

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

**August 18, 2025 - 3:30 PM
Council Chambers – City Hall**



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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion to approve the Planning and Zoning meeting minutes from August 4, 2025.
3. Motion approving a Final 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)**

PUBLIC HEARINGS

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

4. Motion approving a Final Plat of Grafaland, Section 8, being a replat of Lot 1A, Block 23, Grafaland, Section 7, City and County of Midland, Texas. (Generally located on the south side of Bedford Drive, approximately 80 feet east of East Broadway Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of West Way Addition, Section 6, being a replat of lots 4, 5, and 6, Block 1, West Way Addition, Section 4, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Hughes Street and West Golf Course Road.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

6. Hold a public hearing and consider a request by Jorge Ramos for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Restaurant on Lot 2, Block 6, Claydesta Plaza, Section 5, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Desta Drive and West Wadley Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
7. Hold a public hearing and consider a request by Maverick Engineering, on behalf of Betenbough Homes, LLC, for a zone change from, PD, Planned Development District for Housing Development to an amended PD, Planned Development District for a Housing Development for a 302.39-acre tract of land, out of Section 18, Block 38, T-I-S, T&P RR Co, Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Fairgrounds Road and Firewheel Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

8. Motion approving, with staff's recommended conditions, a Preliminary Plat of Original Town Addition, Section 31, being a replat of all of Lot 1A, Block 35, Original Town Addition, Section 8, all of Lots 3 through 12 and a 20-foot alley, Block 35, Original Town Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Big Spring Street and West Texas Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
9. Motion approving, with staff's recommended conditions, a Preliminary Plat of Hogan Subdivision, Section 2, being a 1.934-acre tract of land situated in Section 30, Block 38, T-1-S T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of North Fairgrounds Road, approximately 1200 feet north of East Wadley Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
10. Motion approving, with staff's recommended conditions, a Preliminary Plat of Melody Acres, Section 20, being a plat of a 9.456-acre tract of land located in the southeast quarter of Section 7, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Oriole Drive and Mockingbird Lane.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Resilient Industrial Park, being a plat of a 38.19-acre tract of land out of Section 18, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of West County Road 49 and North County Road 1287.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
12. Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park Addition, Section 17, being a replat of Lot 1, Block 1, West 191 Industrial Park, Section 8, City and County of Midland, Texas. Generally located on the north side of State Highway 191, approximately 2,183 feet west of Westlake Road. **(DISTRICT 4) (DEVELOPMENT SERVICES)**

13. Motion approving, with staff's recommended conditions, a Preliminary Plat of Crossroads Addition, Section 2, being a 12.91-acre tract of land located in the northeast quarter of Section 31, Block 40, T-1-S, T&P RY Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500-feet west of North County Road 1280.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Landon J. Ochoa
Planning Division Manager
Department of Development Services

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

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
August 4, 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 3:34 p.m., August 04, 2025.

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

Commissioners absent: Aaron Hunter, Abraham Bejil

Staff members present: Landon Ochoa, Alexis M. Martinez, Beatriz Quezada, Britton Murry, Lori Elliott, Angelina Bettanini

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 the Planning and Zoning meeting minutes from July 21, 2025.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

3. Motion approving a Final Plat of Sheriff Gary Painter Subdivision, being a 236.34-acre tract of land located in the east half of Section 4, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140.) **(EXTRATERRITORIAL JURISDICTION)**
(DEVELOPMENT SERVICES)

Item pulled by staff; no action taken.

4. Motion approving a Final Plat of IDEA Henry School Addition, being a plat of a 26.8621-acre tract of land located in Section 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Briarwood Avenue and Navasota Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

5. Motion approving a Final Plat of Timber Wolf Estates, Section 2, being a replat of the west 2 acres of Lot 13, Block 1, Timber Wolf Estates, City of Midland, Martin County, Texas. (Generally located at the northwest corner of the intersection of Jadan Kate Road and Elkins Road.) (Council District 1) **(DEVELOPMENT SERVICES) (DISTRICT 1) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

6. Motion approving a Final Plat of Buckeye Addition, being an 8.84-acre tract of land located in Section 3, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Cotton Flat Road and West Francis Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

7. Motion approving a Final 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)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

PUBLIC HEARINGS

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

8. Hold a public hearing and consider a request by Maverick Engineering, on behalf of Planet Paintless, for a Zone Change from RR, Regional Retail District, to C, Commercial District, on a 0.96-acre tract of land out of the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of West Wall Street, approximately 85 feet north of Front Street.) **(DISTRICT 2)**
(DEVELOPMENT SERVICES)

Planner Beatriz Quezada presented this item.

The public Hearing was opened at 3:40 p.m.

No one wished to speak on this item.

The public hearing was closed at 3:41 p.m.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

MISCELLANEOUS

9. Motion approving, with staff's recommended conditions, a Preliminary Plat of Midland Heights Addition, Section 6, being a replat of Block 17, Resurvey of Midland Heights Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Connell Street and West New Jersey Avenue.) **(DISTRICT 2)**
(DEVELOPMENT SERVICES)

J. Brian Martin moved to approve this request; seconded by Brennan Berry.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

10. Motion approving a request for a 30-Day Extension request for a proposed Preliminary Plat of Crossroads Addition, Section 2, being a 12.91-acre tract of land located in the northeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500-feet west of North County Road 1280.) **(EXTRATERRITORIAL JURISDICTION)**
(DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

With no further items or business to come before the Commission, Chair Bejil adjourned the meeting at 3:47 p.m.

Abraham Bejil, Chair

Date



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

6/11/25

Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: August 18, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

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

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District

Preliminary Plat Approval:

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

This preliminary plat was approved on July 7, 2025, Planning and Zoning Commission.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: State HWY 158 and State HWY 191 Frontage road are TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 30" water exists northeast of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

DIMENSION: * * * OTHER: * * *

Transportation: (Approved)

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 and 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

Addressing Review: (Approved)

No revisions needed.

Planning: (Approved)

Staff recommends approval of the Final Plat of West Fork Addition, Section 5.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation

OFFICE USE ONLY



Final Plat Application

Project Number: 846-24-0794

Case Number: _____

Proposed Subdivision Plat Name: WEST FORK ADDITION, SECTION 5

Legal Description: BEING A REPLAT OF LOTS 10 AND 12, BLOCK 1, WEST FORK ADDITION, SECTION 3, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: CG 191 AND 158 LLC

Phone (214) 335-4702

Email
coy@laramie-inv.com

Address 1901 N AKARD ST

City DALLAS

State TX

Zip 75201

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Phone (432) 262-0999

Email
amellen@maverick-eng.com

Printed Name: ANDREW MELLEN

Address 1909 W WALL STREET, SUITE K

City MIDLAND

State TX

Zip 79701

Reason for Platting: TO ADD PARKING AND TO ACCOMMODATE A NEW DEVELOPMENT SITE PLAN

Plat Information

Total Acreage: 2.315

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

Number of Lots: 3

Number of Multi-Family Dwelling Units:

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): Coy Haynes Date: 7/18/2025

Property Owner (printed): Coy Haynes

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.

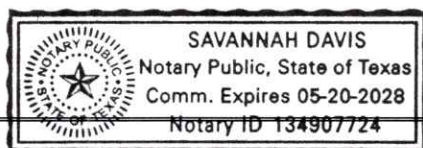
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Andrew Mellen
Authorized Agent (signature)

Subscribed and sworn to before me, this 22nd day of July, 20 25, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY		
☐ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☐ Mylar	☒ 1 Copy of Plat (11x17)	☐ CADD File
☒ Application Fee	☒ Title Opinion	☐ Public Improvement
Check # <u>5465</u>	☒ Tax Certificates	☒ Recording Fee
☒ Groundwater Availability Forms <u>N/A</u>		Check # <u>5466</u>
Received By: <u>Brian [Signature]</u>		Date: <u>JUN 2 2025</u>

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

BY:

Revised 5/18/2025

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



 DENOTES 1/2-INCH IRON ROD WIRED PLASTIC CAP "HARBURK FRM #10194154"
 TxDOT TYPE 1 CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
 DENOTES PROPOSED LOT CORNER
 BOUNDARY LINE
 EXISTING PROPERTY LINE
 EXISTING SECTION LINE
 EXISTING EASEMENT LINE
 PROPOSED EASEMENT LINE
 CITY LIMITS LINE
 OR, H.C.T.
 DEED RECORDS, MIDLAND CO., TX
 DEED RECORDS, MIDLAND CO., TX
 PLAT RECORDS, MIDLAND CO., TX

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS CG 191 and 138 LLC is THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 35, BLOCK 40, T-4-S, R-6E, NE COR. SURBERY, CITY/COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT CG 191 and 138, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WEST FORK ADDITION, SECTION 35 OF A MIDLAND, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREIN.

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

Gay Hargis
BY CG PARTNERS OWNER CG 191 AND 138 LLC

KNOW ALL MEN BY THESE PRESENTS:

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

Gregory W. Shoults

GREGORY W. SHOULTS RPLS3536
MAYNECK ENGINEERING, TX R010194514
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701

STATE OF TEXAS
COUNTY OF MIDLAND
5536



FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C02009, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

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

SELLING A PORTION OF THIS ADJACENT BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND IMPOSITIONS OF UTILITIES AND BUILDING PERMITS.

2. APPROVAL OF A SITE PLAN BY THE CITY OF MILWAUKEE MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT OR TRACT OF LAND DESCRIBED HEREIN.

3. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED IF THE CITY OF MILWAUKEE AS SUCH CITY AS OF THE REPRESENTED LOTS ARE APPROPRIATE FOR SUBDIVISION INTO MORE THAN ONE LOT OR IF THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLANNING, IMPLEMENTATION AND COLLECTION OF IMPROVEMENTS. IMPROVEMENTS MAY INCLUDE BUT NOT BE LIMITED TO: TRUNKLINE, SIDEWALKS, STREETS OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASED.

5. LOTS 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A, 30A, 31A, 32A, 33A, 34A, 35A, 36A, 37A, 38A, 39A, 40A, 41A, 42A, 43A, 44A, 45A, 46A, 47A, 48A, 49A, 50A, 51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 69A, 70A, 71A, 72A, 73A, 74A, 75A, 76A, 77A, 78A, 79A, 80A, 81A, 82A, 83A, 84A, 85A, 86A, 87A, 88A, 89A, 90A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 112A, 113A, 114A, 115A, 116A, 117A, 118A, 119A, 120A, 121A, 122A, 123A, 124A, 125A, 126A, 127A, 128A, 129A, 130A, 131A, 132A, 133A, 134A, 135A, 136A, 137A, 138A, 139A, 140A, 141A, 142A, 143A, 144A, 145A, 146A, 147A, 148A, 149A, 150A, 151A, 152A, 153A, 154A, 155A, 156A, 157A, 158A, 159A, 160A, 161A, 162A, 163A, 164A, 165A, 166A, 167A, 168A, 169A, 170A, 171A, 172A, 173A, 174A, 175A, 176A, 177A, 178A, 179A, 180A, 181A, 182A, 183A, 184A, 185A, 186A, 187A, 188A, 189A, 190A, 191A, 192A, 193A, 194A, 195A, 196A, 197A, 198A, 199A, 200A, 201A, 202A, 203A, 204A, 205A, 206A, 207A, 208A, 209A, 210A, 211A, 212A, 213A, 214A, 215A, 216A, 217A, 218A, 219A, 220A, 221A, 222A, 223A, 224A, 225A, 226A, 227A, 228A, 229A, 230A, 231A, 232A, 233A, 234A, 235A, 236A, 237A, 238A, 239A, 240A, 241A, 242A, 243A, 244A, 245A, 246A, 247A, 248A, 249A, 250A, 251A, 252A, 253A, 254A, 255A, 256A, 257A, 258A, 259A, 260A, 261A, 262A, 263A, 264A, 265A, 266A, 267A, 268A, 269A, 270A, 271A, 272A, 273A, 274A, 275A, 276A, 277A, 278A, 279A, 280A, 281A, 282A, 283A, 284A, 285A, 286A, 287A, 288A, 289A, 290A, 291A, 292A, 293A, 294A, 295A, 296A, 297A, 298A, 299A, 300A, 301A, 302A, 303A, 304A, 305A, 306A, 307A, 308A, 309A, 310A, 311A, 312A, 313A, 314A, 315A, 316A, 317A, 318A, 319A, 320A, 321A, 322A, 323A, 324A, 325A, 326A, 327A, 328A, 329A, 330A, 331A, 332A, 333A, 334A, 335A, 336A, 337A, 338A, 339A, 340A, 341A, 342A, 343A, 344A, 345A, 346A, 347A, 348A, 349A, 350A, 351A, 352A, 353A, 354A, 355A, 356A, 357A, 358A, 359A, 360A, 361A, 362A, 363A, 364A, 365A, 366A, 367A, 368A, 369A, 370A, 371A, 372A, 373A, 374A, 375A, 376A, 377A, 378A, 379A, 380A, 381A, 382A, 383A, 384A, 385A, 386A, 387A, 388A, 389A, 390A, 391A, 392A, 393A, 394A, 395A, 396A, 397A, 398A, 399A, 400A, 401A, 402A, 403A, 404A, 405A, 406A, 407A, 408A, 409A, 410A, 411A, 412A, 413A, 414A, 415A, 416A, 417A, 418A, 419A, 420A, 421A, 422A, 423A, 424A, 425A, 426A, 427A, 428A, 429A, 430A, 431A, 432A, 433A, 434A, 435A, 436A, 437A, 438A, 439A, 440A, 441A, 442A, 443A, 444A, 445A, 446A, 447A, 448A, 449A, 450A, 451A, 452A, 453A, 454A, 455A, 456A, 457A, 458A, 459A, 460A, 461A, 462A, 463A, 464A, 465A, 466A, 467A, 468A, 469A, 470A, 471A, 472A, 473A, 474A, 475A, 476A, 477A, 478A, 479A, 480A, 481A, 482A, 483A, 484A, 485A, 486A, 487A, 488A, 489A, 490A, 491A, 492A, 493A, 494A, 495A, 496A, 497A, 498A, 499A, 500A, 501A, 502A, 503A, 504A, 505A, 506A, 507A, 508A, 509A, 510A, 511A, 512A, 513A, 514A, 515A, 516A, 517A, 518A, 519A, 520A, 521A, 522A, 523A, 524A, 525A, 526A, 527A, 528A, 529A, 530A, 531A, 532A, 533A, 534A, 535A, 536A, 537A, 538A, 539A, 540A, 541A, 542A, 543A, 544A, 545A, 546A, 547A, 548A, 549A, 550A, 551A, 552A, 553A, 554A, 555A, 556A, 557A, 558A, 559A, 560A, 561A, 562A, 563A, 564A, 565A, 566A, 567A, 568A, 569A, 570A, 571A, 572A, 573A, 574A, 575A, 576A, 577A, 578A, 579A, 580A, 581A, 582A, 583A, 584A, 585A, 586A, 587A, 588A, 589A, 590A, 591A, 592A, 593A, 594A, 595A, 596A, 597A, 598A, 599A, 600A, 601A, 602A, 603A, 604A, 605A, 606A, 607A, 608A, 609A, 610A, 611A, 612A, 613A, 614A, 615A, 616A, 617A, 618A, 619A, 620A, 621A, 622A, 623A, 624A, 625A, 626A, 627A, 628A, 629A, 630A, 631A, 632A, 633A, 634A, 635A, 636A, 637A, 638A, 639A, 640A, 641A, 642A, 643A, 644A, 645A, 646A, 647A, 648A, 649A, 650A, 651A, 652A, 653A, 654A, 655A, 656A, 657A, 658A, 659A, 660A, 661A, 662A, 663A, 664A, 665A, 666A

1. BASIS OF READING: COORDINATES, DISTANCE AND AREA: ARE A LAMBERT CONIC PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83. U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (photos) OF $-0^{\circ}56'51.02''$ AND A COMBINED SCALE FACTOR OF 0.99998361. AT A TX DOT ALUMINUM CAN CORNER MARK LOCATED AT N 10493706.99, E 1726246.47, U 2266582.8
2. 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 1019451" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
3. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.

THIS PLAY HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES

Mark Lieb

BT _____

Jerry Underwood

AT&T _____

BT _____

Laura Morley

CITICORP _____

gr _____

Luis Mondine

AT&T _____

BT _____

Ruben Guerra

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2015
BY _____

FOR APPROVAL BY THE COMMISSION:

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

LONDON OCHOA, SECRETARY



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

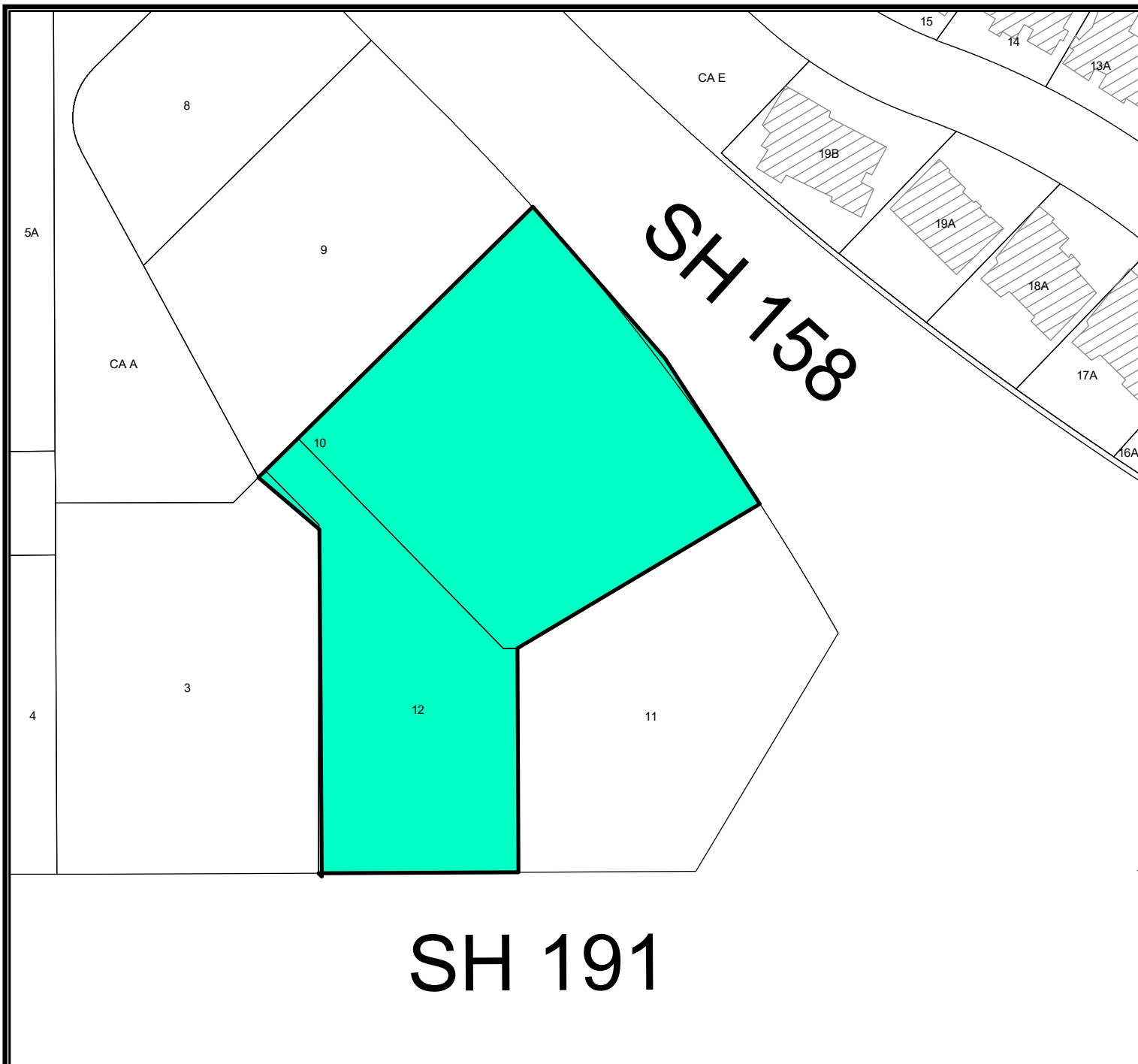
PROPERTY OWNER
CG 191 AND 15B LLC
1901 N AKARD ST
DALLAS, TX 75201
DEED INSTRUMENT #2022-10314
D.R.M.C.T.
COY HAYNES

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

**WEST FORK ADDITION,
SECTION 5**



Location Map

SUB-24-0794

Scale: 1" = 800'

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

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

PACKET

Page 3.15

LEGEND

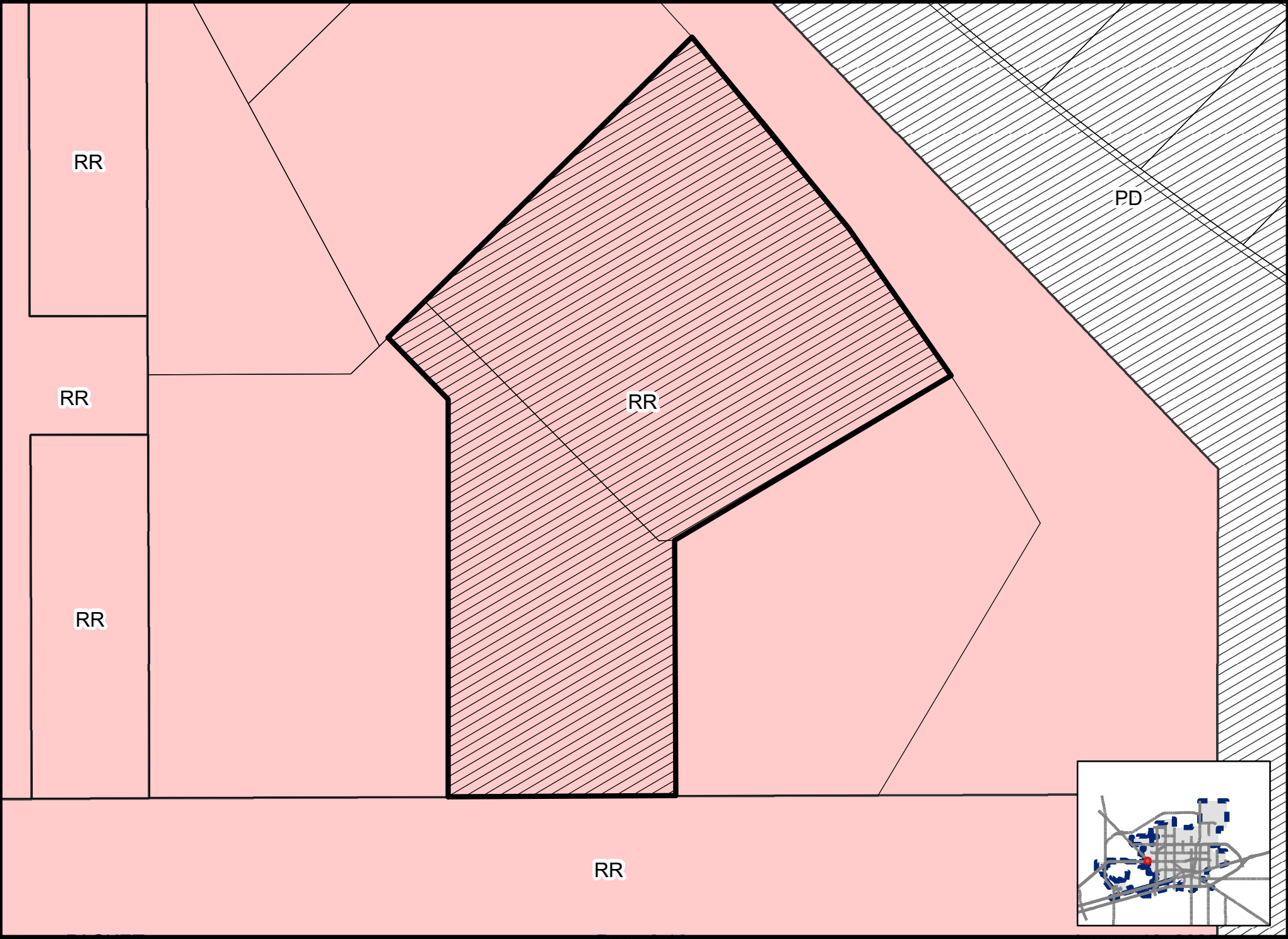
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

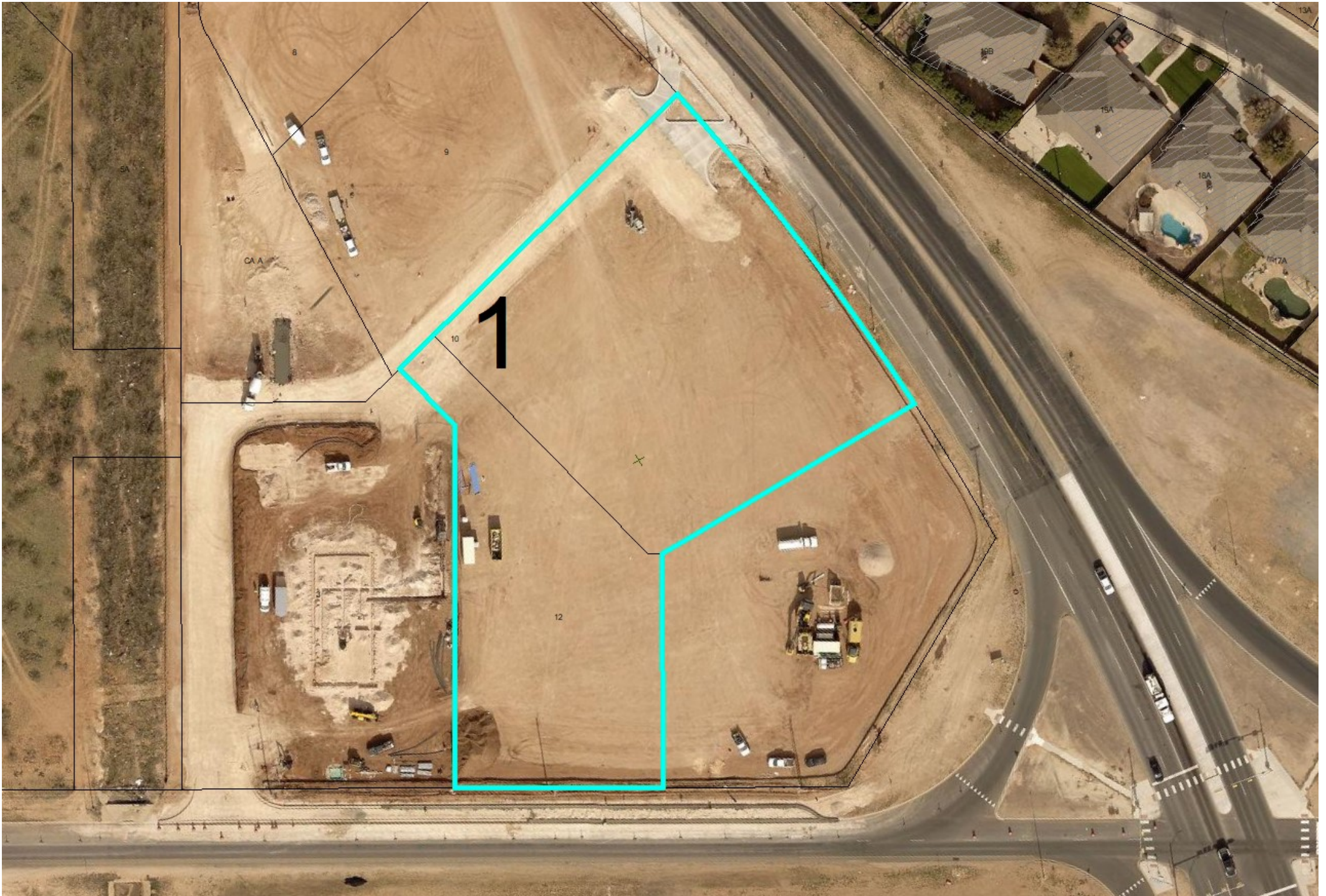


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS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

