

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

**July 21, 2025 - 3:30 PM
Council Chambers – City Hall**



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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion approving the Planning and Zoning meeting minutes from July 7, 2025.
3. Motion approving a Final Plat of Lone Star Business Park, Section 5, being a replat of Lot 1, Block 1, Lone Star Business Park, Section 1, and Lot 2, Block 1, Lone Star Business Park, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North State Highway 349 and Maverick Lane.) **(DISTRICT 1)**
(DEVELOPMENT SERVICES)
4. Motion approving a Final Plat of Garrett Place Addition, Section 8, being a replat of Lots 1 through 6, Block G, Garret Place Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Elizabeth Avenue and South Clark Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

PUBLIC HEARINGS

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

5. Hold a public hearing and consider a request by Magrym Consulting, on behalf of Lori Hahn Sherman, for a Zone Change from PD, Planned Development District for a Housing Development, to LR, Local Retail District, on Lot 1, less the south 20 feet thereof, Block 104A, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Beal Parkway and Thomason

Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

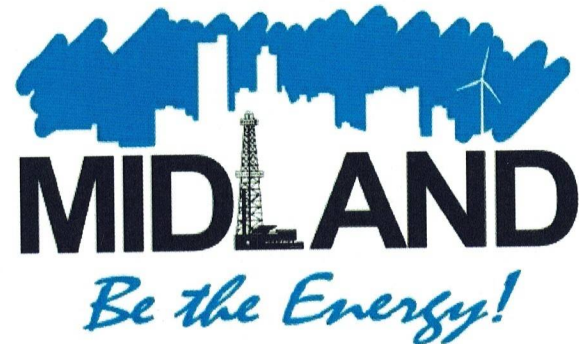
6. Hold a public hearing and consider a request by Tyler Pace Snelson for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Retail Store and Shop on Lot 14, Block 22, West End Addition, Section 20, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of West Texas Avenue and North I Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
7. Motion approving, with staff's recommended conditions, a Preliminary Plat of The Bedford Place, Section 3, being a replat of the west 70 feet of Lot 4, and all of Lots 5 and 6, Block 4, The Bedford Place, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Princeton Avenue and North G Street). **(DISTRICT 3) (DEVELOPMENT SERVICES)**
8. Hold a public hearing and consider a request by Obsidian Realty for a Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District, on Lot 12, Block 9, Greenwood Addition, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Stonewall Street and East Indiana Avenue. **(DISTRICT 2) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

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
July 7, 2025
Council Chambers – City Hall



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:38 pm, July 07, 2025.

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

Commissioners absent: Brennan Berry, Aaron Hunter

Staff members present: Landon Ochoa, Sophie Smith, Britton Murry, Beatriz Quezada, Madelim Jaquez

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

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

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

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)**

Planning Manager Landon Ochoa presented this item.

There was discussion between Chair Abraham Bejil and Landon Ochoa regarding conditions.

Commission Member Joshua Sparks confirmed with staff that this is their first time acquiring a Specific Use Designation permit.

There was discussion between staff and commission members regarding a certificate of occupancy and parking concerns.

The public hearing opened at 3:50 pm.

The applicant Russell Hoffman of 2406 Sinclair Ave addressed the parking concerns and spoke in favor of this item.

The public hearing was closed at 3:53 pm.

Dara Richardson moved to approve this request; seconded by Brandon Ofield.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

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)

Senior Planner Britton Murry presented this item.

The public hearing was opened at 3:57 pm.

No one wished to speak on this item.

The public hearing was closed at 3:57 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

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)

Planning Manager Landon Ochoa presented this item.

The public hearing opened at 4:00 pm.

No one wished to speak on this item.

The public hearing was closed at 4:00 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

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)

Planner Madelim Jaquez presented this item.

Chair Abraham Bejil confirmed with staff that the need for a replat was caught during the construction process.

The public hearing was opened at 4:02 pm. No one wished to speak on this item.

The public hearing was closed at 4:03 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

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)

Planner Madelim Jaquez presented this item.

The public hearing was opened at 4:05 pm. No one wished to speak on this item.

The public hearing was closed at 4:05 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

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)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

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)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

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)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

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)**

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

The motion passed by the following vote:
AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson
NAY: None
ABSTAIN: None
ABSENT: Berry, Hunter

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)**

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

The motion passed by the following vote:
AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson
NAY: None
ABSTAIN: None
ABSENT: Berry, Hunter

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)**

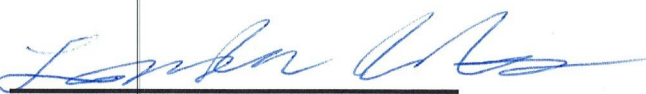
Joshua Garza moved to approve this request; seconded by Brandon Ofield.

The motion passed by the following vote:
AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson
NAY: None
ABSTAIN: None
ABSENT: Berry, Hunter

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

Abraham Bejil, Chair

Date



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



Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: July 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving a Final Plat of Lone Star Business Park, Section 5, being a replat of Lot 1, Block 1, Lone Star Business Park, Section 1, and Lot 2, Block 1, Lone Star Business Park, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North State Highway 349 and Maverick Lane.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

LR, Local Retail District

Preliminary Plat Approval:

Maverick Engineering is requesting to replat a property located at 6718 North Highway 349 into one lot to re-develop the site into a bank.

The Preliminary Plat was approved on June 2, 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: N SH 349 roadway okay as is. No public paving improvements required. Maverick roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 12" water exists in N SH 349 Street W of tract, okay as is. No public water improvements required. 8" water exists in Maverick street N of tract, okay as is. No public water improvements required. 8" water exists in alley 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: 8" sewer exists in Maverick Street N of tract, okay as is. No public wastewater improvements required. 15" sewer exists in N SH 349 Street W of tract, okay as is. No public wastewater improvements required. 6" sewer exists in alley E of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Show compliance with Lone Star Trails, Section 1 Drainage Study, prepared by AMD Engineering and approved by City on 04/16/2014. [Reference City Code Sect. 11-2-3(D)8]

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

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

Transportation: (Approved with Conditions)

No additions or changes to site access are approved as part of plat or zoning review. Driveways or other access points are subject to review and approval only during the construction drawing phase. The proposed 24-ft access easement, as discussed with Chase Dunnam (Maverick), must be shifted south to align with the proposed driveway location.

No objections to the 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)

Changing Address to Allow Spacing between Numbers for possible future developmental changes. Distance of Lot North to South is 234.92 ft. Split numbering accordingly.

Planning: (Approved)

Staff recommends approval of the Final Plat of Lone Star Business Park, Section 5.

Attachments:

Final Plat
Application
Location Map
Zoning map
Aerial Photo
PowerPoint Presentation



Final Plat Application

OFFICE USE ONLY

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: LONE STAR BUSINESS PARK, SECTION 5

Legal Description: BEING A REPLAT OF LOT 1, BLOCK 1, LONE STAR BUSINESS PARK SECTION 1 & LOT 2, BLOCK 1, LONE STAR BUSINESS PARK SECTION 2, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: HERITAGE USA COMMUNITY FEDERAL CREDIT UNION

Phone (432) 681-1050

Email
augustiner@heritage-usa.net

Address 5507 W WADLEY AVENUE

City MIDLAND

State TX

Zip 79707

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: REPLATTING FOR BUILDING PERMIT PURPOSES TO RE-DEVELOPE THE SITE INTO A PROPOSED BANK

Plat Information

Total Acreage: 1.46

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

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: 6/23/2025

Property Owner (printed): Augustine Rodriguez

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.

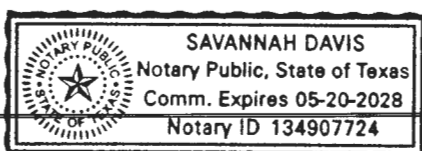
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Devin who, being by me duly sworn, upon oath says: That (s)he is authorized by Heritage USA Community Federal Credit Union, 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 Devin
Authorized Agent (signature)

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



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

PACKET

Page 3.13

July 21, 2025

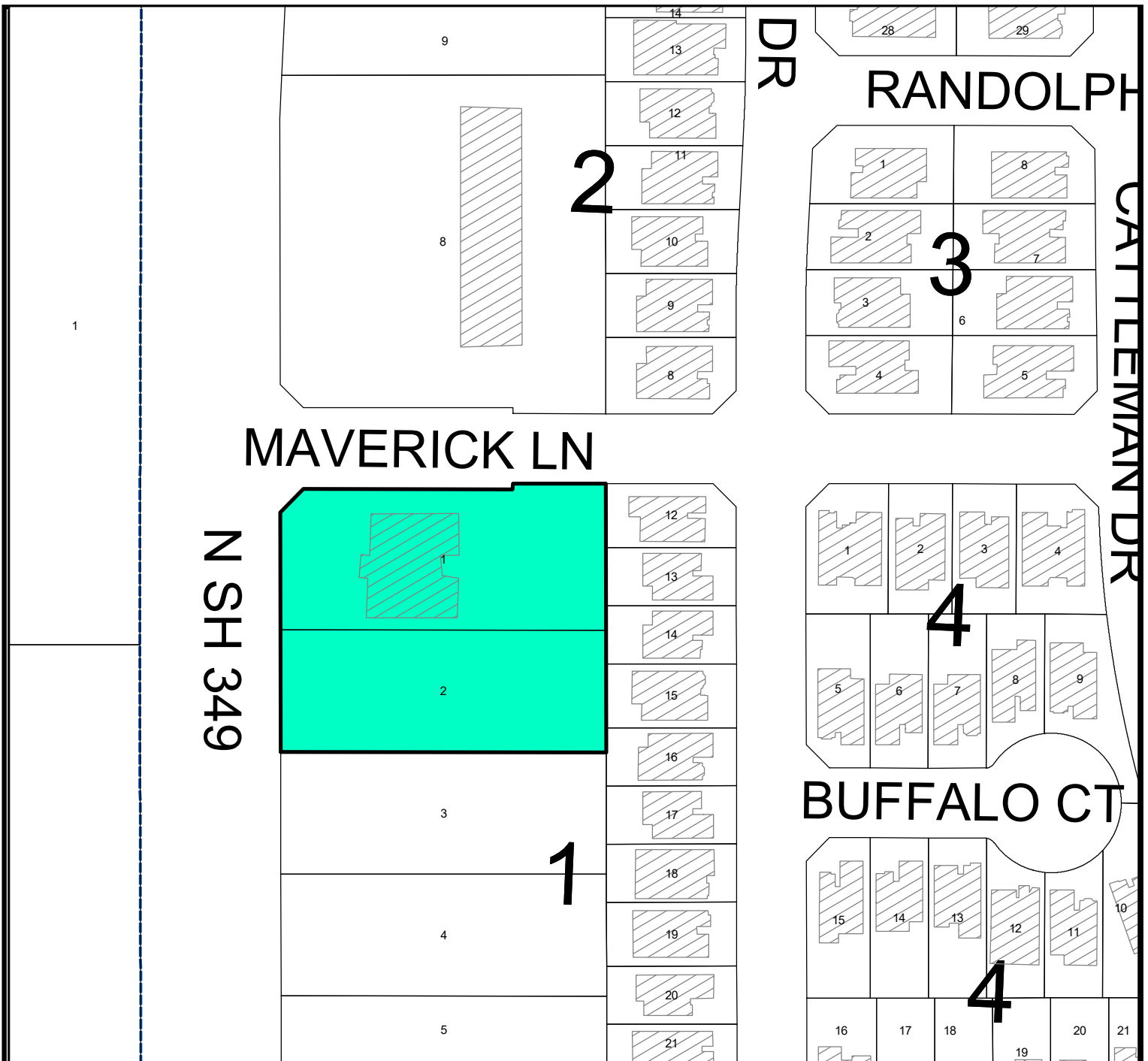
FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☐ CADD File
☐ Application Fee	☒ Title Opinion	☐ Public Improvement
Check # <u>5420</u>	☒ Tax Certificates	☒ Recording Fee
☐ Groundwater Availability Forms		Check # <u>5421</u>
Received By: <u>Beaty Oye</u>		Date: _____

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

RECEIVED

JUN 25 2025

Initial: _____



Location Map

SUB-25-0835

Scale: 1" = 124'

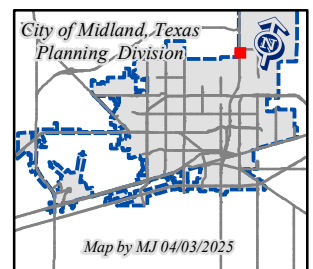
Proposed plat of Lone Star Business Park, Section 5, being a replat of Lot 1, Block 1, Lone Star Business Park, Section 1, and Lot 2, Block 1, Lone Star Business Park, Section 2, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of North State Highway 349 and Maverick Lane. (Council District 1)

PACKET

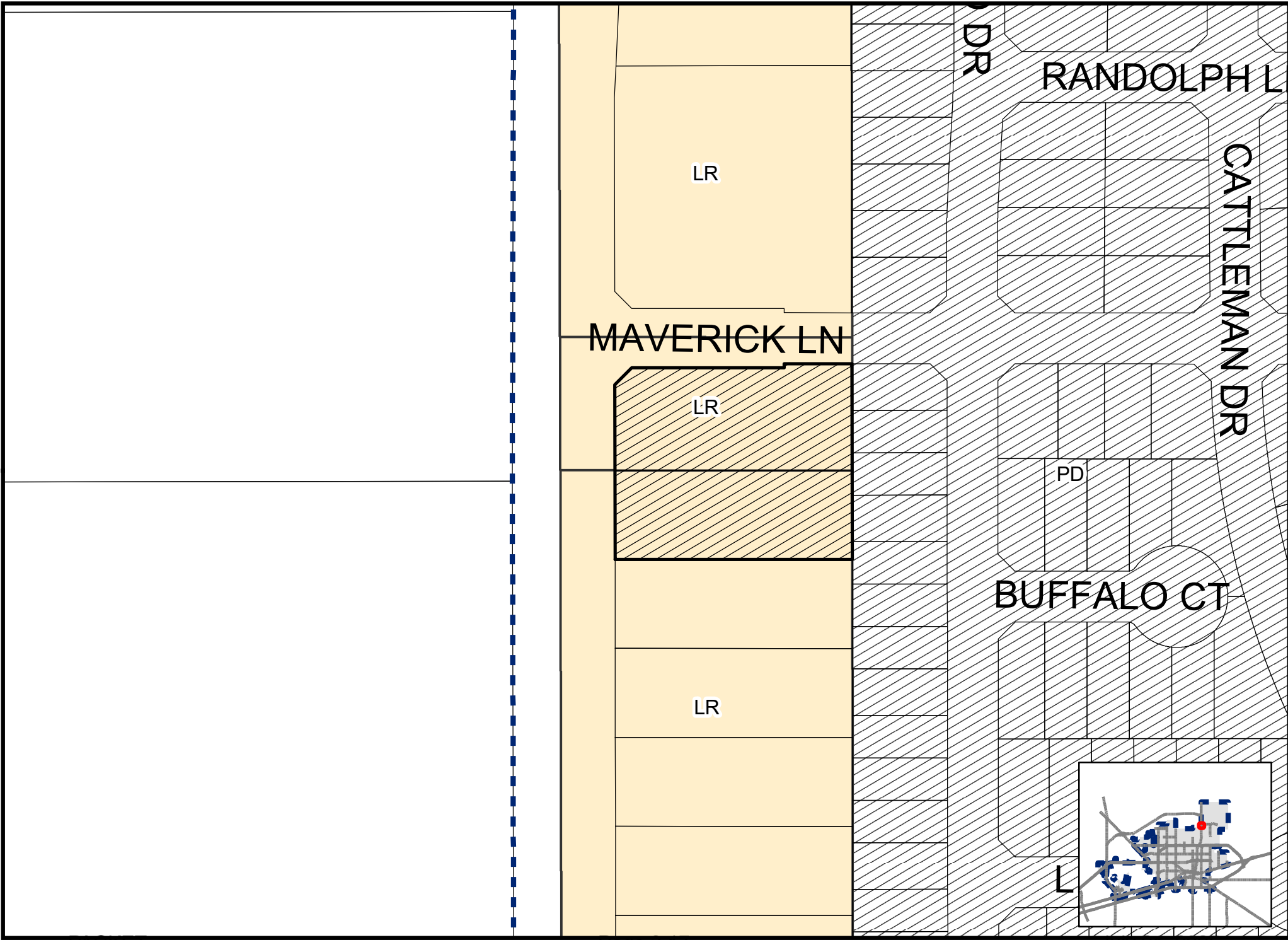
LEGEND

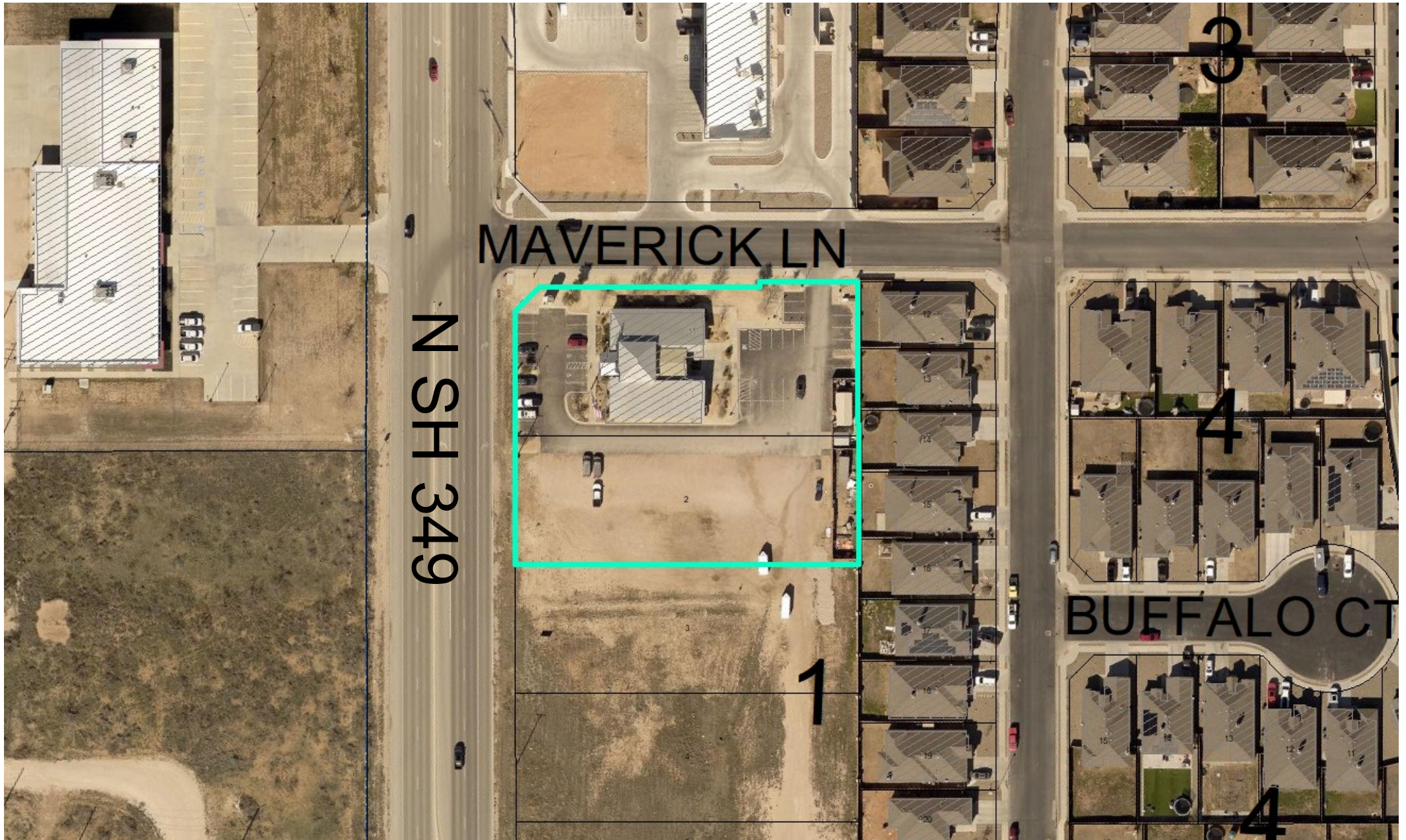
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

