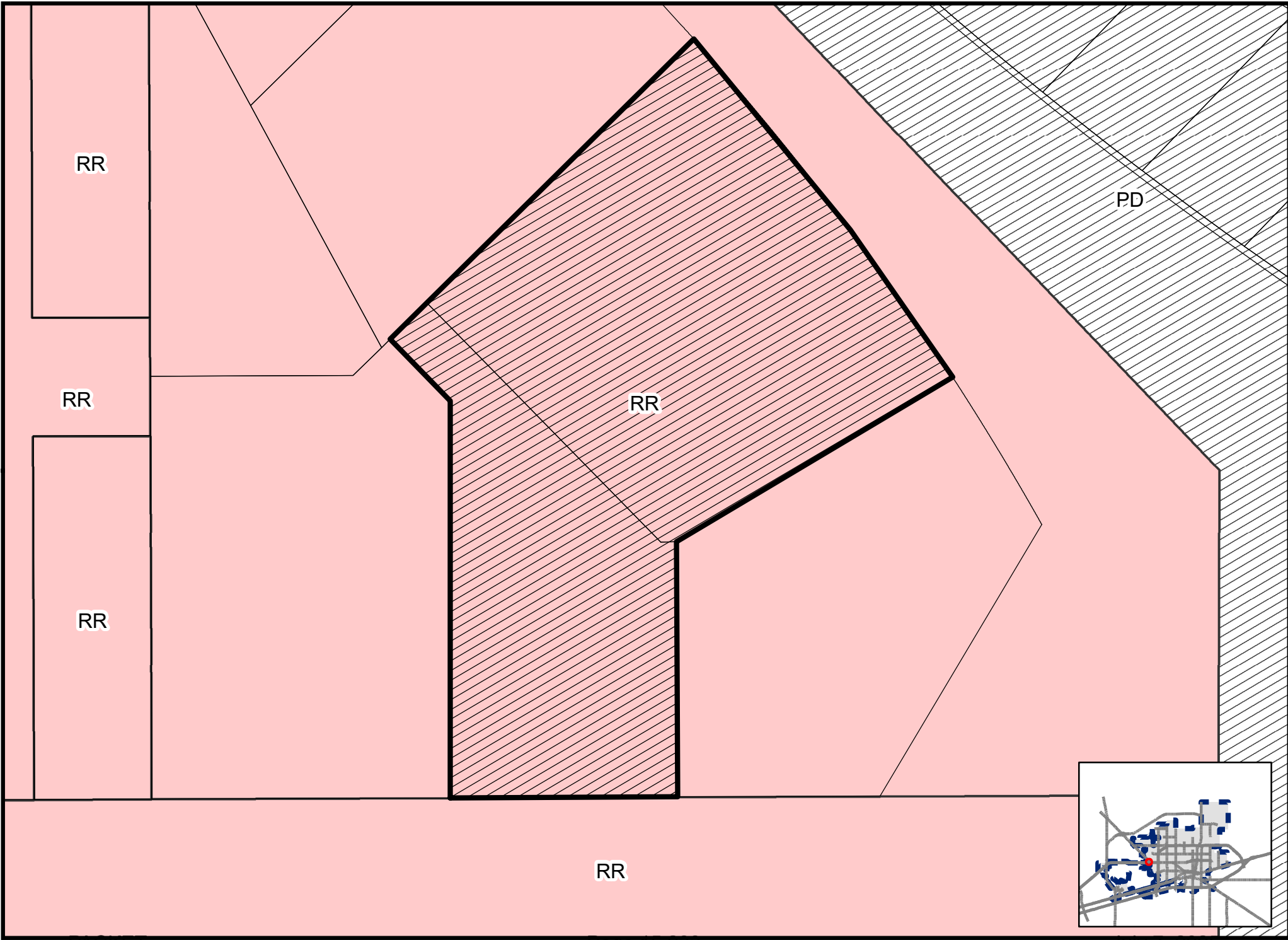
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