August 18, 2025







FINAL PLAT WEST FORK ADDITION, SECTION 5

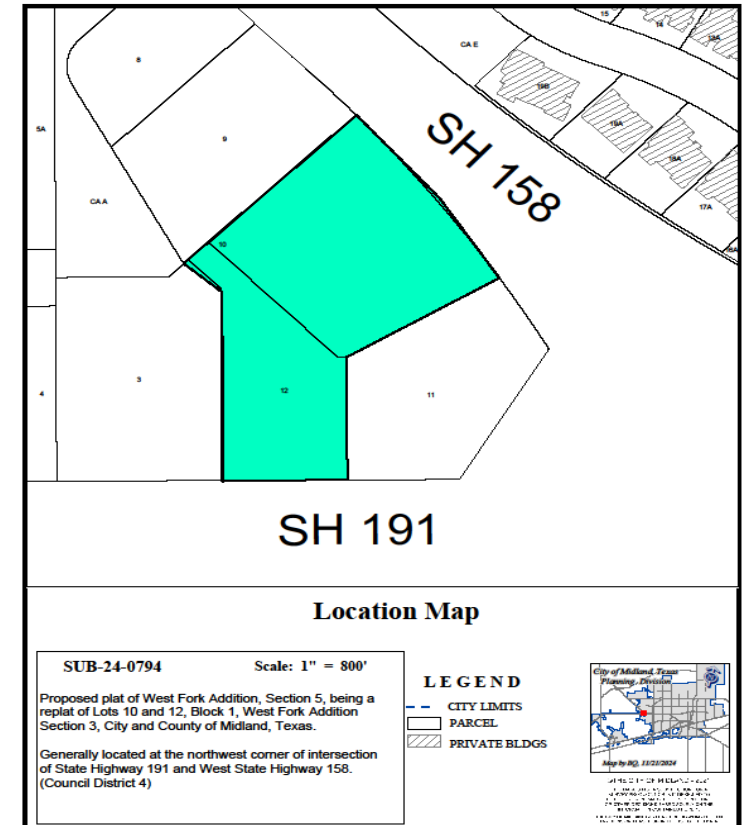


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** CG 191 and 158, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 6401 West State Highway 158 and 6406 State Highway 191 (Council District 4)
- **Reason for Request:** To provide additional space for parking

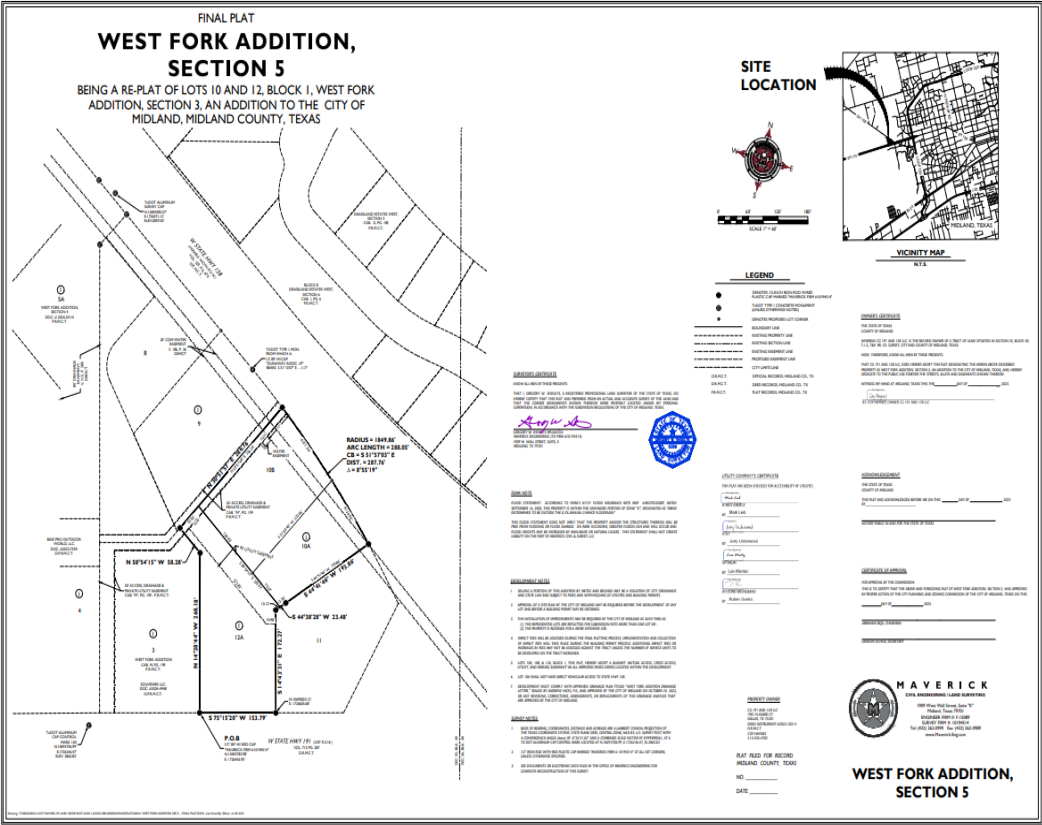


2



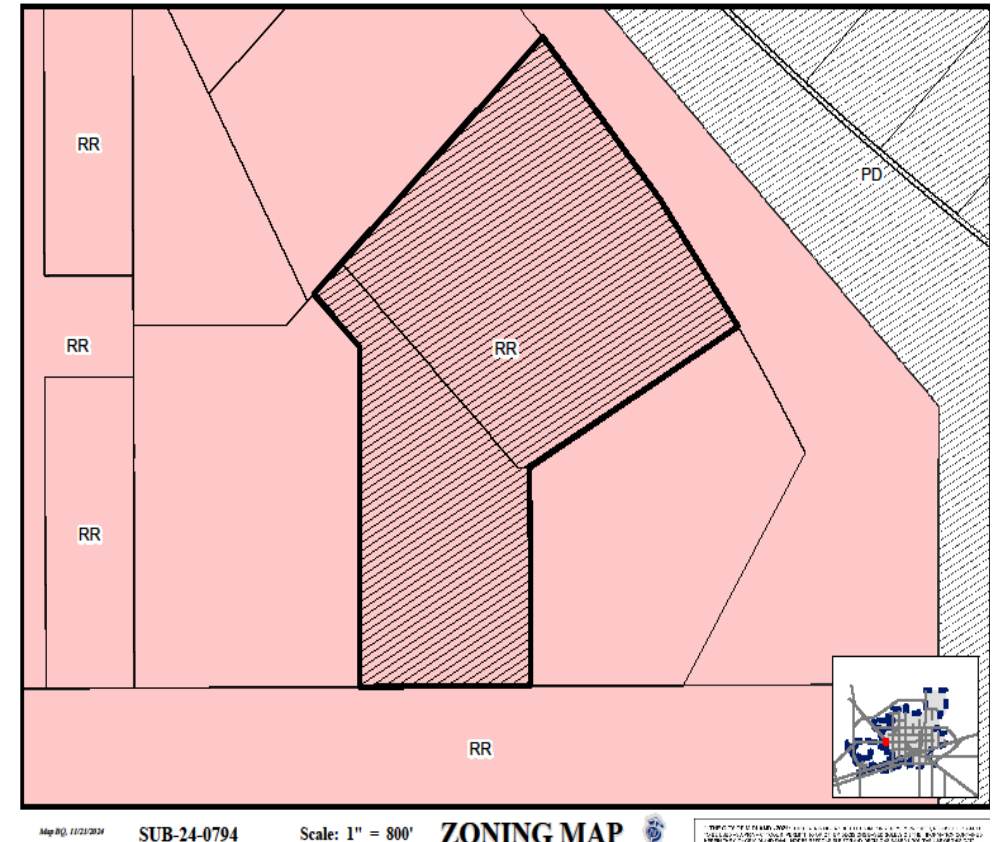
PLAT DETAILS

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



ZONING

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



4

LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North/West:** Vacant
 - **South:** State Highway 191
 - **East:** Residential
- **Proposed Use:** Commercial

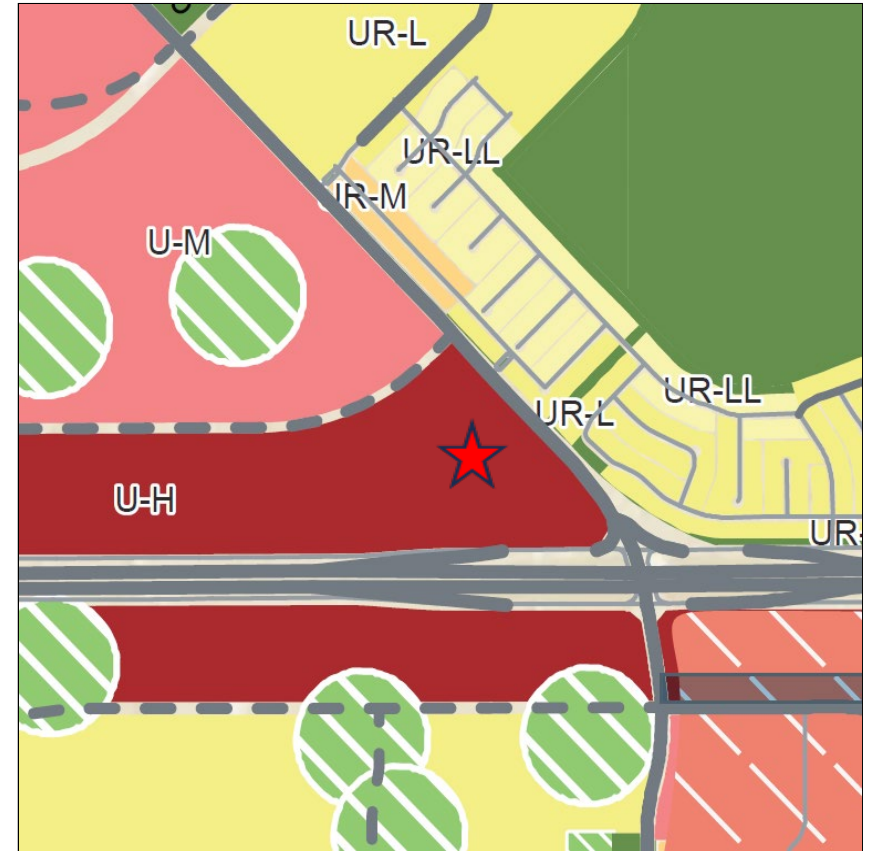


5



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- The preliminary plat was approved by the Planning and Zoning Commission on July 7, 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: August 18, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving a Final Plat of Grafaland, Section 8, being a replat of Lot 1A, Block 23, Grafaland, Section 7, City and County of Midland, Texas. (Generally located on the south side of Bedford Drive, approximately 80 feet east of East Broadway Street.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

SF-1, Single Family Dwelling District

Preliminary Plat Approval:

SEER Land Surveying, on behalf of Thomas Favrot III and Elizabeth Favrot, is requesting to replat a property located at 1509 Bedford Drive into two lots in order to facilitate the sale of the second lot.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: Bedford 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. 8" water exists in Bedford Street N of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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

Transportation: (Approved)

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas Issues.

Building Code: (Approved)

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

GIS: (Approved)

No comments

Addressing Review: (Approved)

No Revisions Needed.

Planning: (Approved)

Staff recommends approval of the Final Plat of Grafaland, Section 8.

Attachments:

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

OFFICE USE ONLY



Final Plat Application

Project Number: SUB-25-0847

Case Number: _____

Proposed Subdivision Plat Name: Grafaland, Section 8

Legal Description: Being a re-plat of Lot 1A, Block 23, Grafaland, Section 7, City & County of Midland, Texas

Property Owner

Printed Name: Thomas III & Elizabeth Favrot

Phone (713.) 367.7119

Email

Address 1509 Bedford Drive

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: SEER Land Surveying (Paladin Huckaba)

Phone (432.) 226.7337

Email

Printed Name:

pal@seer-grp.com

Address PO Box 50193

City Midland

State TX

Zip 79710

Reason for Platting: _____

Re-subdivision of eastern lot for ownership purposes.

Plat Information

Total Acreage: 0.721

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

Number of Lots: 2

Number of Multi-Family Dwelling Units: 0

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

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

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'

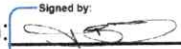
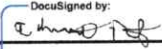
Mylar Recordation: This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. Tax certificates showing that no outstanding taxes remain for the property and a check made payable to 'Midland County Clerk' must be provided at submittal. 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: 06.24.2025

Property Owner (printed): Thomas III & Elizabeth Favrot

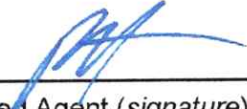
The Final Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application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

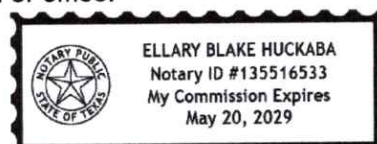
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Paladin Huckaba who, being by me duly sworn, upon oath says: That (s)he is authorized by Thomas III & Elizabeth Favrot, 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 22nd day of July, 20 25, to certify which witness my hand and seal of office.




NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☐ CADD File
☐ Application Fee	☒ Title Opinion	☐ Public Improvement
Check # <u>1006</u>	☒ Tax Certificates	☒ Recording Fee
☐ Groundwater Availability Forms		Check # <u>1007</u>
Received By: <u>B. J. O'Neil</u>		Date: <u>RECEIVED</u>

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

BY:

Revised 5/18/2025

VICINITY MAP (NTS)

SUBJECT SITE

GRAFALAND SECTION 8

BEING A RE-PLAT OF LOT 1A, BLOCK 23, GRAFALAND SECTION 7, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS

LEGEND

- ROW ROD FOUND WITH RED PLASTIC CAP MARKED "MIDLAND FIRE DEPT."
- ROW ROD FOUND DETAIL NOTED
- CALCULATED LOT CORNER (FALLS IN CHAIN WALL)
- SET SOWE MAIL
- PLAT RECORDS, MIDLAND CO., TX
- BOUNDARY LINE
- ADJACENT PROPERTY LINES
- BUILDING SETBACK LINE

DEVELOPMENT NOTES

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

SURVEY NOTES

- BASES OF BEARING, COORDINATES, DISTANCE AND ACRES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83), GEODETIC U.S. SURVEY FOOT, WITH A CONVERGENCE ANGLE, CHECKED BY B = -0°25'46.84" AND A CONVERSION SCALE FACTOR OF 0.999998111 AT REFERENCE POINT NGS "MIDLAND".
- 1/2" IRON ROD WITH BLUE PLASTIC CAP MARKED "SEER FIRM # 10704934" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF SEER LAND SURVEYING FOR A COMPLETE RECONSTRUCTION OF THIS SURVEY.
- LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROPRIATE BASED UPON OBSERVED EXISTING SURFACE CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL-BIT SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED. CALL 1-800-80-TESTS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #43020001P, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE DESIGNATED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

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

APPROPRIATE OF APPROVAL

FOR APPROVAL BY THE COMMISSIONER:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GRAFALAND SECTION 8, WAS APPROVED BY JOINT ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS _____ DAY OF _____, 2025.

 ASHLEY BEAL, CHAIRMAN

 ANDREW BOWEN, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

 Mark Lieb
 ATMOS ENERGY | BY -

 Jerry Underwood
 AT&T | BY -

 Luis Montez
 OPTIMUS | BY -

 Ruben Guerra
 ASTOUND BROADBAND | BY -

 Jeffrey R. Henderson
 DUKER ELECTRIC DELIVERY | BY -

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

PALADIN R. HUCKABA
 REGISTERED PROFESSIONAL LAND SURVEYOR #7027
 SEER LAND SURVEYING (TX FIRM #10704934)

MAY 27, 2025

OWNER'S CERTIFICATE

THE STATE OF TEXAS
 COUNTY OF MIDLAND

WHEREAS THE OWNER IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 31, BLOCK 30, 1-1-5, T&P BK. 10, SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THOMAS FAIVERT IS, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS GRAFALAND SECTION 8, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, DO HEREBY DESIGNATE TO THE PUBLIC USE THROUGH THE STREET, ALLEYWAY AND EASEMENT SHOWN THEREON, AND DO HEREBY GIVE AN EASEMENT OF RECORDS AND EGRESS TO THE CITY OF MIDLAND FOR GARAGE LOCATION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRUCK EASEMENTS AND ACCESS THEREIN, AND CONSENT SAGS EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOT LOTS, UNTIL THE EXACT LOCATION OF SAID CONSENTS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

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

BY THOMAS FAIVERT II

ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF MIDLAND

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

BY THOMAS FAIVERT II

PROPERTY OWNER

THOMAS II & ELIZABETH FAIVERT
 1001 BEDFORD DRIVE
 MIDLAND, TX 79701
 DEED INSTRUMENT #0222-288
 432.226.7337

OWNER'S CERTIFICATE

THE STATE OF TEXAS
 COUNTY OF MIDLAND

WHEREAS THE OWNER IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 31, BLOCK 30, 1-1-5, T&P BK. 10, SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ELIZABETH FAIVERT IS, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS GRAFALAND SECTION 8, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, DO HEREBY DESIGNATE TO THE PUBLIC USE THROUGH THE STREET, ALLEYWAY AND EASEMENT SHOWN THEREON, AND DO HEREBY GIVE AN EASEMENT OF RECORDS AND EGRESS TO THE CITY OF MIDLAND FOR GARAGE LOCATION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRUCK EASEMENTS AND ACCESS THEREIN, AND CONSENT SAGS EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOT LOTS, UNTIL THE EXACT LOCATION OF SAID CONSENTS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

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

BY ELIZABETH FAIVERT

ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF MIDLAND

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

BY ELIZABETH FAIVERT

TX FIRM #10704934
 WWW.SEEER-LANDSURVEYING.COM
 PO BOX 50793
 MIDLAND, TX 79770
 #7027@SEEER-LANDSURVEYING.COM
 432.226.7337

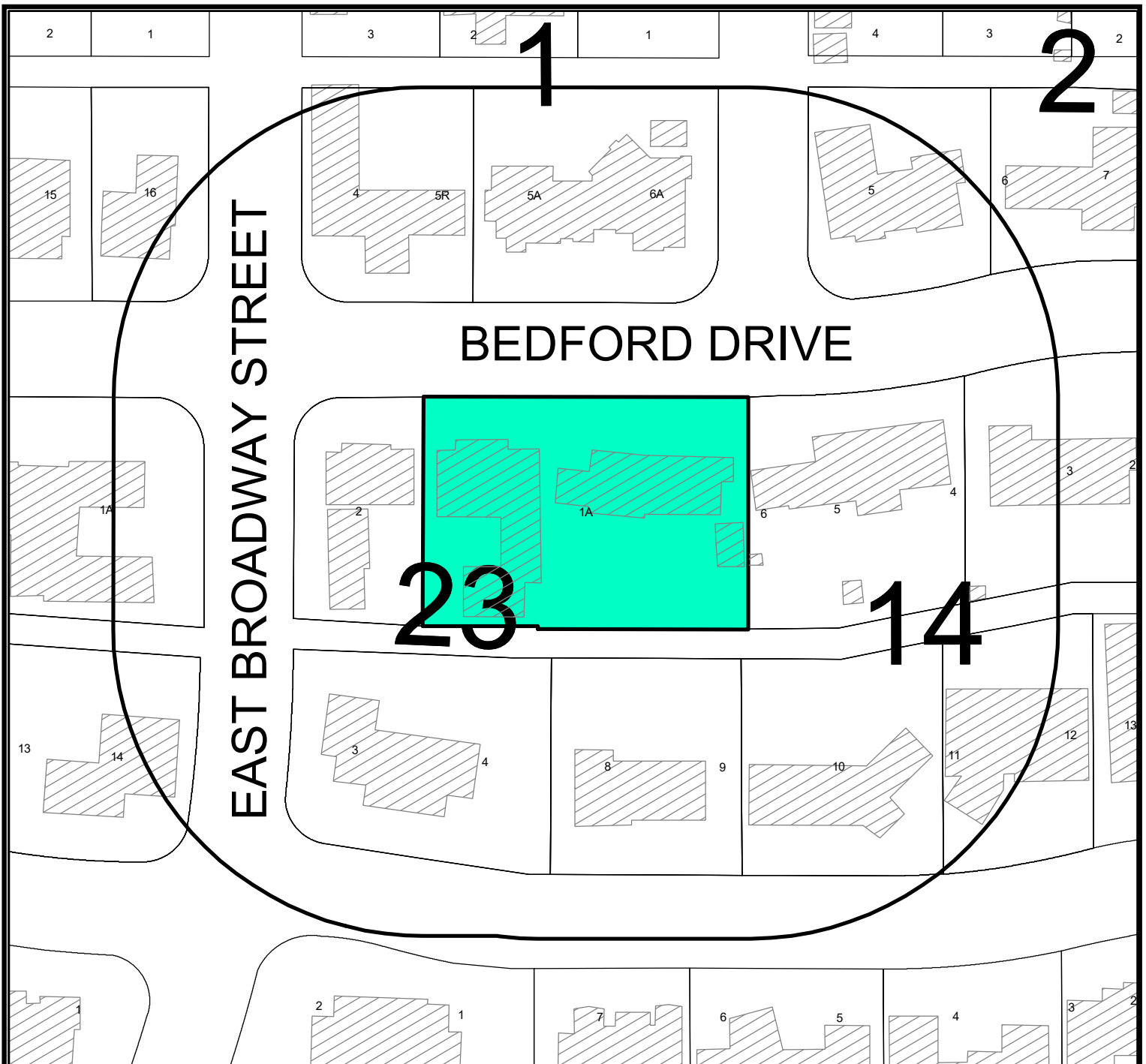
PLAT FILED FOR RECORD
 MIDLAND COUNTY, TEXAS

NO _____

DATE _____

SCALE: 1" = 20'

SEER LAND SURVEYING



Location Map

SUB-25-0847

Scale: 1" = 600'

Proposed plat of Grafaland, Section 8, being a replat of Lot 1A, Block 23, Grafaland, Section 7, City and County of Midland, Texas.