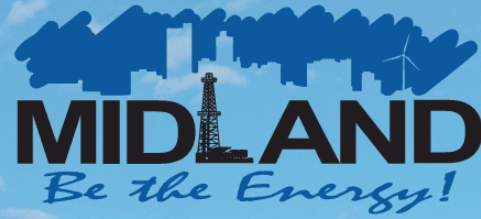


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FINAL PLAT LONE STAR BUSINESS PARK, SECTION 5

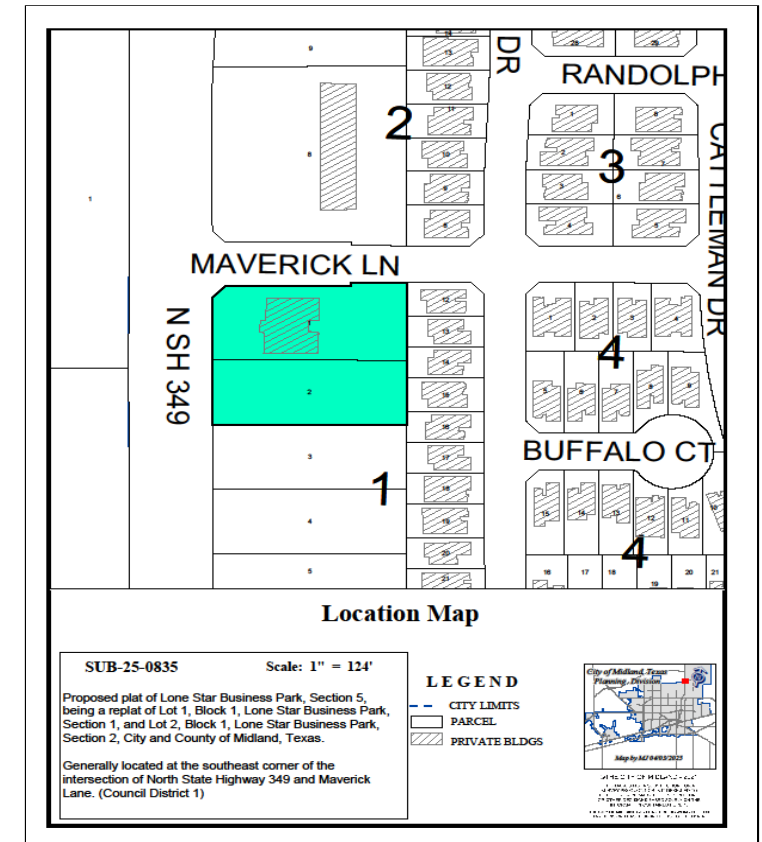


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APPLICATION SUMMARY

- **Property Owner:** Heritage USA Community Federal Credit Union
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 6718 North Highway 349 (District 1)
- **Reason for Request:** To re-develop the site into a bank



2

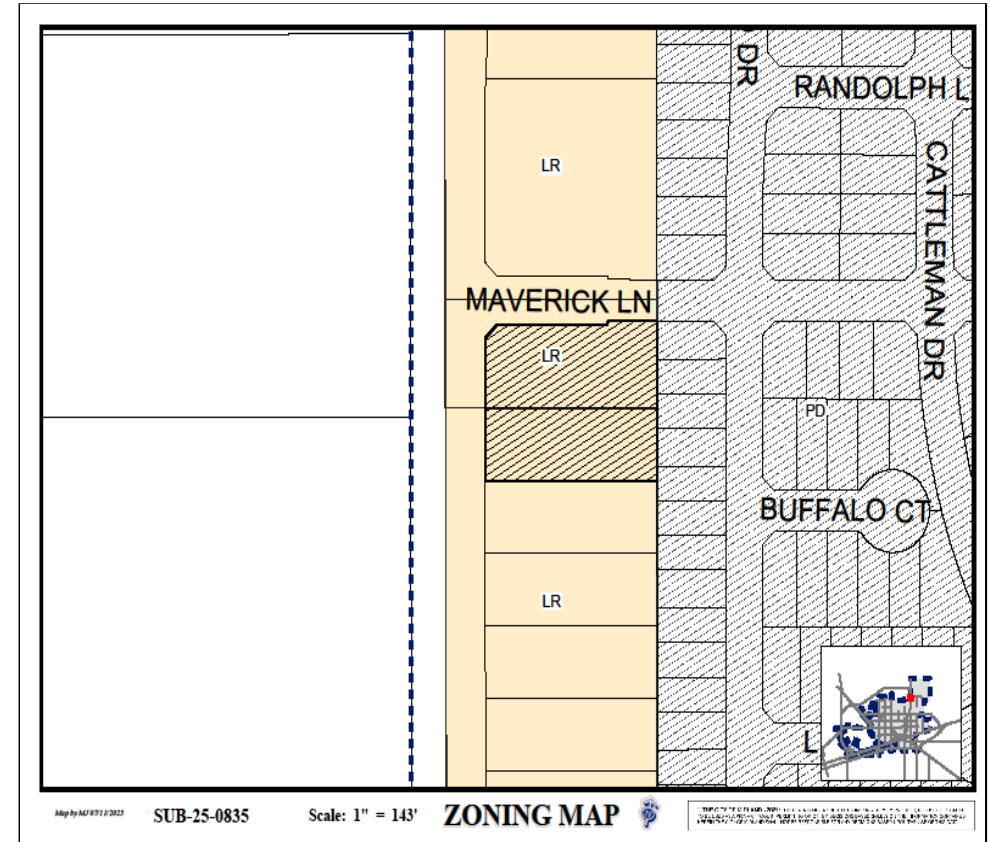


- **Acreage:** 1.46 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 1



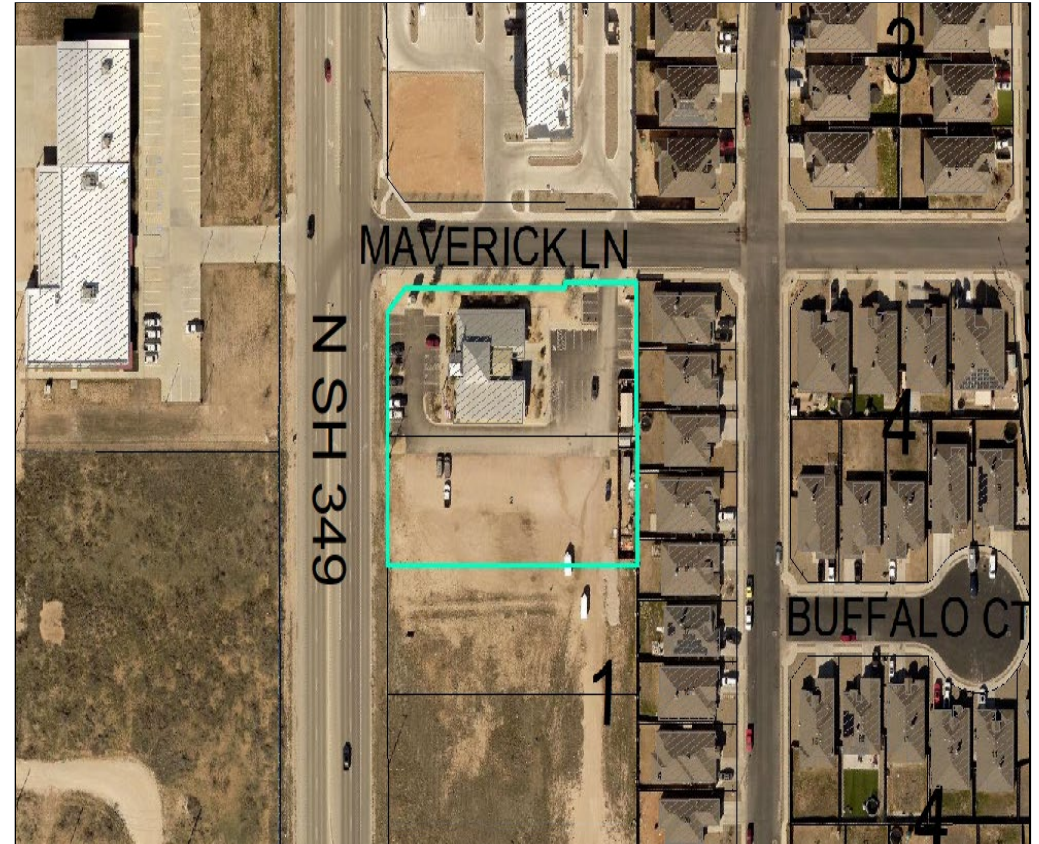
ZONING

- **Current Zoning:** LR, Local Retail District
- **Surrounding Zoning:**
 - **North/South:** LR, Local retail District
 - **East:** PD, Planned Development District for housing development
 - **West:** ETJ, Extraterritorial Jurisdiction



LAND USE

- **Current Use:** Vacant building/lot
- **Surrounding Uses:**
 - **North:** Retail stores and shops
 - **South:** Vacant
 - **East:** Residential
 - **West:** vacant lots and an office
- **Proposed Use:** Bank

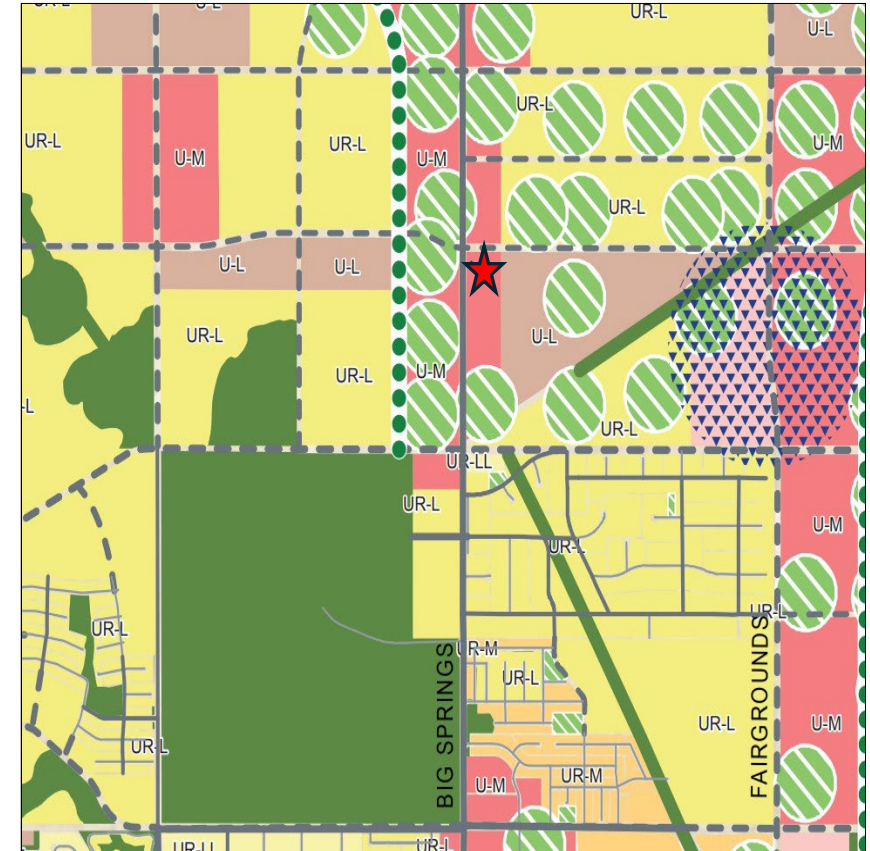


5



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on June 2, 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 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving a Final Plat of Garrett Place Addition, Section 8, being a replat of Lots 1 through 6, Block G, Garret Place Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Elizabeth Avenue and South Clark Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District

Preliminary Plat Approval:

Piper Surveying is requesting to replat a property located at 2601 Elizabeth Avenue into one lot for 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: Elizabeth roadway okay as is. No public paving improvements required. Key roadway okay as is. No public paving improvements required. Clark roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

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

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

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

SEWER: 8" sewer exists in alley S 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)

No revisions needed. Keep the same address.

Planning: (Approved)

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

Attachments:

Final Plat
Application
Location Map
Zoning map
Aerial Photo
PowerPoint Presentation

**Final Plat Application****OFFICE USE ONLY**

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Garrett Place Addition, Section 8Legal Description: Being a replat of lots 1, 2, 3, 4, 5, & 6, Block G, Garrett Place, Section 8, An Addition to the City of Midland, Midland County, Texas

Property Owner Printed Name: <u>Wooten Business Property, LLC</u>		Phone (432) <u>741-5264</u>	
Address <u>1201 S. County Road 1122</u>		Email <u>john@mcraffers.com</u>	
City <u>Midland</u>	State <u>TX</u>	Zip <u>79706</u>	

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

Representative (if acting as agent for property owner, see affidavit on page 2) Firm: <u>Piper Surveying Co. Inc #10155200</u>		Phone (432) <u>550-7810</u>	
Printed Name: <u>J. Stan Piper, RPLS No. 1974</u>		Email <u>stan@PiperSurveying.com</u>	
Address <u>P.O. Box 60432</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79711</u>

Reason for Platting: Permit for Awning

Plat Information	Total Acreage: <u>0.9661</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>

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):

Damian Wooten

Date:

6-11-25

Property Owner (printed):

DAMIAN WOOTEN

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

☒ Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☒ Mylar

☒ Copy of Plat (11x17)

☐ CADD File

☒ Application Fee

☒ Title Opinion

☐ Public Improvement

Check # 24076

☒ Tax Certificates

☒ Recording Fee

Check #

Received By:

Matthew Deegan

Date:

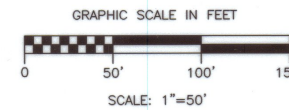
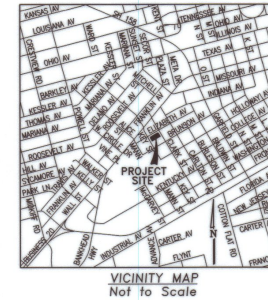
6-25-2025

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

FINAL PLAT

**GARRETT PLACE ADDITION,
SECTION 8**

BEING A RE-PLAT OF LOTS 1, 2, 3, 4, 5, & 6,
BLOCK G, GARRETT PLACE ADDITION,
CABINET C, PAGE 120, P.R.M.C.,
AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND:

Whereas, WOOTEN BUSINESS PROPERTY, LLC, is the record owner of 0.9661 Acres of Land being a replat of all of Lots 1 thru 6, Block G, Garrett Place Addition, an addition to the City of Midland, Midland County, Texas, and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WOOTEN BUSINESS PROPERTY, LLC, do hereby adopt this plat designating the hereinabove described property as GARRETT PLACE ADDITION, SECTION 8 to the City of Midland, Texas, and I do hereby dedicated to the public use forever the streets, alleys, and easements shown thereon.

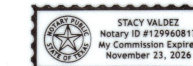
WITNESS our hands at Midland, Texas, this 25th day of March, 2025.

Damian Wooten
Damian Wooten PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF MIDLAND:

This plat was acknowledged before me on March 25th, 2025 by Damian Wooten.



Stacy Valdez
Notary Public Signature

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of GARRETT PLACE ADDITION, SECTION 8 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this _____th day of _____, 2025.

Abraham Bejl Chairman Landon Ochoa Secretary

OWNER:
Wooten Business Property, LLC
1201 S. County Road 1122
Midland, Texas 79706

Contact:
Damian Wooten
(432)741-5264

PREPARED BY:

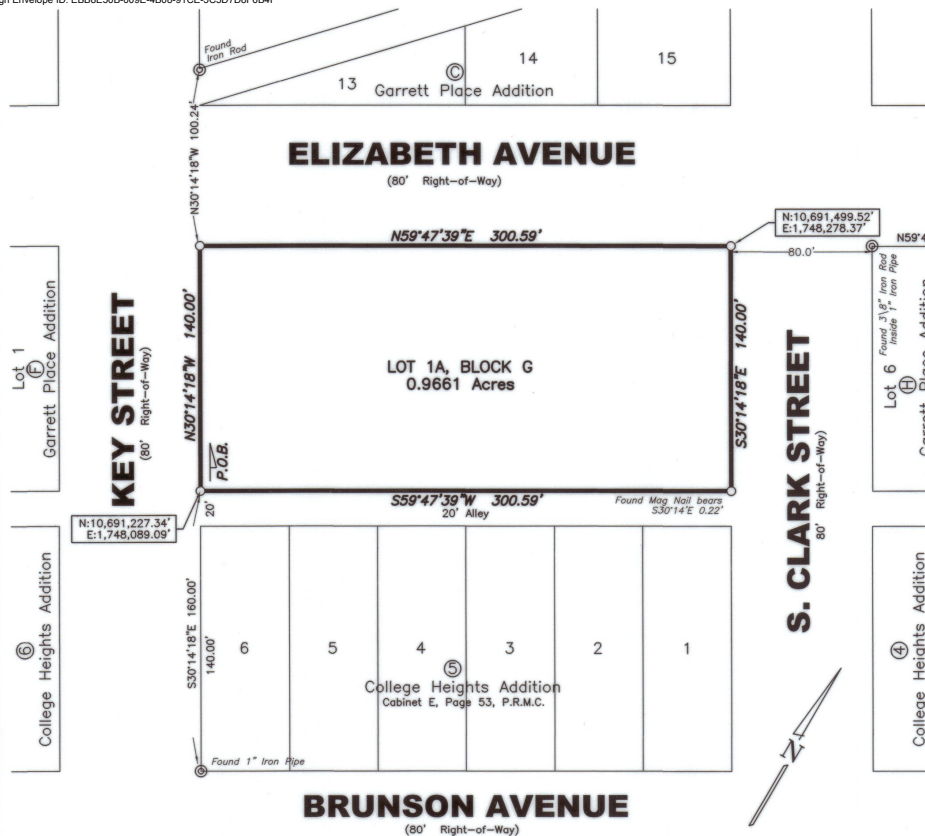
PIPER SURVEYING CO., INC.
FIRM NO. 10155200
P.O. Box 60432
Midland, TX 79711

Contact:
J. STAN PIPER, RPLS #1974
(432)550-7810

**GARRETT PLACE ADDITION,
SECTION 8**

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____
DATE _____ PAGE _____



GENERAL NOTES

- Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
- Approval of a site plan by the City of Midland may be required before the development of any lot and before a building permit may be obtained.
- A blanket easement of ingress and egress is hereby granted for GARRETT PLACE ADDITION, SECTION 8 to the City of Midland for garbage and trash collection and location and maintenance of trash containers, save 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.
- Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 480477, Sheet Number 48329C0201 F, 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 X.

STATE PLANE COORDINATE NOTE

Bearings, distances, and coordinates are relative to the Texas State Plane Coordinate System, NAD 1983/86, Central Zone, with a combined grid factor of 0.9998958, and a theta angle equal to -0°54'48.39" at City of Midland GPS Point "111/93" with published values of Y= 10,693,117.49 and X= 1,749,129.93 in U.S. Survey Feet.