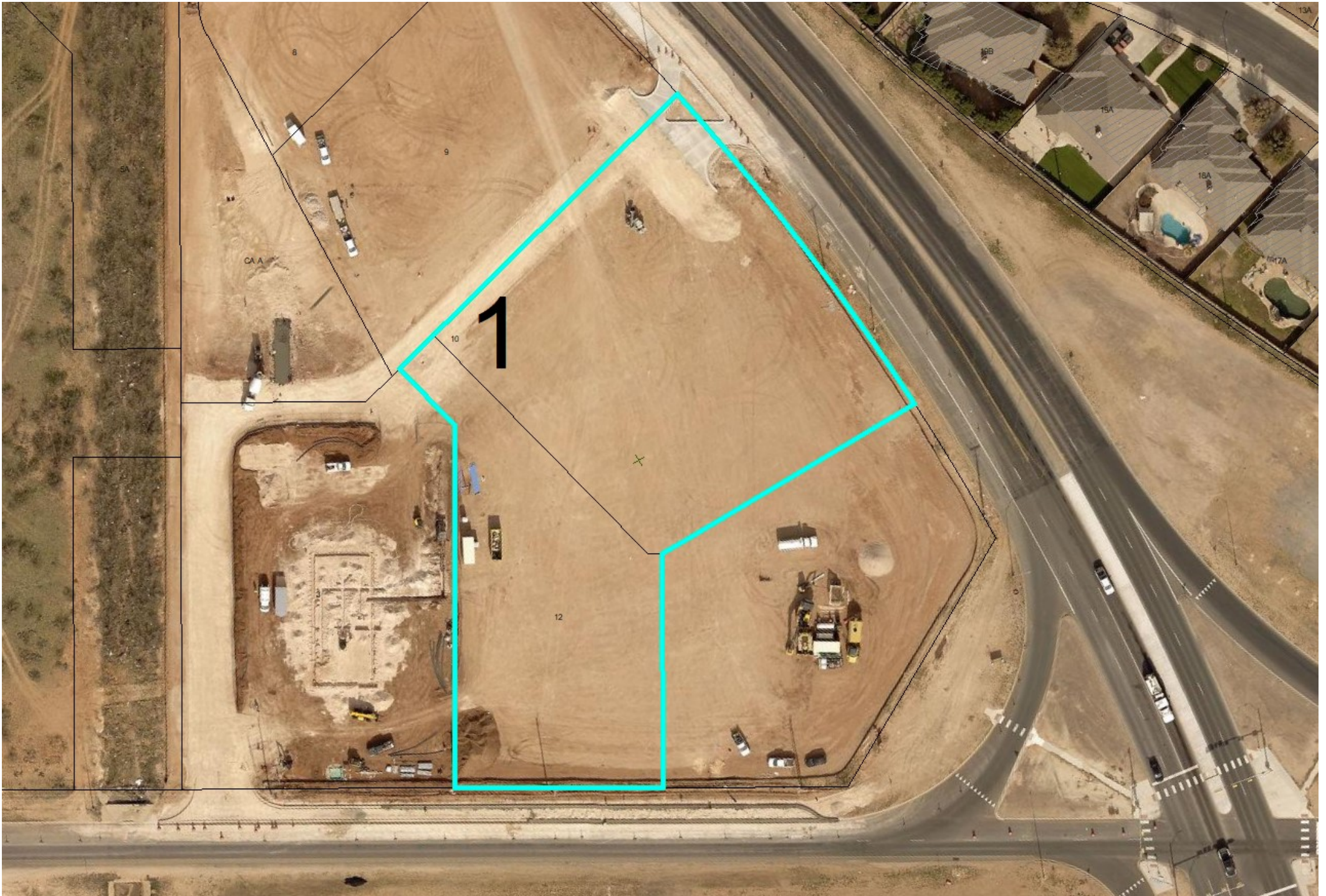


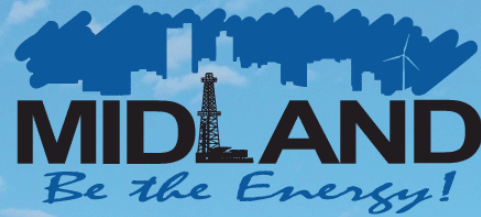
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JULY 7, 2025