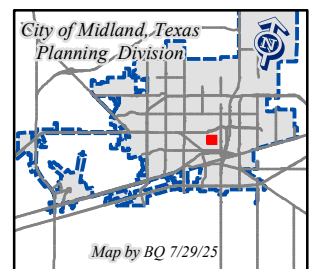
Generally located on the south side of Bedford Drive, approximately 80 feet east of East Broadway Street (Council District 3)

PACKET

Page 4.33

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

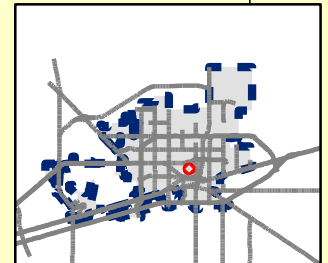
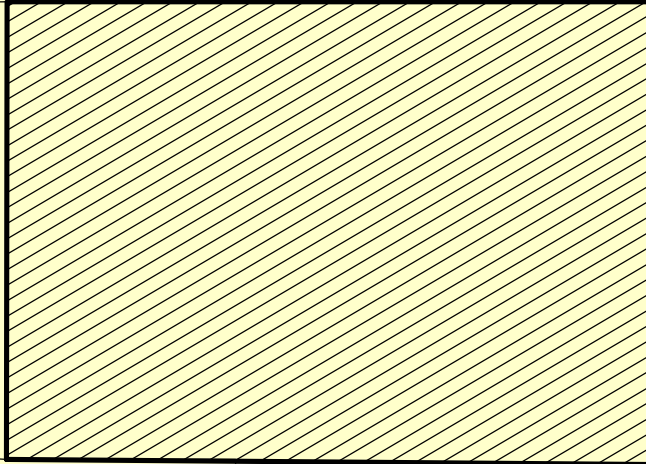
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

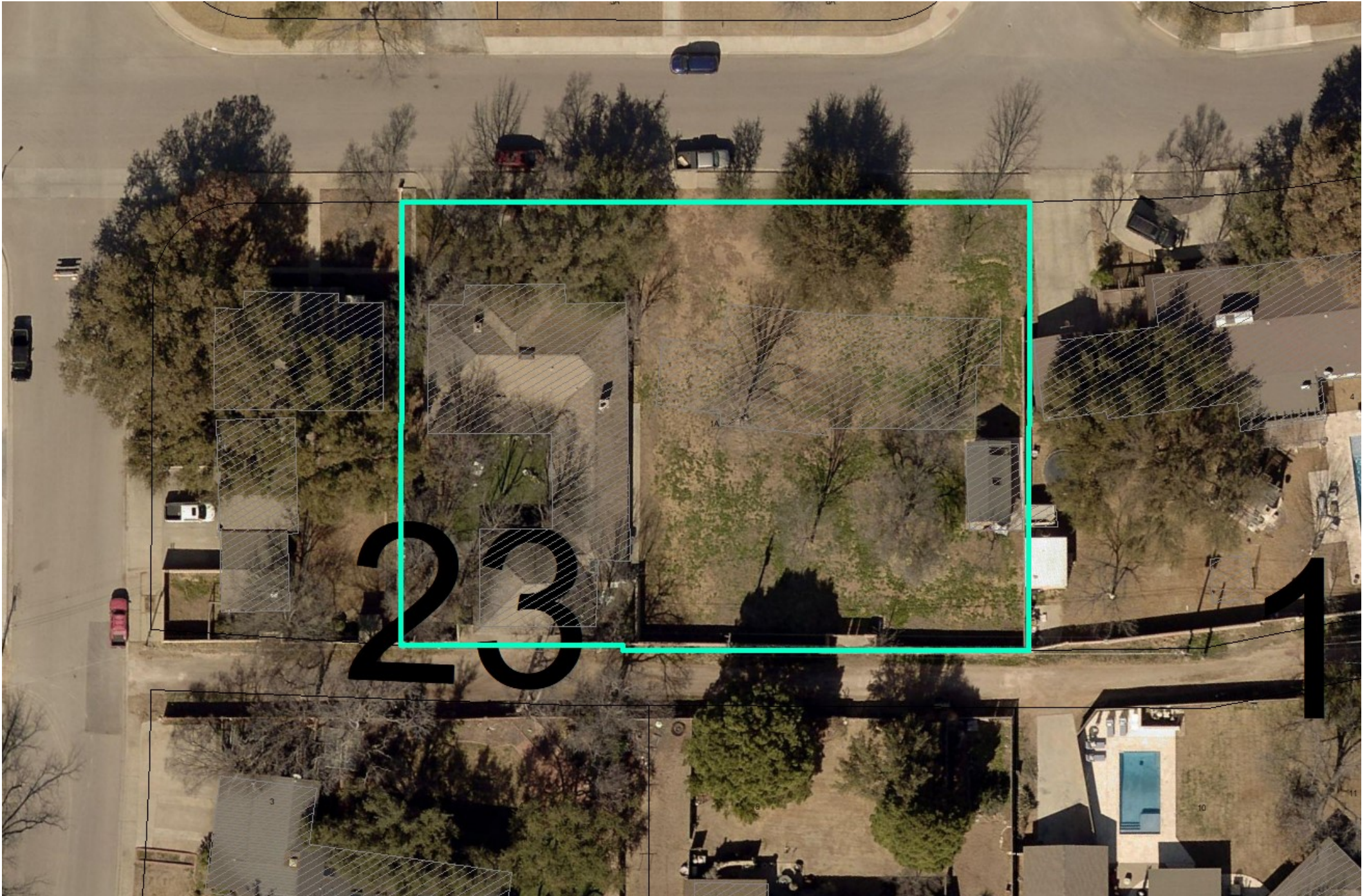
August 18, 2025

EAST BROADWAY ST

BEDFORD DR

SF1









FINAL PLAT GRAFALAND, SECTION 8

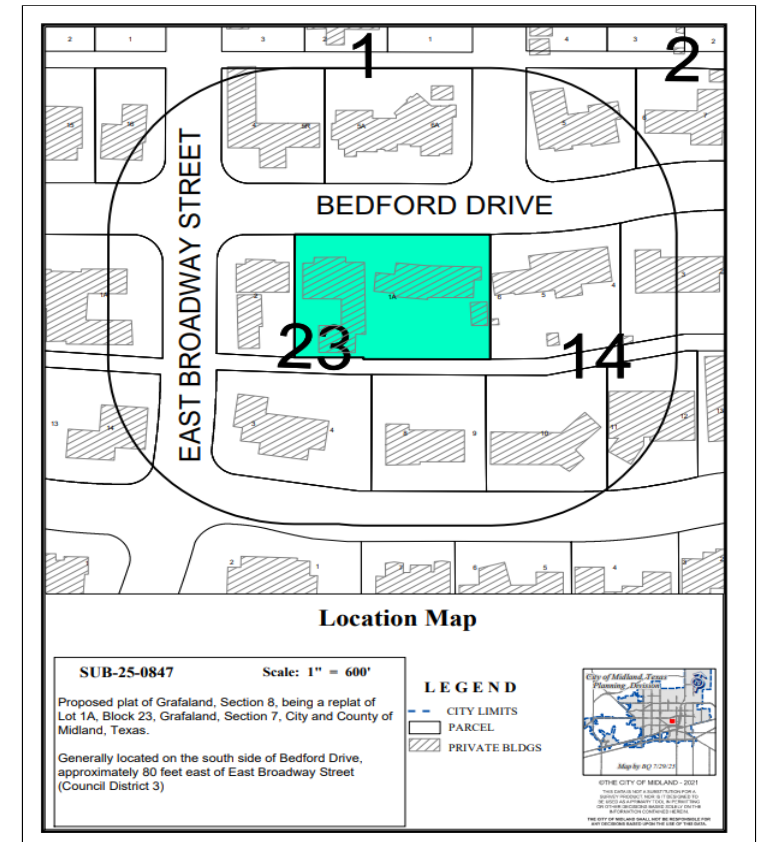


Visit Our Website

MIDLANDTEXAS.GOV

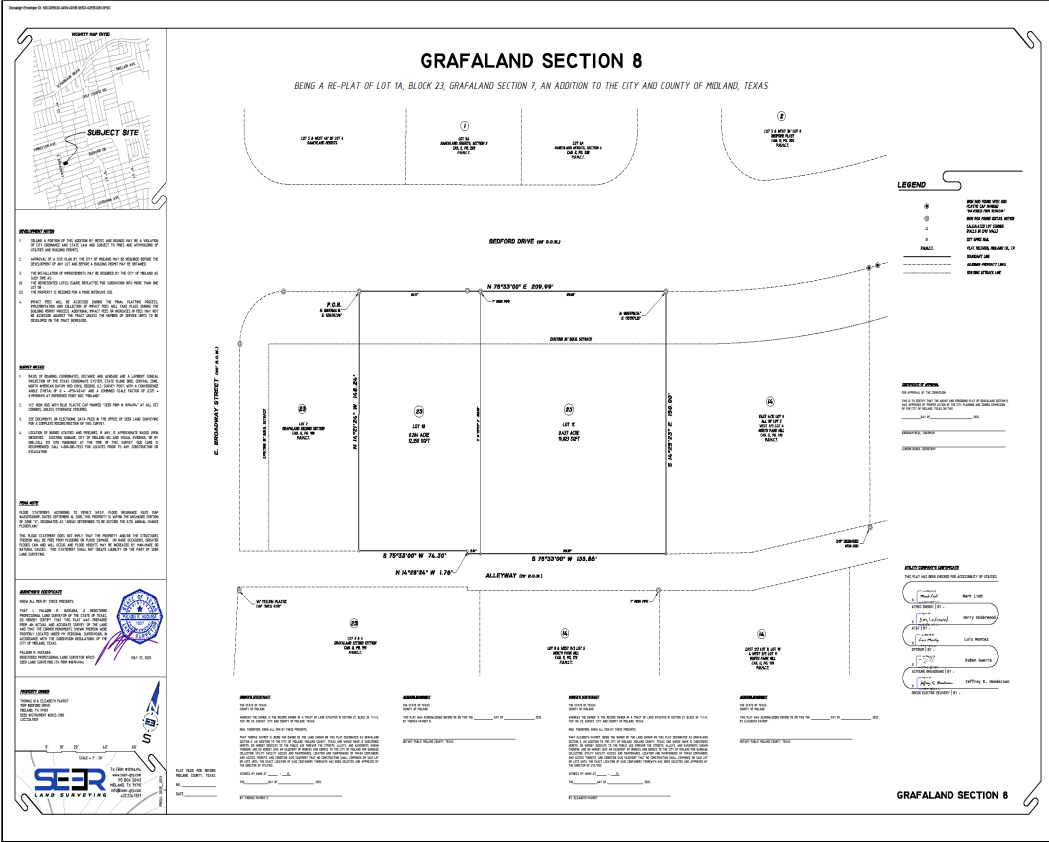
APPLICATION SUMMARY

- **Property Owner:** Thomas Favrot III and Elizabeth Favrot
- **Representative:** Paladin Huckaba, with SEER Land Surveying
- **Location:** 1509 Bedford Drive (District 3)
- **Reason for Request:** To facilitate the transfer of ownership



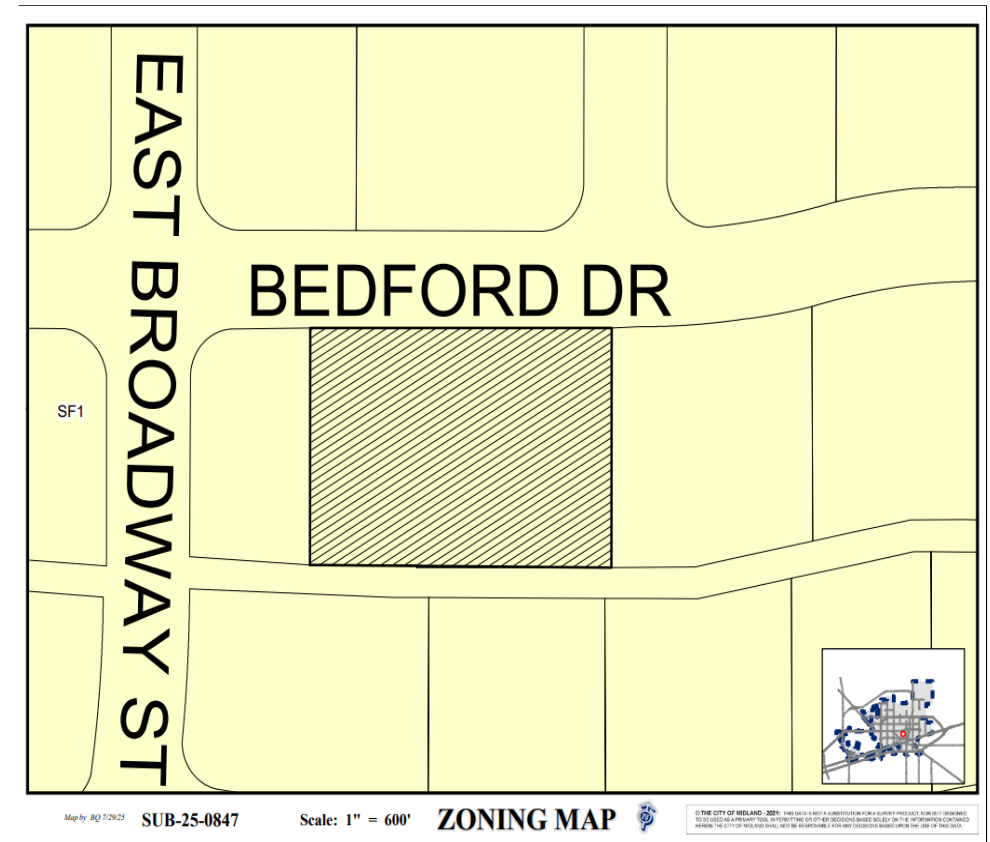
PLAT DETAILS

- Acreage: 0.721 acres
- Number of Existing Lots: 1
- Number Proposed Lots: 2



ZONING

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

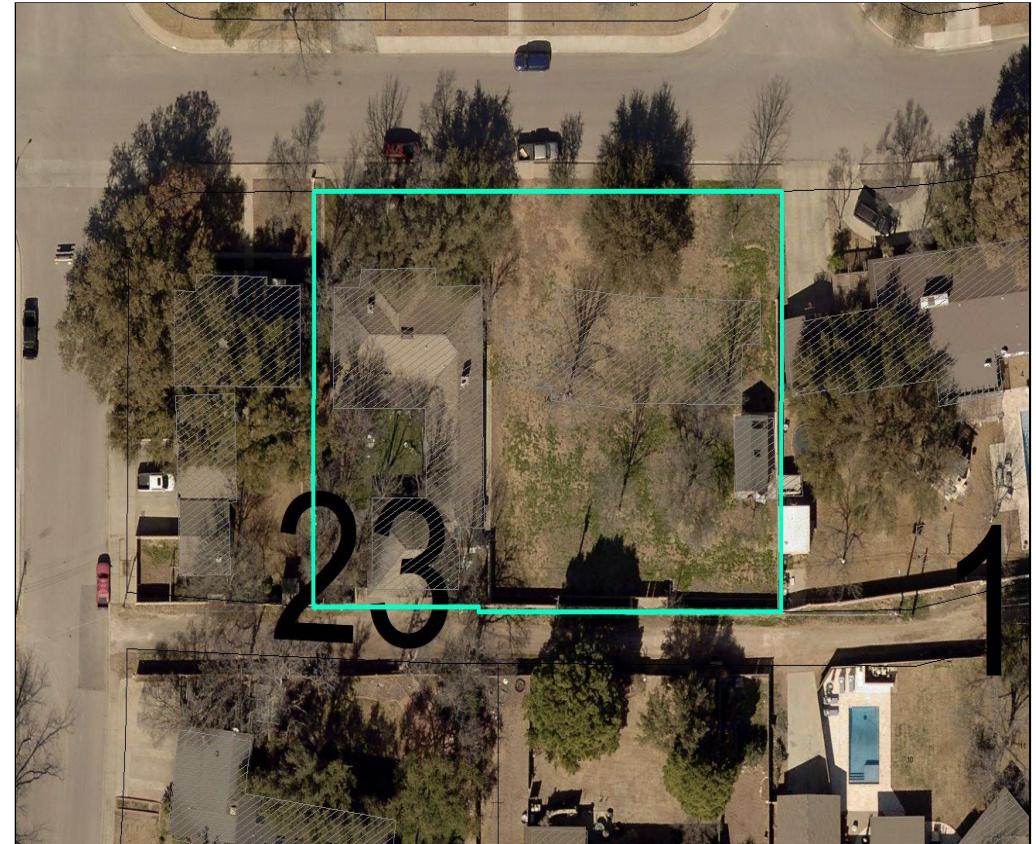


4



LAND USE

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



5





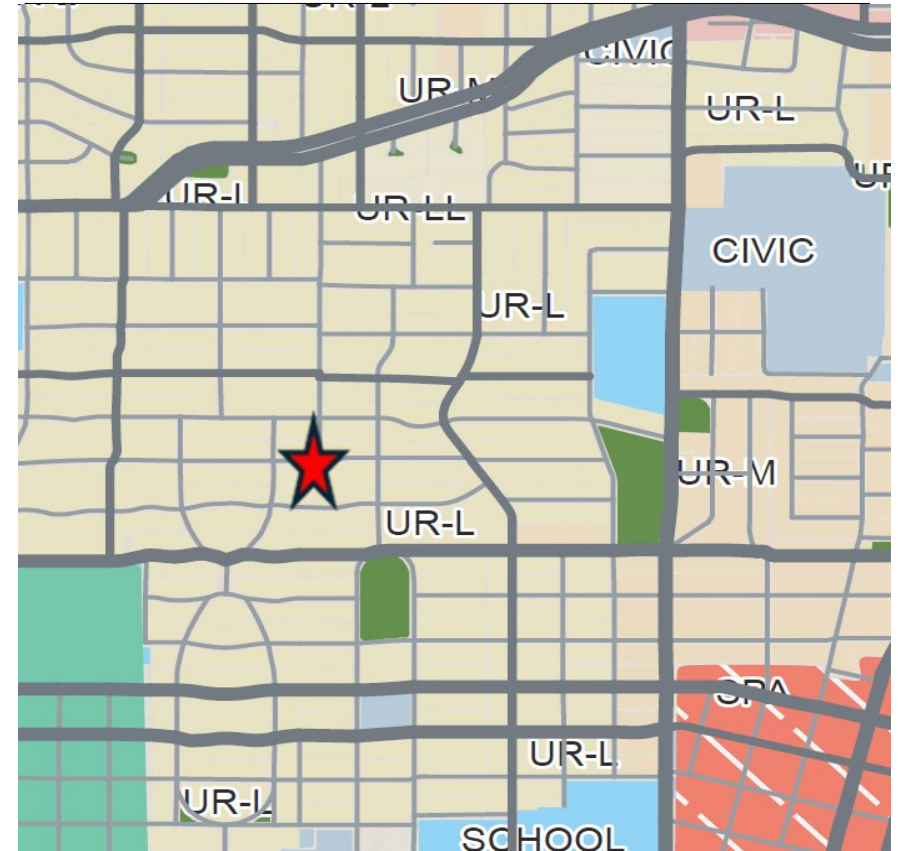
On Bedford Drive, Looking South

6



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Low (UR-L)
- **Supported Uses:** Single-family detached homes and small lot single-family homes
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



SHORT FORM

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

8



STAFF'S RECOMMENDATION

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

9



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: August 18, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving a Final Plat of West Way Addition, Section 6, being a replat of lots 4, 5, and 6, Block 1, West Way Addition, Section 4, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Hughes Street and West Golf Course Road.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

SF-1, Single-Family Dwelling District

Preliminary Plat Approval:

Maverick Engineering, on behalf of Terrell St Church of Christ Trustees, is requesting to replat a property located at 1701 Hughes Street into one lot in order to reconfigure the lot lines.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

WATER: 8" water exists in Hughes Street E of tract, okay as is. No public water improvements required. 12" water exists in Golf Course Street S of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 6" sewer exists in alley W of tract, okay as is. No public wastewater improvements required. 18" sewer exists in Golf Course Street 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. [For Applicant's Information Only.]

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

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

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues

Building Code: (Approved)

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

GIS: (Approved)

No comments.

ADDRESSING: (Approved)

No revisions needed, use same address on replat.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of West Way Addition, Section 6.

Attachments:

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

OFFICE USE ONLY



Final Plat Application

Project Number:

SUB 25-0851

Case Number:

Proposed Subdivision Plat Name: WEST WAY ADDITION, SECTION 6

Legal Description: BEING A REPLAT OF LOTS 4, 5, AND 6, BLOCK 1, WEST WAY ADDITION, SECTION 4, CITY AND COUNTY OR MIDLAND, TEXAS

Property Owner		Phone (432) 664-7500	
Printed Name: TERRELL ST CHURCH OF CHRIST TRUSTEES		Email mike.o@tallcityexp.com	
Address 1701 HUGHES STREET	City MIDLAND	State TX	Zip 79701

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

Representative (if acting as agent for property owner, see affidavit on page 2)		Phone (432) 262-0999	
Firm: MAVERICK ENGINEERING		Email amellen@maverick-eng.com	
Printed Name: ANDREW MELLEN			
Address 1909 W WALL STREET, SUITE K	City MIDLAND	State TX	Zip 79701

Reason for Platting: TO COMBINE INTO ONE LOT

Plat Information	Total Acreage: 0.670
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): Mike Oestmann Date: 7/8/2025

Property Owner (printed): Mike Oestmann

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.

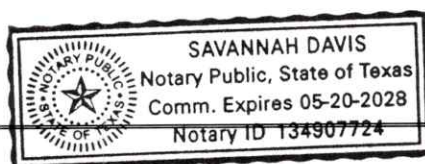
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Andrew Mellen who, being by me duly sworn, upon oath says: That (s)he is authorized by Terrell St Church of Christ Trustees, 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.

Andrew L. Mellen
Authorized Agent (signature)

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



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☒ CADD File
☒ Application Fee	☒ Title Opinion	☒ Public Improvement
Check # <u>5444</u>	☒ Tax Certificates	☒ Recording Fee
☐ Groundwater Availability Forms		Check # <u>5446</u>
Received By: <u>Bm</u>		RECEIVED
		Date: <u>JUL 22 2025</u>

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

Initial: _____

Revised 5/18/2025

WEST WAY ADDITION, SECTION 6

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, TERRELL ST CHURCH OF CHRIST TRUSTEES IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 21, BLOCK 38, T-1-S, R-10-W, COUNTY OF MIDLAND, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TERRELL ST CHURCH OF CHRIST TRUSTEES, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFTER DESCRIBED PROPERTY AS WEST WAY ADDITION, SECTION 6, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

By: Mark Lieb
Mark Lieb, Chairman

By: Walter Oestmann
Walter Oestmann, Secretary

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA NFIP, FLOOD INSURANCE RATE MAP #48329C088F, DATED SEPTEMBER 14, 2005, THIS PROPERTY IS WITHIN THE UNSHADDED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN".

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

DEVELOPMENT NOTES

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

By: Mark Lieb
Mark Lieb, Chairman

By: Walter Oestmann
Walter Oestmann, Secretary

By: Luis Montez
Luis Montez, Secretary

By: Ruben Guerra
Ruben Guerra, Secretary

SURVEY NOTES:

- BASE OF BEARING, COORDINATES, DISTANCE AND ACRES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (99m) OF -0°04'48" AND A CORRECTION SCALE FACTOR OF 0.99999911 AT NGS "MIDLAND".
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED ON VISUAL OBSERVATION. EXISTING EASEMENTS, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE (1) SET MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED. CALL 800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

By: Gregory W. Shoults
GREGORY W. SHOULTS, SURVEYOR
MAVERICK ENGINEERING, LTD. FIRM # 10194514
1701 W. WALL STREET, SUITE K
MIDLAND, TEXAS 79701
432-362-0999
DEED INST. #1971-4346

PROPERTY OWNER

TERRELL ST CHURCH OF CHRIST TRUSTEES
1701 W. WALL STREET, SUITE K
MIDLAND, TEXAS 79701
432-362-0999
DEED INST. #1971-4346

LEGEND

● SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"

○ FOUND MONUMENT AS NOTED

--- BOUNDARY LINE

--- PROPERTY LINES

○ P.R.M.C.T. OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX

○ P.M.C.T. PLAT RECORDS, MIDLAND CO., TX

MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM # 151089
SURVEY FIRM # 10194514
Tel: (432) 362-0999 Fax: (432) 362-0989
www.Maverick-Eng.com

**WEST WAY ADDITION,
SECTION 6**

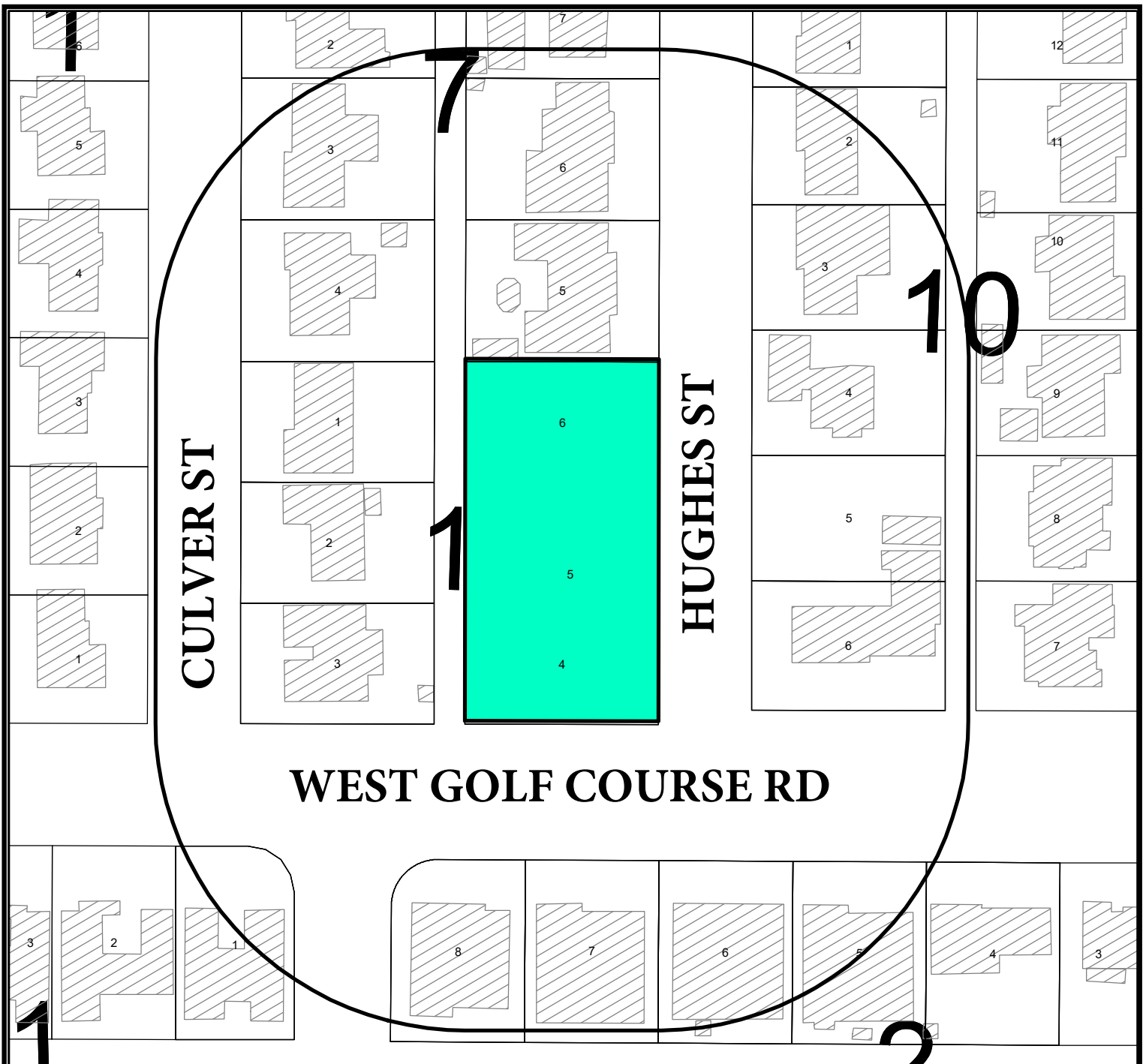
NO. _____

DATE _____

PACKET

Page 5.53

August 18, 2025



Location Map

SUB-25-0851

Scale: 1" = 93'

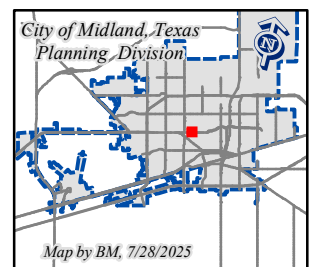
Proposed plat of West Way Addition, Section 6, being a replat of lots 4, 5, and 6, Block 1, West Way Addition, Section 4, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of Hughes Street and West Golf Course Road. (Council District 3)

PACKET

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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CULVER ST