SURVEYOR'S CERTIFICATE

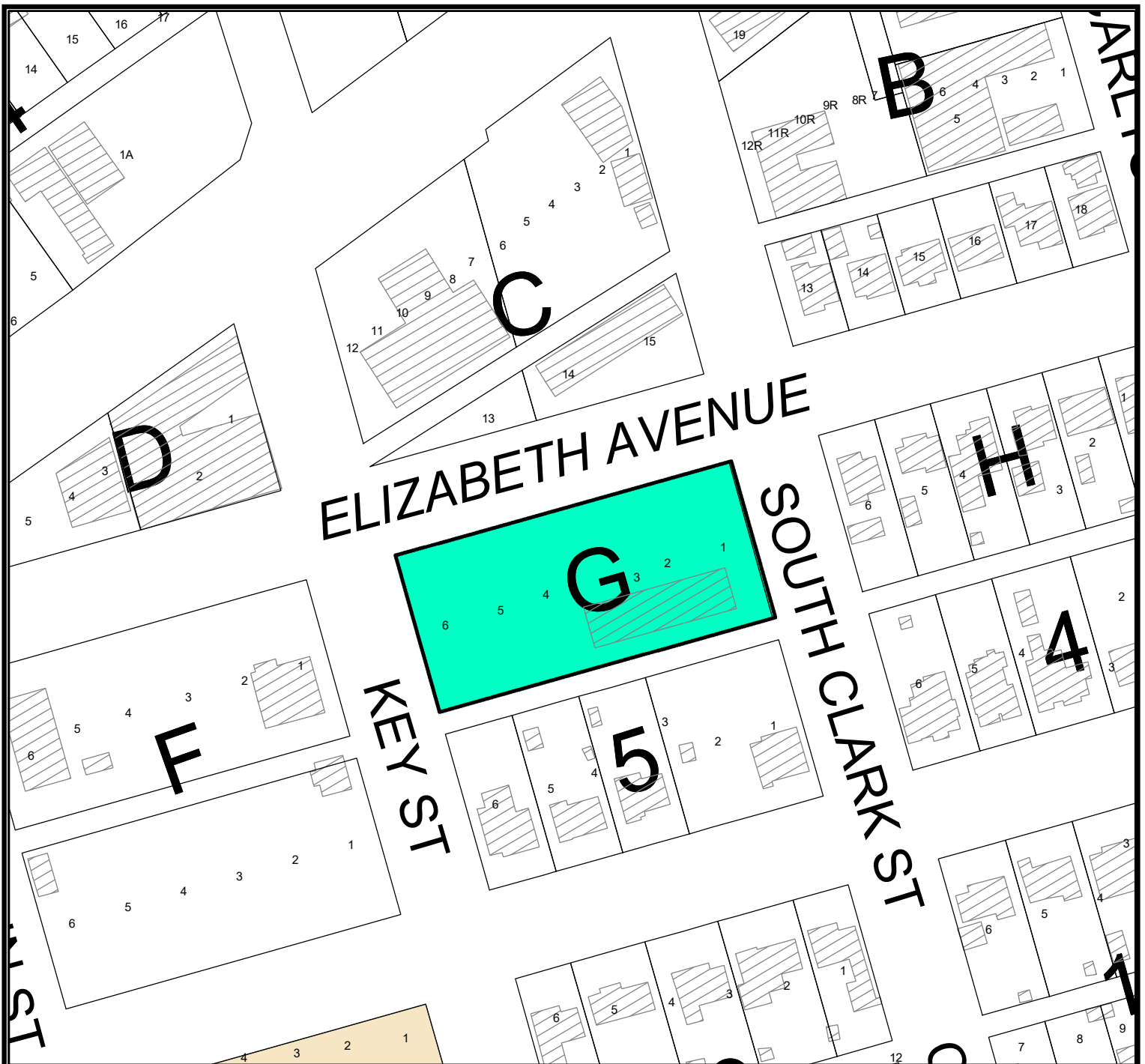
KNOW ALL MEN BY THESE PRESENTS

That I, J. Stan Piper, 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.

J. Stan Piper
J. Stan Piper, R.P.L.S. #1974
Piper Surveying Company, Inc., P.O. Box 60432; Midland, Texas 79711
Firm No. 10155200



- LEGEND**
- = Set 1/2" Iron Rod with Plastic Cap marked "PLS 1974"
 - ⊙ = Found & Accepted Monument As Noted
 - = Plot Limits Boundary
 - X- = Chain Link Fence



Location Map

SUB-25-0822

Scale: 1" = 56'

Proposed plat of Garret Place Addition, Section 8, being a replat of Lots 1 through 6, Block G, Garret Place Addition, City and County of Midland, Texas.

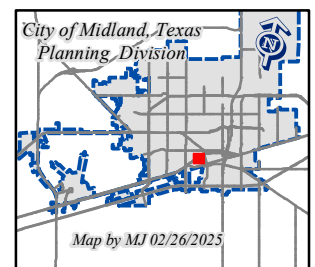
Generally located at the southwest corner of the intersection of Elizabeth Avenue and South Clark Street. (Council District 2)

PACKET

Page 4.33

LEGEND

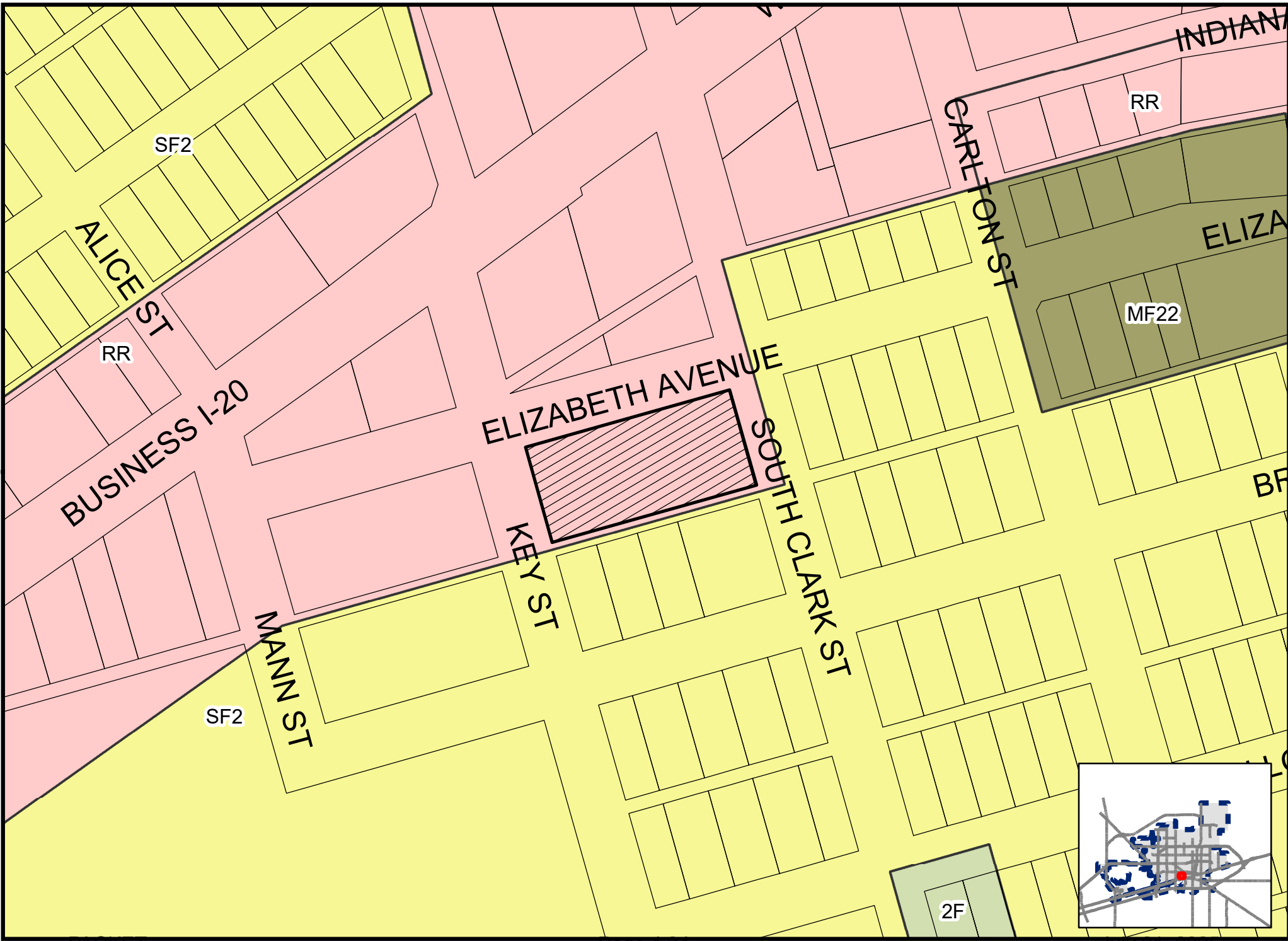
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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 21 2025







FINAL PLAT GARRETT PLACE ADDITION, SECTION 8

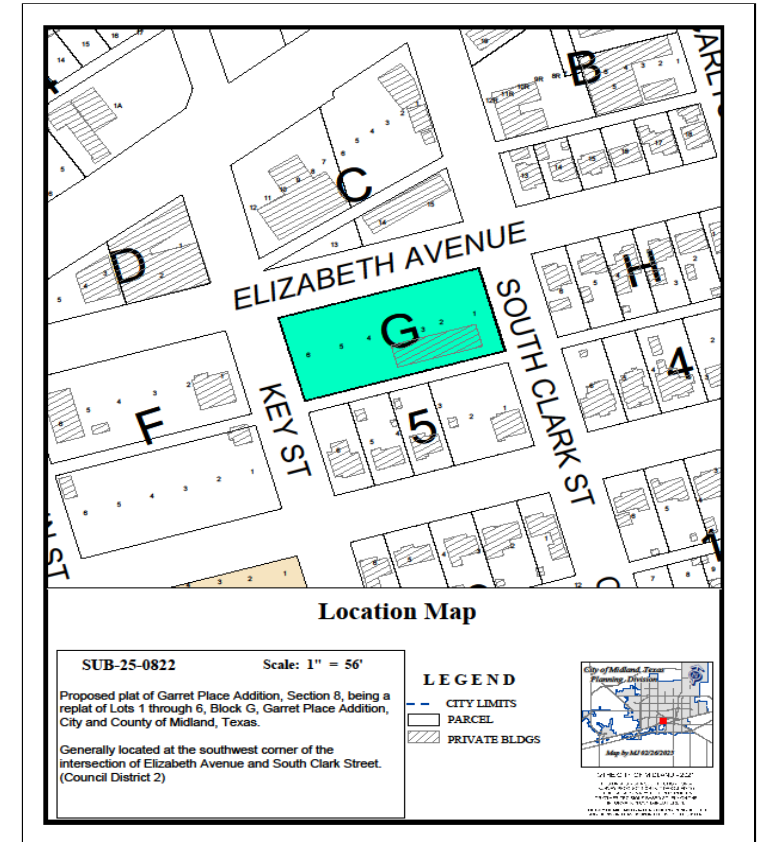


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

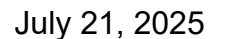
- **Property Owner:** Wooten Business Property, LLC.
- **Representative:** Piper Surveying Co. Inc
- **Location:** 2601 Elizabeth Avenue (District 2)
- **Reason for Request:** Permit for awning



2

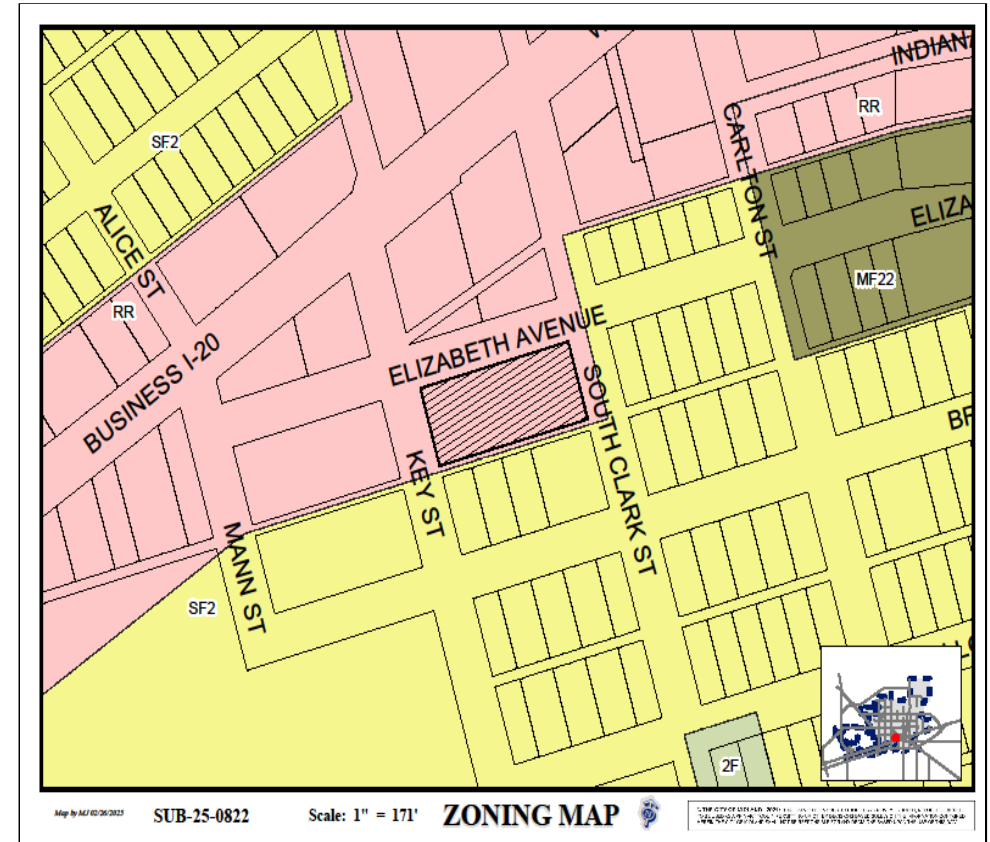
3

- # PACKET

Page 4.38

ZONING

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



LAND USE

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

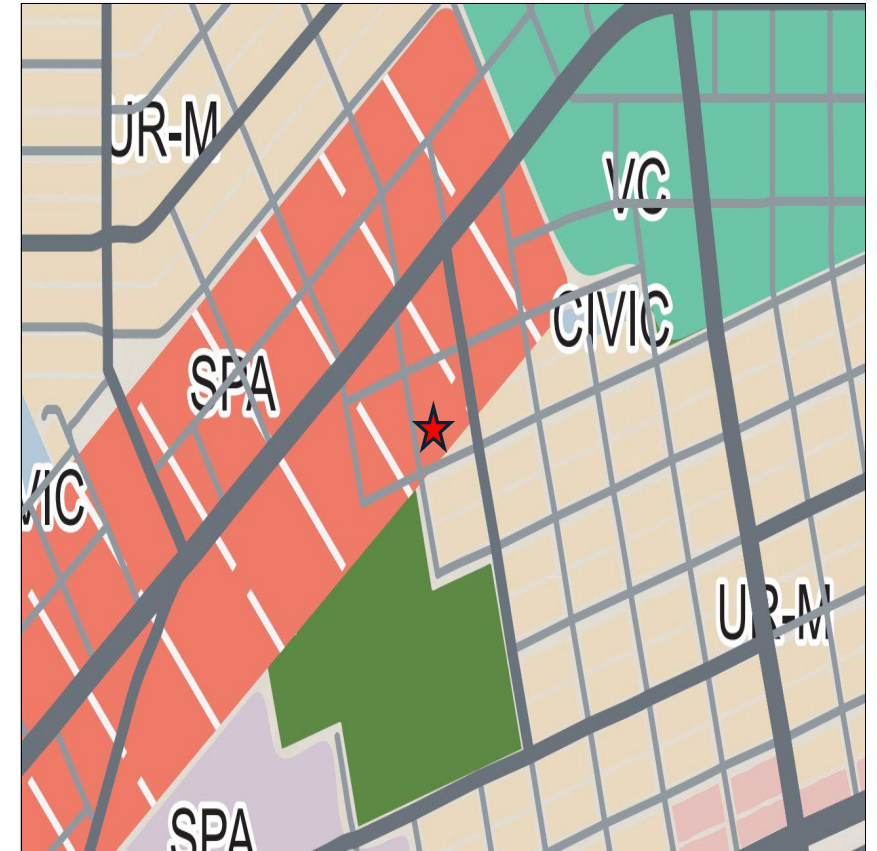


5



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*.



6



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.

7



STAFF'S RECOMMENDATION

- 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 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Hold a public hearing and consider a request by Magrym Consulting, on behalf of Lori Hahn Sherman, for a Zone Change from PD, Planned Development District for a Housing Development, to LR, Local Retail District, on Lot 1, less the south 20 feet thereof, Block 104A, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Beal Parkway and Thomason Drive.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Magrym Consulting, on behalf of Lori Hahn Sherman, is requesting a Zone Change for the property located at 201 Beal Parkway from PD, Planned Development District for a Housing Development, to LR, Local Retail District, for the development of a retail store and an emergency care facility.

Current Zoning:

PD, Planned Development District for a Housing Development

Surrounding Zoning and Land Use:

The adjacent properties to the west and south are zoned PD, Planned Development District for a Housing Development, and currently includes an apartment complex and vacant land. The properties to the east are zoned SF-3, Single-Family Dwelling District, and consist of single-family homes as well as a church. The properties to the north are zoned LR, Local Retail District, and land use consists of retail shops and a church.

Analysis:

The subject property is currently zoned PD, Planned Development District, designated for a housing development. The applicant, Magrym Consulting, representing Lori Hahn Sherman, is requesting a zoning change to allow for the development of a use similar to that of an Urgent Care. The zoning ordinance classifies this as a "Hospital, Acute" per 11-1-1-2.01. Under the current zoning, the proposed use is not permitted, as the property is intended solely for residential development. However, the proposed uses would complement the characteristics of the surrounding development. The established Planned Development District also requires that any new development must comply with the rules, regulations, and site plan of said Planned Development District. Changing the zoning to LR, Local Retail District would allow for the applicant to remove the regulations of the planned development while also establishing a less intense zoning district that is consistent with the surrounding area.

This request aligns with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designates the area as Community Commercial (CC). The proposed development would offer convenient access to goods and services for nearby residents.

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues for Zoning

Engineering: (Approved)

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

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

Code: (Approved)

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

Transportation: (Approved)

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

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

Planning: (Approved)

Therefore, staff recommends approval of this Zone Change from PD, Planned Development District for a Housing Development to LR, Local Retail District.

Letters of Objection:

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

Attachments:

Application
Survey
Maps
PowerPoint Presentation



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

Project Number: _____

Case Number: _____

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

Printed Name: Ed Aleman

Phone ()

Email

Address

City

State

Zip

Property Owner

Printed Name: Cygnre Nemir

Phone (713) 858-2184

Email Lori@sresdev.com

Address

2711 Fenwood Rd

City

Houston

State

Tx

Zip

77005

Representative (if different from Applicant or Property Owner)

Firm: Magrym Consulting

Printed Name: Ed Aleman

Phone (432) 684-5548

Email

ed.aleman@magrym.com

Address

800 N. Marlenfeld, Suite 100

City

Midland

State

TX

Zip

79701

Street Address: 201 Beal Parkway

Legal Description

Lot: 1A Block: 104A Subdivision: Wilshire Park, Section 9

Current Zoning:

PD

Proposed Zone: LR

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

Reason for Zone Change Request: For new proposed land use.

Present Use of Property: Vacant

Proposed Use of Property: Hospital and Retail

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Applicant (signature):

Date:

Applicant (printed): Ed Aleman

Property Owner (signature):

Date: Jun 26, 2025

Property Owner (printed) : Cygne Nemir

The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.

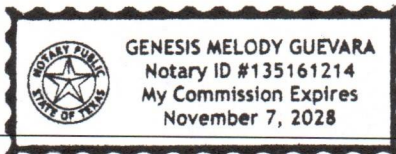
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ed Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 26 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

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check # invoiced

Received By: Beatriz Dyer

Date: 6/26/25

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



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

Project Number: _____

Case Number: 225-0432

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

Printed Name: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip _____

Property Owner

Printed Name: Lori Hahn Sherman

Phone (713) 858-2184

Email: Lori@3sresdev.com

Address 2711 Fenwood Rd

City Houston

State TX

Zip 77005

Representative (if different from Applicant or Property Owner)

Firm: Magrym Consulting

Printed Name: Ed Aleman

Phone (432) 684-5548

Email _____

ed.aleman@magrym.com

Address _____

800 N. Marienfeld, Suite 100

City _____

Midland

State _____

TX

Zip _____

79701

Street Address: 201 Beal Parkway

Legal Description

Lot: 1A Block: 104A Subdivision: Wilshire Park, Section 9

Current Zoning:

PD

Proposed Zone: C

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

Reason for Zone Change Request: For new proposed land use.