PRELIMINARY PLAT WEST FORK ADDITION, SECTION 5

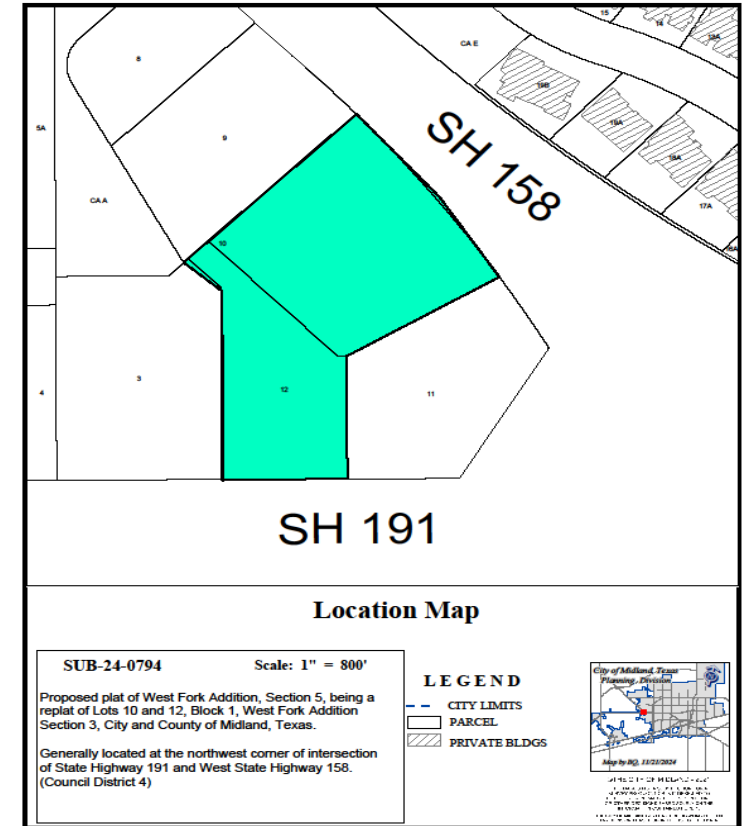


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** CG 191 and 158 LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located at the northwest corner of intersection of State Highway 191 and West State Highway 158. (Council District 4)
- **Reason for Request:** To provide additional space for parking