HUGHES ST

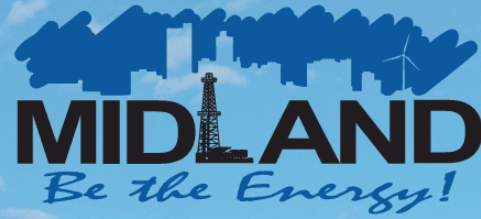
SF1

SF1









FINAL PLAT WESTWAY ADDITION, SECTION 6

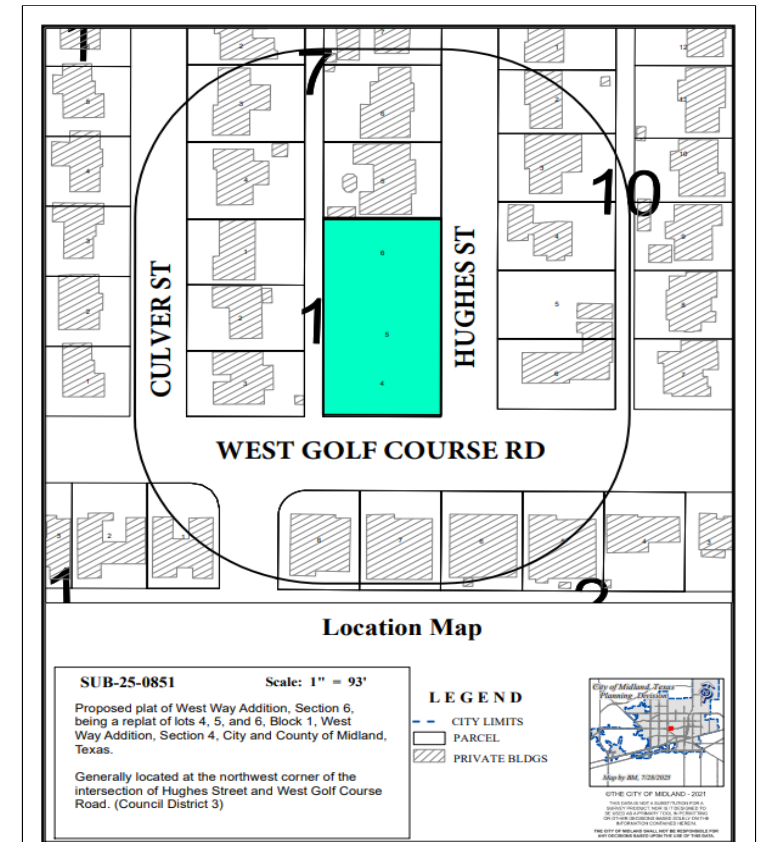


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APPLICATION SUMMARY

- **Property Owner/Developer:** Terrell St Church of Christ
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 1701 Hughes Street (Council District 3)
- **Reason for Request:** Platting to reconfigure lot lines

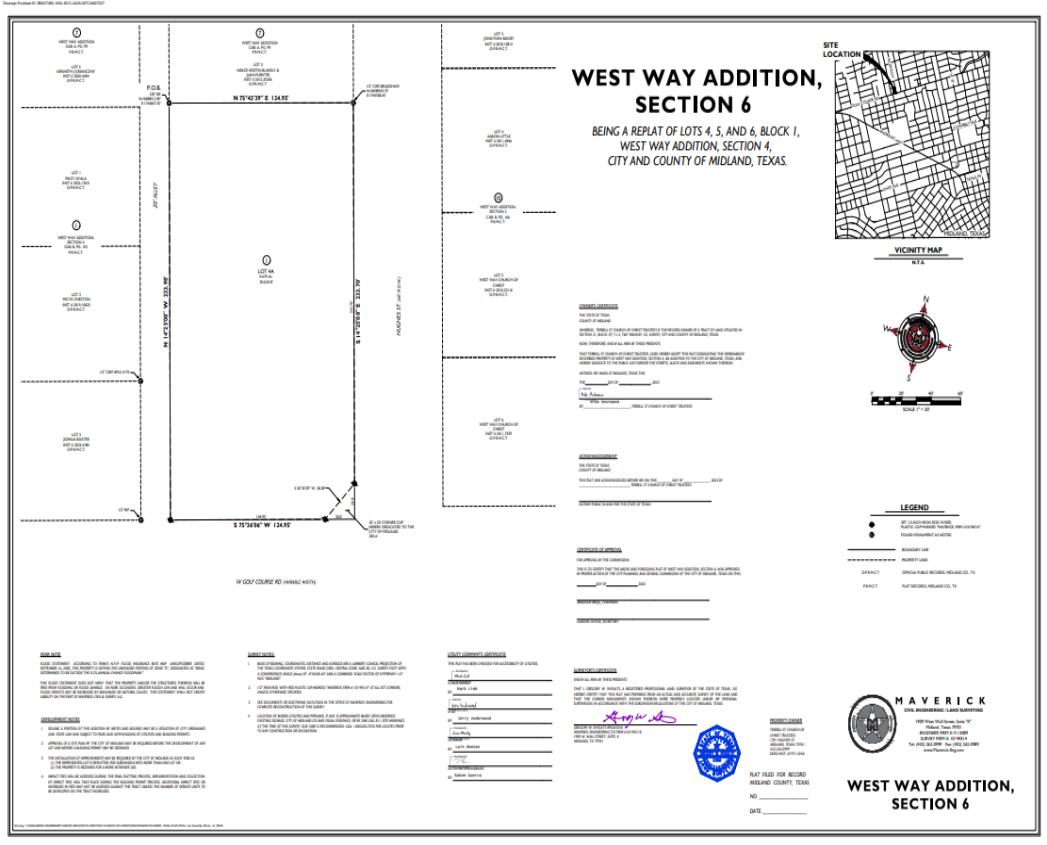


2



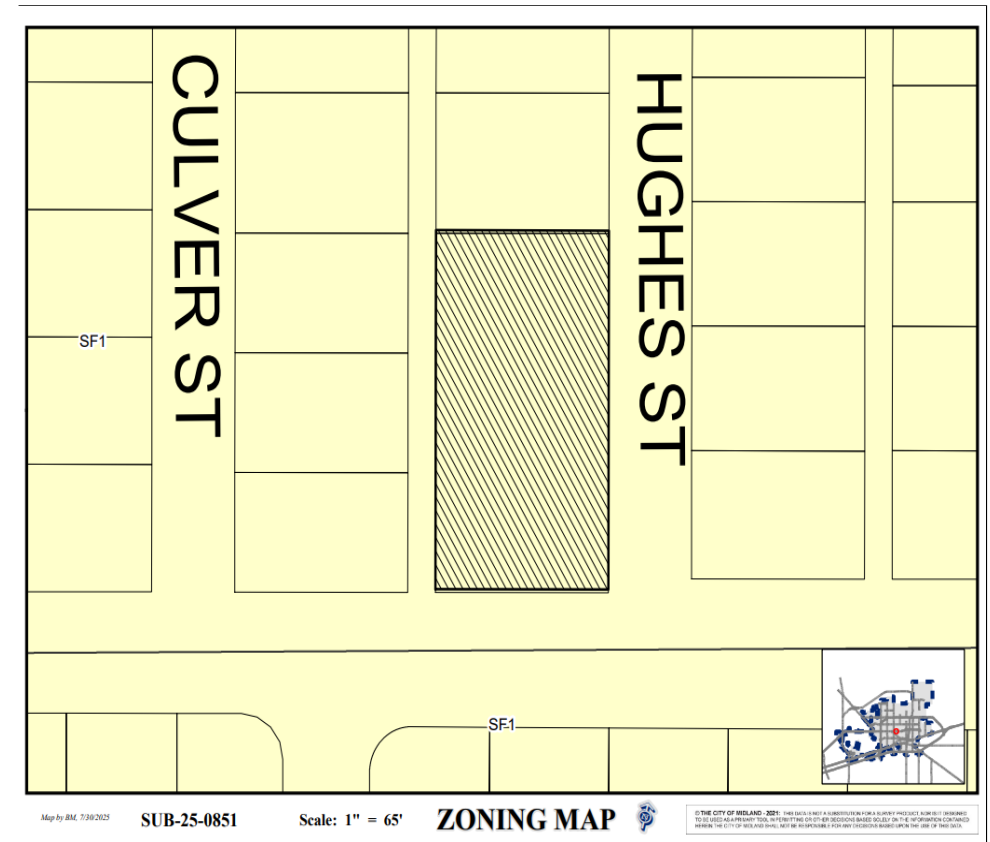
PLAT DETAILS

- **Acreage:** 0.670 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:** Church
- **Surrounding Uses:**
 - **North/South/West:** Single-Family Housing
 - **East:** Church and Single-Family Housing



5





On Hughes Street, Looking West

6



COMPREHENSIVE PLAN

- **Land Use Designation:** Civic
- **Supported Uses:** Supporting uses include schools, community facilities, religious institutions, and non-profit organizations.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



SHORT FORM

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

8



STAFF'S RECOMMENDATION

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

9



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: August 18, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Hold a public hearing and consider a request by Jorge Ramos for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Restaurant on Lot 2, Block 6, Claydesta Plaza, Section 5, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Desta Drive and West Wadley Avenue.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Jorge Ramos is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, on a property located at 418 West Wadley Avenue for Santomar.

Current Zoning:

PD, Planned Development District for an Office and Retail Development

Surrounding Zoning and Land Use:

The properties to the north and east are zoned PD, Planned Development District for an Office and Retail Development, and is an office building. The property to the west is zoned PD, Planned Development District for a Transitional District, and is a restaurant. The properties to the south are zoned PD, Planned Development District for a Shopping Center, and consist of a dry-cleaning store and a spa.

Analysis:

The subject property is located at 418 West Wadley Avenue is zoned PD, Planned Development District for a Office and Retail Development, which permits the sale of all

alcoholic beverages for on-premises consumption in a restaurant. The total area of the restaurant, Santomar, is 7,633 square feet and the proposed alcohol serviceable area is 3,960 square feet. The new business, Santomar, is in the process of obtaining their TABC license, but must first obtain their SUD from the City of Midland.

The proposed days and hours of operation are:

Monday through Thursday from 11 a.m. to 10 p.m.
Friday through Sunday from 11 a.m. to 12 a.m. (midnight)

The applicant is requesting the following alcohol serviceable hours.

Monday through Thursday from 11 a.m. to 10 p.m.
Friday through Sundays from 11 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)

No comments or objections.

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for Santomar is acceptable. The property must adhere to the maximum occupant load of 264 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) Santomar 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 Restaurant, subject to conditions A through G.

Conditions:

- A. That the serviceable area shall be limited to approximately 3,960 square feet as shown in Exhibit “A”, which is attached hereto and incorporated herein for all purposes.**
- B. That the sale and on-premises consumption of alcoholic beverages shall conform to applicable state and local laws.**
- C. That the days and hours of alcoholic beverages sales and consumption shall be limited to: Monday through Thursday from 11 a.m. to 10 p.m. and Friday through Sunday from 11 a.m. to 12 a.m. (midnight)**
- 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 Division.**
- 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.**

Letters of Objection:

As of August 15, 2025, staff has not received any letters of objections.

Attachments:

Application
Floor Plan (Exhibit A)
Maps
Aerial

Site Photo
PowerPoint Presentation



**Specific Use Designation 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: JORGE RAMOS/MANAGER

Phone (830) 581-9282

Email 806-279-1469
jr9118223@gmail.com

Address 4103 COMPTON DR

City MIDLAND

State TX

Zip 79707

Property Owner

Printed Name: MANUEL HERRERA/JOSE A CASTANEDA

Phone (432) 563-3737

Email booking@haciendamidland.com

Address 12600 STATE HWY 191

City MIDLAND

State TX

Zip 79707

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Phone ()

Email _____

Address _____

City _____

State _____

Zip _____

Street Address: 418 W WADLEY AVE

Business Name: CieloAzul7 LLC DBA Santomar

Legal Description

Lot: _____

Block: _____

Subdivision: _____

Current Zoning: _____

Reason for Request: TO ALLOW CUSTOMERS TO HAVE A DRINK WITH THEIR MEAL.

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

Proposed/Current Days and Hours of Operation: Monday - Thursday 11am - midnight 10pm
Friday - Sunday 11am - Midnight

Proposed Days and Hours of Alcohol Service: Monday - Thursday 11am - 10pm
Friday - Sunday 11am - Midnight

Total Square Footage of Business: 7633 sq/ft

Square Footage of Alcohol Serviceable Area: 3960 sq ft

Restroom Fixtures:

Men

Toilets/Urinals: 2 1 2

Bathroom Sinks: 1

Women

Toilets: 3

Bathroom Sinks: 2

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

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

Signatures

Applicant (signature):

Date: 7/14/25

Applicant (printed): JORGE RAMOS

Property Owner (signature):

Date: 7/16/2025

Property Owner (printed): MANUEL HERRERA/JOSE A CASTANEDA

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

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

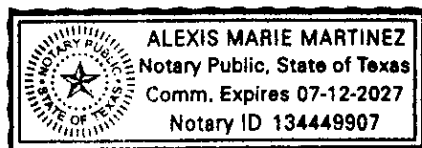
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

Subscribed and sworn to before me, this 16th day of July, 2025, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

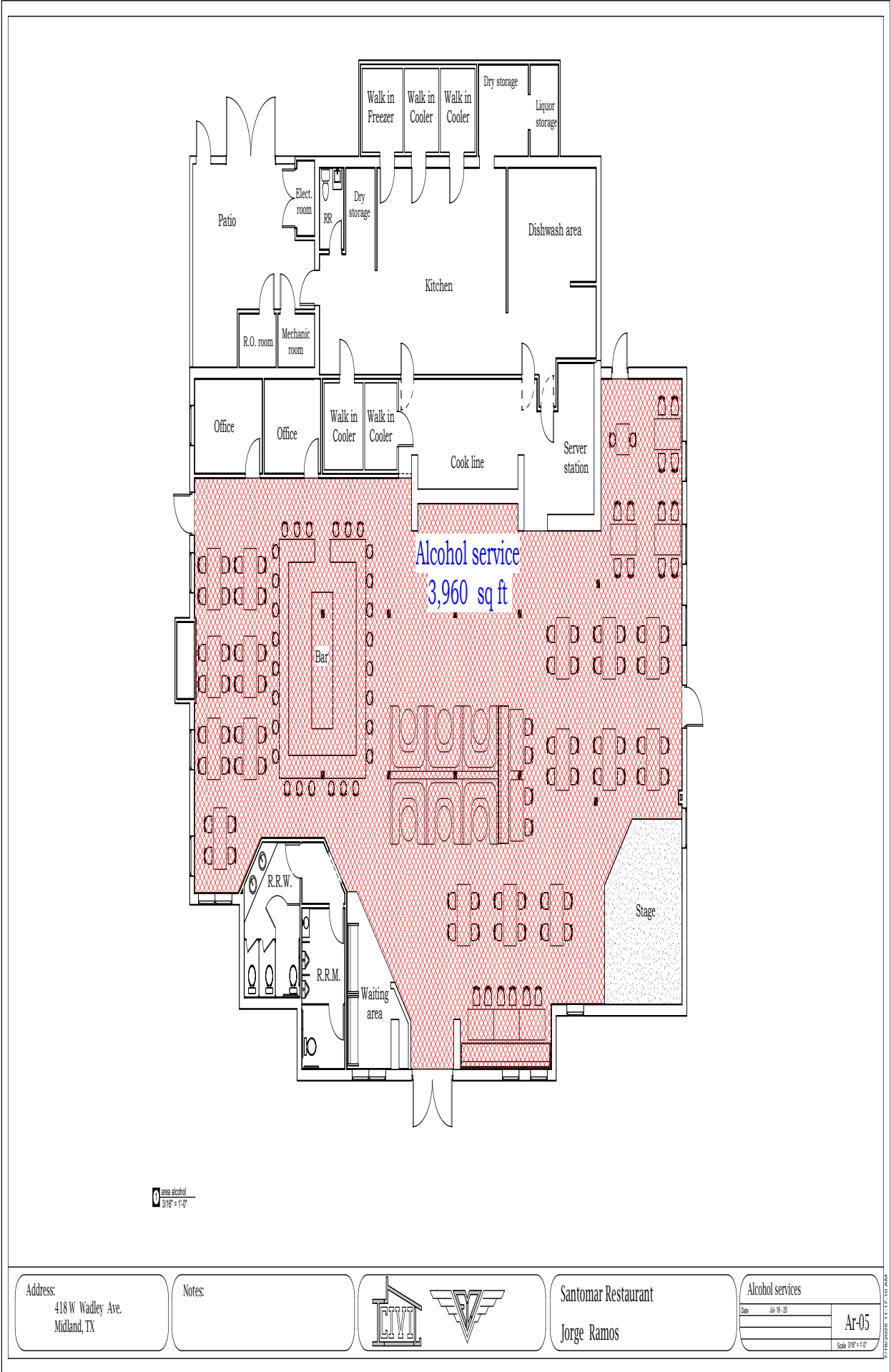
****Application will not be considered for scheduling until reviewed by a planner.****

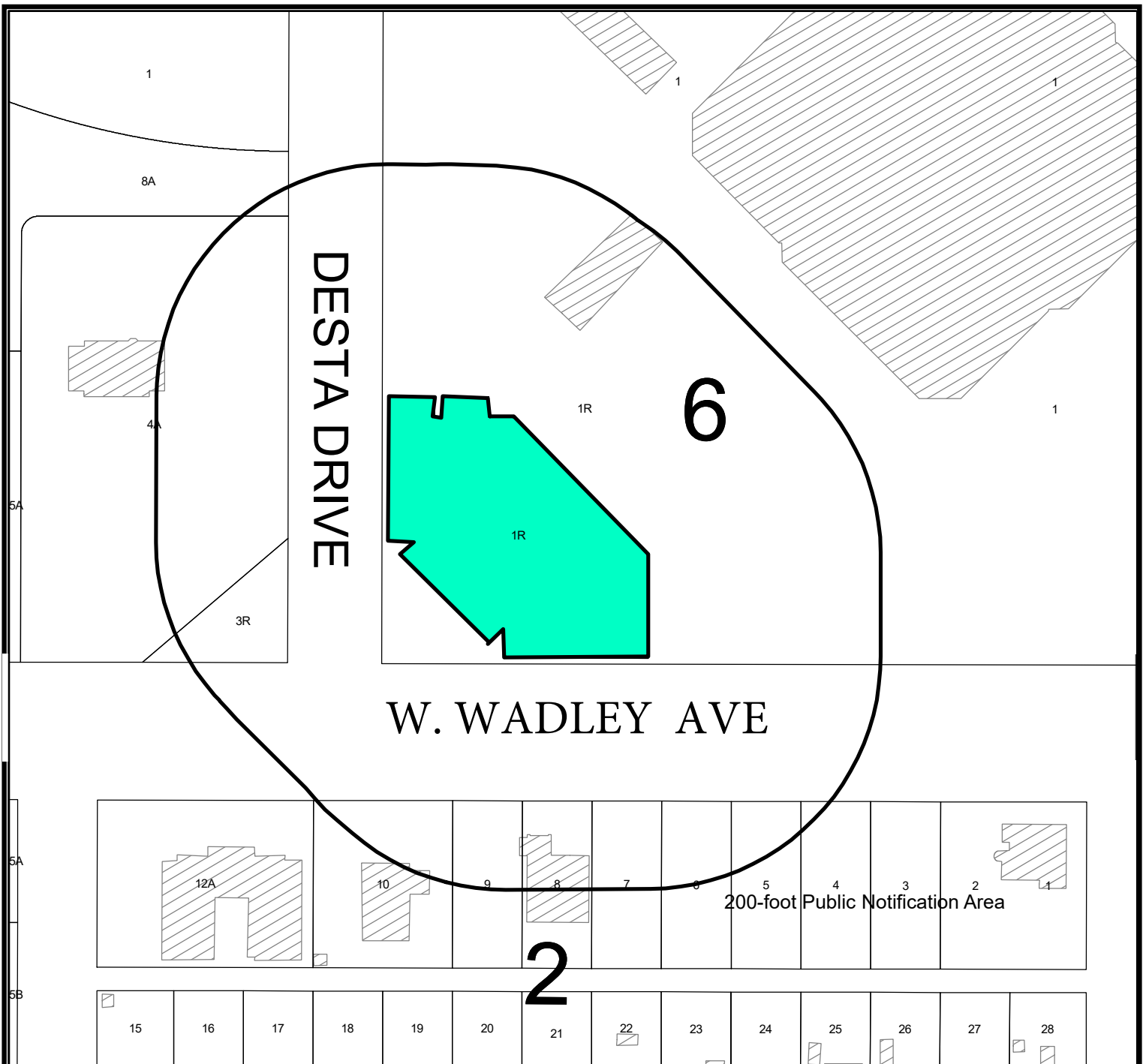
FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Floor Plan
☐ Application Fee	☒ Site Plan
Check # <u>Cash</u>	☒ Plans in Digital Format (PDF/JPEG)
Received By: <u>Alexis</u>	Date: <u>RECEIVED</u>

JUL 16 2025

Initial: _____

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





Location Map

SUD-25-0206

Scale: 1" = 800'

Consider a request by Jorge Ramos for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a Restaurant on Lot 2, Block 6, Claydesta Plaza, Section 5, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of Desta Drive and West Wadley Avenue.

(Council District

PACKET

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

August 18, 2025

DESTA DR

PD

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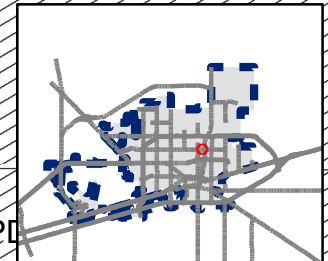
PD

O1

PD

PD

PD



PACKET

Page 6.77

August 18, 2025

Map by

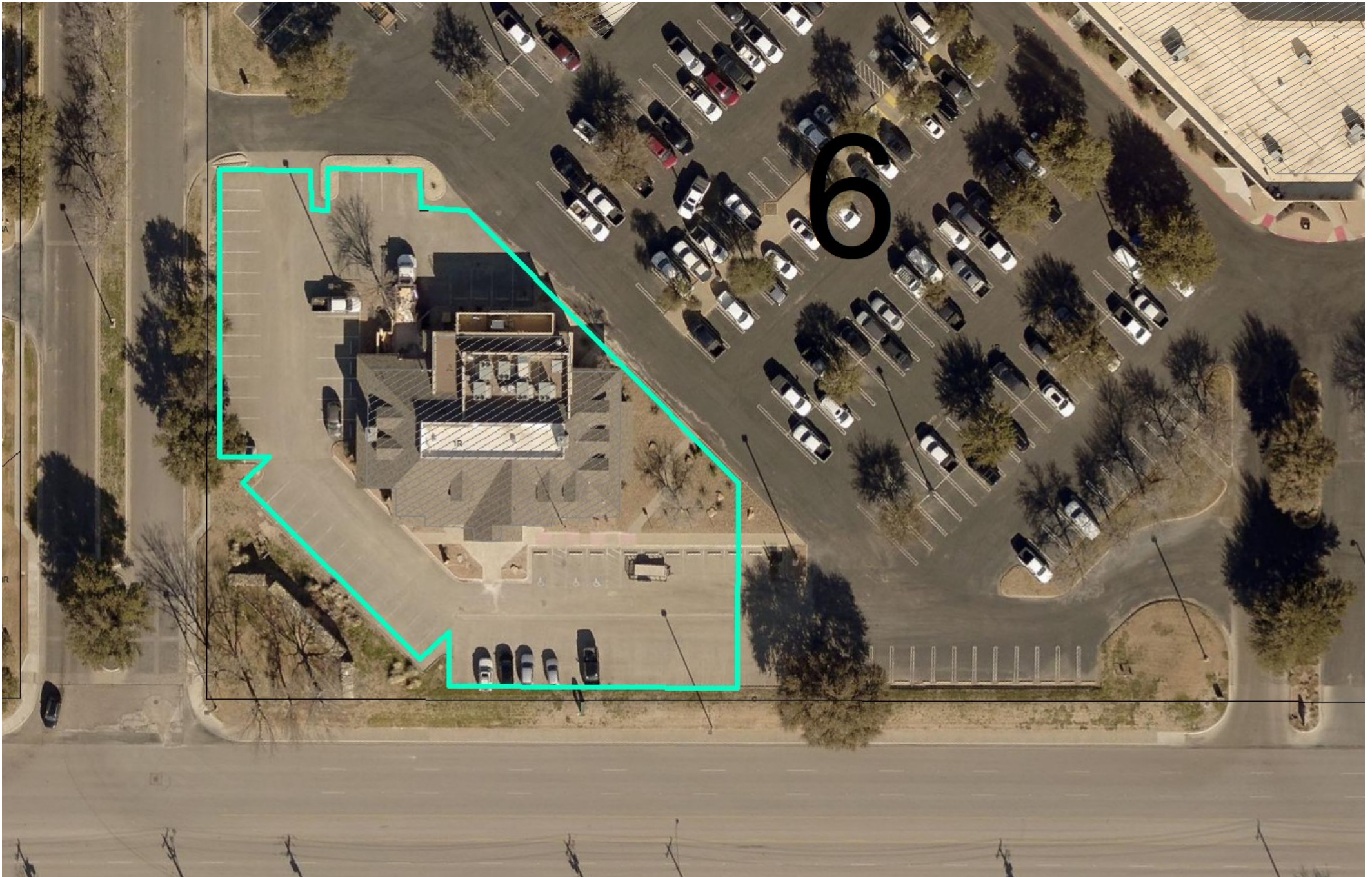
SUB-

Scale: 1" = 500'

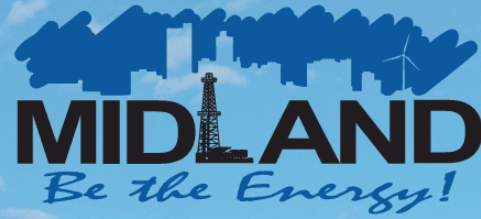
ZONING MAP



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SPECIFIC USE DESIGNATION SANTOMAR