Present Use of Property: Vacant

Proposed Use of Property: Hospital and Retail

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

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

Submittal and Fees

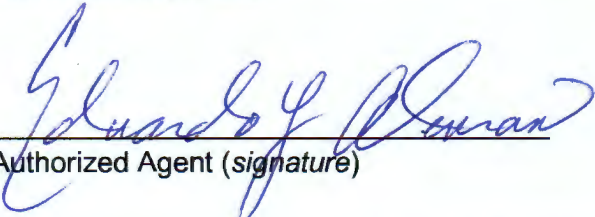
Items to be submitted with this application form:

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- Dimensioned Site Plan
- Digital Copies of Site Plan (PDF/JPEG)

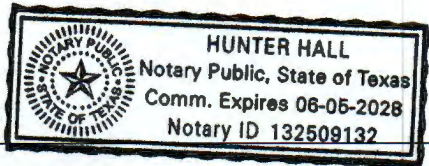
Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature):	Date:
Applicant (printed): Ed Aleman	
Property Owner (signature): 	Date: 6/10/2025
Property Owner (printed): Lori Hahn Sherman	
<i>The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.</i> <i>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</i>	

STATE OF TEXAS
COUNTY OF MIDLAND

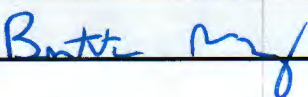
Before me, the undersigned authority, on this day personally appear Ed Aleman who, being by me duly sworn, upon oath says: That (s)he is the owner of NA or authorized by Lori Hahn Sherman, the owner of the above described property, to fully represent him/her in this application and that (s)he had the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


Authorized Agent (signature)

Subscribed and sworn to before me, this 10th 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 ☐ Application Fee Check # <u>1504</u>	☒ Dimensioned Site Plan ☐ Plans in Digital Format (PDF/JPEG) RECEIVED
Received By: 	Date: JUN 11 2025

Initial: _____

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

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

DISTRIBUTION DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF MIDLAND

§

That CYGNE LYNN HAHN NEMIR, as SUCCESSOR INDEPENDENT EXECUTRIX AND TRUSTEE UNDER THE WILL OF LAWRENCE H. HAHN, DECEASED duly probated and admitted to record by the County Court of Midland County, Texas under Cause No. P12657 ("Grantor"), for the purpose of carrying out the terms of the Trust of Lawrence H. Hahn and the Last Will and Testament and for the purpose of transferring the Grantor's separate property, has DISTRIBUTED, GRANTED, SOLD, CONVEYED, TRANSFERRED, ASSIGNED, and DELIVERED and by these presents does DISTRIBUTE, GRANT, SELL, CONVEY, ASSIGN and DELIVER unto the following owners, whose addresses and ownership interest are provided below, to-wit:

<u>Interest</u>	<u>Owner</u>	<u>Address</u>
1/3	Cygne Hahn Nemir,	1221 E. Baltimore Dr., El Paso, TX 79902;
1/3	Leslie Hahn Standley,	3307 Stanolind, Midland, TX 79707; and
1/3	Lori Hahn Sherman,	2711 Fenwood Rd., Houston, TX 77005.

the property hereinafter described, lying and being situated in Midland County, Texas together with all rights, benefits, privileges, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto and together with any and all improvements thereon (collectively, the "Property") described as follows:

The surface estate only of:

Parcel 1.

Lot 1, Block 104A, Wilshire Park Addition, Section 9, an addition to the City of Midland, Midland County, Texas, SAVE AND EXCEPT the South 20.0 feet thereof, according to the map or plat thereof recorded in Cabinet C, Page 91, Plat Records of Midland County, Texas.

Parcel 2:

Lot 1B, Block 163, Wilshire Park Addition, Section 24, an addition to the City of Midland, Midland County, Texas, according to the map or plat thereof recorded in Cabinet L, Page 182, Plat Records of Midland County, Texas, SAVE AND EXCEPT a Right-of-Way Dedication, as follows:

DESCRIPTION OF A 0.076 ACRE RIGHT-OF-WAY DEDICATION, BEING OUT OF LOT 1, BLOCK 104A, WILSHIRE PARK ADDITION, SECTION 9, CITY AND COUNTY OF MIDLAND, TEXAS, AS RECORDED IN CABINET C ON PAGE 91 OF THE PLAT RECORDS OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT N.(Y): 1068909.86, E.(X): 1734415.44 A ONE-HALF INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 AND BEING THE NORTHWEST CORNER HEREOF;

THENCE S. 84° 25' 45" E., ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 110.00 FEET TO A ONE-HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514 "(RPC) SET FOR THE NORTHEAST CORNER HEREOF;

THENCE S. 73° 02' 55" W., CROSSING SAID LOT 1, A DISTANCE OF 51.22 FEET TO AN "RPC" SET AT THE POINT OF CURVATURE FOR A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 45° 07' 34", A CHORD BEARING AND DISTANCE OF S. 50° 29' 08" W., 76.74 FEET;

THENCE ALONG THE ARC OF SAID CURVE 78.76 FEET TO AN "RPC" SET AT THE POINT OF TANGENCY HEREOF;

THENCE S. 27° 34' 29" W., A DISTANCE OF 22.69 FEET TO AN "RPC" SET AT A POINT ON THE WEST LINE OF SAID LOT 1 FOR THE SOUTHWEST CORNER HEREOF;

THENCE N. 05° 34' 15" E., ALONG SAID WEST LINE DISTANCE OF 95.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.076 ACRES.

BASIS OF BEARING COORDINATES AND DISTANCES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID NAD 83, US SURVEY FOOT.

Exceptions to Conveyance and Warranty: Those covenants, conditions and restrictions recorded in Volume 338, Page 565, refiled in volume 338, Page 578 and Amended in Volume 338, Page 587, under Clerk's file No. 2019 38573 and under Clerk's file No. 2019-39069 of the Official Records of Midland County, Texas.

Grantors, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and the Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Executed this 31st day of July, 2023.

Cygne Lynn Hahn Nemir
CYGNE LYNN HAHN NEMIR, Successor
Independent Executrix and Trustee under
the Will of Lawrence H. Hahn, Deceased

Cygne Lynn Hahn Nemir
CYGNE LYNN HAHN NEMIR Independent
Executrix under the Will of Peggy Sue
Jones Hahn, Deceased

ACCEPTED:

Leslie Hahn Standley
LESLIE HAHN STANDLEY

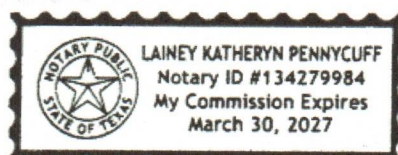
Lori Hahn Sherman
LORI HAHN SHERMAN

Cygne Nemir
CYGNE NEMIR
Hahn

ACKNOWLEDGMENTS

THE STATE OF TEXAS §
COUNTY OF MIDLAND §

²³ This instrument was acknowledged before me on the 31st day of July, 2024, by CYGNE LYNN HAHN NEMIR, also known as CYGNE NEMIR, Individually and as Successor Independent Executrix and Trustee Under the Will of Lawrence H. Hahn, Deceased, and as Independent Executrix Under the Will of Peggy Sue Jones Hahn, Deceased.



Laine Kathryn PennyCuff
Notary Public, State of Texas

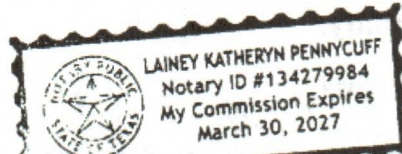
THE STATE OF TEXAS
COUNTY OF MIDLAND

§
§

BEFORE ME, the undersigned authority, on this 31st day of July, 2023
personally appeared LESLIE HAHN STANDLEY who acknowledged to me that she
executed the foregoing document for the purposes and consideration therein expressed.

Lainey PennyCuff

Notary Public, State of Texas



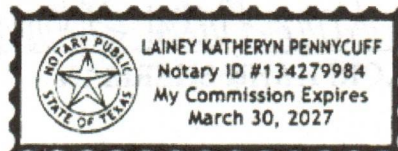
THE STATE OF TEXAS
COUNTY OF MIDLAND

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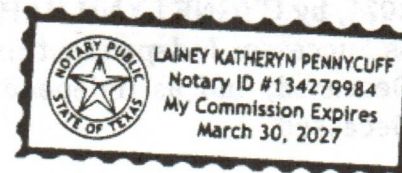
BEFORE ME, the undersigned authority, on this 31st day of July, 2023
personally appeared LORI HAHN SHERMAN who acknowledged to me that she
executed the same for the purposes and consideration therein expressed.

Lainey PennyCuff

Notary Public, State of Texas



After Recording Return to:
Cygne Nemir,
1221 E. Baltimore Dr.,
El Paso, TX 79902



Authorization Statement

To Whom It May Concern,

I, Lori Hahn Sherman, hereby affirm that I am authorized to sign and submit the rezoning application on behalf of all property owners listed in the application for the property located at 201 Beal Parkway.

The Property owners are:

- Cygne Hahn Nemir
- Cygne Hahn Nemir, Trustee of the Pauline H. Gentry Trust No. 1
- Lori Hahn Sherman
- Leslie Hahn-Standley
- Gloria Scribner f/k/a Gloria Moore
- Kristi Love f/k/a Kristi Brooks
- Abilene Volunteer Services Council
- Linda Sue Myers, Independent Executrix of the Ancillary Estate of Elvina May Myers

All owners have been informed of and have consented to the submission of this application, and I am acting with their full knowledge and authorization.

Should you require any additional documentation or verification, please do not hesitate to contact me.

Sincerely,

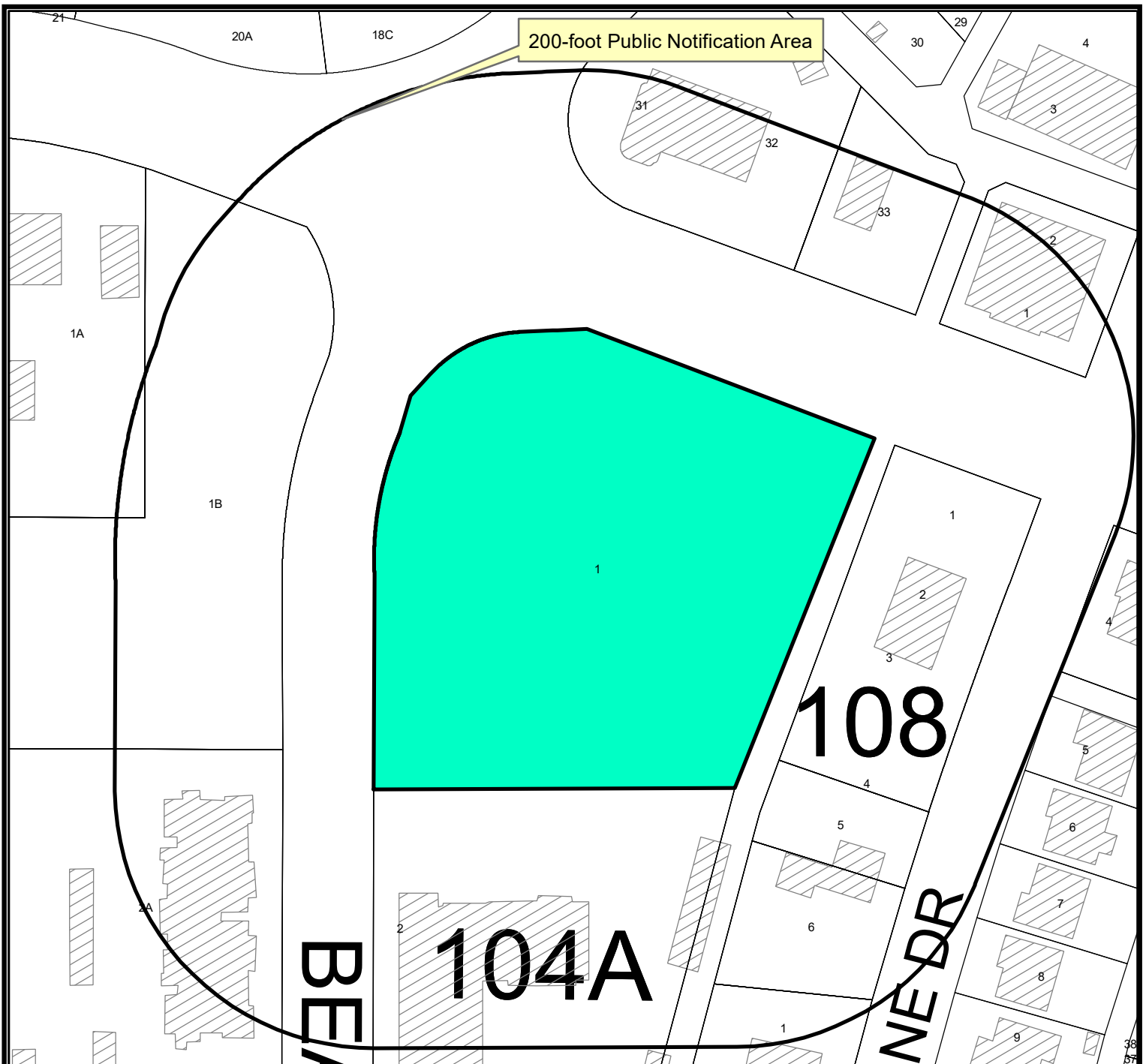
Signed by:

F824C46D3E20497...
Lori Hahn Sherman

Date: 7/9/2025

Email: Lori@3SResDev.com

Phone: 713.858.2184



Location Map

Z-25-0432

Scale: 1" = 600'

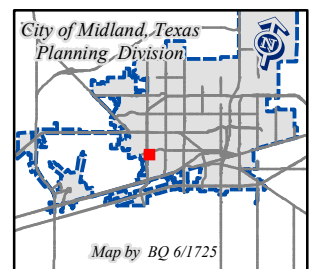
Consider a request by Magrym Consulting, on behalf of Lori Hahn Sherman, for a Zone Change from PD, Planned Development District for a Housing Development, to C, Commercial District, on Lot 1, less the south 20 feet of said lot, Block 104A, Wilshire Park Addition, Section 9, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of Beal Parkway and Thomason Drive. (Council District 4)

PACKET

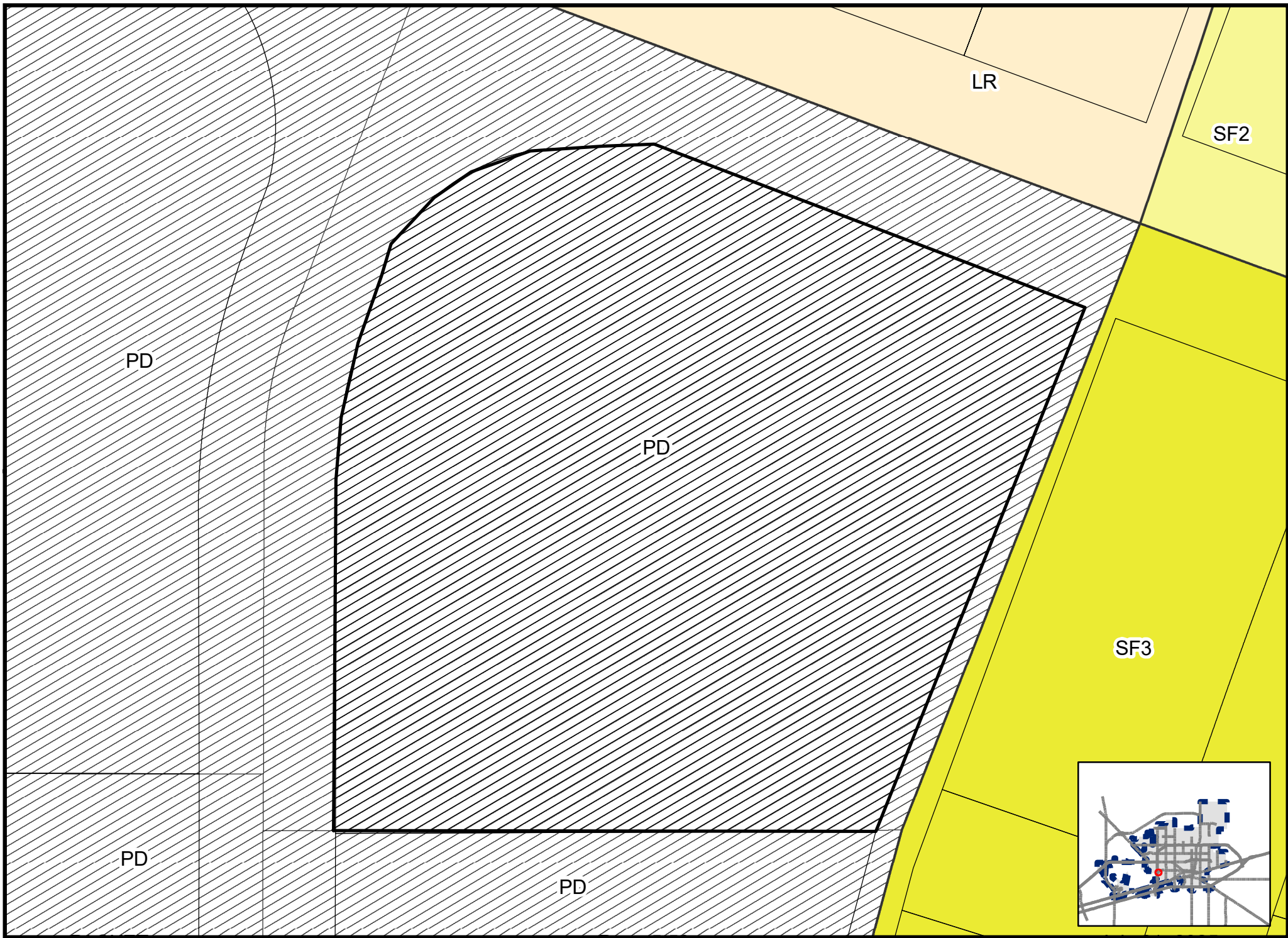
LEGEND

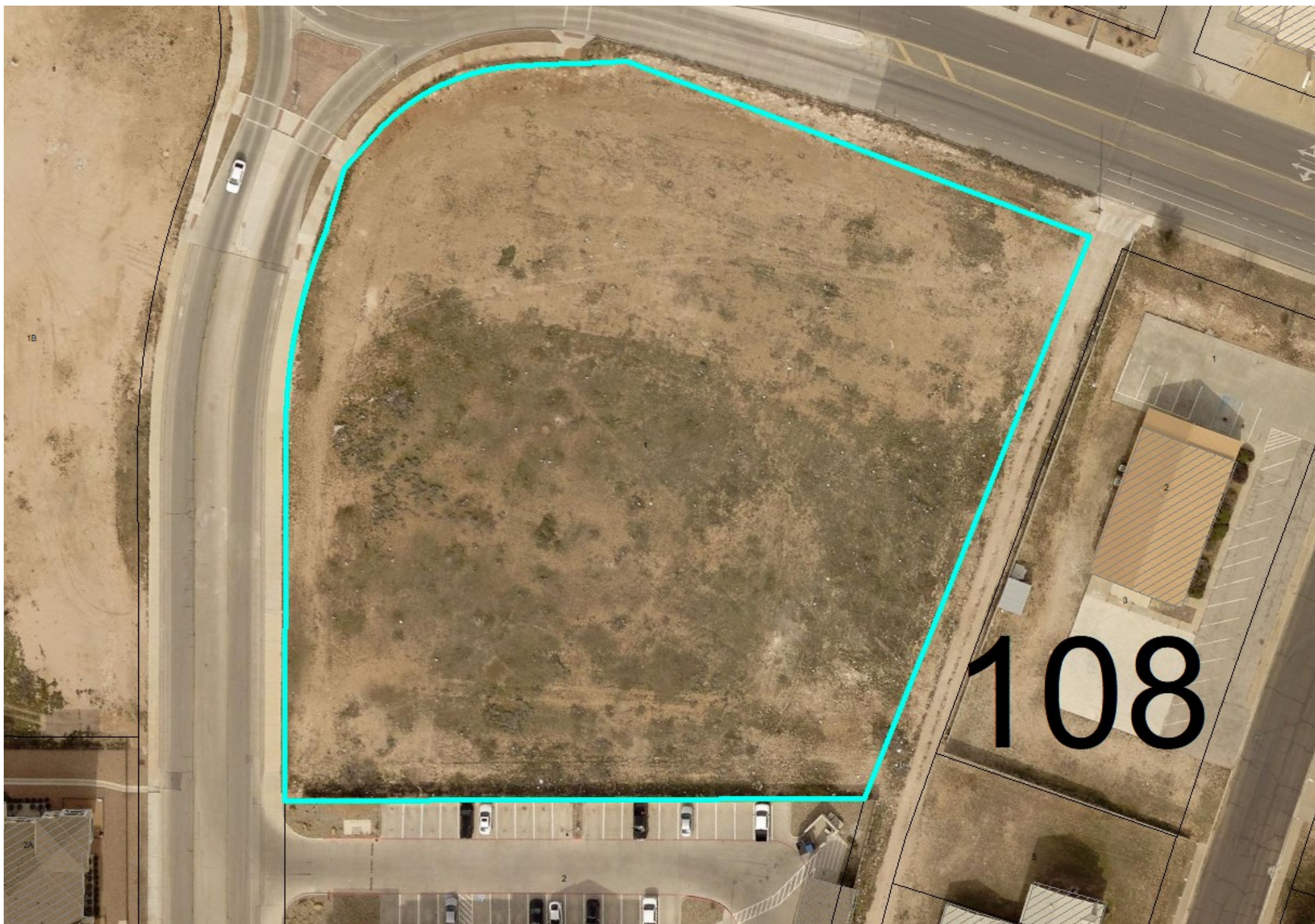
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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ZONE CHANGE 201 BEAL PKWY