2



- **Acreage:** 2.315
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 3

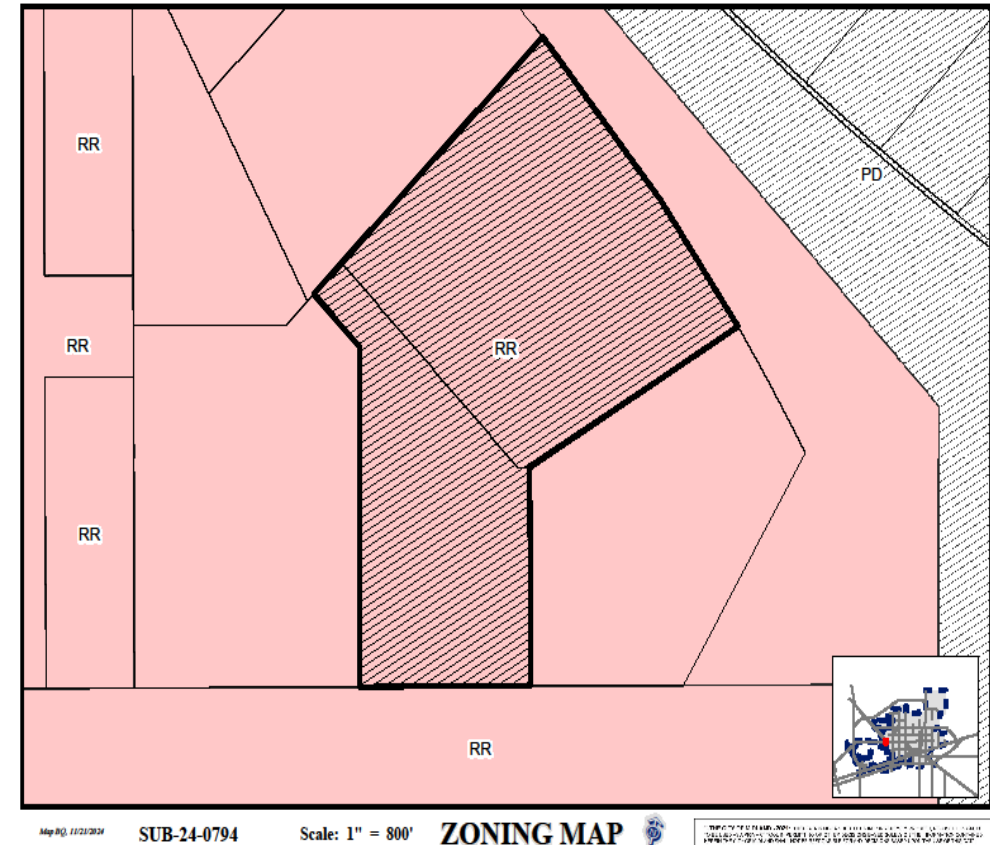
- # 3

July 7, 2025



ZONING

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



4

LAND USE

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

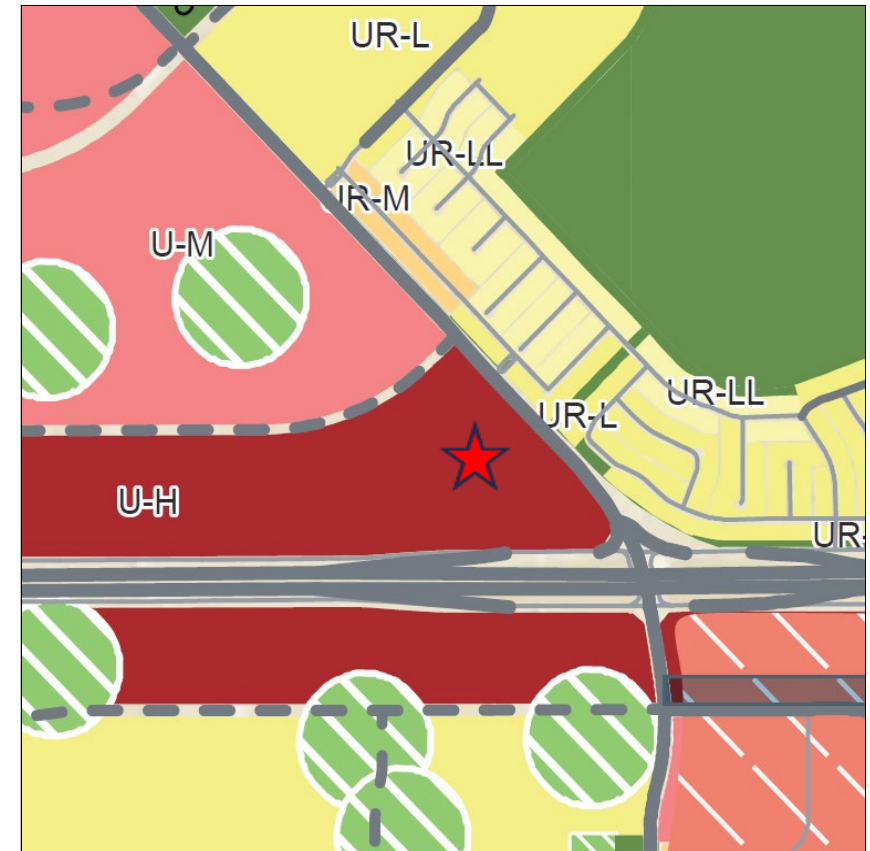


5



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-High, (U-H)
- **Supported Uses:** Higher-density mix of housing, major and regional commercial and large offices
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

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

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: July 7, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Arkose Subdivision, being a 4.903-acre tract of land located in Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1130, approximately 480 feet north of Farm to Market Road 307). (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve

☐ Deny

☐ Direction/Informational

Details of Request:

U.S. Surveyor, on behalf of Arkose Royalties 2, LLC, is requesting to plat a property located on the east side of South County Road 1130 into 1 lot for future commercial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

No comments or objections.

ENGINEERING: (Approved with conditions)

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

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

PAVING: SCR 1130 roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral.

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

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

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

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

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

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

SIDEWALKS: Required at building permit. However, subdivision located in county so request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

Addressing: (Approved):

County - Addressed by MECD

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

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

GIS: (Approved)

S C R 1130 does not appear to match how depicted. (provide recording info if there is a dedication west of this plat) Easement in 2024-1628 is not how it is depicted on the plat. For southernmost call distance should match the 365.04 mentioned in the metes and bounds.