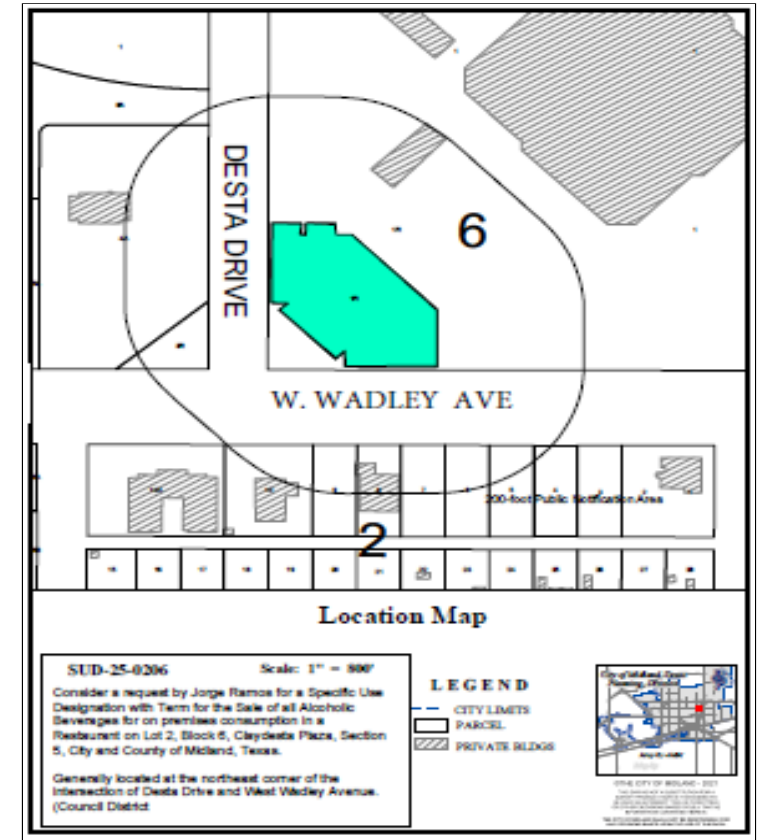


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

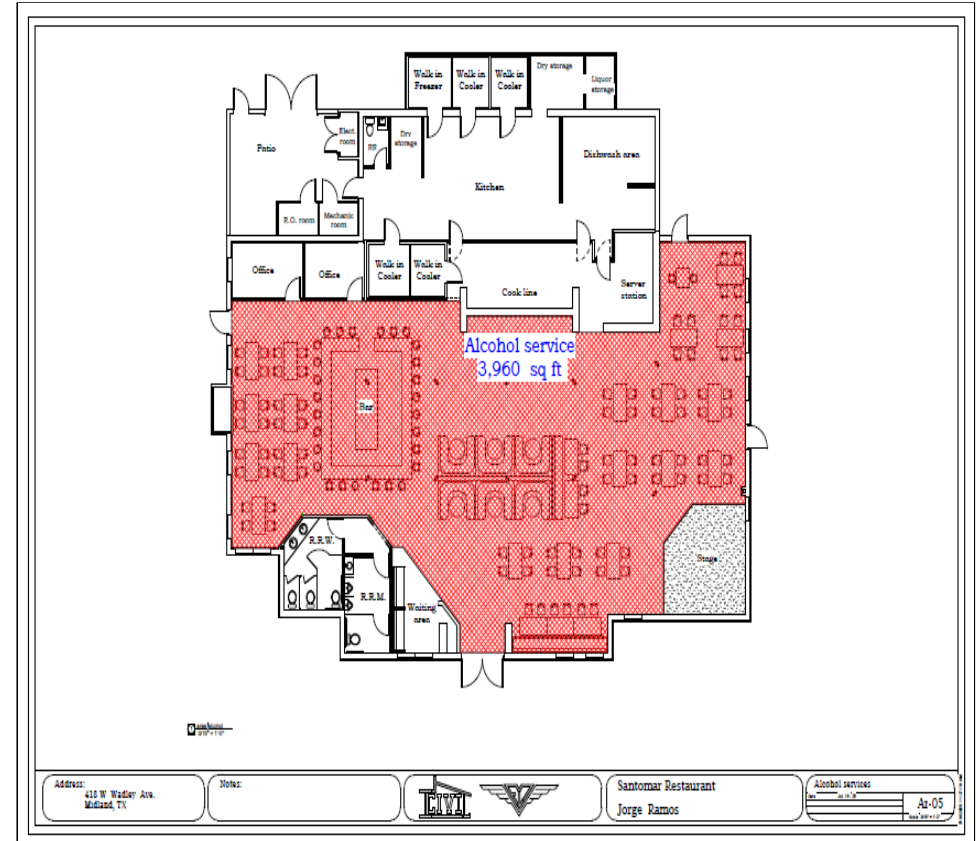
- **Applicant:** Jorge Ramos
- **Property Owner:** Manuel Herrera and Jose Castaneda
- **Location:** 418 West Wadley (Council District 3)
- **Reason for Request:** For the sale and on-premises consumption of alcohol



2

DETAILS OF REQUEST

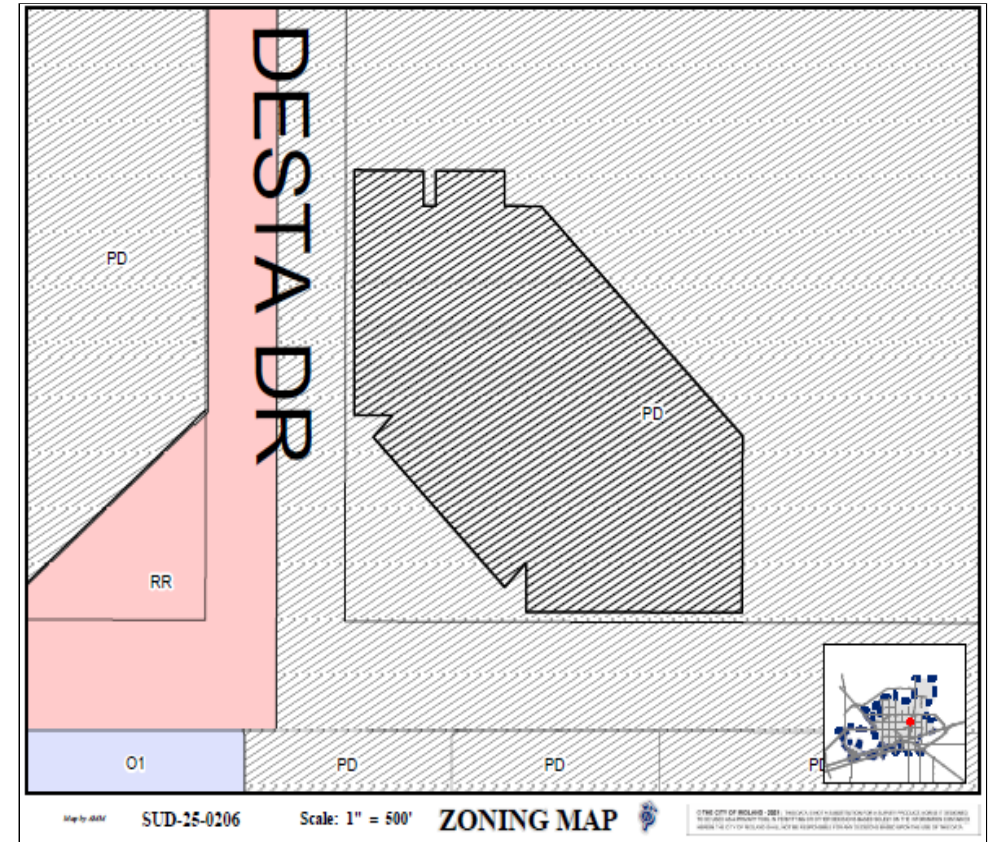
- For an existing restaurant
- **Area of Business:** 7,633 SF
- **Serviceable Area:** 3,960 SF
- **Hours of Operation/Sales of Alcohol:**
 - Monday to Thursday 11 a.m. to 10 p.m.
 - Friday to Sunday 11 a.m. to 12 a.m.



ZONING

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

4



LAND USE

- **Current Use:** Vacant Building
- **Surrounding Uses:**
 - **North/East:** Office Use
 - **West:** Restaurant
 - **South:** Dry Cleaning Store and Spa



5





On West Wadley Avenue, Looking West

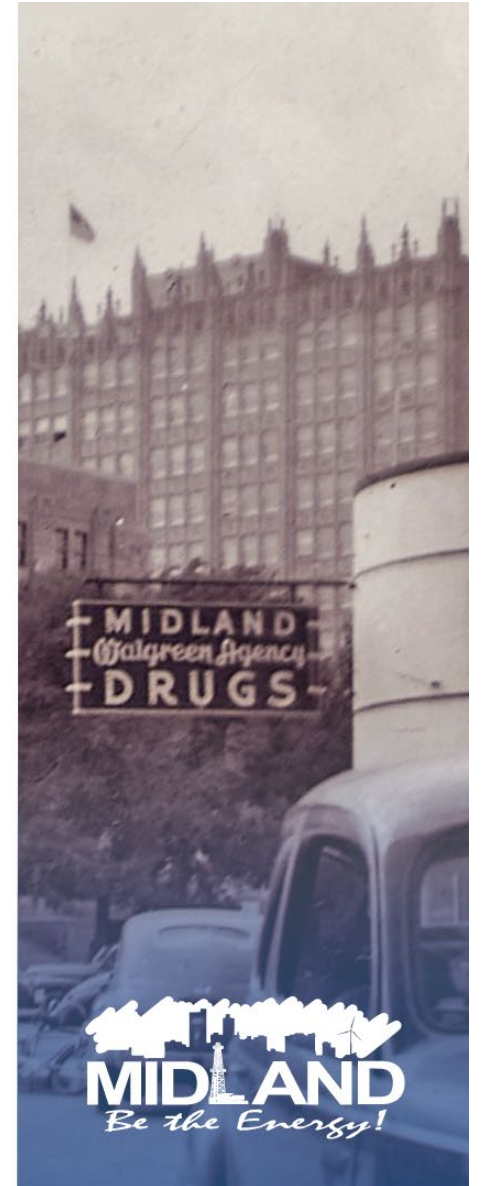
6



COMPREHENSIVE PLAN

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

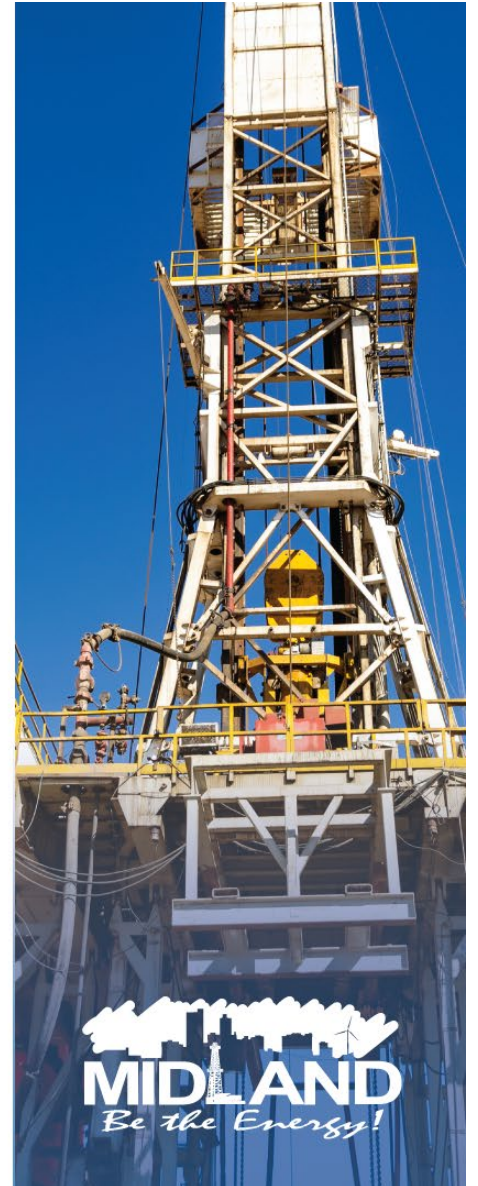
7



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*.

8



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
 - A. That the serviceable area of the Establishment shall be limited to approximately 3,960 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purpose.

9



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: Monday through Thursday from 11 a.m. to 10 p.m. and Friday through Sunday from 11 a.m. to 12 a.m. (midnight).

10



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.

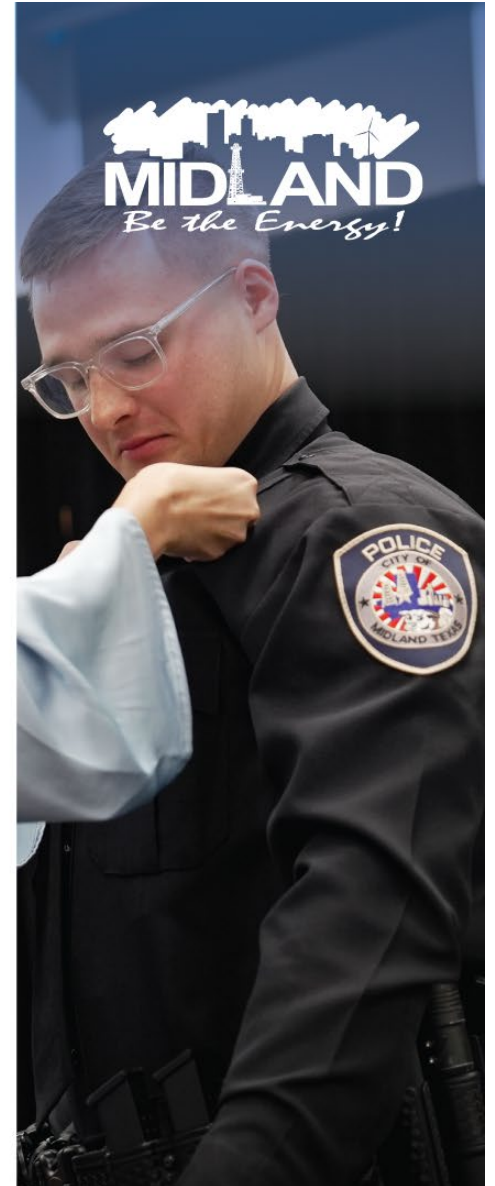
11



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.

12



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: August 18, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Hold a public hearing and Consider a request by Maverick Engineering, on behalf of Betenbough Homes, LLC, for a zone change from, PD, Planned Development District for Housing Development to an amended PD, Planned Development District for a Housing Development for a 302.39-acre tract of land, out of Section 18, Block 38, T-I-S, T&P RR Co, Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Fairgrounds Road and Firewheel Road.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of Betenbough Homes, LLC, is requesting a Zone Change from PD, Planned Development District for Housing Development (Ordinance No. 10564) to an amended PD, Planned Development District for Housing Development to modify the lot sizes of proposed housing development and revise the previously approved preliminary plat.

Current Zoning:

PD, Planned Development District for a Housing Development

Surrounding Zoning and Land Use:

The surrounding zoning to the north is SF-3, Single-Family Dwelling District and AE, Agricultural Estate District. The zoning to the east consists of LR, Local Retail District, MF-16, Multiple-Family Dwelling District, and 2F, Two-Family Dwelling (Duplex) District. The properties to the south are zoned PD, Planned Development District for Housing Development. The properties to the west are zoned PD, Planned Development District

for Housing Development and SF-3, Single-Family Dwelling District. Surrounding land use consists of single-family housing, and vacant land.

Analysis:

Maverick Engineering, on behalf of Betenbough Homes LLC, is requesting a Zone Change for the development of multi-use site including single family housing, cottage housing, and greenspace uses. This proposed subdivision will have a total of one thousand two hundred and ninety-one (1,291) residential lots and approximately 60 acres of greenspace/detention pond that is composed of parks, trails, common areas, and drainage ponds.

The current zoning is PD, Planned Development District for a Housing Development and land use consists of single-family dwellings and vacant land.

The applicant is proposing the development to be executed in fifteen (12-26) phases. The lots width will vary anywhere from 45 to 75 feet and the minimum depth would be 83 feet. Below is a chart with the lot class tabulation, representing them by phases and percentage by lot widths.

These lots will have an underlying zoning of SF-3, Single Family Dwelling District but with the following amendments. The minimum dimensions are as follows:

Product Class	Smallest Lot	Smallest Lot Depth	Phase #																Percent of Total
			12	13	14	15	16	17	18	19	20	21	22	23	24	25	26		
Core	45'	Area SF 4825	96'	46	30	50	22	25	45	27	38	31	30	46	26	29	20	35	38.7%
	50'	4851	90'	53	20	64	46	35	17	25	65	19	25	31	25	11	24	17	36.9%
	50'	5261	95'									5	7			10			1.7%
Reserve	60'	6095	95'										26	20		34			6.2%
	75'	11335	95'									1				1			0.2%
Cottages	50'	4120	83'	1	49	0	41	12	37	47	2	0	0	21	0	0	0	0	16.3%
PHASE TOTAL				100	99	114	109	72	99	99	105	82	82	98	51	85	44	52	100%
			OVERALL TOTAL																

For core dwellings:

1. The minimum lot Width shall be 45 feet.
2. The minimum lot Depth be 90 feet.
3. The minimum lot Area shall be 4,825 square feet.

For cottages:

1. A minimum lot Width shall be 50 feet.
2. A minimum lot Depth shall be 83 feet.
3. A minimum lot Area shall be 4,120 square feet.

For reserve dwellings:

1. The minimum lot Width shall be 50 feet.
2. The minimum lot depth shall be 95 feet.
3. The minimum lot Area shall be 5,261 feet.

The proposed uses consist of three product classes which are:

- 977 - Core (SF-3, Single-Family Dwelling District lots);

- 104 - Reserve (SF-3, Single-Family Dwelling District lots);
- 210 - Cottages (SF-3, Single-Family District lots);

The appropriate setbacks and maximum height of future development must meet the regulations described in Section 5.04 Residential Zoning District Dimensional Regulations chart. Not all the proposed lots meet the minimum lot depth, minimum lot width, and minimum lot area requirements of the SF-3 district. However, the new PD Ordinance will allow reduced depth, width, and areas as outlined above.

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 with 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)

The area is classified as Urban Residential-Low, in part, which calls for restrictive land use, emphasizing single-family detached development. The area is also classified as Urban Medium which calls for a mix of complementary uses, including single-family housing, multi-family housing, schools, mid-sized parks and churches, commercial and mixed use. The plan also calls for a parkway that would run through the property which is identified on the site plan. All of these uses are compatible with the Low and Medium designations.

The Tall City Tomorrow Comprehensive Plan, Chapter 3 An Integrated Land Use Vision, "Development Policy Areas" labels this area as part of the "Current Development Area" which seeks to address the compatibility of uses, "specifically between different housing intensities," As shown in the proposed site plan, the applicant is planning to create a gradual transition from existing housing developments at the western edge of the property in question which is consistent with this statement.

Principle 4 of Chapter 3 of the Tall City Tomorrow Plan seeks to increase the diversity of the housing stock in Midland specifically including the need of smaller lot homes. This proposal works in compliance since the development will be introducing a neighborhood with a mix of housing intensities to include single-family sized lots of varying in size. Additionally, Principle 8 of the Chapter 3 requests that land use policies and regulations support the creation of more balanced neighborhoods, which include "a variety of housing options, access to open space, and contain activity centers such as parks..." The applicant is proposing to develop more specifically delineated park space and trails in the development which will help give the residents a diversity of recreation allowing for a more balance feel.

Principle 5 of Chapter 3 requests planning for community amenities such as parks and open space to support "community activity, personal interaction a sense of place, and ultimately a sense of ownership in the community." The applicant is proposing to include parks, green space, and trails, all of which will contribute to creating a sense of place for new residents.

Staff recommends approval of this request subject to conditions A through C.

Conditions:

- A. That the Property, including the minimum dimensions of each lot and the minimum area of each lot contained therein, shall significantly conform to the site plan attached hereto as Exhibit "B".**
- B. That the Property shall significantly conform to the amenity plan, which is attached hereto as Exhibit "C" and incorporated herein for all purposes.**
- C. That all signage shall conform to the regulations set forth in Title XI, Chapter 7a of the City Code.**

Letters of Objection:

Staff has not received any letters of objection as of August 15, 2025.

Attachments:

Application
Metes and Bounds (Exhibit A)
Site Plan (Exhibit B)
Amenity Plan (Exhibit C)
Maps
Aerial
Site Photo
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: Betenbough Homes LLC

Address 6305 82nd St

City Lubbock

State TX

Zip 79424

Property Owner
Printed Name: see applicant

Address

City

State

Zip

Representative (if different from Applicant or Property Owner)
Firm: Maverick Engineering
Printed Name: Andrew Mellen

Address 1909 W Wall St Ste K

City Midland

State TX

Zip 79701

Street Address: NA

Legal Description 302.39 ACRE TRACT OF LAND, SITUATED IN SECTION 18, BLOCK 38, T-1-S, A-734, T&P
Lot: Block RY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

Current Zoning: LR, TH, MF16, SF3, SF2
SF1, 2F

Proposed Zone: PDHD
(List by tracts if more than one district is requested)

Reason for Zone Change Request: To advance proposed housing development

Present Use of Property: vacant

Proposed Use of Property: Residential

How would this zone change affect the public health, safety and welfare? no adverse affect

Describe how conditions affecting the property have changed since present zoning designation: No Change since original zoning

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): Abe Fuentez

Date: 7/14/2025

Applicant (printed): Abe Fuentez

Property Owner (signature): see applicant

Date:

Property Owner (printed): see applicant

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.

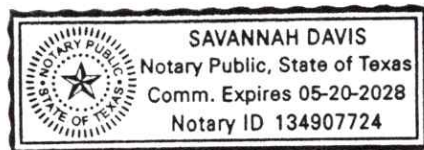
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Andrew L. Melten
Authorized Agent (signature)

Subscribed and sworn to before me, this 21st day of July, 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 # 5449

RECEIVED

Received By: B

Date: JUL 22 2025

Initial:

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

Special Exception Application

2

Revised 12/6/16



FIELD NOTE DESCRIPTION OF A 302.39 ACRE TRACT OF LAND, SITUATED IN SECTION 18, BLOCK 38, TOWNSHIP 1 SOUTH, ABSTRACT NUMBER 734, GLO FILE NUMBER 66103, TEXAS and PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS, AND BEING A PORTION OF THAT SAME TRACT CALLED FOR IN DOCUMENT NUMBER 2018-20726 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT N.(y): 10723537.29, E.(x): 1758089.19, A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "ASB 5689", FOUND ON THE NORTH LINE OF SAID SECTION 18, AT THE NORTHEAST CORNER OF A CALLED 22.96 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2019-3532 OF SAID PUBLIC RECORDS, FROM WHICH A ONE HALF INCH IRON ROD FOUND AT A FENCE CORNER AND ACCEPTED AS BEING IN THE POSITION OF THE PATENTED IRON PIPE AT THE COMMON WEST CORNER OF SAID SECTION 18, AND SECTION 7 OF THE SAME BLOCK BEARS S.75°19'52"W., ALONG THE COMMON LINE OF SAID SECTIONS 7 AND 18, 156.42 FEET, AND BEING THE NORTHWEST CORNER HEREOF;

THENCE N.75°19'52"E., ALONG THE COMMON LINE OF SAID SECTIONS 7 AND 18, 4894.40 FEET TO A RED PLASTIC CAP MARKED "MAVERICK FIRM#10194514" (RPC) SET AT A POINT OF DEFLECTION RIGHT FOR A CURVE TO THE LEFT HAVING A RADIUS OF 1040.00 FEET AND A CHORD BEARING AND DISTANCE OF S.06°51'59"E., 431.04 FEET BEING ON THE EAST LINE OF PROPOSED "TODD DRIVE" FOR THE NORTHEAST CORNER HEREOF;

THENCE ALONG SAID TODD DRIVE AND THE ARC OF SAID CURVE BEING CONCAVE TO THIS TRACT 434.18 FEET TO THE POINT OF TANGENCY;

THENCE S.18°49'35"E., CONTINUING ALONG SAID TODD DRIVE, 1868.51 FEET TO A POINT OF CURVATURE FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 2560.00 FEET AND A CHORD BEARING AND DISTANCE OF S.16°37'01"E., 197.40 FEET;

THENCE ALONG THE ARC OF SAID CURVE BEING CONVEX TO THIS TRACT, 197.45 FEET TO A POINT OF DEFLECTION RIGHT FOR THE SOUTHEAST CORNER HEREOF;

THENCE THE FOLLOWING 9 COURSES AND DISTANCES ALL TO AN "RPC" FOUND, TO A POINT OF DEFLECTION LEFT FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 1305.00 FEET AND A CHORD BEARING AND DISTANCE OF S.43°21'40"W., 886.78 FEET;

1. S.75°20'52"W., 265.00 FEET;
2. S.80°51'01"W., 60.26 FEET;
3. S.75°20'52"W., 115.00 FEET;
4. S.14°25'02"E., 7.06 FEET;
5. S.75°20'52"W., 115.00 FEET;
6. S.81°18'37"W., 60.27 FEET;
7. S.69°08'15"W., 114.62 FEET;
8. S.14°39'08"E., 46.14 FEET;
9. S.77°16'15"W., 15.51 FEET;

THENCE ALONG THE ARC OF SAID CURVE BEING CONVEX TO THIS TRACT 904.79 FEET TO A POINT OF DEFLECTION RIGHT;

THENCE N.26°46'36"W., 115.00 FEET TO AN "RPC" FOUND;

THENCE N.29°43'59"W., 80.11 FEET TO AN "RPC" FOUND;

THENCE N.26°33'48"W., 115.00 FEET TO AN "RPC" FOUND AT A POINT OF DEFLECTION LEFT FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 995.00 FEET AND A CHORD BEARING AND DISTANCE OF S.66°52'14"W., 119.20 FEET;

THENCE ALONG THE ARC OF SAID CURVE BEING CONVEX TO THIS TRACT 119.27 FEET TO A POINT OF TANGENCY;

THENCE S.72°23'25"W., 72.42 FEET TO A POINT OF CURVATURE FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 995.00 FEET AND A CHORD BEARING AND DISTANCE OF S.78°25'37"W., 137.13 FEET;

THENCE ALONG THE ARC OF SAID CURVE BEING CONVEX TO THIS TRACT 137.24 FEET TO A POINT OF DEFLECTION LEFT;

THENCE S.07°37'18"E., 115.00 FEET TO AN "RPC" FOUND AT A POINT OF DEFLECTION RIGHT FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 1110.00 FEET AND A CHORD BEARING AND DISTANCE OF N.88°33'08"W., 349.94 FEET;

THENCE ALONG THE ARC OF SAID CURVE BEING CONVEX TO THIS TRACT 351.41 FEET TO A POINT OF REVERSE CURVATURE FOR A CURVE TO THE LEFT HAVING A RADIUS OF 1950.00 FEET AND A CHORD BEARING AND DISTANCE OF N.81°45'01"W., 154.30 FEET;

THENCE ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THIS TRACT 154.34 FEET TO A POINT OF DEFLECTION RIGHT;

THENCE THE FOLLOWING 3 COURSES AND DISTANCES TO A POINT OF DEFLECTION RIGHT FOR A CURVE TO THE LEFT HAVING A RADIUS OF 1950.00 FEET AND A CHORD BEARING AND DISTANCE OF S.73°17'02"W., 1317.88 FEET;

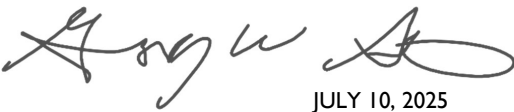
1. N.42°57'36"W., 30.03 FEET;
2. N.85°29'31"W., 60.34 FEET;
3. S.45°51'35"W., 27.04 FEET;

THENCE ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THIS TRACT 1344.34 FEET TO A POINT OF REVERSE CURVATURE FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 920.00 FEET AND A CHORD BEARING AND DISTANCE OF S.64°37'59"W., 354.22 FEET;

THENCE ALONG THE ARC OF SAID CURVE BEING CONVEX TO THIS TRACT 356.44 FEET TO THE POINT OF TANGENCY;

THENCE THE FOLLOWING 5 COURSES AND DISTANCES;

1. S.75°43'57"W., 651.20 FEET;
2. N.59°20'03"W., 28.32 FEET;
3. S.74°47'34"W., 79.96 FEET;
4. S.75°43'57"W., 95.07 FEET TO AN "RPC" FOUND FOR THE SOUTHWEST CORNER HEREOF;
5. N.14°24'01"W., 2733.97 FEET TO THE **POINT OF BEGINNING**, CONTAINING 302.39 ACRES OF LAND.