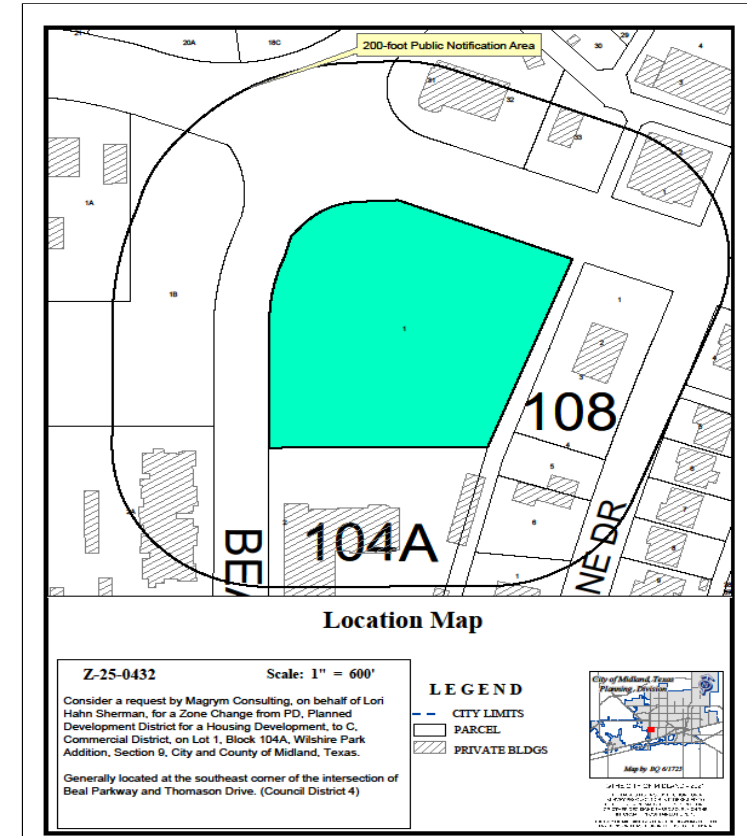


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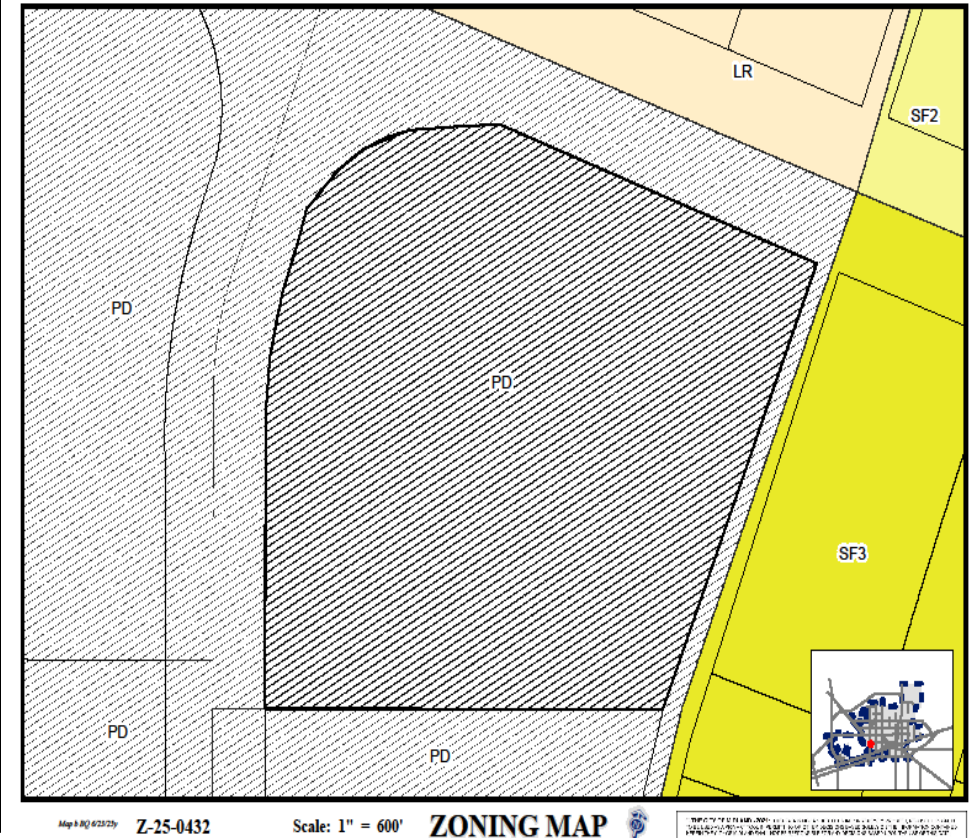
APPLICATION SUMMARY

- **Property Owner:** Lori Hahn Sherman
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 201 Beal Parkway (District 2)
- **Reason for Request:** For the development of emergency care facility and retail shop



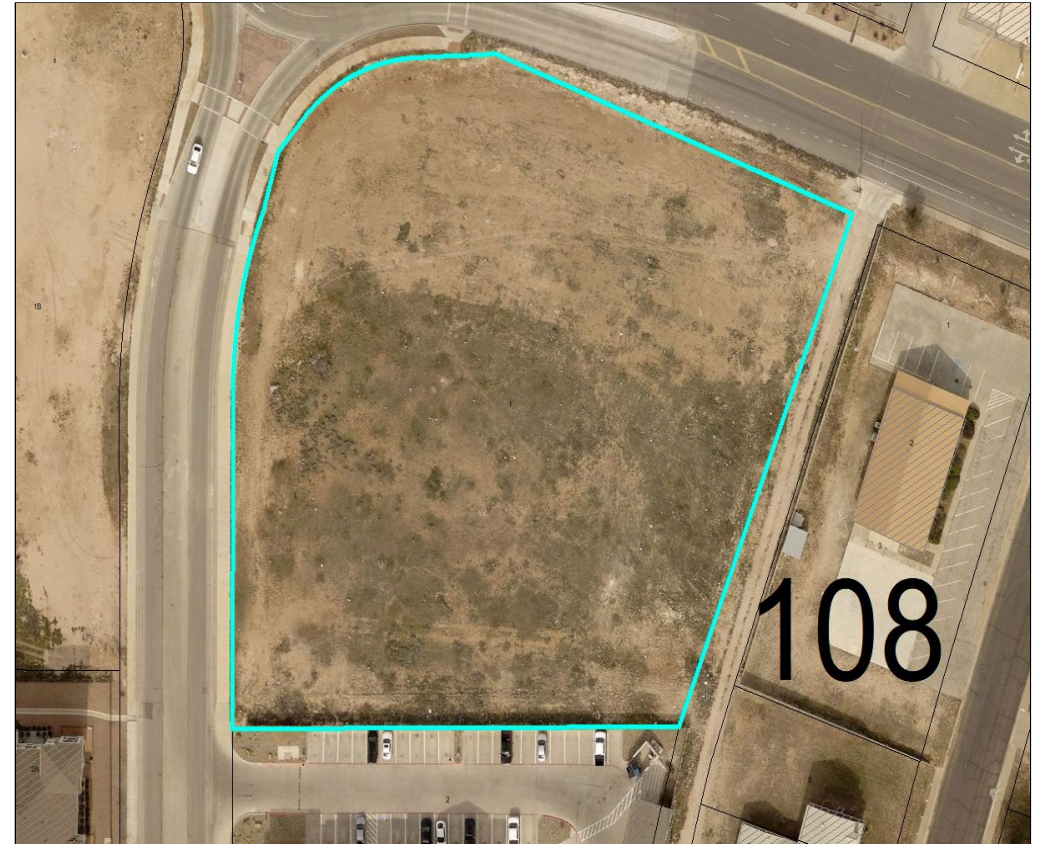
ZONING

- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
 - **North:** LR, Local Retail District
 - **South/West:** PD, Planned Development District for a Housing Development and Shopping Center
 - **East:** SF-3, Single-Family Dwelling District
- **Proposed Zoning:** LR, Local Retail District



LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North:** Medical Office
 - **South:** Multi-Family Dwelling
 - **East:** Single-Family Dwelling
 - **West:** Vacant
- **Proposed Use:** Hospital, Acute & Retail Shop



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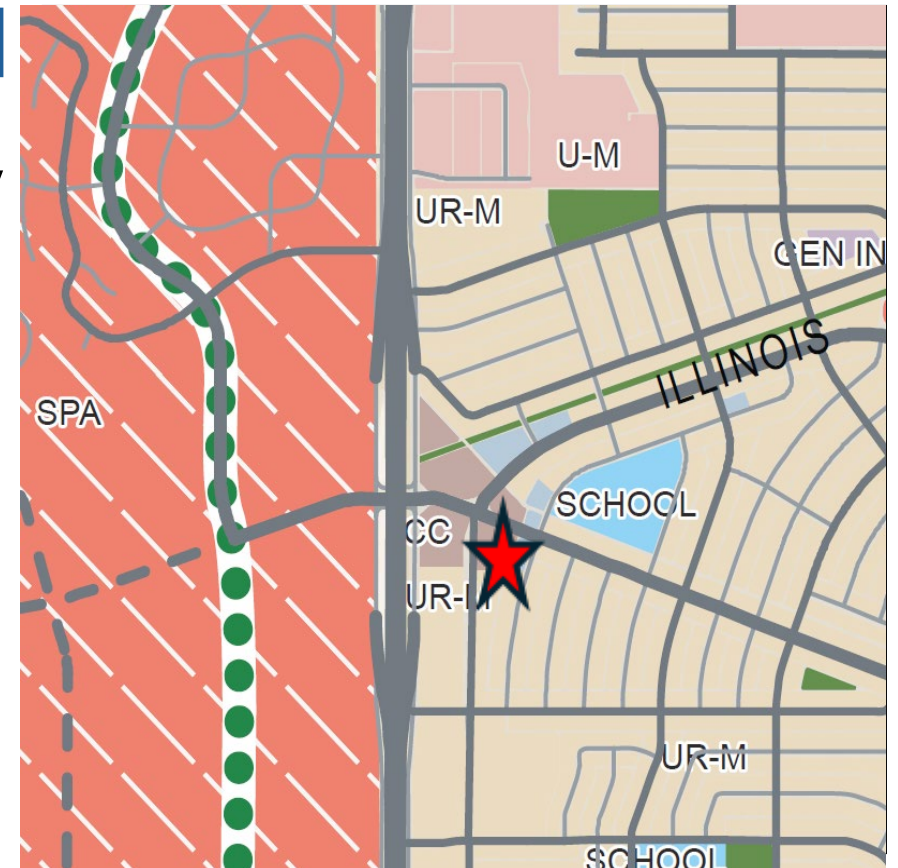
On Beal Parkway, Looking East.

5



COMPREHENSIVE PLAN

- **Land Use Designation:** Community Commercial, (CC)
- **Supported Uses:** No policies are currently established for this area.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



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 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Hold a public hearing and consider a request by Tyler Pace Snelson for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Retail Store and Shop 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:

 X Approve Deny Directional/Informational

Details of Request:

Tyler Pace Snelson is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, on a property located at 1510 West Texas Avenue for Good Hombre Wine.

Current Zoning:

LR, Local Retail District

Surrounding Zoning and Land Use:

The properties to the north are zoned PD, Planned Development District, and are office spaces. The properties to the east, south and west are zoned O-1, Office District, and are used for office space and a fire station

Analysis:

The subject property is located at 1510 West Texas Avenue is zoned LR, Local Retail District, which permits the sale of all alcoholic beverages for on-premises consumption. The total area of the Retail Store and Shop, Good Hombre Wine, is 2,348 square feet and the proposed alcohol serviceable Area is 208 square feet. The new business Good

Hombre & Cru, LLC is attempting to obtain their TABC license but must first obtain their SUD.

The proposed days and hours of operation are:

Monday through Sundays from 10 a.m. to 12 a.m. (midnight)

The applicant is requesting the following alcohol serviceable hours.

Monday through Sundays from 10 a.m. to 12 a.m. (midnight)

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)

Contact the FMO for a fire inspection.

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for Good Hombre & Cru is acceptable. The property must adhere to the maximum occupant load of 13 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) Good Hombre & Cru, LLC 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 Retail Store and Shop, subject to conditions A through G.

Conditions:

- A. That the serviceable area shall be limited to approximately 208 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 10 a.m. to 12 a.m. (midnight) 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.**
- F. That the operator of the establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on premises consumption to ensure that the conditions of this permit are satisfied.**
- G. That in accordance with Section 9.07.E.3 of the Zoning Ordinance, the establishment shall be in operation within 120 days from the final adoption date of this ordinance.**

Letters of Objection:

As of July 18, 2025, staff has not received any letters of objections.

Attachments:

Application
Floor Plan (Exhibit A)
Site Photo
Maps
PowerPoint



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

Project Number: _____

Case Number: _____

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

Printed Name: **Tyler Pace Snelson**

Phone (**432**) **296-1932**

Email **tyler@goodhombre.us**

Address **1510 West Texas Avenue**

City **Midland**

State **TX**

Zip **79701**

Property Owner

Printed Name: **James Dennis Snelson**

Phone (**432**) **556-5590**

Email

Address **104 South G Street**

City **Midland**

State **TX**

Zip **79701**

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Phone ()

Email

Address

City

State

Zip

Street Address: **1510 West Texas Avenue, Midland, Texas 79701**

Business Name: **Good Hombre Wine**

Legal Description

Lot: **7 & 8**

Block: **22**

Subdivision: **West End Addition, Section 20**

Current Zoning: **O1 - Office District**

Reason for Request: The request is being made out of a desire to allow for sales of on/off premise consumption to be utilized for a professional wine merchant/wine import business.

Type of Business (restaurant, bar, lounge, nightclub, etc.): **Wine Merchant**

Proposed/Current Days and Hours of Operation: 10:00am until Midnight, Monday - Sunday

Proposed Days and Hours of Alcohol Service: 10:00am until Midnight, Monday - Sunday

Total Square Footage of Business: **2,057 sq ft**

Square Footage of Alcohol Serviceable Area: **208.6736 sq ft**

Restroom Fixtures:

Men

Toilets/Urinals:

1 / 0

Bathroom Sinks: 1

Women

Toilets:

1

Bathroom Sinks: 1

Submittal and Fees

Items to be submitted with this application form:

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

Signatures

Applicant (signature): [Signature] Date: 05/06/2025

Applicant (printed): Tyler Pace Snelson

Property Owner (signature): [Signature] Date: 05/06/2025

Property Owner (printed): James Dennis Snelson

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

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

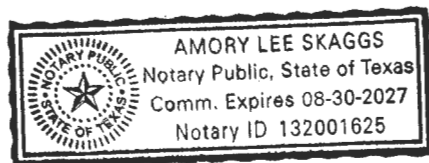
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

[Signature]
Authorized Agent (signature)

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



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

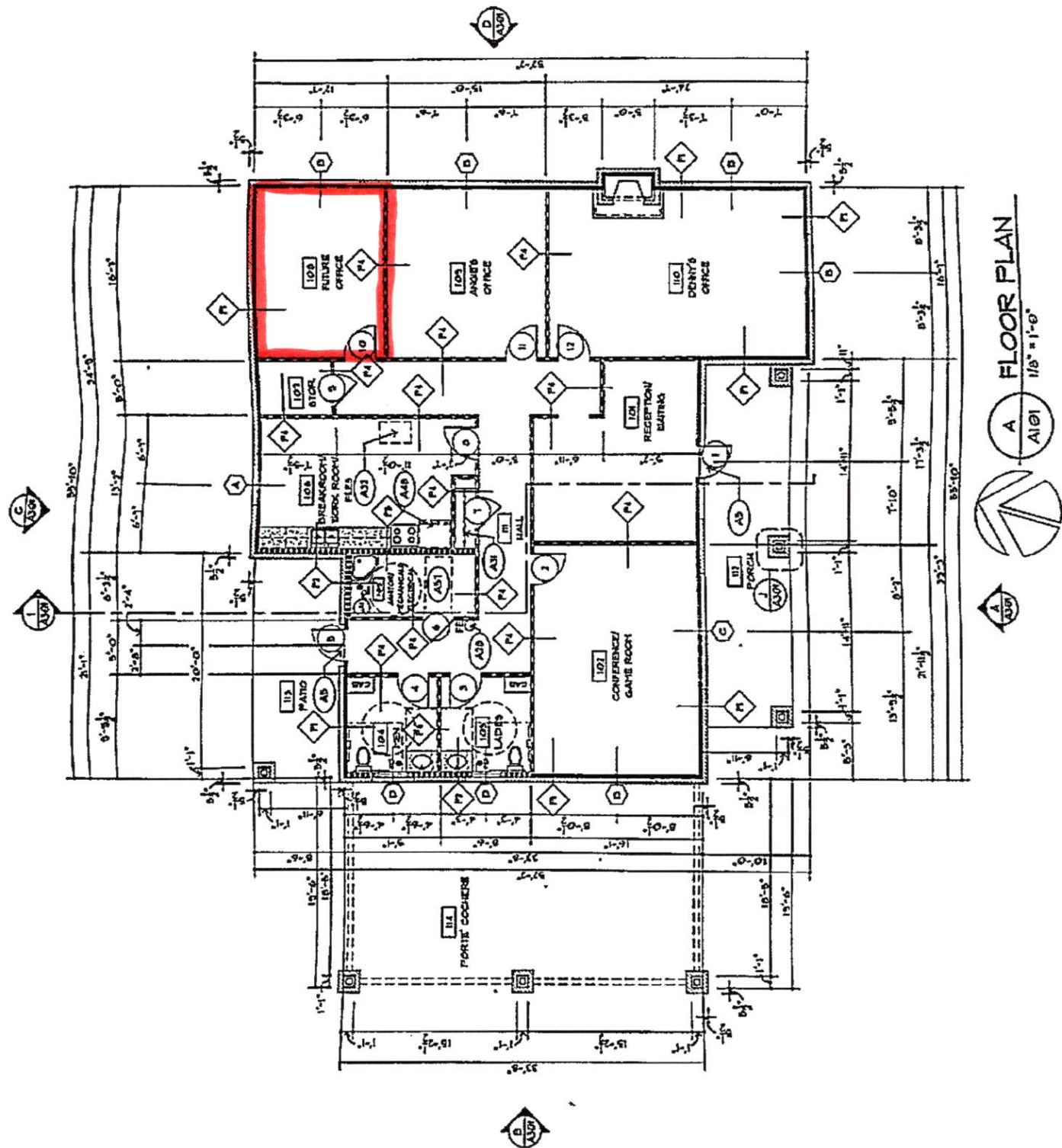
****Application will not be considered for scheduling until reviewed by a planner.****