Health Department: (Approved)

Yes, the health department will review application from the 1 proposed lot of Arkose Subdivision, PLAT OF A 4.9 ACRE TRACT OF LAND OUT OF SECTION 47, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY the lot is 4.9 acre property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties

CRMWD: (Approved)

We do not have any comments on this plat.

PLANNING: (Approved with conditions)

The plat name in the certificate approval and owners' certificate says, "TRACTOR SUPPLY ADDITION" please change this to "ARKOSE SUBDIVISION" [Informational]

Staff recommends approval of the Preliminary Plat of Arkose Subdivision, subject to conditions A through E.

Conditions:

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

- C. Public improvements must be completed or a request for deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]**
- D. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]**
- E. 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
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number: Sub-25-0853

Case Number: P-25-2309

Proposed Subdivision Plat Name: Arkose Subdivision

Legal Description (attached sealed Metes and Bounds): 4.903 Acres Tract located in Section 47, Block 38,
Township 1 South, T. & P. Railroad Company Survey, Midland County, TX

Property Owner Printed Name: <u>Arkose Royalties 2, LLC</u>		Phone <u>(432) 238-9791</u>	
		Email <u>jatchison@arkosepetroleum.com</u>	
Address <u>5102 N County Road 1150</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79705</u>

Developer (if different than Owner) Printed Name: <u>VIA Real Estate, LLC</u>		Phone <u>(800) 368-7843</u>	
		Email <u>development@7bdev.com</u>	
Address <u>13105 Dover Avenue</u>	City <u>Lubbock</u>	State <u>TX</u>	Zip <u>79424</u>

Representative (if acting as Agent, see affidavit on page 2) Firm: <u>U.S. Surveyor</u>		Phone <u>(812) 402-7001</u>	
Printed Name: <u>Michael Feldbusch</u>		Email <u>mjfeldbusch@ussurveyor.com</u>	
Address <u>4929 Riverwind Pointe Drive</u>	City <u>EVANSVILLE</u> <u>Evansville</u>	State <u>IN</u>	Zip <u>47715</u>

Current Zoning: ETJ (extraterritorial jurisdiction) No zoning

Reason for Platting: Consolidating lot for Commercial Development

Plat Information	Total Acreage: <u>4.903</u>
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: <u>1</u>	Number of Multi-family Dwelling Units: <u>0</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 Agreement

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

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

Provisions

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

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

Property Owner (signature):

Date: 6/6/2025Property Owner (printed) : Jared Atchison, Manager of Arkose Royalties 2, LLC

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.

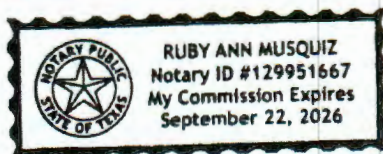
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Jared Atchison who, being by me duly sworn, upon oath says: That (s)he is the owner of Arkose Royalties 2, LLC or is authorized by _____ the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

[Signature]
Authorized Agent (signature)

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



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY☒ Property Owner Authorization☒ 1 Copy of Dimensioned Plat☒ Plat in Digital Format (PDF/JPEG)☒ Application Fee☒ 1 Copy of Plat (11x17)Check # 34811**RECEIVED**Received By: [Signature]

Date:

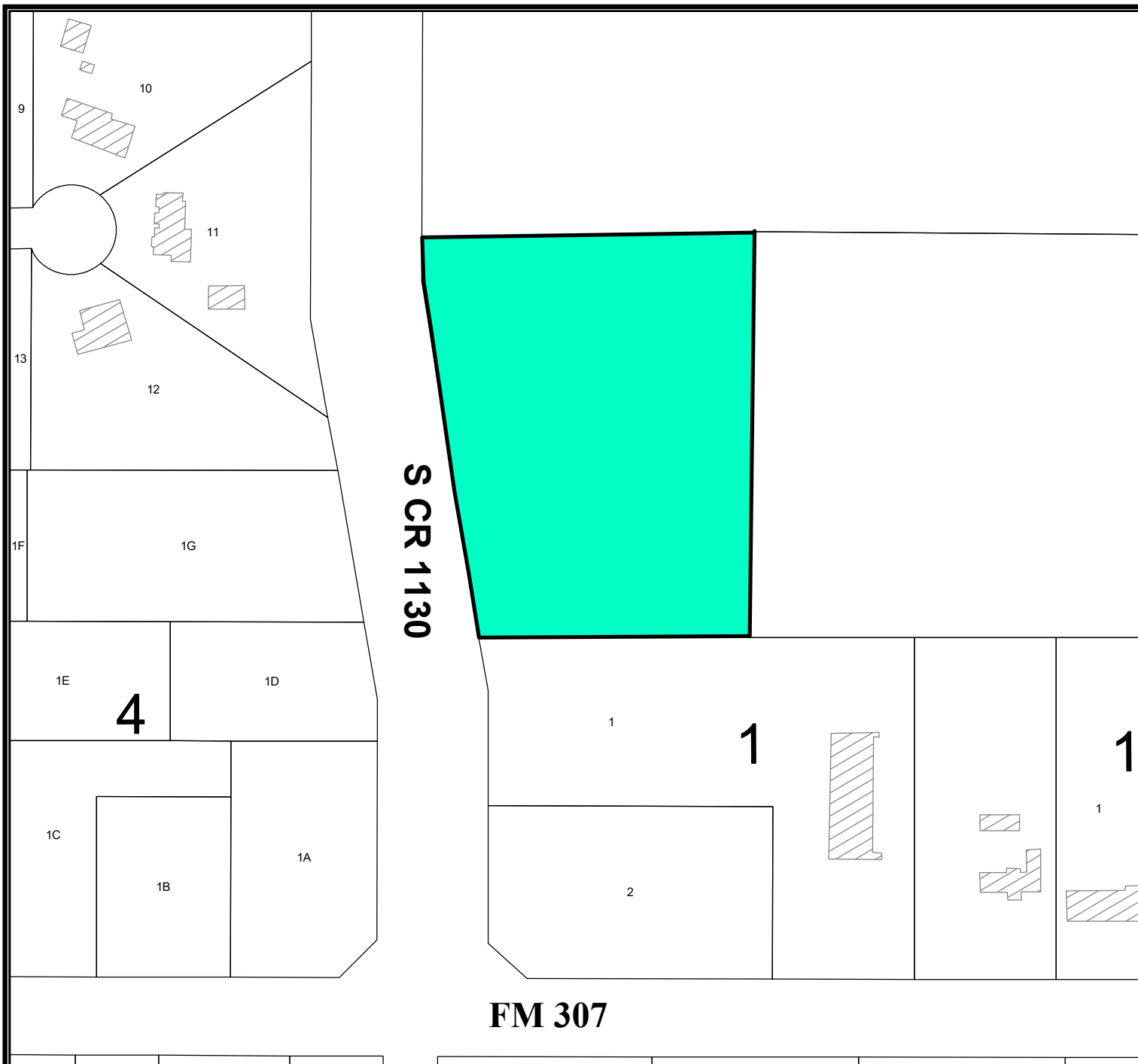
JUN 10 2025Initial: [Signature]

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

Preliminary Plat Application

2

Revised 07/01/19



Location Map

SUB-25-0853

Scale: 1" = 2,326'

Proposed plat of Arkose Subdivision, being a 4.903-acre tract of land located in Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the east side of South County Road 1130, approximately 480 feet north of Farm to Market Road 307. (Extraterritorial Jurisdiction)