JULY 10, 2025

Gregory W. Shoults
www.maverick-eng.com
Texas RPLS - No. 5356
Maverick Engineering (FIRM – No. 10194514)





-  Home Sites
-  Amenity/Native Space
-  Unusable Space
(Pipeline, Basin, Oil Wells, Commercial)
-  Trails
-  Community Fence
-  Playscape

Usable Acres	500	%
Amenity Space (Acreage)	76	15%
Parking, Water Area, Parking, Trailhead, Roadside		
Lots to RDM	425	85%

Open, Active Space	Acres	Dq	Radius Miles	Radius Miles
	6	5	(level)	(Standard)
Park (SE)	4	1 (large)	0.25	0.50
Park (North Central)	1	1 (Medium)	0.25	0.50
Park (Far North Central)	0.2	1 (Medium)	0.25	0.50
Park (Triangle North of Firewheel)	0.5	Grass	0.25	0.50
Park (Triangle South of Firewheel)	0.5	Grass	0.25	0.50

Source for Radius Numbers: Midland Parks, Recreation, and Open Space Master Plan Page 3.13

Trail (Miles)	#
Total (Feet)	23,240
Trail North	2,170
Trail South	1,198
Trail Pipeline	1,931
Trail Common Area	637
Trail Park (Southeast - around Playpage)	500
Trail Park (Southeast Extension)	1,086
Trail around Basin (North Central)	1,238
Trail around Basin (Northeast)	1,994
Trail along Firewheel (Tree-lined Streets)	1,236
Trail along Blazing Saddle	5,295
Trail along Vantage North (Foster Park down to Roundabout)	2,862



LEGEND

- | | | |
|---|---|--|
| ① | DENOTES SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAGNIBLOCK RRM-11019-451" | |
| ② | DENOTES FOUND MONUMENT AS NOTED | P&M C.T. DENOTES PLAT RECORDS, MIDLAND CO, TX |
| ③ | DENOTES POINT OF CURVATURE INTERSECTION | O&M C.T. DENOTES OFFICIAL PUBLIC RECORDS, MIDLAND CO, TX |
| ④ | DENOTES MAG NAIL FOUND | |

ALL SITE PLAN IS FOR A PROPOSED 1,022 LOT RESIDENTIAL SUBDIVISION WITH PROPOSED DEDICATED STORMWATER TRENCHES SITUATED WITHIN HIGH-MAINTAINED COMMON AREA GREEN SPACES ALL BEING OUT OF A 302.39 ACRE OF LAND SITUATED IN SECTION 10, BLOCK 30, T-4-S, R-10-E, TAP RY CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

REMARK: THE DEVELOPMENT WILL CONSIST OF SINGLE FAMILY RESIDENTIAL DETACHED LOTS OF MIXED
LOCATION. SEE INCLUDED LOT DISTRIBUTION FOR THE OVERALL LOT MAKEUP.

YES PROPOSED SETBACKS ON THE RESIDENTIAL COMPONENT OF THE SUBDIVISION ARE AS FOLLOWS: FRONT 20',
 LEAF FRONT 15' SIDE 5' CORNER SIDE 10' REAR 10'

NO HEIGHT NO STRUCTURE SHALL EXCEED 42'

2 THE SITE IS PLANNED TO HAVE 14 EVENTUAL

ING REARWHEEL LANE. ALL ACCESS POINTS ARE

ENTS: OUTSIDE OF EXISTING EASEMENT ESTABLISHED

GENERAL UTILITY EXHIBENT ALONG THE FRO

LOCATED STORMWATER DRAINAGE BASINS WITH

ED ON AND OFFSITE INFRASTRUCTURE PRO

SWER TAPS WILL BE REQUIRED.

• TRASH COLLECTION WILL BE IN COMPLIANCE

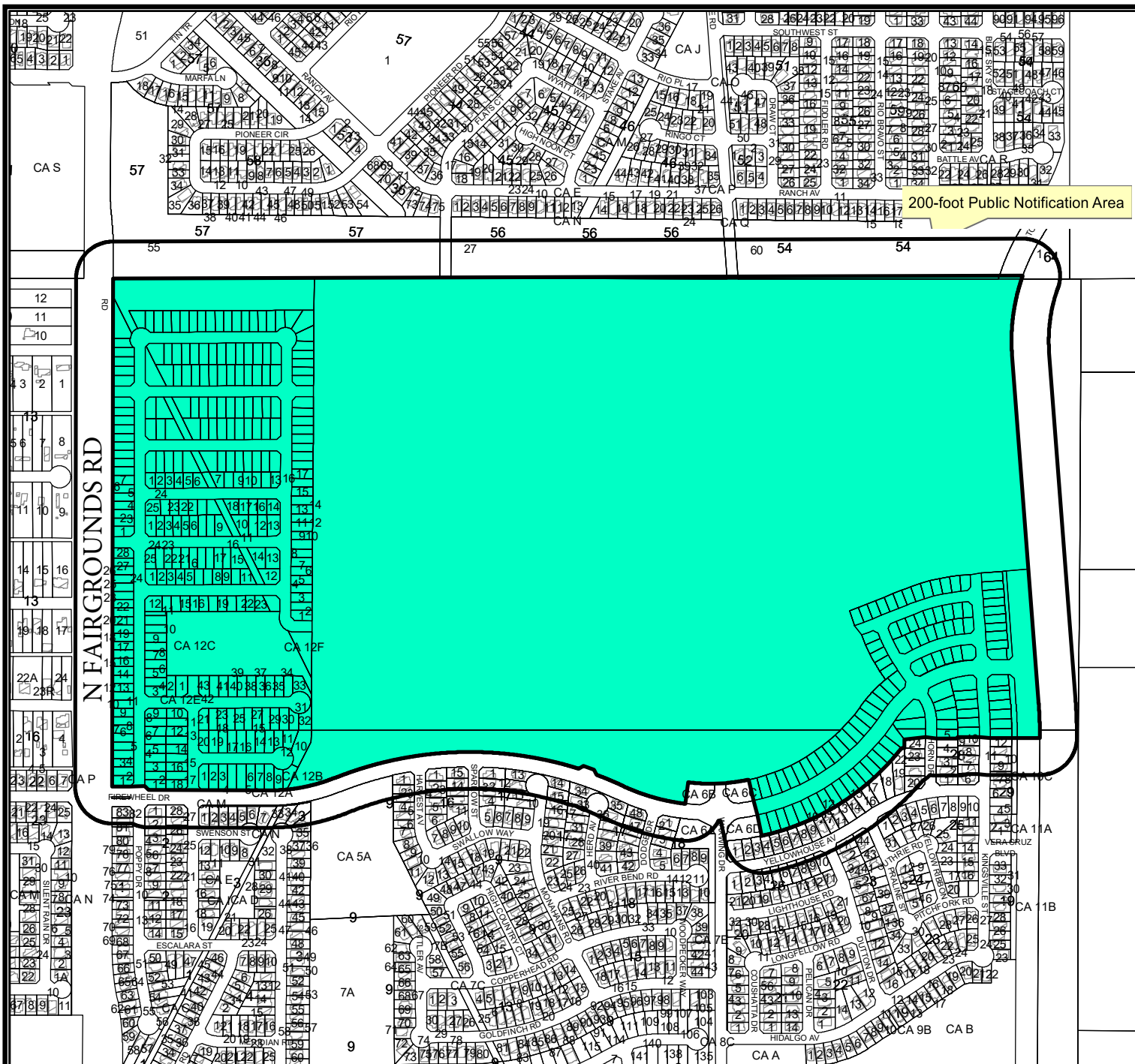
© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110

THE APPROVED DRAINAGE REPORT TO BE FILED

AMENITY MAP



MOCKINGBIRD
RIDGE



Location Map

Z-25-0437

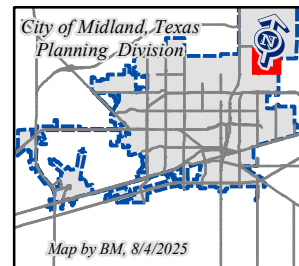
Scale: 1" = 775'

Consider a request by Betenbough Homes for a zone change from, PD, Planned Development District for Housing Development to PD, Planned Development District for Housing Development out of a 302.39-acre tract of land, in Section 18, Block 38, T-I-S, A-734, T&P RY. CO. Survey, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of North Fairgrounds Road and Firewheel Road (Council District 1)

LEGEND

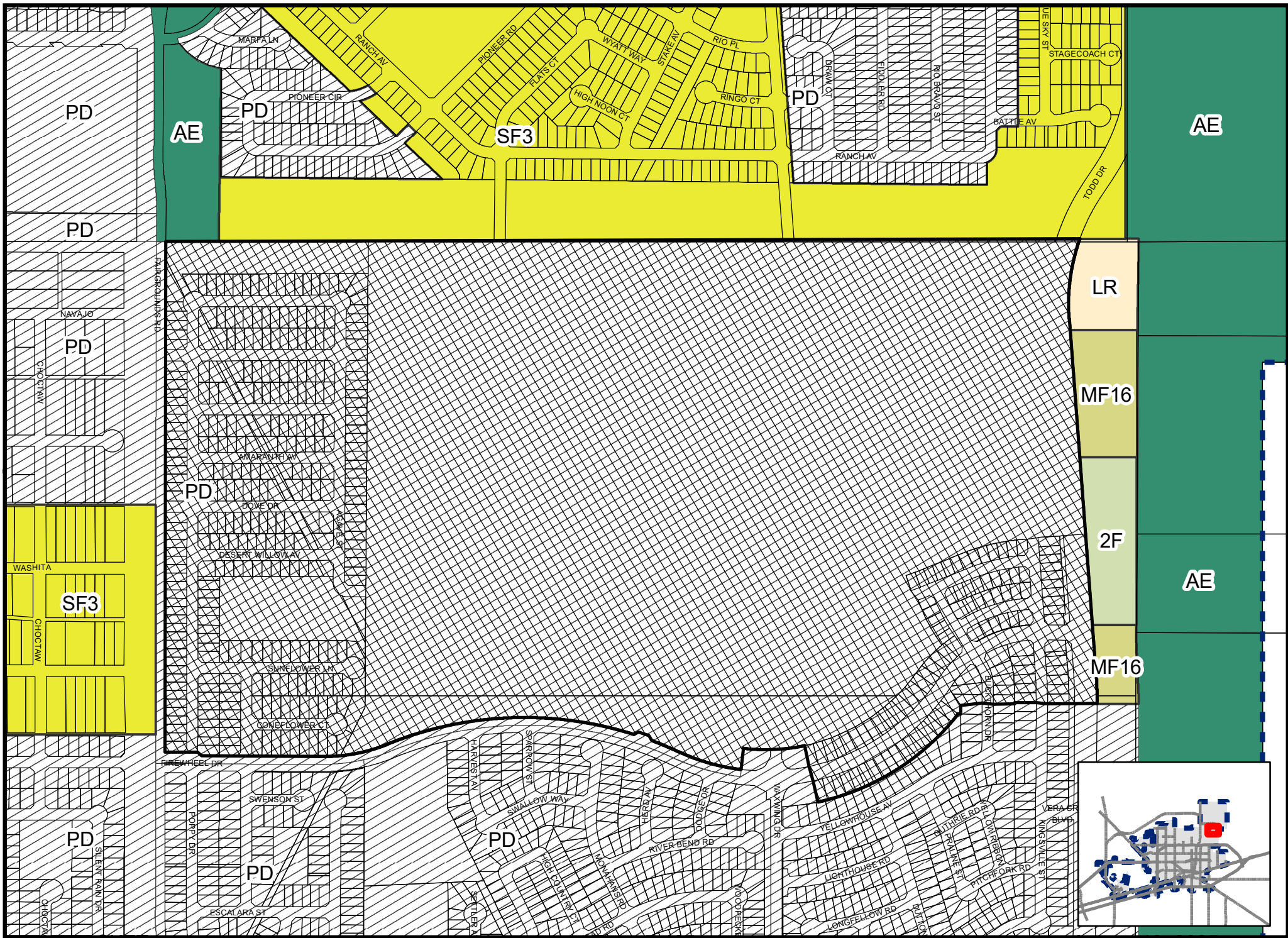
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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.

August 18, 2025



PACKET

Page 7.105

August 18, 2025

Map by BM, 8/4/2025

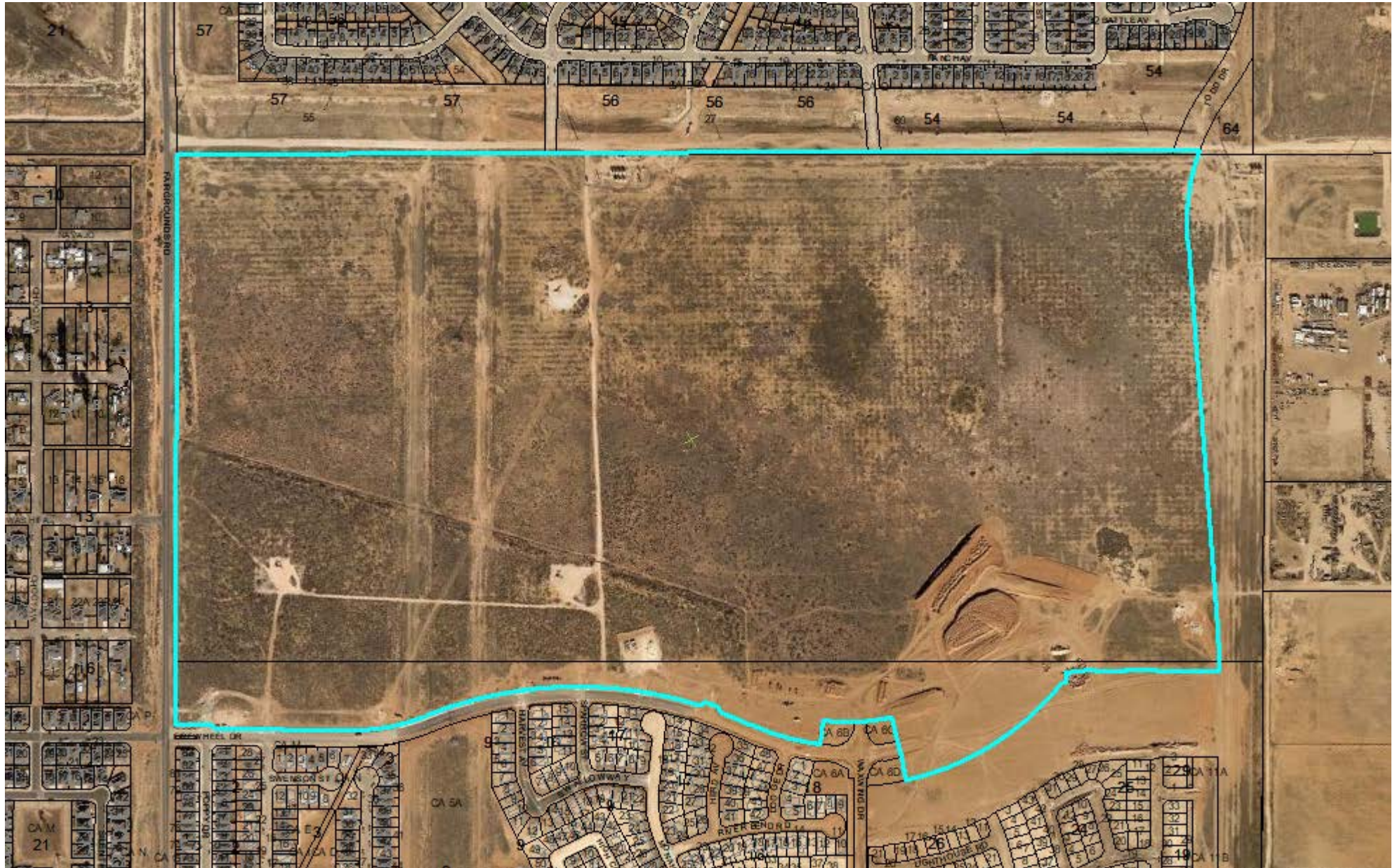
Z-25-0437

Scale: 1" = 646'

ZONING MAP



© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTE FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.







ZONE CHANGE MOCKINGBIRD RIDGE

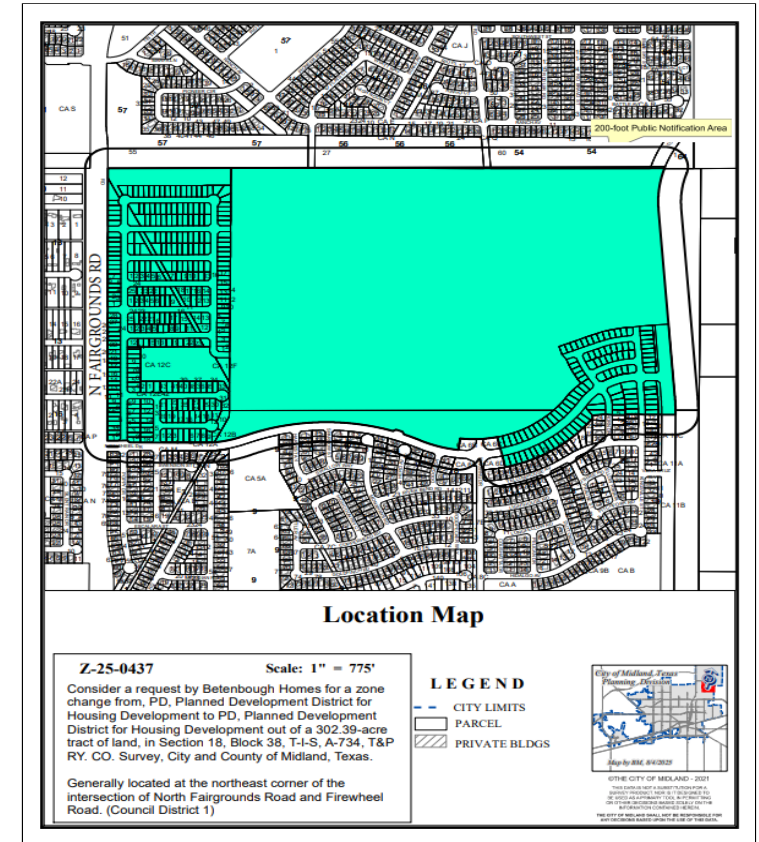


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Applicant/Property Owner:** Betenbough Homes, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** Generally located at the northeast corner of the intersection of North Fairgrounds Road and Firewheel Road. (Council District 1)
- **Reason for Request:** To adjust the site plan associated with the current Planned Development District



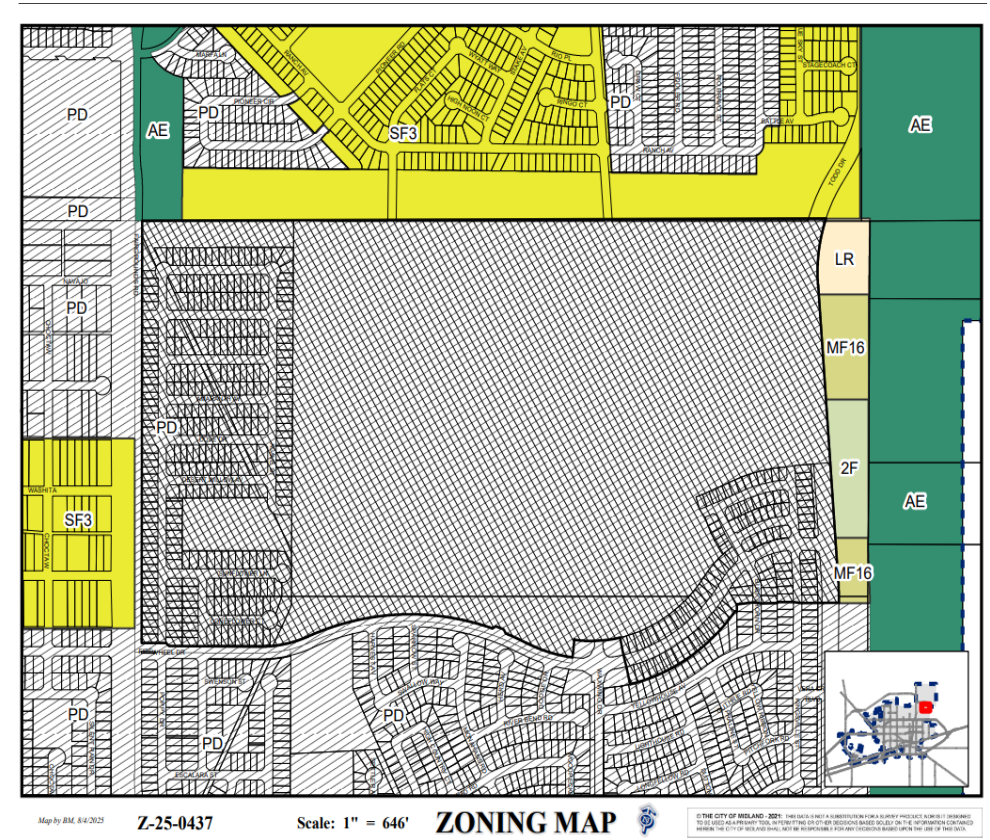
2



ZONING

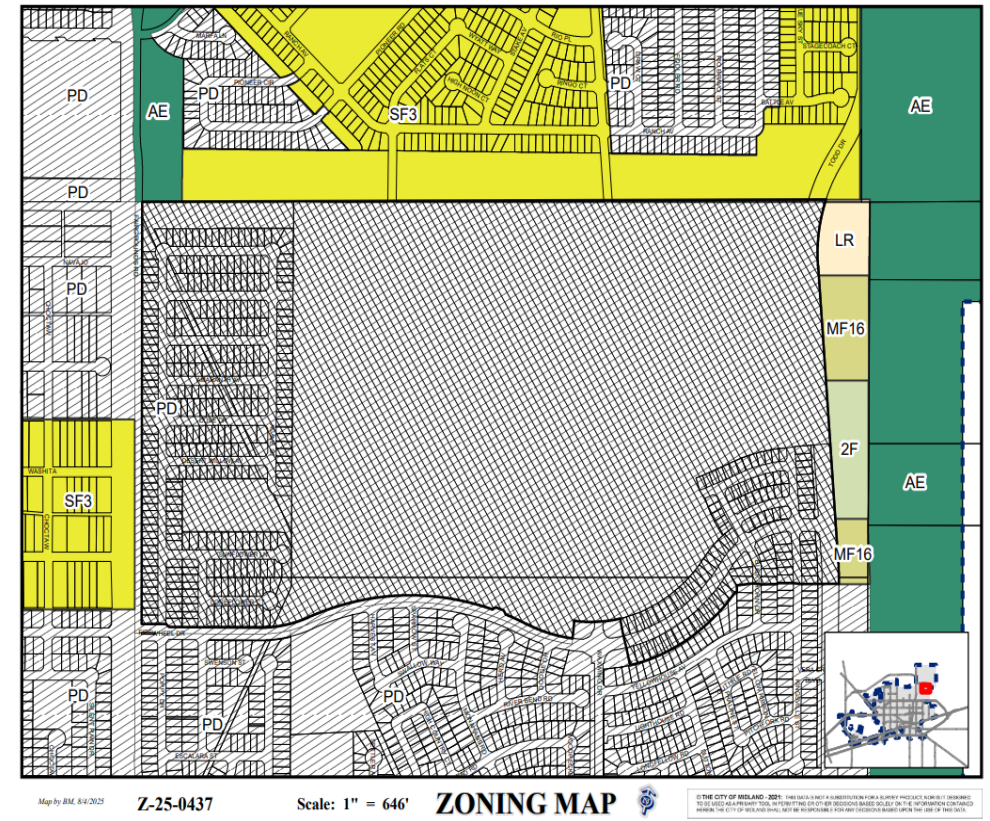
- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
 - **North:** SF-3, Single-Family Dwelling District and AE, Agricultural Estate District
 - **South:** PD, Planned Development District for a Housing Development