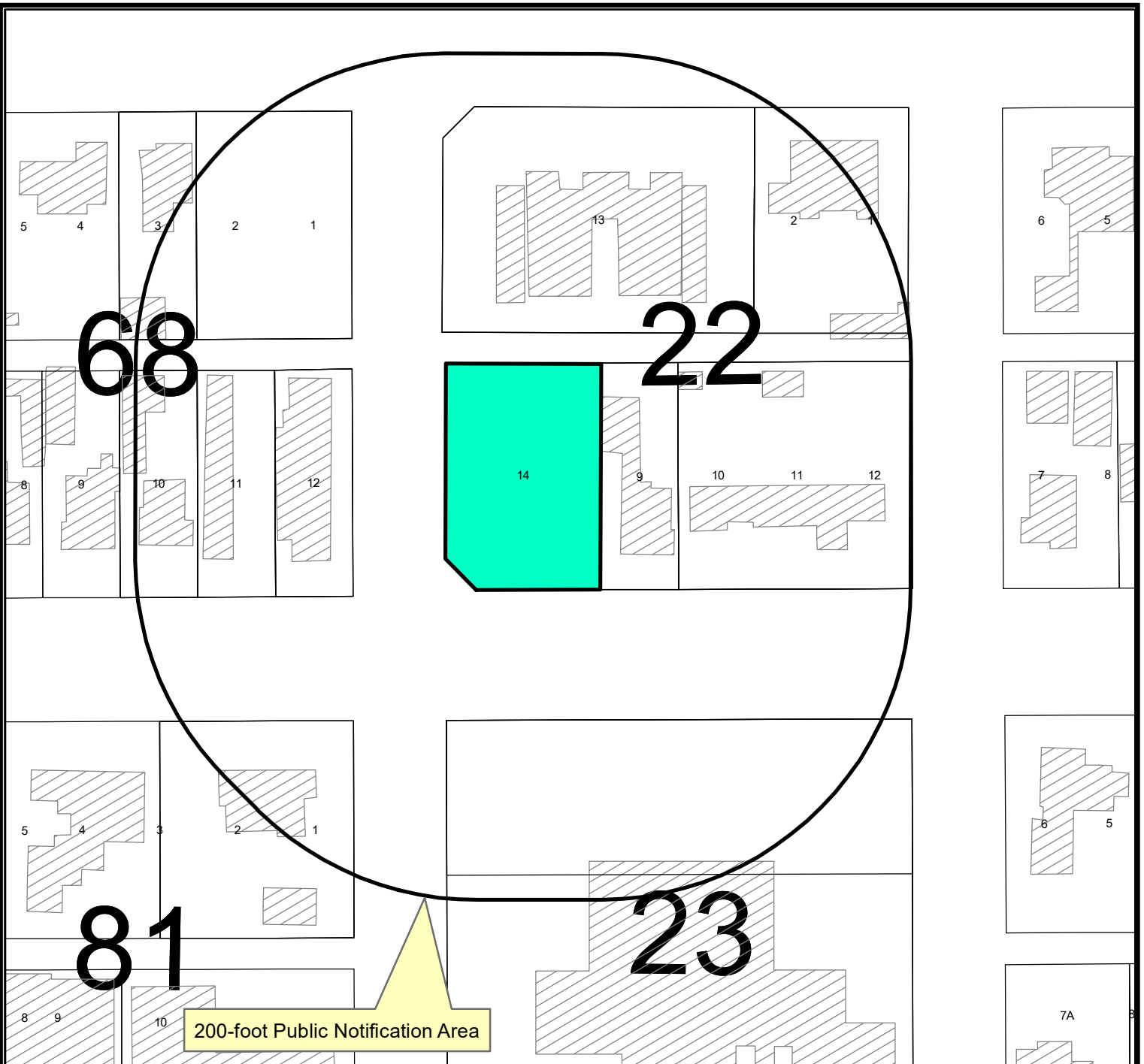
FOR OFFICE USE ONLY	
☐ Property Owner Authorization	☐ Dimensioned Floor Plan
☐ Application Fee	☐ Site Plan
Check # _____	☐ Plans in Digital Format (PDF/JPEG)
Received By: <u>ALIXIS</u>	Date: _____

RECEIVED
MAY 25 2025

BY:

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





Location Map

SUD-25-0205

Scale: 1" = 600'

Consider a request by Tyler Pace Snelson for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a Retail Store and Shop 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 North I Street and West Texas Avenue.

(Council Packet 3)

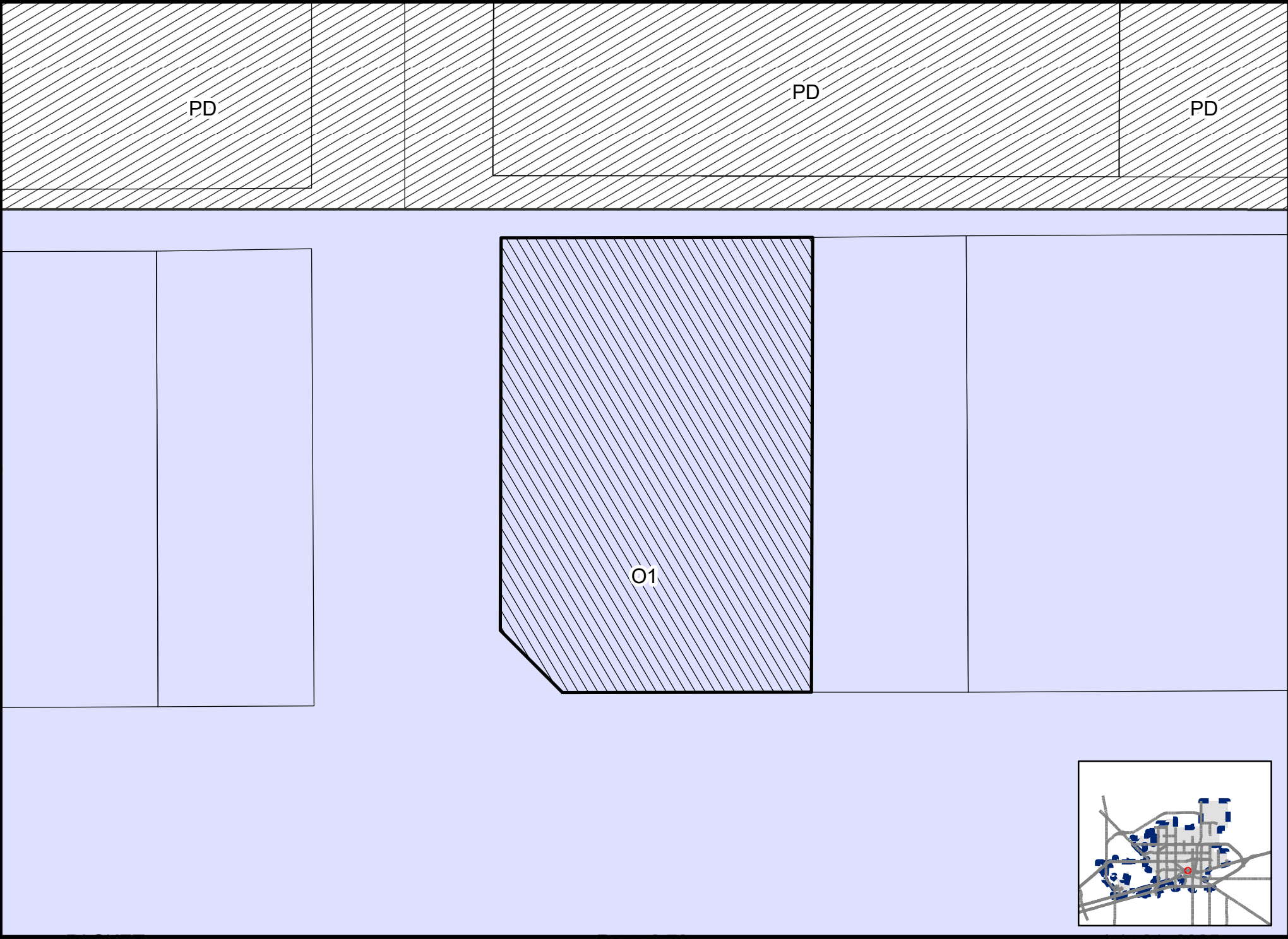
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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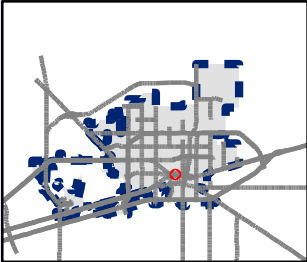


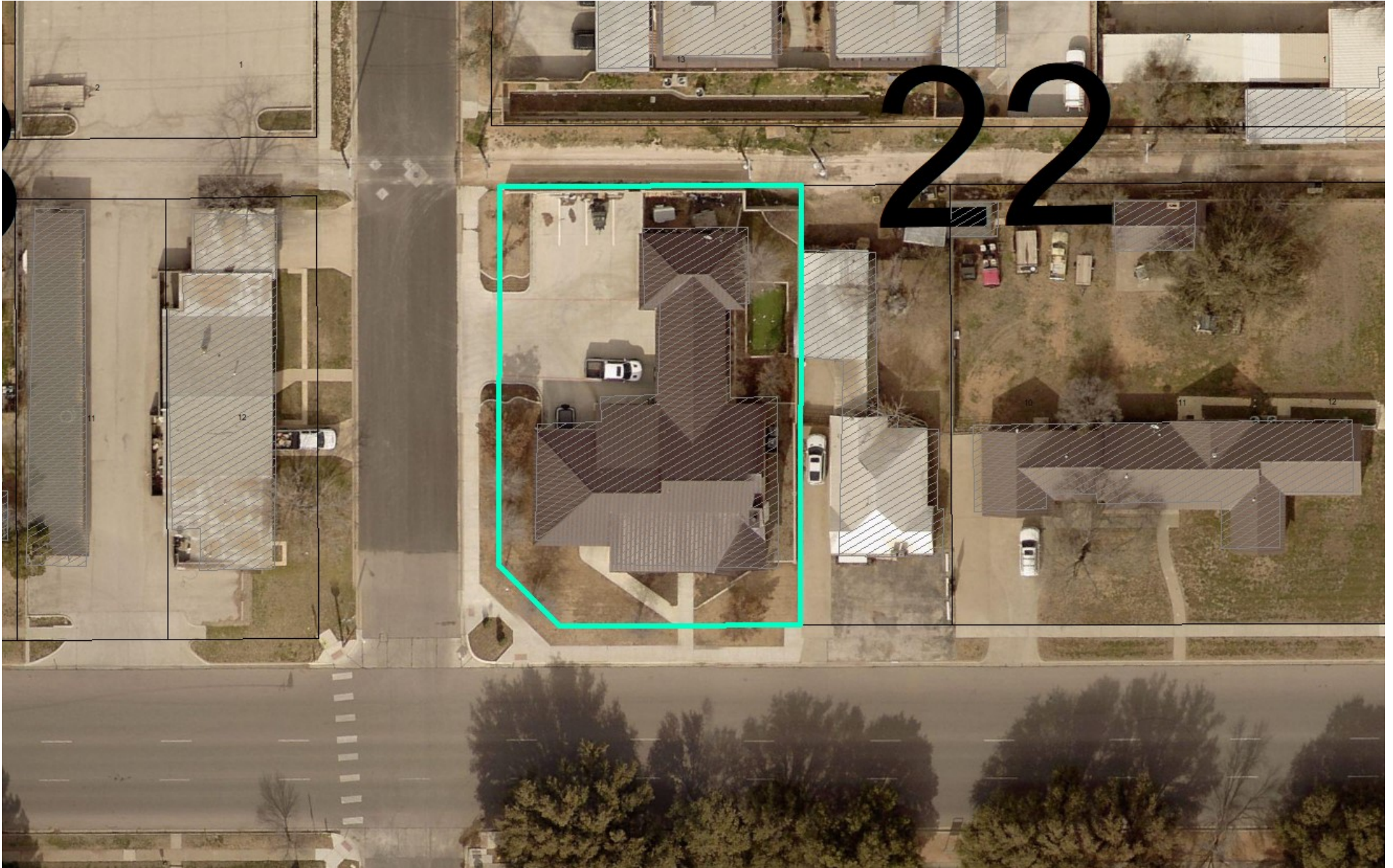
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ITEM

SPECIFIC USE DESIGNATION GOOD HOMBRE WINE

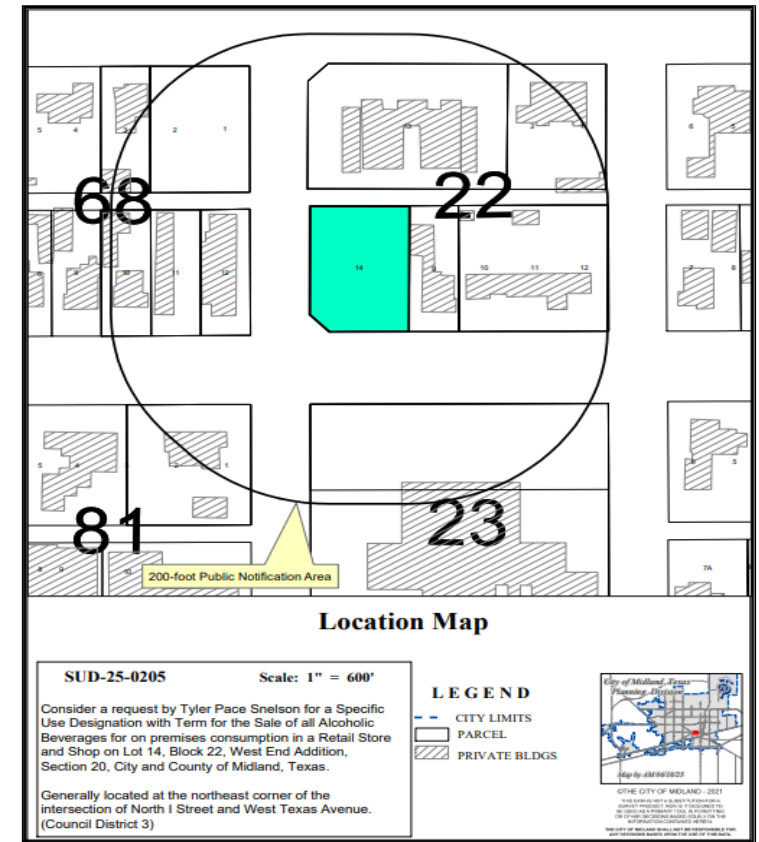


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APPLICATION SUMMARY

- **Applicant:** Tyler Pace Snelson
- **Property Owner:** James Dennis Snelson
- **Location:** 1510 West Texas Avenue
(Council District 3)
- **Reason for Request:** For the sale and on-premises consumption of alcohol

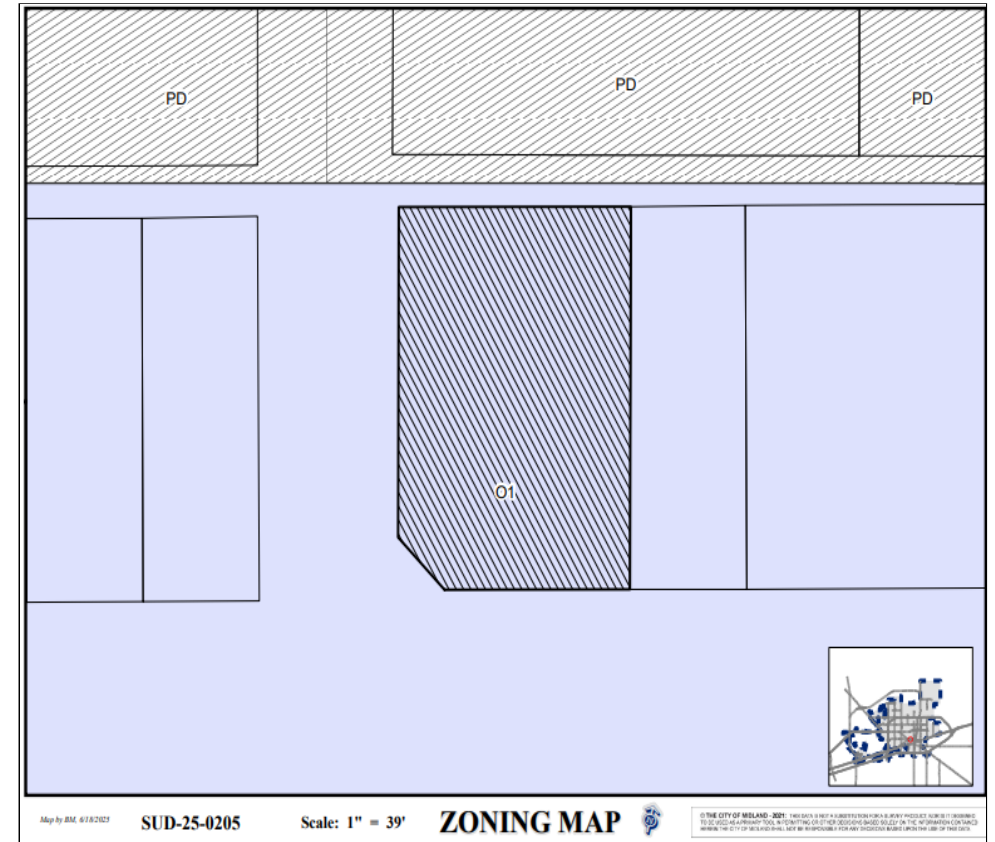


- For wine business
- **Area of Business:** 2,351 SF
- **Serviceable Area:** 208 SF
- **Hours of Operation/Sales of Alcohol:** Monday through Sunday 10 a.m. to 12 a.m.



ZONING

- **Current Zoning:** LR, Local Retail District
- **Surrounding Zoning:**
 - **North:** PD, Planned Development District
 - **South, East, and West:** O1, Office District
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.