PACKET

Page 16.250

LEGEND

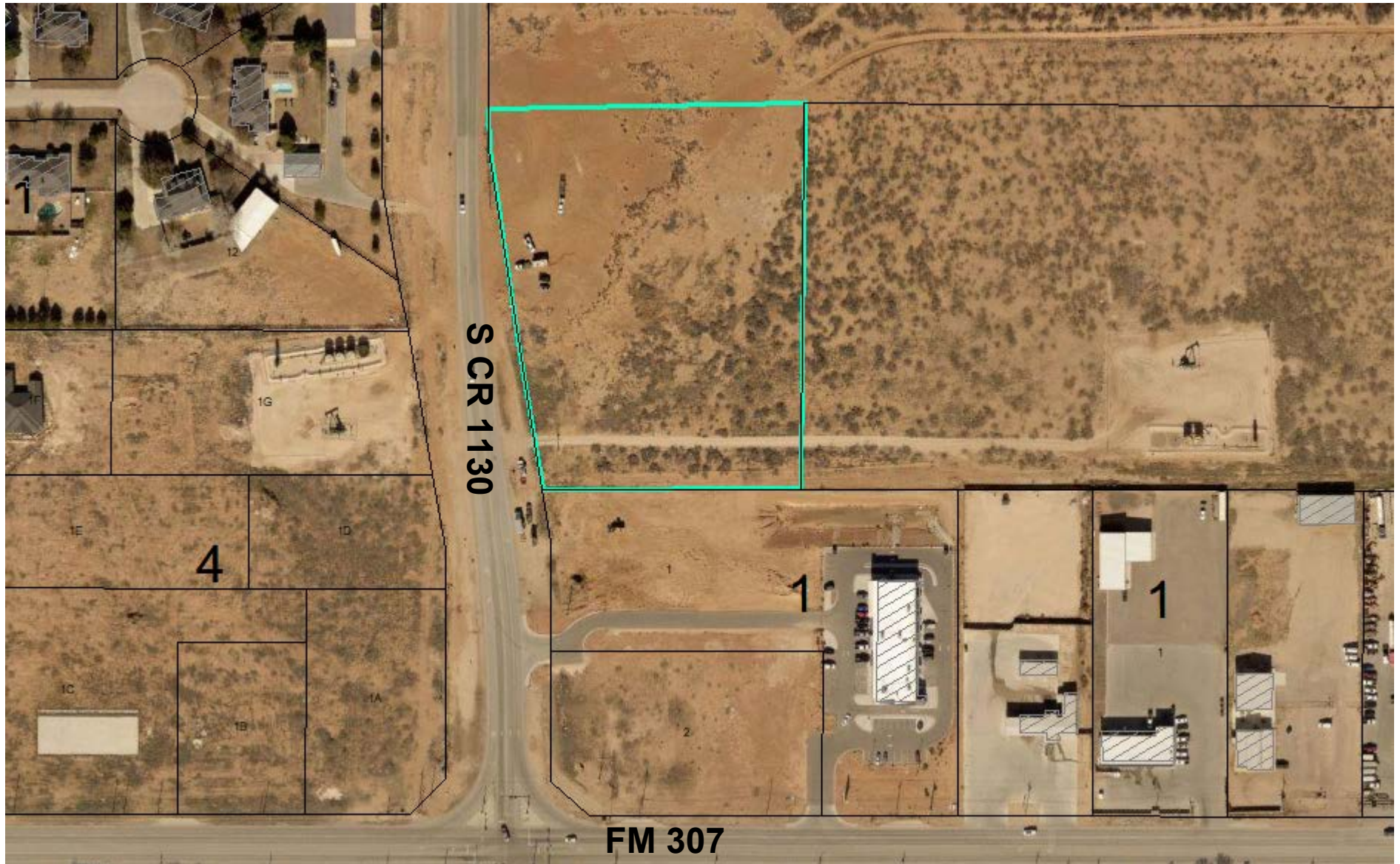
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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JULY 7, 2025