3



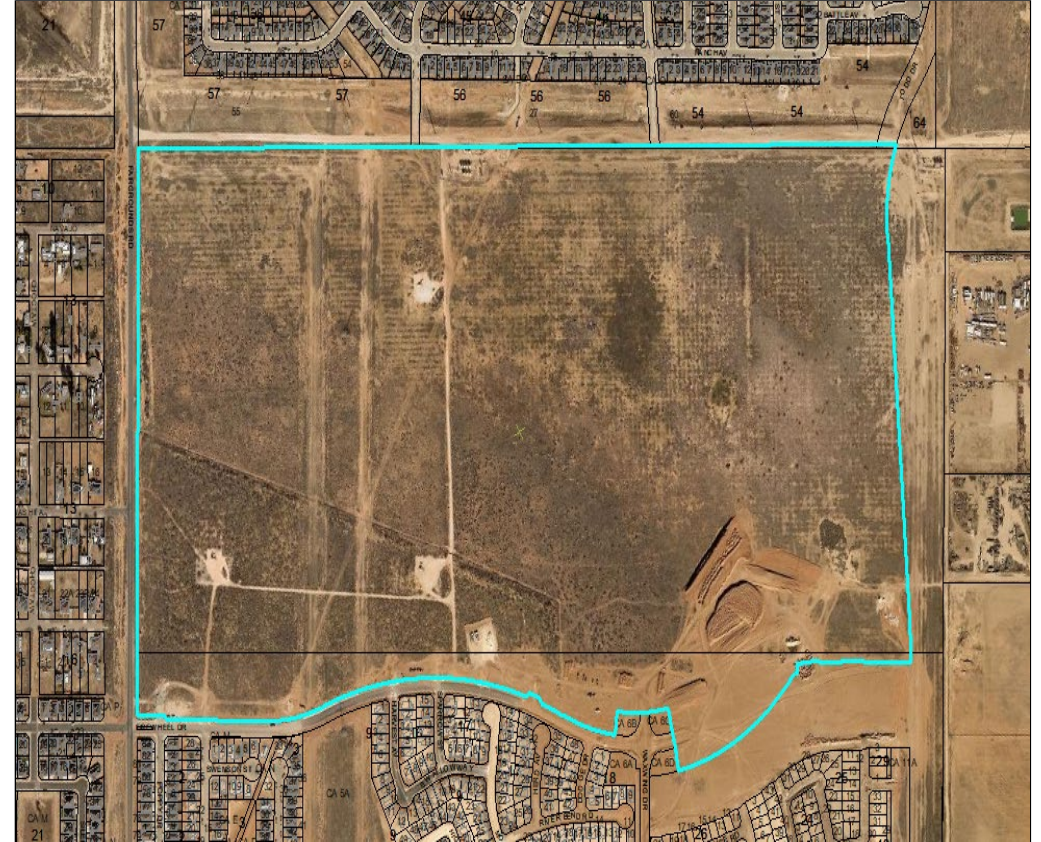
ZONING

- **Surrounding Zoning:**
 - **East:** LR, Local Retail District, MF-16, Multiple-Family Dwelling District, and 2F, Two-Family Dwelling (Duplex) District
 - **West:** PD, Planned Development District for a Housing Development and SF-3, Single-Family Dwelling District
- **Proposed Zoning:** An amended PD, Planned Development District for a Housing Development



LAND USE

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



5





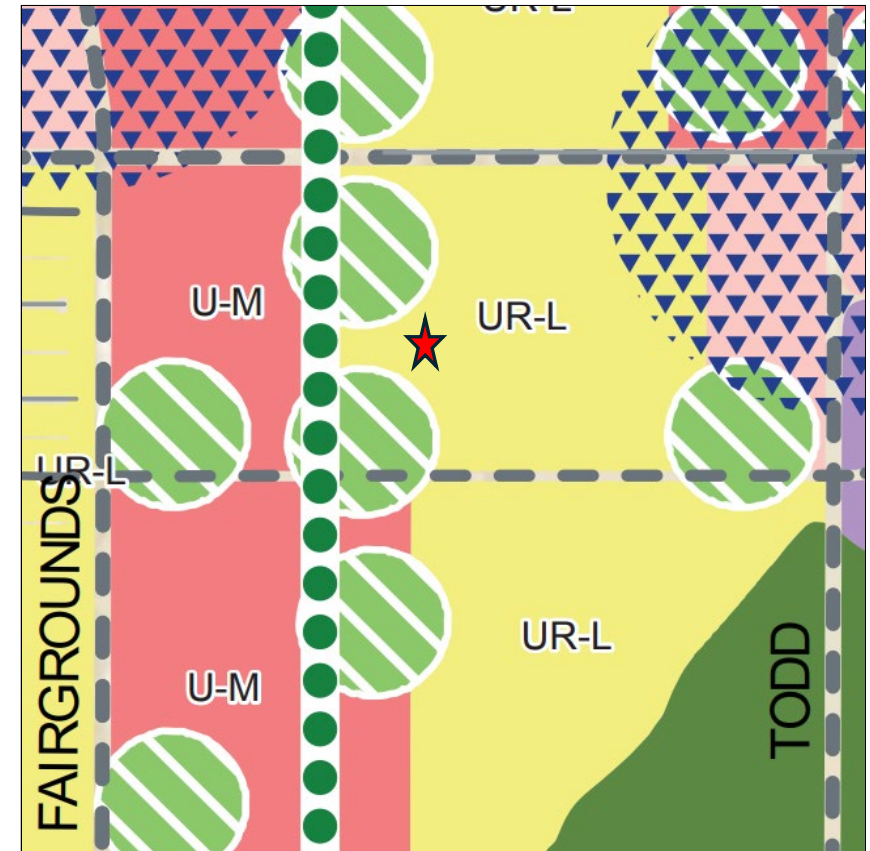
On North Fairgrounds Road, Looking East

6



COMPREHENSIVE PLAN

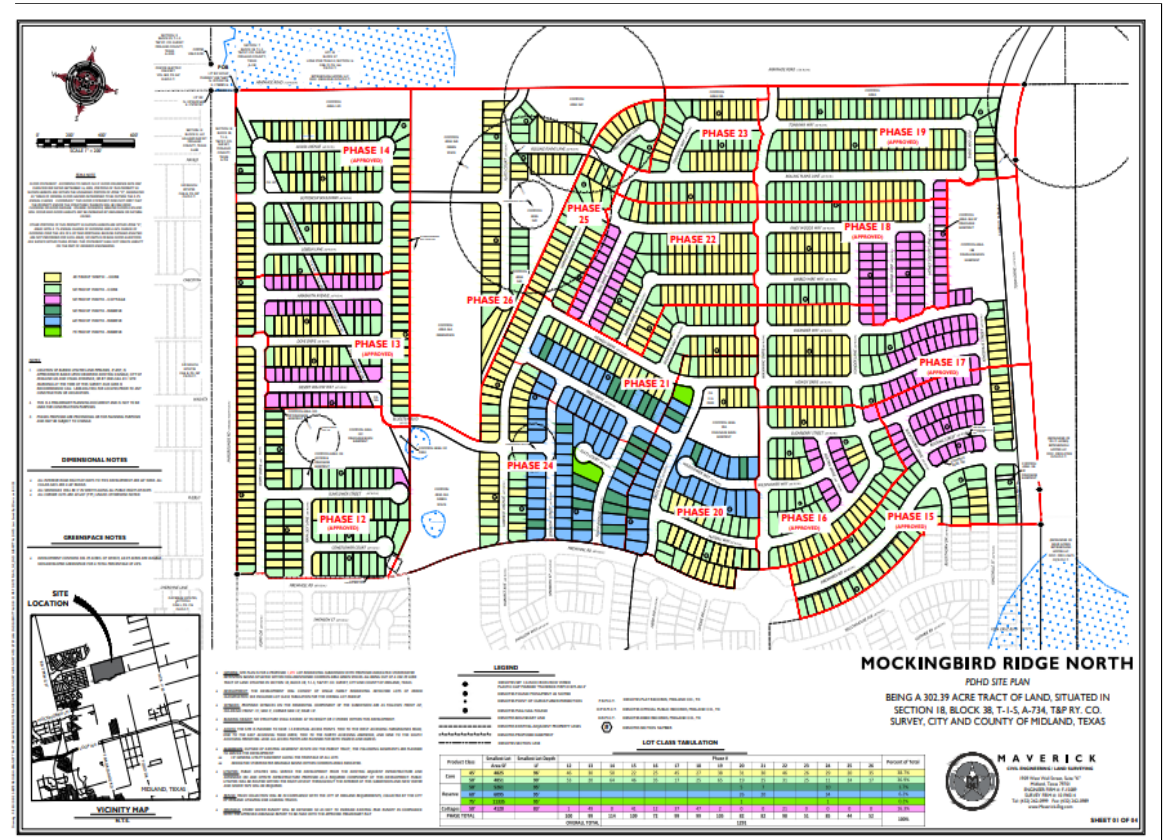
- **Land Use Designation:** Urban-Medium (U-M) and Urban Residential-Low (UR-L)
- **Supported Uses:** Supporting uses include a mix of residential use, schools, churches, and low-dense commercial.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



SITE PLAN

- **Base Zoning:** SF-3, Single-Family Dwelling District
- **Acreage:** 302.39
- **Proposed Lots:** 1,291
- **3 Classes:**
 - Core – 977 lots
 - Reserve – 104 lots
 - Cottages – 210 lots

8



LOT SIZES

Product Class		Smallest Lot	Smallest Lot Depth	Phase #																Percent of Total
		Area SF	LF	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26		
Core	45'	4825	96'	46	30	50	22	25	45	27	38	31	30	46	26	29	20	35	38.7%	
	50'	4851	90'	53	20	64	46	35	17	25	65	19	25	31	25	11	24	17	36.9%	
Reserve	50'	5261	95'									5	7			10			1.7%	
	60'	6095	95'									26	20			34			6.2%	
	75'	11335	95'									1				1			0.2%	
Cottages	50'	4120	83'	1	49	0	41	12	37	47	2	0	0	21	0	0	0	0	16.3%	
PHASE TOTAL				100	99	114	109	72	99	99	105	82	82	98	51	85	44	52	100%	
OVERALL TOTAL				1291																

- **Core:**
 - Minimum lot width of 45 feet, minimum lot depth of 90 feet, and minimum lot area of 4,825 square feet.
- **Reserve:**
 - Minimum lot width of 50 feet, minimum lot depth of 95 feet, and minimum lot area of 5,261 square feet.
- **Cottage:**
 - Minimum lot width of 50 feet, minimum lot depth of 83 feet, and minimum lot area of 4,120 square feet.

9

STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
 - A. That the Property, including the minimum dimensions of each lot and the minimum area of each lot contained therein, shall significantly conform to the site plan attached hereto as Exhibit "B".

10



STAFF'S RECOMMENDATION

- B. That the Property shall significantly conform to the amenity plan, which is attached hereto as Exhibit "C" and incorporated herein for all purposes.
- C. That all signage shall conform to the regulations set forth in Title XI, Chapter 7a of the City Code.

11



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: August 18, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Original Town Addition, Section 31, being a replat of all of Lot 1A, Block 35, Original Town Addition, Section 8, all of Lots 3 through 12 and a 20-foot alley, Block 35, Original Town Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Big Spring Street and West Texas Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Dunaway Associates, LLC, on behalf of Midland Development Corporation and the City of Midland, is requesting to replat the properties located at 210 North Big Spring Street, 310 West Texas Avenue, 211 North Colorado Street, and 304 West Texas Avenue into one lot for the development of a hotel.

Current Zoning:

CB, Central Business District

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

BUILDING CODE: (Approved)

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

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

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Big Spring Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. Colorado roadway okay as is. Illinois roadway okay as is. Texas roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 4" water exists, crosses through the middle of the tract. 8" water exists in Colorado, okay as is. 8" water exists in Big Spring, okay as is. 10" water exists in Illinois, okay as is. 12" water exists in Texas, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 10" sewer exists, crosses through the middle of the tract. 12" sewer exists in Illinois, okay as is. 8" sewer exists in Texas, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

DIMENSION: * * * OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas Issues.

GIS: (Approved)

Mention that 20' alley is to be vacated in legal description, or say a previously vacated alley per ordinance XX. Consult Planning. Add directionality to street names. According to Original Town, Sec 8, there is a portion of lot 3 and 4 that still exists. Please include in the legal description as well. Is easement needed for water through alley?

ADDRESSING: (Approved with Conditions)

Add directional "N" to Big Spring St and Colorado St. Add directional "W" to Illinois Ave and Texas Ave.

PLANNING: (Approved with Conditions)

Add "For approval by the commission" to the certificate of approval [Informational]

The surveyor's certificate is listed twice on the plat. Please remove one of them. [Informational]

Therefore, staff recommends approval of the Preliminary Plat of Original Town Addition, Section 31, subject to the following conditions.

Conditions:

- A. Depicted Vacation must be approved by Council prior to final plat submittal. [11-2-3(H)3(b)(6)]**
- B. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.**

Attachments:

Preliminary Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Dunaway Job No. B011275.003

Project Number: SYB-25-0832

Case Number: _____

Proposed Subdivision Plat Name: Original Town, Section 31

Legal Description (attached sealed Metes and Bounds): Being a replat of all of Lot 1A, Block 35 Original Town Addition, Section 8, all of Lots 5 thru 12 and a 20-Foot alley, Block 35 Original Town of Midland, City of Midland, Midland County, Texas.

Property Owner

Printed Name: Multiple Owners see attached page

Phone ()

Email

Address

City

State

Zip

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Dunaway Associates LLC. (Agent)

Printed Name: Jeff Taylor and Melanie Martinez- Dunaway, Inc.

Phone (432) 217-0221

Email

mmartinez@dunaway.com

jtaylor@dunaway.com

Address 4000 N. Big Spring St. Ste. 101

City

Midland

State

TX

Zip

79705

Current Zoning: CB- Central Business District

Reason for Platting: The request is to replat Block 35 Original Town into one large lot to accommodate a hotel development

Plat Information

Total Acreage: 2.066

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Residential Lots: 0

Number of Multi-Family Dwelling Units: 0

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Property Owner Printed Name: Midland Development Corporation		Phone (432) 686-3579 Email	
Address PO Box 1152	City Midland	State TX	Zip 79702

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

Property Owner (signature): Sara M. Harris Date: 6-25-25

Property Owner (printed) : Sara Harris

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

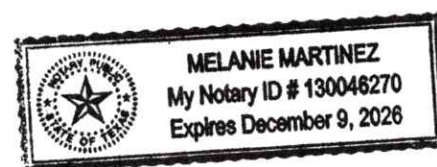
Before me, the undersigned authority, on this day personally appeared Sara Harris who, being by me duly sworn, upon oath says: That (s)he is authorized by Midland Development Corp, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, 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 25th day of July, 2025, to certify which witness my hand and seal of office.

Melanie Martinez

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



Property Owner Printed Name: City of Midland Attn: Home Rule Municipal Texas		Phone (432) 685-7100 Email	
Address PO Box 1152	City Midland	State TX	Zip 79702

Signature (by property owner only – authorized agent must sign affidavit below)	
Property Owner (signature): <u>[Signature]</u>	Date: <u>6/25/25</u>
Property Owner (printed): <u>JOSE ORTIZ</u>	
The Preliminary Plat shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received. 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.	

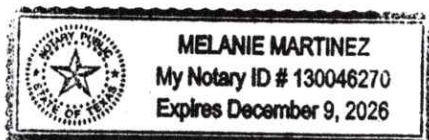
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared JOSE ORTIZ who, being by me duly sworn, upon oath says: That (s)he is authorized by CITY OF MIDLAND, 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 25th day of JULY, 20 25, to certify which witness my hand and seal of office.



Melanie Martinez
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

Provisions

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

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

Property Owner (signature):

Date:

Property Owner (printed) : _____

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS**FOR OFFICE USE ONLY**☒ Property Owner Authorization☒ Copy of Dimensioned Plat☒ Plat in Digital Format (PDF/JPEG)☐ Application Fee☒ 1 Copy of Plat (11x17)Check # invoiceReceived By: Becky OyDate: JUN 22 2025

BY: _____

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

10/20/2024 10:00 AM Mark D. Yole, Registered Professional Land Surveyor, State of Texas, No. 5975, myale@dunaway.com

D.R.M.C.T.= DEED RECORDS MIDLAND COUNTY TEXAS
O.R.M.C.T.= OFFICIAL RECORDS MIDLAND COUNTY TEXAS

DUNAWAY
590 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.385.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

CERTIFICATE OF APPROVAL
This is to certify that the above and foregoing plot of Original Town, Section 31 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the ____ day of _____, 2025.

ABRAHAM BEJIL, CHAIRPERSON

LONDON OCHOA, SECRETARY

SURVEYOR/ENGINEER NAME AND ADDRESS:
Name: Dunaway Associates
Address: 4002 N. Big Spring Street, Suite 101
Midland, TX 79705 Phone: 432-699-4889

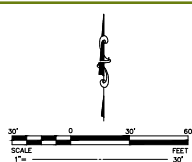
OWNER NAME AND ADDRESS:
Name: City of Midland
Home Rule Municipal Texas
Address: PO Box 1152
Midland, TX 79702

OWNER NAME AND ADDRESS:
Name: Midland Development Corporation
Address: 200 N. Lavaca Street Suite 610
Midland, TX 79701

OWNER NAME AND ADDRESS:
Name: Energas
Property Tax Department
Address: PO Box 650205
Dallas, TX 75265-0205



VICINITY MAP
NOT TO SCALE



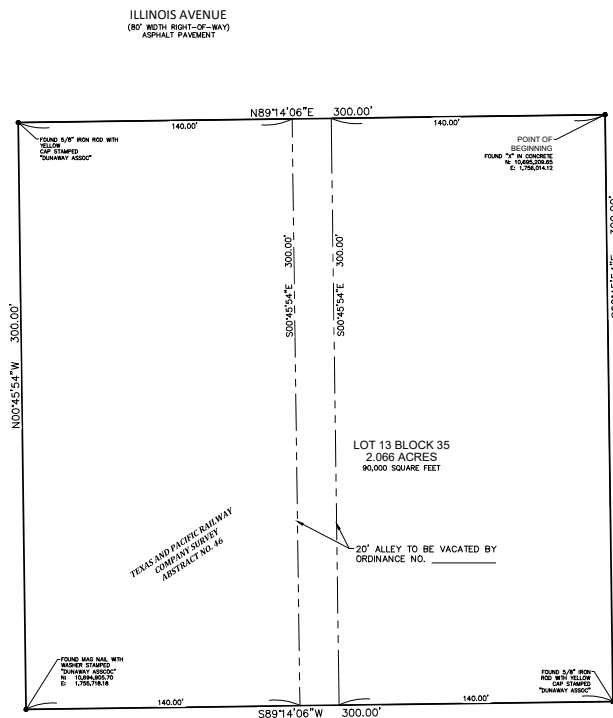
ENDEAVOR ENERGY
RESOURCES LP
LOTS 1-3 BLOCK 34
ORIGINAL TOWN

BLOCK 34
ORIGINAL TOWN OF MIDLAND AN
ADDITION TO THE CITY OF
MIDLAND,
VOLUME 3, PAGE 232 AND 233
D.R.M.C.T.

TUNA INVESTMENT LLC
LOTS 4 & 1/2 OF LOT 5
BLOCK 34 ORIGINAL TOWN

TUNA INVESTMENT LLC
S/2 OF LOT 5 & LOT 6
BLOCK 34 ORIGINAL TOWN

BIG SPRING STREET
(80' WIDTH RIGHT-OF-WAY)
ASPHALT PAVEMENT



TEXAS AVENUE
(80' WIDTH RIGHT-OF-WAY)
ASPHALT AND CONCRETE PAVEMENT

COLORADO STREET
(80' WIDTH RIGHT-OF-WAY)
ASPHALT PAVEMENT

MIDLAND YUCCA REALTY INC.
BLOCK 36, LOT 18
ORIGINAL TOWN ADDITION

MIDLAND YUCCA REALTY INC.
BLOCK 36, LOT 17 N/2
ORIGINAL TOWN ADDITION

MIDLAND YUCCA REALTY INC.
BLOCK 36, LOT 17 S/2
ORIGINAL TOWN ADDITION

MIDLAND YUCCA REALTY INC.
BLOCK 36, LOT 16
ORIGINAL TOWN ADDITION

RENAISSANCE WEST JOINT C/O
MIDLAND YUCCA REALTY BLOCK 36,
EAST-WEST & NORTH-SOUTH ALLEYS
ORIGINAL TOWN ADDITION

MIDLAND COMMUNITY THEATER
BLOCK 36, LOTS 10-15 (NORTH
PARTS) ORIGINAL TOWN ADDITION

BLOCK 36
ORIGINAL TOWN OF MIDLAND AN
ADDITION TO THE CITY OF
MIDLAND,
VOLUME 3, PAGE 232 AND 233
D.R.M.C.T.

MIDLAND YUCCA REALTY INC.
BLOCK 36, LOT 9 N/2 & ALL OF
LOTS 10-15 LESS 8 FT
ORIGINAL TOWN ADDITION

METES AND BOUNDS
BEING a 2.066 -acre parcel of land situated in the Texas and Pacific Railway Company Survey, Abstract No. 46, Midland County, Texas, and being all of Lot 1A, Block 35, Original Town Addition Section 8, as recorded on Cabinet J, Page 8 of the Plat Records of Midland County Texas (P.R.M.C.T.) all of Lots 5 thru 12, 20-foot Alley, Block 35, Original Town of Midland, an addition to the City of Midland, Texas, as recorded in Volume 3, page 232 and 233 of the Deed Records, Midland County, Texas, (D.R.M.C.T.), and all of the tracts of land described in Special Warranty Deed to Midland Development Corporation, as recorded in Document Number 2022-15668 D.R.M.C.T., all of the tracts of land described in General Warranty Deed to the City of Midland, as recorded in Document Number 2013-26667 D.R.M.C.T. and all the tracts of land described in a Warranty Deed to Midland Development Corporation, as recorded in Document 2018-26665, Deed Records, Midland County, Texas, (D.R.M.C.T.), said 2.066-acre parcel being more particularly described by metes and bounds as follows:
BEGINNING at a found 'x' cut in concrete for the northeast corner of said Lot 1A, Block 35, Original Town Addition Section 8 and being in the south right of way line of Illinois Avenue (80-foot right-of-way) and the west right of way line of Colorado Street (80-foot right-of-way);
THENCE SOUTH 00 degrees 45 minutes 54 seconds East, departing the south right of way line of said Illinois Avenue and along the west right-of-way line of said Colorado Street, a distance of 300.00 feet to found 5/8-inch iron rod with a yellow cap stamped 'DUNAWAY ASSOC.' for the southeast corner of said tract and the southeast corner of said Block 35, Original Town of Midland, same being in the north right-of-way line of Texas Avenue (80-foot right of way);
THENCE SOUTH 89 degrees 14 minutes 06 seconds West, departing the west right-of-way line of said Colorado Street and along the north right of way line of said Texas Avenue, a distance of 300.00 feet to a found mag nail with washer stamped 'DUNAWAY ASSOC.' for the southwest corner of said tract and the southwest corner of said Block 35, Original Town of Midland, same being in the east right of way line of Big Spring Street (80-foot right of way);
THENCE NORTH 00 degrees 45 minutes 54 seconds West, departing the north right of way line of said Texas Avenue and along east right of way line of said Big Spring Street, a distance of 300.00 feet to a found 5/8-inch iron rod with a yellow cap stamped 'DUNAWAY ASSOC.' for the northwest corner of said tract and the northwest corner of said Block 35, Original Town of Midland, same being in the south right-of-way line of said Illinois Avenue;
THENCE NORTH 89 degrees 14 minutes 06 seconds East, departing the east right of way line of said Big Spring Street and along the south right-of-way of said Illinois Avenue, a distance of 300.00 feet to the POINT OF BEGINNING and containing 2.066-acres (or 90,000 square feet) of land, more or less.

PRELIMINARY PLAT
OF
ORIGINAL TOWN, SECTION 31
BEING A REPLAT OF ALL OF LOT 1A, BLOCK 35, ORIGINAL TOWN ADDITION SECTION 8, ALL OF LOTS 5 THRU 12, 20-FOOT ALLEY, BLOCK 35, ORIGINAL TOWN OF MIDLAND, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS.

Situated in the Texas and Pacific Railway
Company Survey, Abstract No. 46,
City of Midland, Midland County, Texas

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

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF MIDLAND §

KNOW ALL MEN BY THESE PRESENTS, that I, Mark D. Yole, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Plat from an actual survey of the land, and that the corner monuments shown hereon were properly placed with the Subdivision Regulations of the City of Midland, Texas.

PRELIMINARY

Mark D. Yole
Registered Professional Land Surveyor
State of Texas, No. 5975
myale@dunaway.com

Date _____

SHEET 01 OF 02

NOTES:

1. The basis of bearings for this survey is the Texas State Coordinate System, Central Zone 4204, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999899 was used for this project.
2. According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas, Incorporated Areas, Panel 202 of 525, Map Number 48329C0202F, Map Revised Date: September 16, 2005, and is located in Zone X (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
3. BENCHMARK:
Primary Benchmark:
City of Midland,
DESCRIPTION: 2" Aluminum cap on the Northwest curb at mid-point of Big Springs Street and Texas Avenue.
Published Elevation: 2,779.82'

SITE BENCHMARK:
Description: CP-101
Set Square cut with "X" top of curb at the southeast curb return of Big Springs Street and Illinois Avenue.
Elevation: 2,779.22'

SITE BENCHMARK:
DESCRIPTION: CP-102
Set Square with "X" top of concrete at the southwest corner, 41 feet west from the centerline of Colorado Street (80-foot right-of-way) and 29 feet south from the centerline of Texas Avenue (40-foot right-of-way).
Elevation: 2,778.58'
4. The approximate location of underground utilities shown hereon is based on visible appurtenant fixtures, above-ground markings, and the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of said utilities. All buried or subsurface utilities either abandoned or in service may not be shown hereon. Caution should be used, and all utility companies and municipal inspectors should be consulted prior to construction.
5. The Surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records.
6. Tree Note:
The species of the trees located hereon were determined by field survey personnel and may not be accurate in every case. The owner and other users of this information are advised to secure the services of a qualified arborist if the identification of tree species is critical.
7. 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.
8. Any utility company, developer or other entity installing, repairing, maintaining or relocating a utility line or permanent improvement within utility easements must restore the premises as nearly as possible to its original condition following any such work at its sole expense.
9. 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.
10. A blanket refuse easement of ingress and egress for garbage and trash collection purposes is hereby granted.
11. All Midland Health Department and TCEQ Requirements for On Site Sewer Facilities must be complied with.
12. Initial Impact Fees will be assessed during the final plotting process. Implementation and collection of impact fees will take place during the permitting process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases. [Per Midland City Code Sect. 11-14-6]

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF MIDLAND:

WHEREAS City of Midland Home Rule Municipal Texas, is the record owner of a tract of land situated in Original Town, Section 31, and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, City of Midland Home Rule Municipal Texas, Inc., do hereby adopt this plat designating the herein above described property as City of Midland Home Rule Municipal Texas, to the City of Midland, Texas, and we do hereby dedicate to the public use forever the streets, alleys, and easements shown hereon.

WITNESS our hands at Midland, Texas, this the ____ day of _____, 20____.

Representative name and title, City of Midland Home Rule Municipal Texas

STATE OF TEXAS, COUNTY OF MIDLAND:

This instrument was acknowledged before me on this the ____ day of _____, 20____.

by _____ on behalf of City of Midland Home Rule Municipal Texas

Notary Public Signature

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF MIDLAND:

WHEREAS Midland Development Corporation, is the record owner of a tract of land situated in Original Town, Section 31, and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Midland Development Corporation, Inc., do hereby adopt this plat designating the herein above described property as Midland Development Corporation, to the City of Midland, Texas, and we do hereby dedicate to the public use forever the streets, alleys, and easements shown hereon.