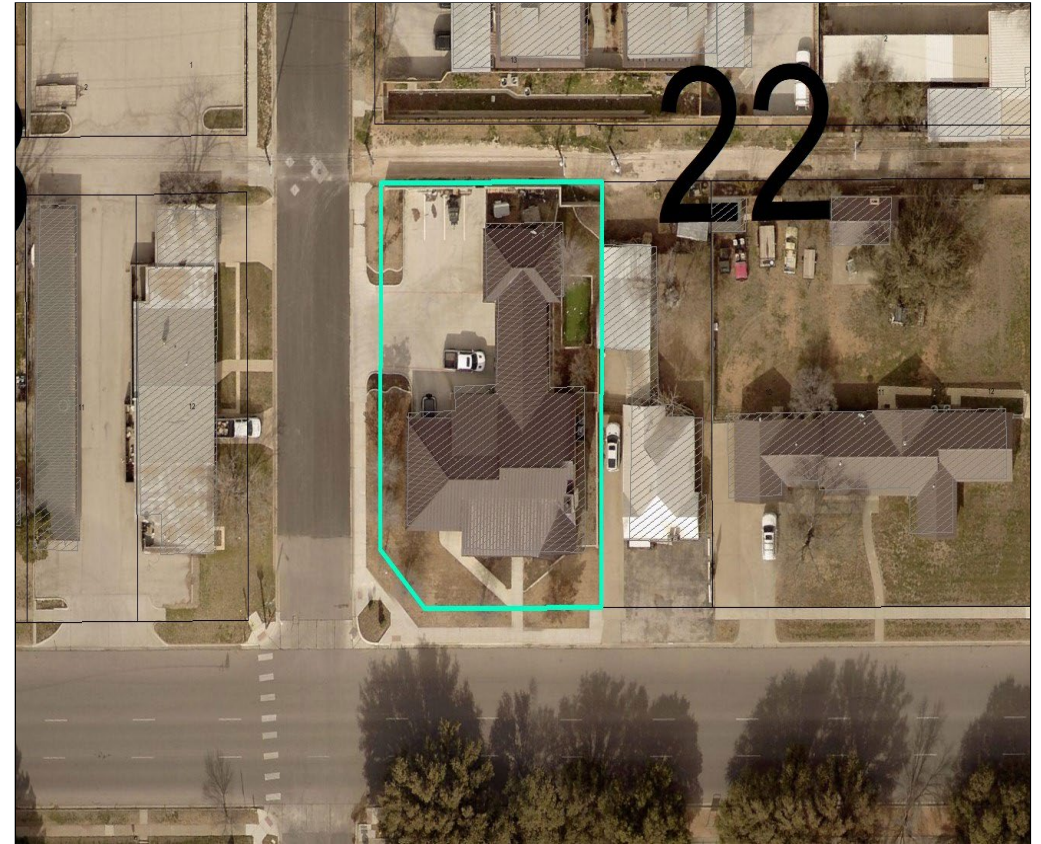


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LAND USE

- **Current Use:** Office Space
- **Surrounding Uses:**
 - **North and West:** Office Spaces
 - **South:** Fire Station
 - **East:** Barber or Beauty Shop



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On West Texas Avenue, Looking South

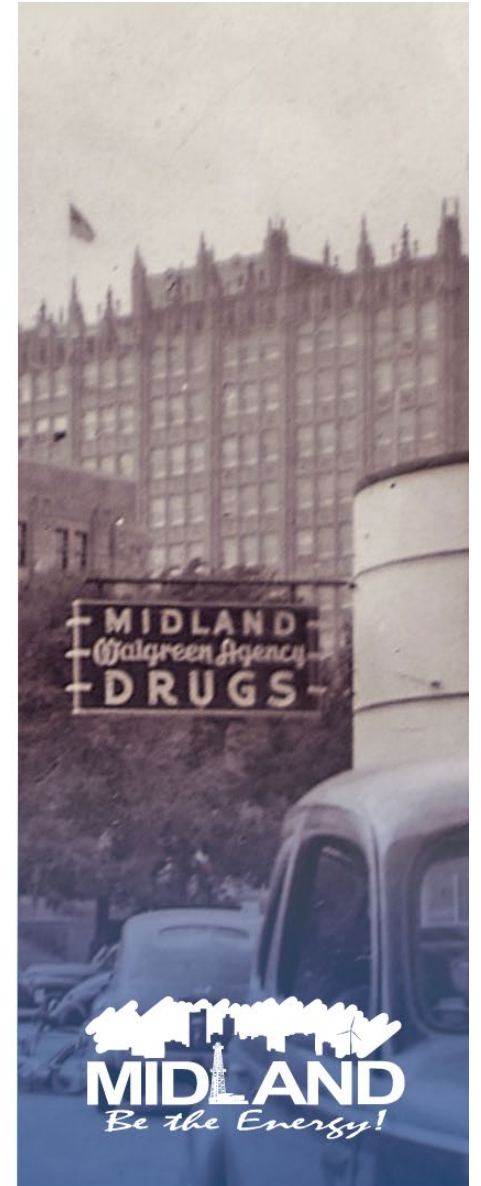
6



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.”

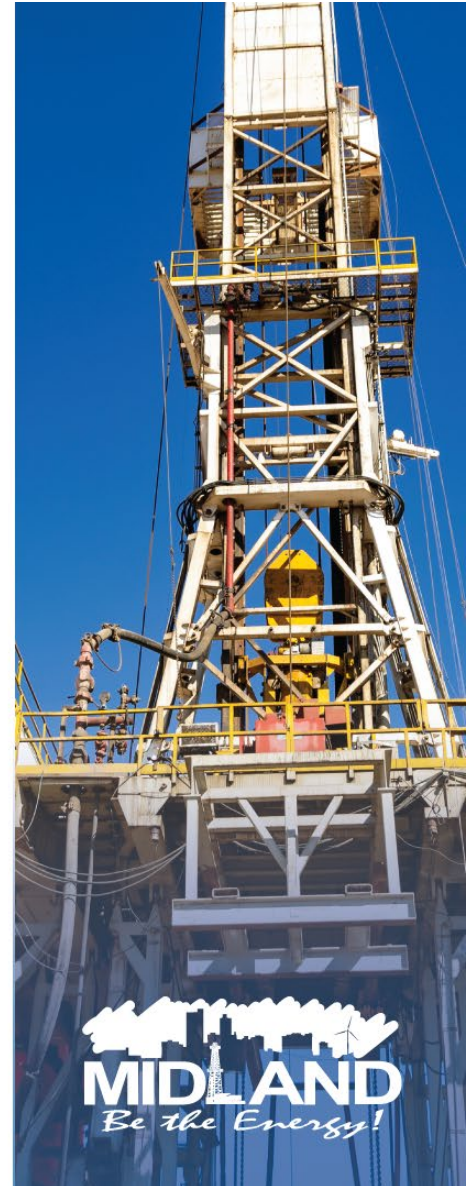
8



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*.

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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 208 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purpose.

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STAFF'S RECOMMENDATION

- B. That the sale and on-premises consumption of alcoholic beverages shall conform to all applicable state and local laws.
- C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following:
Monday through Sunday from 10 a.m. to 12 a.m.

12



STAFF'S RECOMMENDATION

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

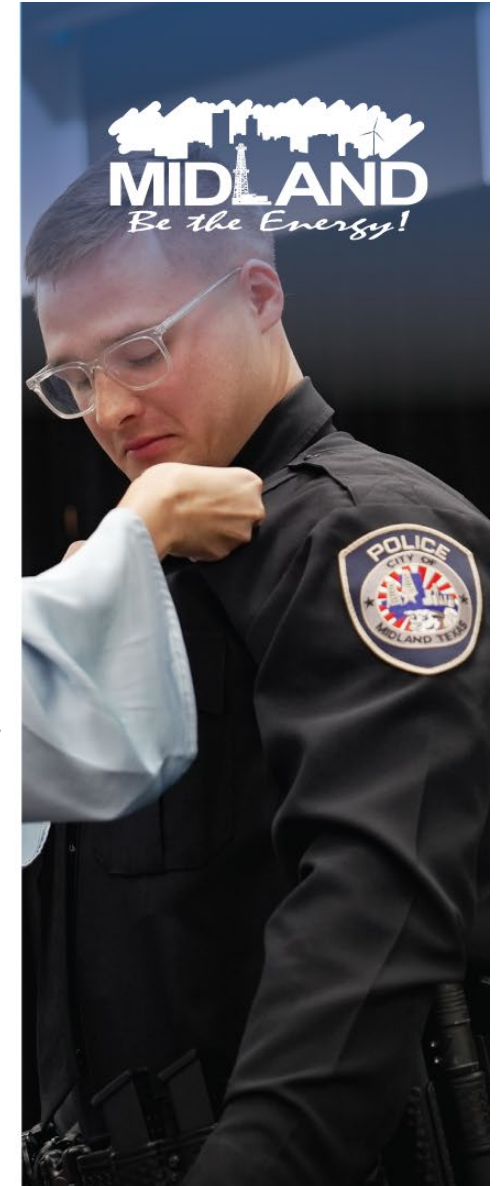
13



STAFF'S RECOMMENDATION

- F. That the operator of the Establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on-premises consumption to ensure that the conditions of this Specific Use Designation With Term are satisfied.
- G. That in accordance with Section 11-1-9.07.E.3 of the City Code, the Establishment shall be in operation within 120 days from the final adoption date of this ordinance

14



MISSION

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

Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: July 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of The Bedford Place, Section 3, being a replat of the west 70 feet of Lot 4, and all of Lots 5 and 6, Block 4, The Bedford Place, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Princeton Avenue and North G Street.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve

☐ Deny

☐ Direction/Informational

Details of Request:

SEER Land Surveying, on behalf of Ashley Beal Lafevers and Aaron Lafevers, is requesting to replat a property located at 1207 Princeton Avenue into one lot in order to combine partial lots for residential redevelopment.

Current Zoning:

SF-1, 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.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Princeton and N 'G' roadway are okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 8" water exists in N 'G' Street, okay as is. 12" water exists in Princeton Street, okay as is. 4" water exists in alley south of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

ADDRESSING: (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.

PLANNING: (Approved with conditions)

Include the names of abutting property owners with volume/page information (*if raw, unplatted*) or lot/block/subdivision name (*if platted*). [11-2-3(A)1(d)]

Staff recommends approval of the Preliminary Plat of The Bedford Place, Section 3 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:

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



Preliminary Plat Application

Project Number: SYB-25-0860
Case Number: _____

Proposed Subdivision Plat Name: The Bedford Place, Section 3

Legal Description (attached sealed Metes and Bounds): _____

Being a re-plat of the W70' of Lot 4, and all of Lots 5 & 6, Block 4, The Bedford Place, City and County of Midland, Texas

Property Owner

Printed Name: Ashley Beal & Aaron Lafavers

Phone ()
Email

Address 1608 N. "I", Street

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: SEER Land Surveying

Printed Name: Paladin Huckaba

Phone () 432.226.7337
Email

info@seer-grp.com

Address PO Box 50193

City Midland

State TX

Zip 79710

Current Zoning: SF1

Reason for Platting: Combining partial lots for redevelopment

Plat Information

Total Acreage: 0.725-Ac

Type: ☒ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-family Dwelling Units: 0

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

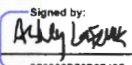
Do you expect to request a development agreement with the City? ☐ Yes ☒ No

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

Provisions

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

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

Property Owner (signature):   Date: 6/19/2025

Property Owner (printed): Ashley Beal Lafevers & Aaron Lafevers

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.

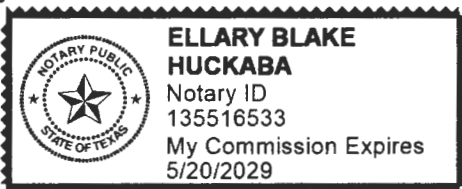
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Paladin Huckaba who, being by me duly sworn, upon oath says: That (s)he is the owner of Bedford Place, Sec 3 or is authorized by Ashley Beal & Aaron Lafevers the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.


Authorized Agent (signature)

Subscribed and sworn to before me, this 24th day of June, 2025, to certify which witness my hand and seal of office.

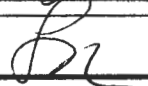


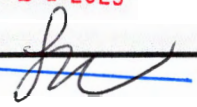

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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 # 1005

Received By: 

Date: JUN 24 2025
Initial: 

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

Preliminary Plat Application

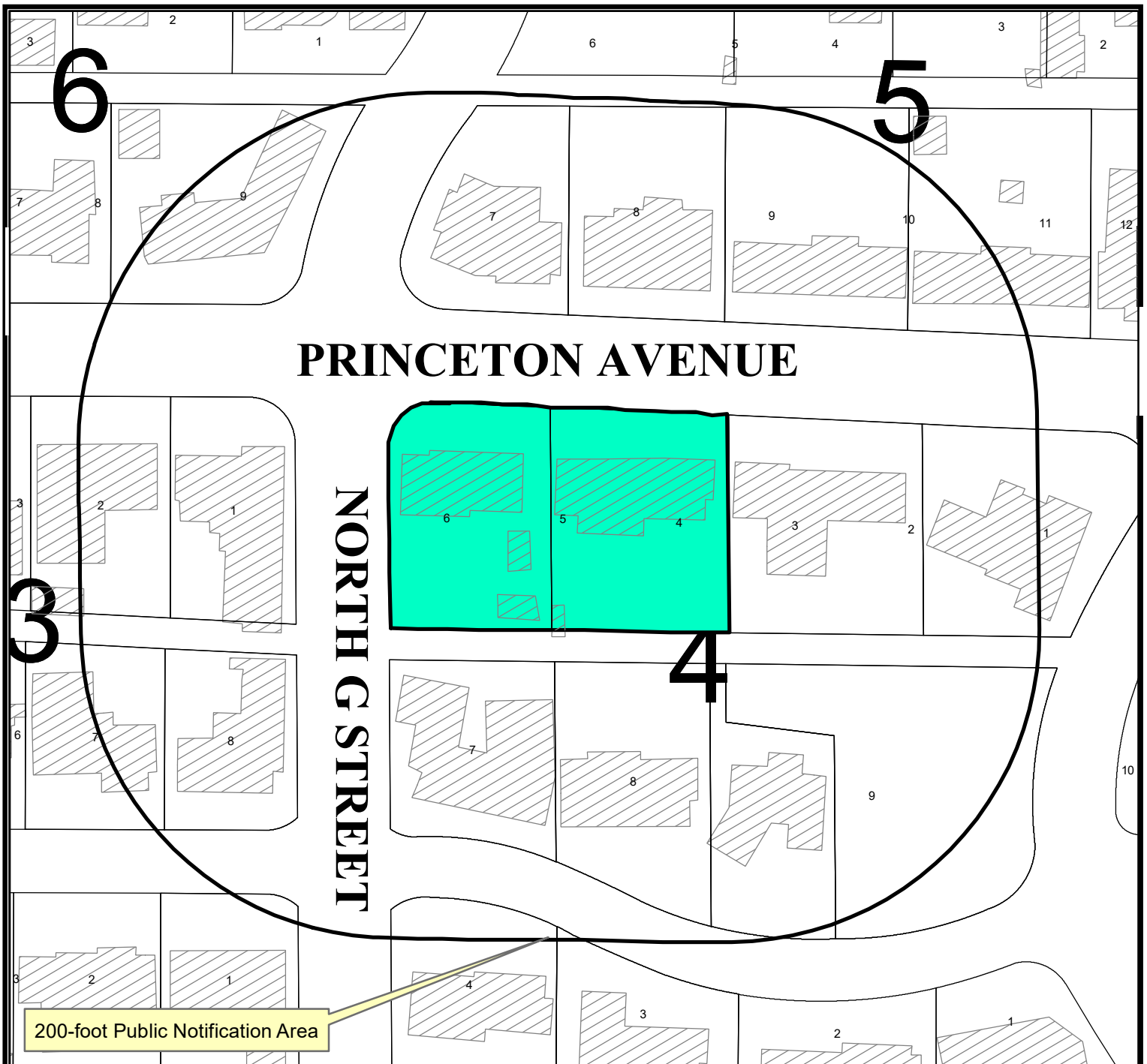
2

Revised 07/01/19

PACKET

Page 7.99

July 21, 2025



Location Map

SUB-25-0860

Scale: 1" = 1,117'

Proposed plat of The Bedford Place, Section 3, being a replat of the west 70 feet of Lot 4, and all of Lots 5 and 6, Block 4, The Bedford Place, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of Princeton Avenue and North G Street.
(Council District 3)

PACKET

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



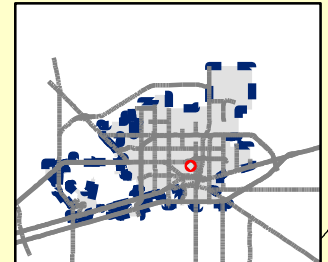
©THE CITY OF MIDLAND - 2021

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PRINCETON AVENUE

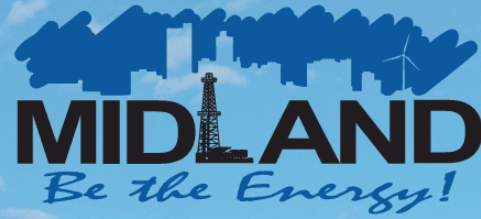
NORTH G STREET

SF1









PRELIMINARY PLAT THE BEDFORD PLACE, SECTION 3

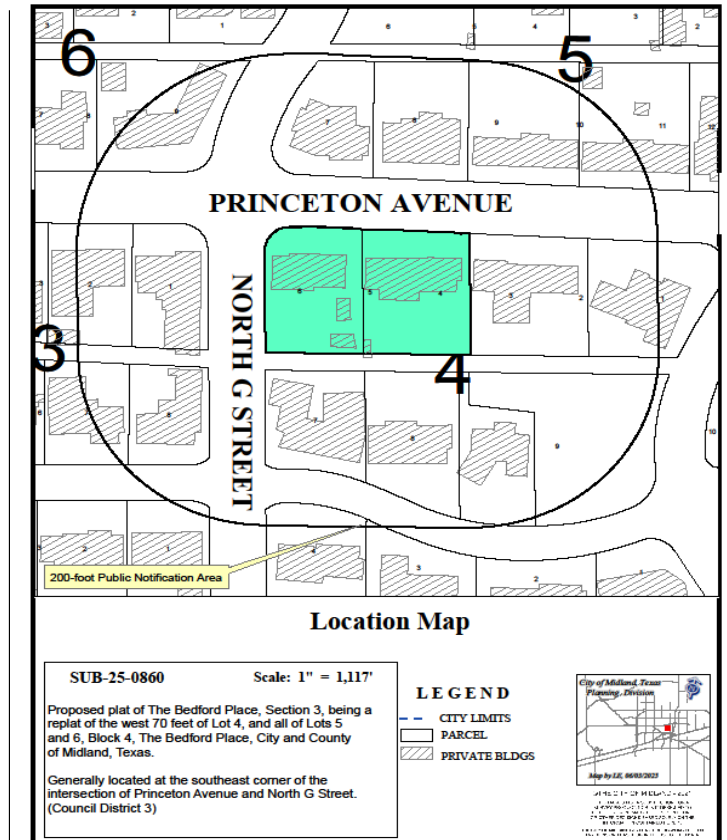


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APPLICATION SUMMARY

- **Developer/Property Owner:** Ashley Beal Lefevers and Aaron Lafevers
- **Representative:** SEER Land Surveying
- **Location:** 1207 Princeton Avenue
- **Reason for Request:** to combine partial lots for residential redevelopment

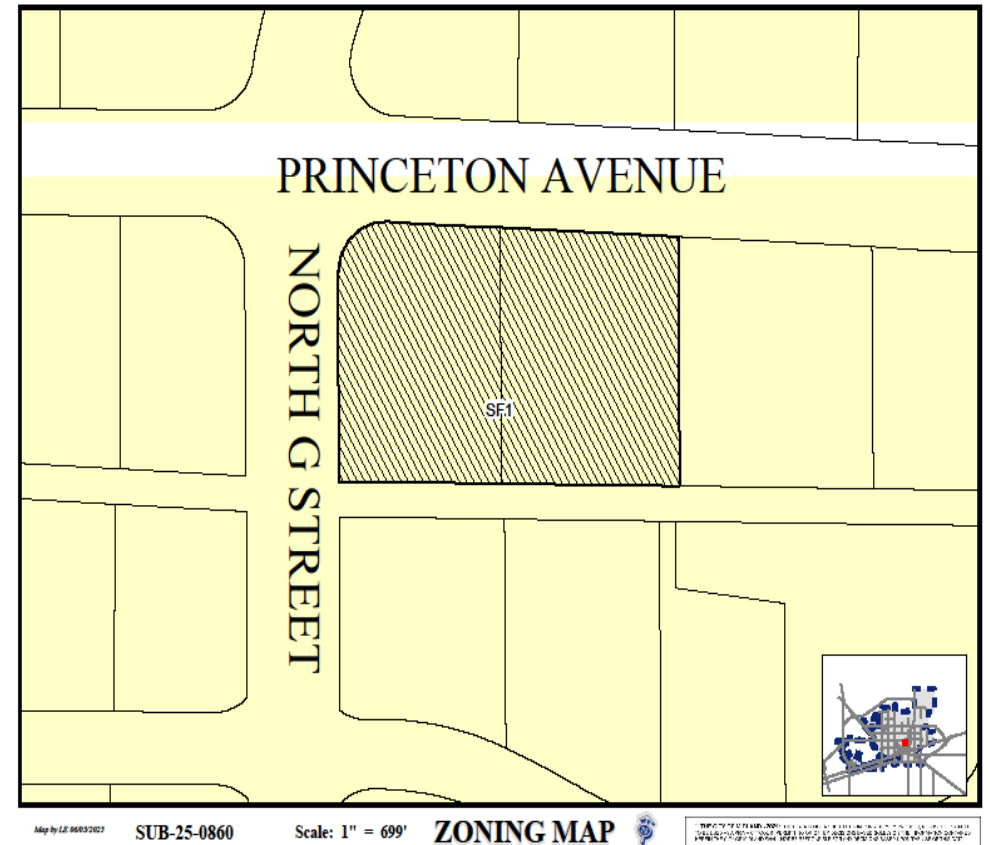


- **Acreage: .725 acres**
- **Number of Existing Lots: 3**
- **Number Proposed Lots: 1**



ZONING

- **Current Zoning:** SF-1, Single-Family Dwelling District
- **Surrounding Zoning:**
 - **North/South/East/West:** SF-1, Single-Family Dwelling District



LAND USE

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



5





On Princeton Avenue, Looking South

6



COMPREHENSIVE PLAN

- **Land Use Designation:** UR-L, Urban Residential- Low
- **Supported Uses:** Single-family attached and detached housing
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- No objections were received.
- 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. [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 21, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Hold a public hearing and consider a request by Obsidian Realty for a Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District, on Lot 12, Block 9, Greenwood Addition, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Stonewall Street and East Indiana Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Obsidian Realty is requesting a Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District for the development of a single-family residential dwelling unit on a property located at 301 South Stonewall Street.