PRELIMINARY PLAT ARKOSE SUBDIVISION



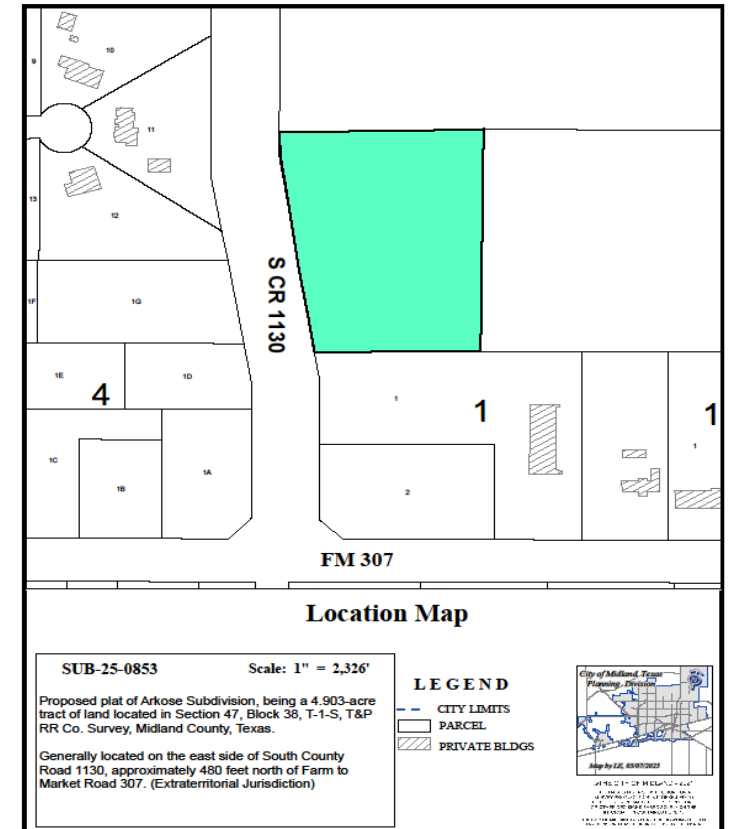
Visit Our Website

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APPLICATION SUMMARY

- **Developer:** VIA Real Estate, LLC
- **Property Owner:** Arkose Royalties 2, LLC
- **Representative:** Michael Feldbusch, with U.S. Surveyor
- **Location:** Generally located on the east side of South County Road 1130, approximately 480 feet north of Farm to Market Road 307
- **Reason for Request:** commercial development

2



- **Acreage:** 4.903 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1

- **Acreage:** 4.903 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



LAND USE

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

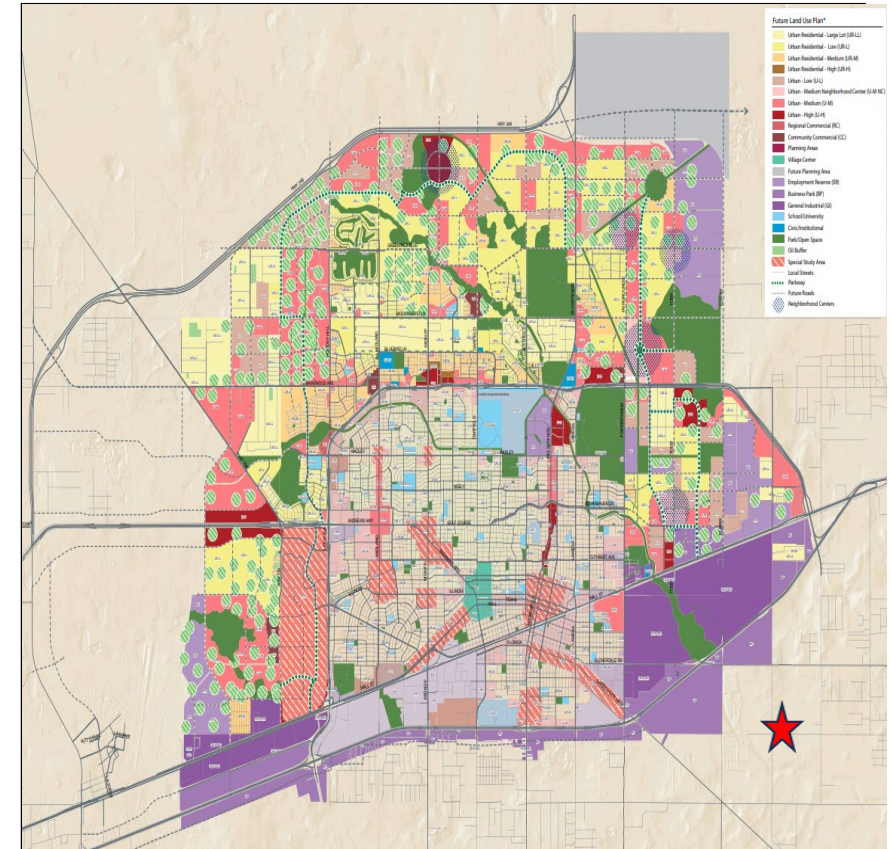


4



COMPREHENSIVE PLAN

- **Land Use Designation:** not designated in the Tall City Tomorrow Comprehensive Plan



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STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions A through E:
 - A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]
 - B. Proof of ownership must be provided at Final Plat submittal.[11-2-3(H)3(m)(1)]

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STAFF'S RECOMMENDATION

- C. Public improvements must be completed or a request for deferral letter must be submitted by Final Plat submittal.[11-2-3(G)1]
- D. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]
- E. 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]

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MISSION

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