Current Zoning:

C, Commercial District

Surrounding Zoning and Land Use:

The properties to the east are zoned as C, Commercial District and consist of a single-family dwelling and vacant lots. The property to the south is zoned C, Commercial District, and is used for a single-family dwelling. The property to the west is zoned C, Commercial District, and is a single-family dwelling. The property to the north is located in the Extraterritorial Jurisdiction and is currently a vacant tract of land.

Analysis:

The subject property is located at 301 South Stonewall Street. The property is currently zoned C, Commercial District. This zoning district does not permit a single-family detached dwelling. The property is currently a vacant lot. The applicant has requested a zone change to SF-3, Single-Family Dwelling District, which would allow for the construction of a single-family residence. The property meets the minimum lot dimension requirements of the SF-3, Single-Family Dwelling District, zoning [Midland City Code 5.04]. Surrounding properties have progressively transitioned to SF-3 zoning, aligning with the evolving character of the neighborhood and its single-family residential development.

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

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

Departmental Review:**Fire: (Approved)**

No comments or objections.

Building Code: (Approved).

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

Engineering: (Approved)

No 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.]

Oil & Gas: (Approved)

No Oil & Gas issues for Zoning

Transportation: (Approved)

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

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

Planning: (Approved)

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

Letters of Objection:

As of July 18, 2025, Staff has not received any letters of objection.

Attachments:

Application
Location Map
Zoning Map
Survey
Aerial
Site Photo
PowerPoint Presentation



**Annexation/Initial Zoning
Application**

Project Number: _____

Case Number: 2-25-0431

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>OBSEIDIAN REALTY</u>		Phone (432) <u>889-7437</u> Email: <u>archie.williams2004@yahoo.com</u>	
Address: <u>301 S STONEWALL</u>	City: <u>MIDLAND</u>	State: <u>TX</u>	Zip: <u>79701</u>

Property Owner Printed Name: <u>OBSEIDIAN REALTY</u>		Phone (432) <u>889-7437</u> Email: <u>archie.williams2004@yahoo.com</u>	
Address: <u>PO BOX 52162</u>	City: <u>MIDLAND</u>	State: <u>TX</u>	Zip: <u>79710</u>

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

Street Address: 301 S STONEWALL MIDLAND TX 79701

Legal Description
Lot: 12 Block: 9 Subdivision: GREENWOOD ADDITION

Current Zoning: <u>WC C</u>	Proposed Zone: (List by tracts if more than one district is requested) <u>SF3</u>
--	---

Reason for Annexation/Zone Change Request: THE CURRENT ZONING IS COMMERCIAL BUT THERE ARE RESIDENTIAL HOUSING IN THE AREA

Present Use of Property: ~~RESIDENTIAL HOUSING~~ VACANT LOT

Proposed Use of Property: RESIDENTIAL HOUSING

How would this annexation/zone change affect the public health, safety and welfare? IT WOULD NOT

Describe how this annexation/zone change will affect adjacent properties: IT WOULD NOT

Submittal and Fees

Items to be submitted with this application form:

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

Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): <u>[Signature]</u>	Date: <u>4/11/25</u>
Applicant (printed): <u>ARCHIE WILLIAMS</u>	
Property Owner (signature): <u>[Signature]</u>	Date: <u>6/11/25</u>
Property Owner (printed): <u>ARCHIE WILLIAMS</u>	
The Annexation/Initial Zoning 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.	

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	☐ Metes and Bounds (Sealed by Surveyor)
☐ Application Fee	☐ Files in Digital Format (PDF/JPEG)
Check # _____	☐ Petition
Received By: <u>[Signature]</u>	Date: <u>JUN 11 2025</u>

RECEIVED

Initial: _____

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

Annexation/Initial Zoning Application

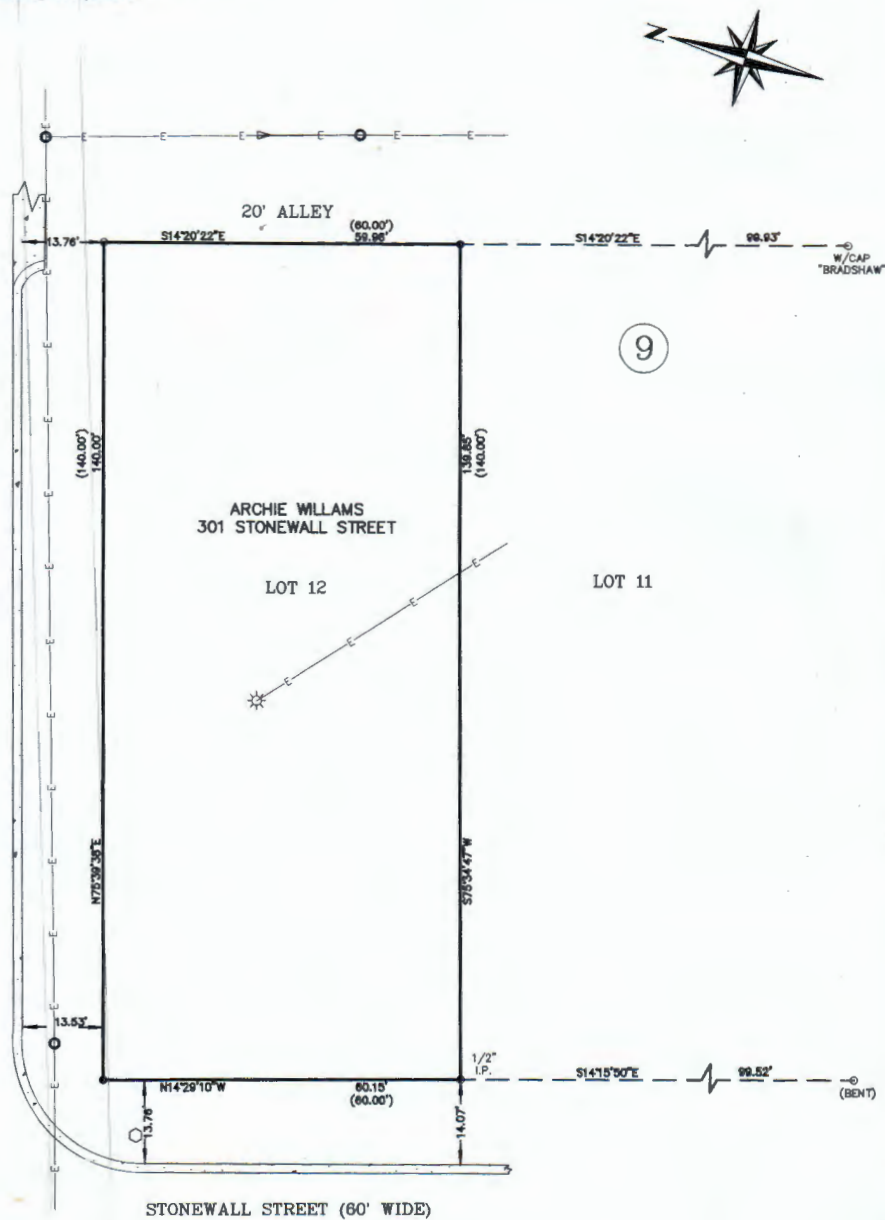
2

Revised 07/02/19

* COPYRIGHT 2025

This survey plot is being provided solely for the use of Archie Williams and that no license has been created, express or implied, to copy the survey plot except as is necessary in conjunction with the original transaction dated May 30, 2025, which shall take place within 90 days after the survey was provided.

E. INDIANA AVENUE (60' WIDE)



SURVEY OF
LOT TWELVE (12), BLOCK NINE (9),
GREENWOOD ADDITION, SECOND SECTION,
AN ADDITION TO THE CITY OF MIDLAND
MIDLAND COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN
VOLUME 125, PAGE 594, DEED RECORDS, MIDLAND COUNTY, TEXAS

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

Census Tract: 15

This tract is in Flood Zone "X" as shown on the Flood Insurance Rate Map, Dated September 16, 2005 provided by the Federal Emergency Management Agency Flood Map Number: 48329C0206 F

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

Dated this the 30th day of May, 2025.

Bruce Pennell
Registered Professional Land Surveyor No. 6832
Date: 05/30/2025

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

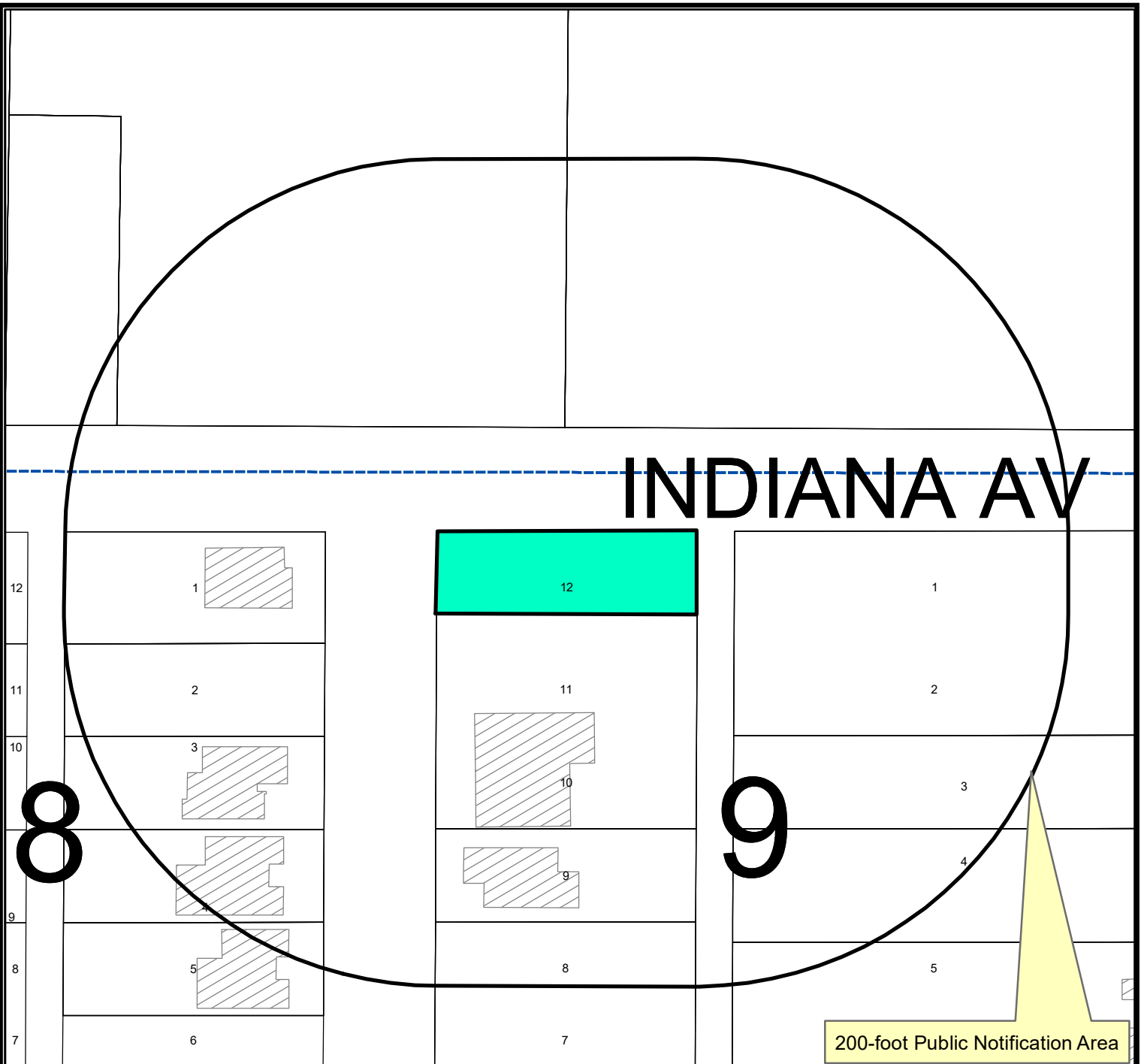
PENNELL LAND SURVEYING PROFESSIONAL LAND SURVEYING P.O. BOX 51622, MIDLAND, TEXAS 79710 VOICE: (432) 570-6256 brucepennell@yahoo.com		
ABSTRACT OFFICE: N/A	G.F. # N/A	COMMITMENT EFFECTIVE DATE: N/A
CAD FILE: PLS26615	DATA FILE: 301STONEWALL	DRAWN BY: DURYN H. FIRM NO.: 10193978



LEGEND

- Set 1/2" I.R.
W/Cap "RPLS 6832"
- Fnd. 1/2" I.R.
- ⊙ Light Pole
- ⊙ Power Pole
- Overhead Electric Line
- Misc. Sign

Basis of Bearings:
NAD 83 Lambert Grid
Bearings and Distances Shown
inside () Indicate Record Information
20 10 0 20
SCALE: 1" = 20'



Location Map

Z-25-0431

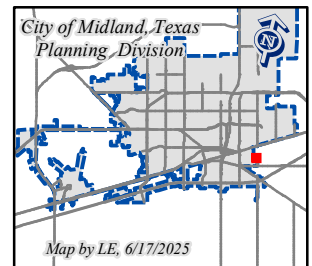
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Consider a request by Obsidian Realty for a Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District, on Lot 12, Block 9, Greenwood Addition, Section 2, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of South Stonewall Street and East Indiana Avenue. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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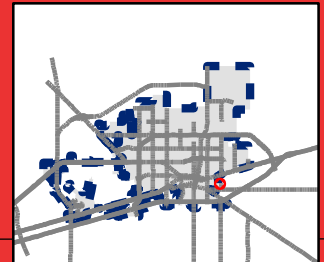
INDIANA AV

RR

C

SF3

SF3









ZONE CHANGE 301 SOUTH STONEWALL STREET

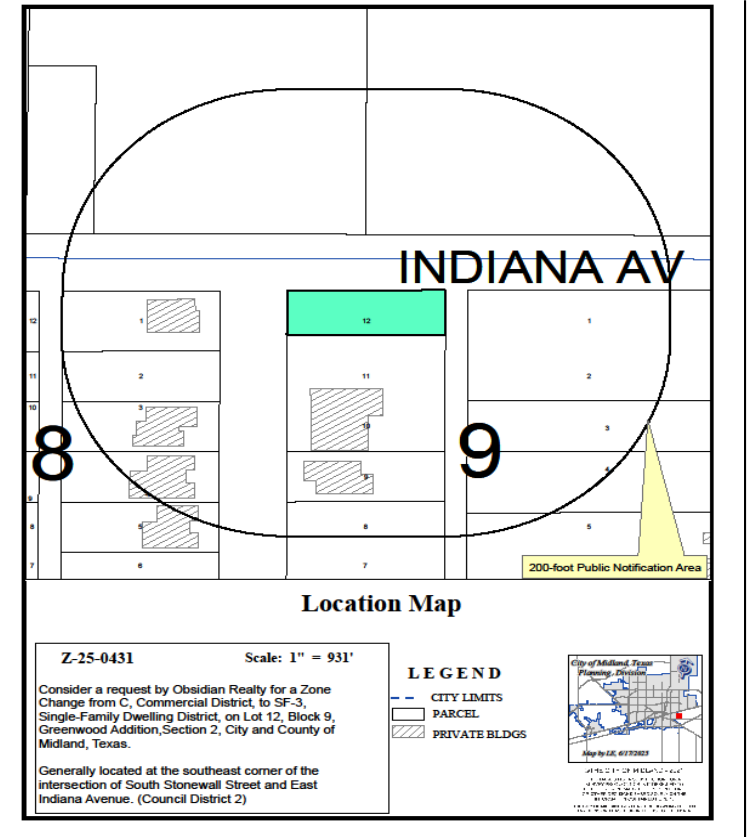


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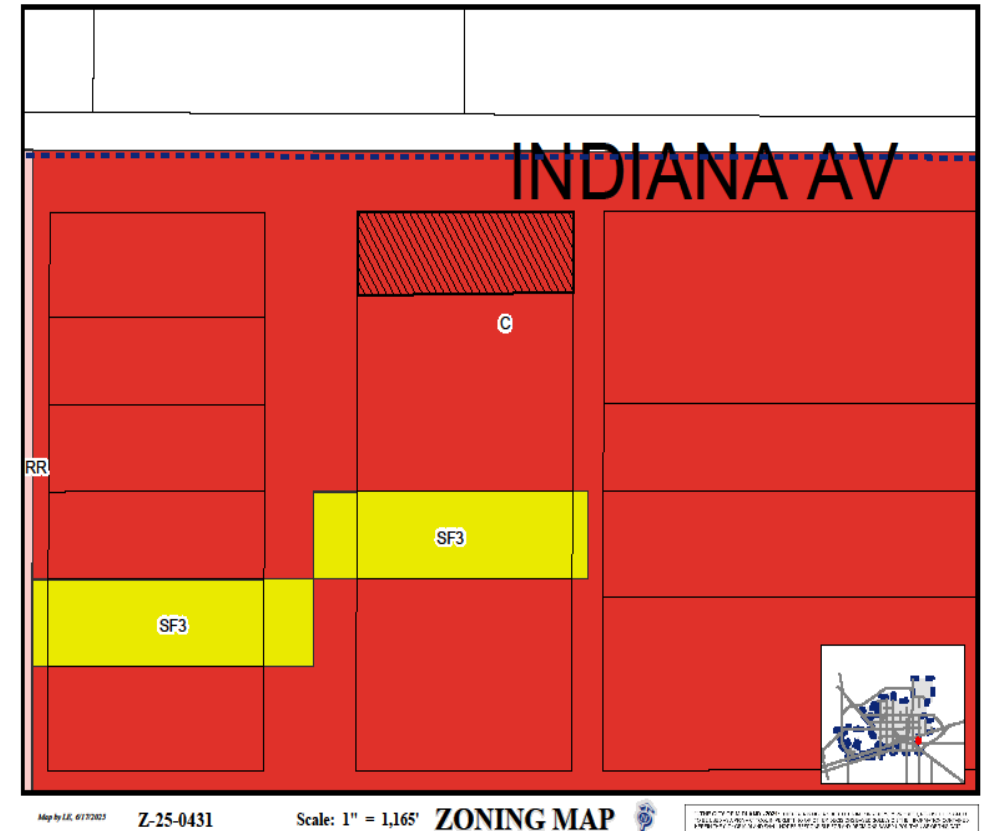
APPLICATION SUMMARY

- **Applicant/Property**
Owner/Representative: Obsidian Realty
- **Location:** 301 South Stonewall Street (District 2)
- **Reason for Request:** to construct a residence



ZONING

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



3



LAND USE

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





On South Stonewall Street, Looking East

5



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request for a Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District.

7



MISSION

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