WITNESS our hands at Midland, Texas, this the ____ day of _____, 20____.

Representative name and title, Midland Development Corporation

STATE OF TEXAS, COUNTY OF MIDLAND:

This instrument was acknowledged before me on this the ____ day of _____, 20____.

by _____ on behalf of Midland Development Corporation

Notary Public Signature

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF MIDLAND:

WHEREAS Energas Property Tax Department, is the record owner of a tract of land situated in Original Town, Section 31, and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Energas Property Tax Department, Inc., do hereby adopt this plat designating the herein above described property as Energas Property Tax Department, to the City of Midland, Texas, and we do hereby dedicate to the public use forever the streets, alleys, and easements shown hereon.

WITNESS our hands at Midland, Texas, this the ____ day of _____, 20____.

Representative name and title, Energas Property Tax Department

STATE OF TEXAS, COUNTY OF MIDLAND:

This instrument was acknowledged before me on this the ____ day of _____, 20____.

by _____ on behalf of Energas Property Tax Department

Notary Public Signature

UTILITY COMPANY'S CERTIFICATE

This plot has been checked for accessibility of utilities.

ATMOS ENERGY _____ Print Name: _____

ONCOR ELECTRIC DELIVERY _____ Print Name: _____

OPTIMUM _____ Print Name: _____

ASTOUND _____ Print Name: _____

AT&T-TEXAS _____ Print Name: _____


590 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.385.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF MIDLAND §

KNOW ALL MEN BY THESE PRESENTS, that I, Mark D. Yole, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Plat from an actual survey of the land, and that the corner monuments shown hereon were properly placed with the Subdivision Regulations of the City of Midland, Texas.

PRELIMINARY

Mark D. Yole
Registered Professional Land Surveyor
State of Texas, No. 5975
myole@dunaway.com
Date _____

PRELIMINARY PLAT
OF
ORIGINAL TOWN, SECTION 31
BEING A REPLAT OF ALL OF LOT 1A, BLOCK 35, ORIGINAL TOWN ADDITION SECTION 8, ALL OF LOTS 5 THRU 12, 20-FOOT ALLEY, BLOCK 35, ORIGINAL TOWN OF MIDLAND, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS.

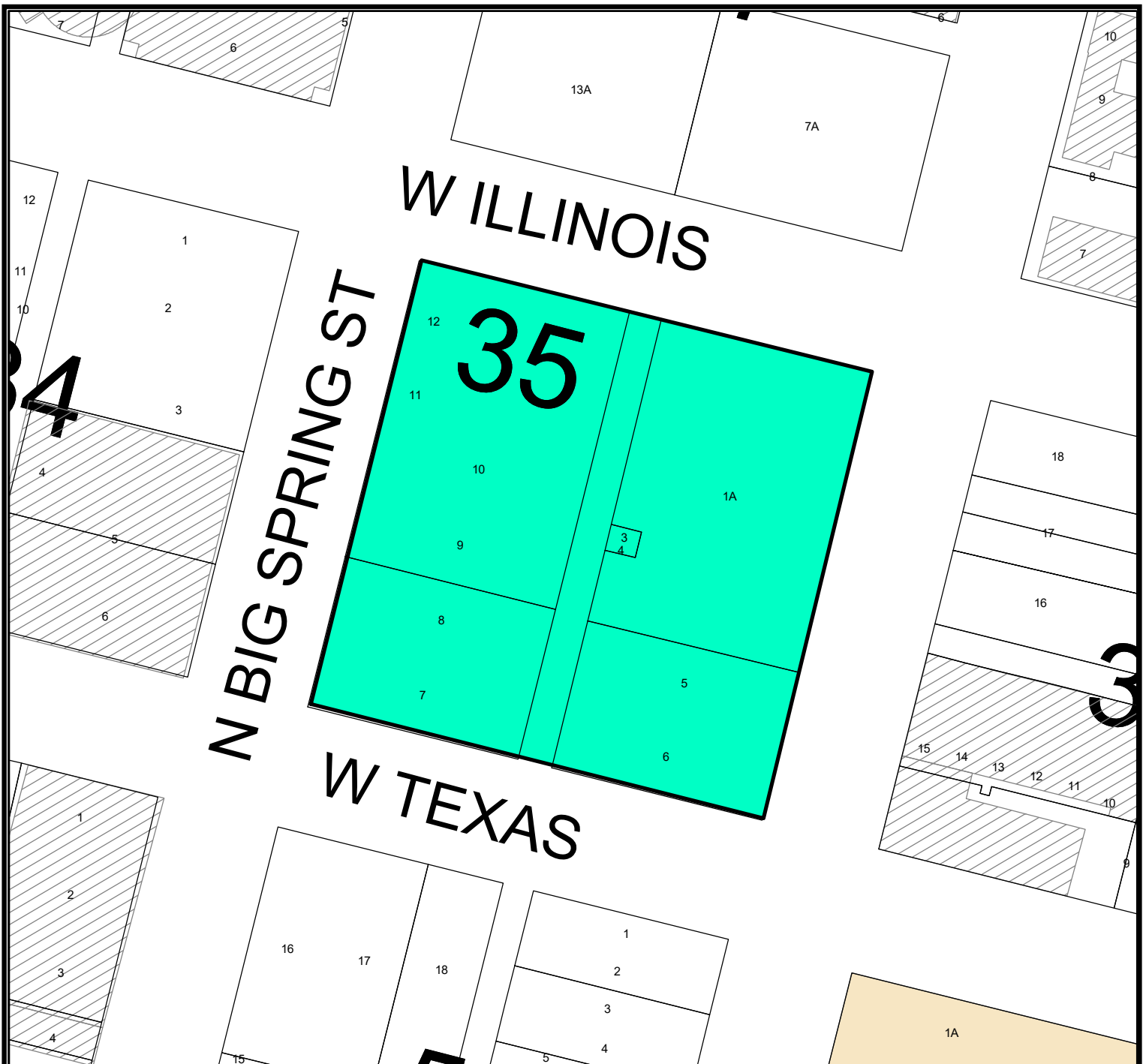
Situated in the Texas and Pacific Railway
Company Survey, Abstract No. 46
City of Midland, Midland County, Texas

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____

SHEET 02 OF 02



Location Map

SUB-25-0837

Scale: 1" = 600'

Proposed plat of Original Town Addition, Section 31, being a replat of all of Lot 1A, Block 35, Original Town Addition Section 8, all of Lots 3 through 12 and a 20-foot alley, Block 35, Original Town Addition, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of North Big Spring Street and West Texas Avenue (City Council District 2)

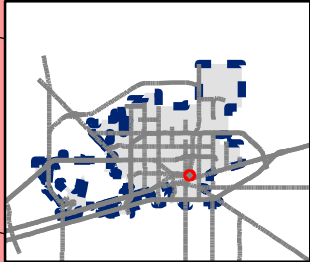
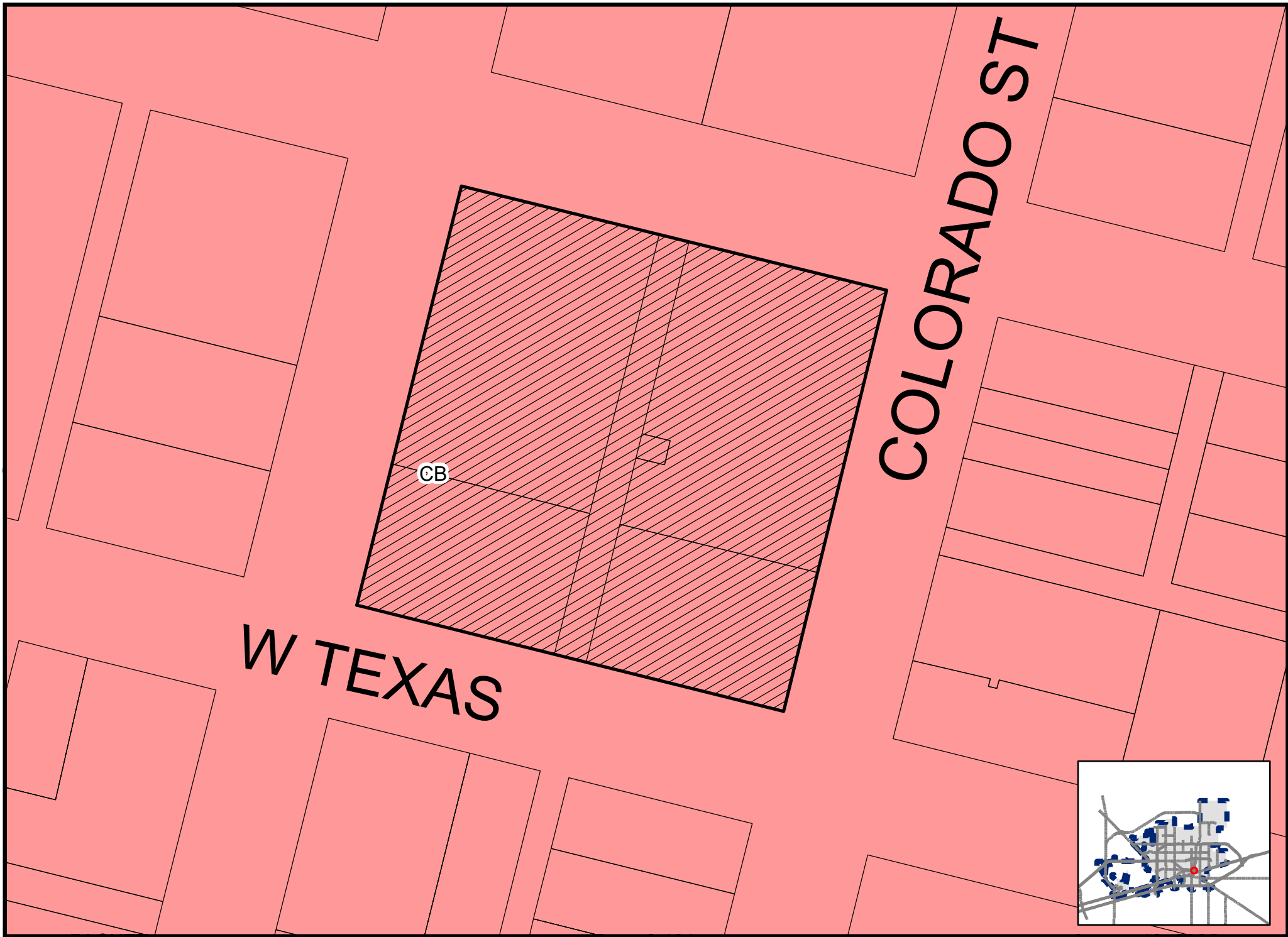
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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







PRELIMINARY PLAT ORIGINAL TOWN ADDITION, SECTION 31



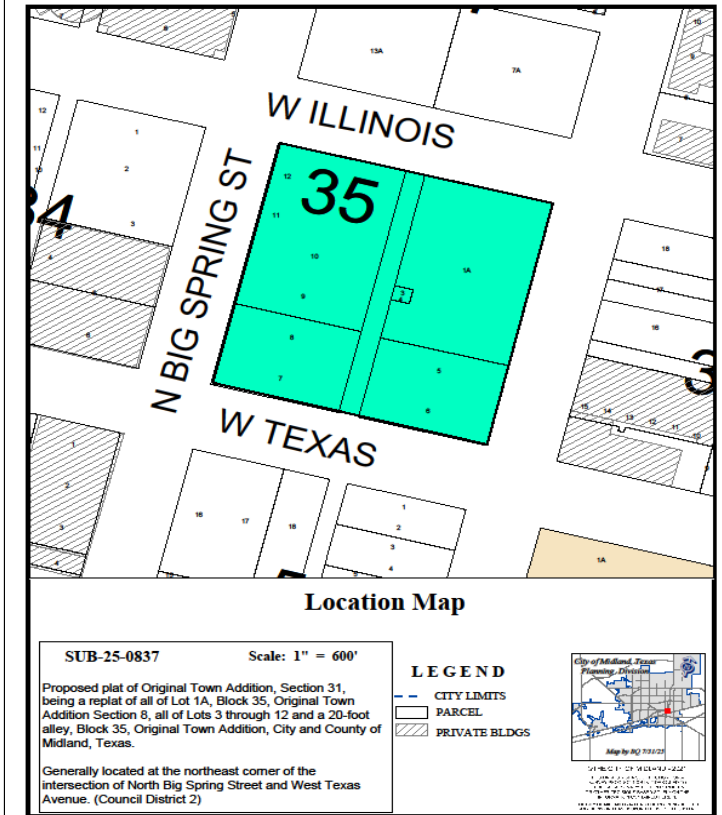
Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Midland Development Corporation & the City Of Midland
- **Representative:** Jeff Taylor, with Dunaway Associates LLC
- **Location:** 210 North Big Spring Street, 310 West Texas Avenue, 211 North Colorado Street, and 304 West Texas Avenue (Council District 2)
- **Reason for Request:** For the development of a hotel

2

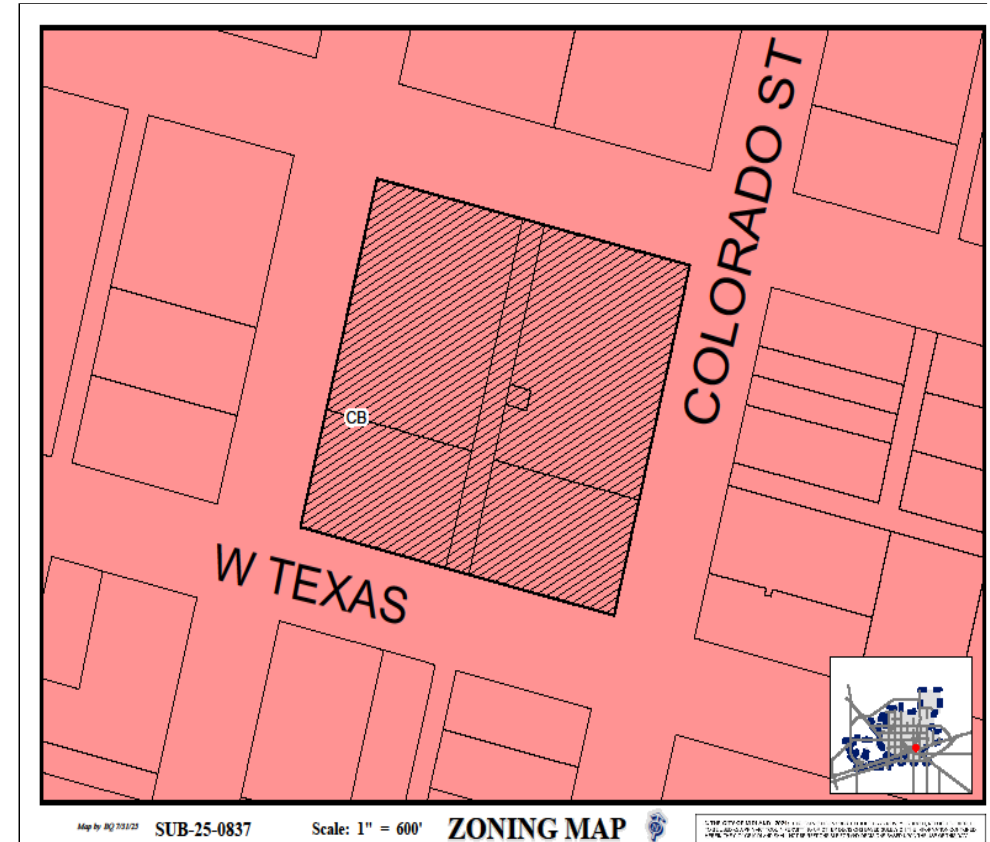


- **Acreage:** 2.066 acres
- **Number of Existing Lots:** 11
- **Number Proposed Lots:** 1



ZONING

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



4

LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North:** Parking Lot
 - **South/West:** Office Buildings & Parking Lots
 - **East:** Office Buildings
- **Proposed Use:** Hotel

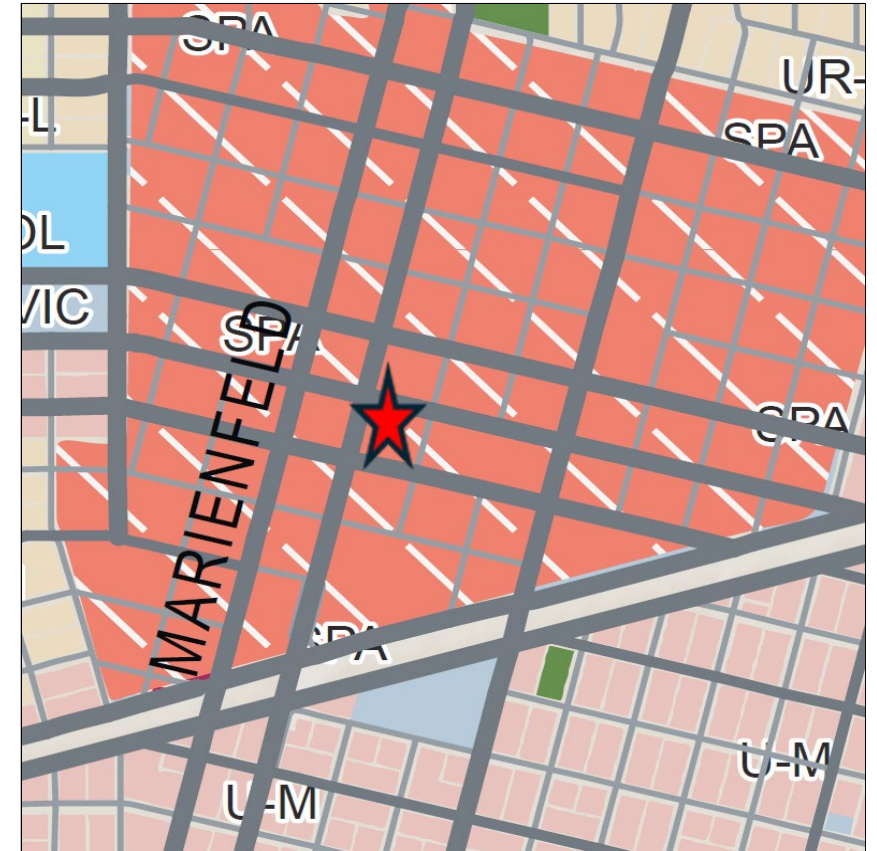


5



COMPREHENSIVE PLAN

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



6



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:
 - A. Depicted Vacation must be approved by Council prior to final plat submittal. [11-2-3(H)3(b)(6)]
 - B. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.

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: August 18, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Hogan Subdivision, Section 2, being a 1.934-acre tract of land situated in Section 30, Block 38, T-1-S T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of North Fairgrounds Road, approximately 1200 feet north of East Wadley Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Power Infrastructure Partners, LLC, is requesting to plat a 1.934-acre tract of land located on the east side of North Fairgrounds Road into one lot in order to operate a breaker station and a 65-foot airpark transmission line.

Current Zoning:

SF-2, 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: Refer to transportation's comments, if any. [For Applicant's Information Only.]

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

WATER: None existing. Construct water to City standards along entire platted frontage or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)] If they are requesting to deferral public water improvements and plan on utilizing water wells, then an Groundwater Availability Certification will be required. In Texas, the requirement for a Groundwater Availability Certification (GAC) applies to all proposed subdivisions that intend to use groundwater as their potable water source, regardless of the development's size. This mandate became effective on January 1, 2024, following the adoption of Senate Bill 2440 during the 88th Texas Legislature. Under Texas Local Government Code Sections 212.0101 and 232.0032, any subdivision—whether within a municipality or in an unincorporated area—that proposes to utilize groundwater for its water supply must obtain a GAC. This includes subdivisions where each lot will have an individual well. The certification must be prepared by a Texas-licensed professional engineer or geoscientist and submitted as part of the plat application to the relevant municipal or county authority.

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

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

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

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

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

DIMENSION: * * * OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas Issues.

GIS: (Approved)

Confirm with Transportation if a ROW dedication is required along N Fairgrounds Rd. Add direction to Fairgrounds Rd. Provide recording information for Dedication north of plat. (done with Ruckus Add.)

ADDRESSING: (Approved with Conditions)

Directional of "N" needs to be added to Fairgrounds Rd

PLANNING: (Approved with Conditions)

Property to the north of plat is recorded as Ruckus Addition. Instrument # 2016-13309 [Informational]

Therefore, staff recommends approval of the Preliminary Plat of Hogan Subdivision, Section 2, subject to the following conditions.

Conditions:

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

Attachments:

Preliminary Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Hogan Subdivision, Section 2

Legal Description (attached sealed Metes and Bounds): _____

1.934 ACRE TRACT

Property Owner

Printed Name: **Power Infrastructure Partners LLC**

Phone (210) 420-4888

Email mbyrd@pip-tx.com

Address 20308 Hwy 71 W, Suite 6

City Spicewood

State TX

Zip 78669

Developer (if different than Owner)

Printed Name: _____

Phone (210) 420-4888

Email _____

Address _____

City _____

State _____

Zip _____

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

Firm: _____

Printed Name: _____

Phone (210) 420-4888

Email _____

Address _____

City _____

State _____

Zip _____

Current Zoning: _____

Reason for Platting: purchased a small parcel for easement of utilities

Plat Information

Total Acreage: 1.934

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: 7.21.2025

Property Owner (printed) : MICHAEL BYRD

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.

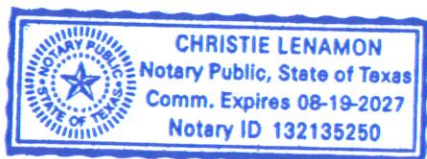
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Michael Byrd who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or is authorized by Power Infrastructure Partners 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 21st day of July, 20 25, to certify which witness my hand and seal of office.



Christie Lenamon
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Check # _____

Received By:

Date:

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

PRELIMINARY PLAT
HOGAN SUBDIVISION, SECTION 2

BEING 1.934 ACRES OF LAND OUT OF THE SECTION 30, BLOCK 38, T-1-S,
T & P RR CO SURVEY, ABSTRACT 679 CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE
THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, POWER INFRASTRUCTURE PARTNERS, LLC, IS THE RECORD OWNER OF BEING A 1.934 ACRE TRACT OF LAND OUT OF SECTION 30, BLOCK 38, T-1-S, T & P RR COMPANY SURVEY, ABSTRACT 679 COMPLETELY WITHIN A TRACT TO POWER INFRASTRUCTURE PARTNERS, LLC ACCORDING TO THE DOCUMENT RECORD IN INSTRUMENT NUMBER 2024-10266, OFFICIAL PUBLIC RECORDS, MIDLAND COUNTY, TEXAS (O.P.R.M.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SAM" (GRID N: 10709464.33, GRID E: 1761556.71) FOR THE NORTHWEST CORNER OF THIS TRACT COMMON TO THE NORTH LINE OF SAID POWER INFRASTRUCTURE TRACT, COMMON TO THE SOUTH LINE OF A TRACT TO DOLORES L. MCCALL ACCORDING TO THE DOCUMENT RECORD IN VOLUME 2771, PAGE 38, O.P.R.M.C.T., FROM WHICH A FOUND 1/2-INCH IRON ROD IN THE EAST LINE OF N. FAIRGROUNDS ROAD, COMMON TO THE WEST LINE OF SAID DOLORES L. MCCALL TRACT BEARS, N 12°48'01" W, A DISTANCE OF 1,447.79 FEET;

THENCE N 73°57'18" E, WITH THE NORTH LINE OF SAID POWER INFRASTRUCTURE TRACT, COMMON TO THE SOUTH LINE OF SAID DOLORES L. MCCALL TRACT, A DISTANCE OF 1,100.06 FEET TO A CALCULATED CORNER FOR THE NORTHEAST CORNER OF THIS TRACT, COMMON TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED TO POWER INFRASTRUCTURE PARTNERS, LLC TRACT RECORDED AS DOCUMENT NO. 2024-10266 (O.P.R.M.C.T.) AND ONCOR ELECTRIC DELIVERY COMPANY RECORDED AS DOCUMENT NO. 2024-23740 (O.P.R.M.C.T.);

THENCE S 14°31'01" E, ACROSS SAID POWER INFRASTRUCTURE TRACT, WITH THE EAST LINE OF THIS TRACT, COMMON TO THE WEST LINE SAID ONCOR ELECTRIC DELIVERY COMPANY TRACT, A DISTANCE OF 150.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SAM" FOR THE SOUTHEAST CORNER OF THIS TRACT, COMMON TO THE SOUTH LINE OF SAID POWER INFRASTRUCTURE TRACT, COMMON TO THE NORTH LINE OF A TRACT TO ALLDREDGE PROPERTIES, LLC ACCORDING TO THE DOCUMENT RECORD IN VOLUME 2585, PAGE 506, O.P.R.M.C.T., FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ALLDREDGE TRACT BEARS, S 21°45'37" E, A DISTANCE OF 1,981.97 FEET;

THENCE S 73°56'05" W, WITH THE COMMON LINE OF SAID POWER INFRASTRUCTURE TRACT AND ALLDREDGE TRACT, A DISTANCE OF 150.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SAM" FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE N 14°31'02" W, WITH THE COMMON LINE OF SAID POWER INFRASTRUCTURE TRACT AND ALLDREDGE TRACT, A DISTANCE OF 85.03 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SAM" FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE S 73°57'18" W, WITH THE COMMON LINE OF SAID POWER INFRASTRUCTURE TRACT AND ALLDREDGE TRACT, A DISTANCE OF 950.28 FEET TO A SET 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT, IN THE EAST LINE OF SAID FAIRGROUNDS ROAD;

THENCE N 14°19'21" W, WITH THE WEST LINE OF SAID POWER INFRASTRUCTURE TRACT, COMMON TO THE EAST LINE OF SAID FAIRGROUNDS ROAD, A DISTANCE OF 65.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.934 ACRES OF LAND.

BASIS OF BEARINGS DERIVED FROM THE STATE PLANE COORDINATE SYSTEM OF 1983, NAD83 (2011), TEXAS CENTRAL ZONE (4203). DISTANCES ARE SURFACE VALUES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND UTILIZE A COMBINED GRID FACTOR: 0.99991645.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL SHANE BYRD, AS AGENT OF POWER INFRASTRUCTURE PARTNERS, LLC, DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HOGAN SUBDIVISION, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN HEREON

WITNESS OUR HANDS AT (MIDLAND, TEXAS), THIS ____ DAY OF _____, 2025.

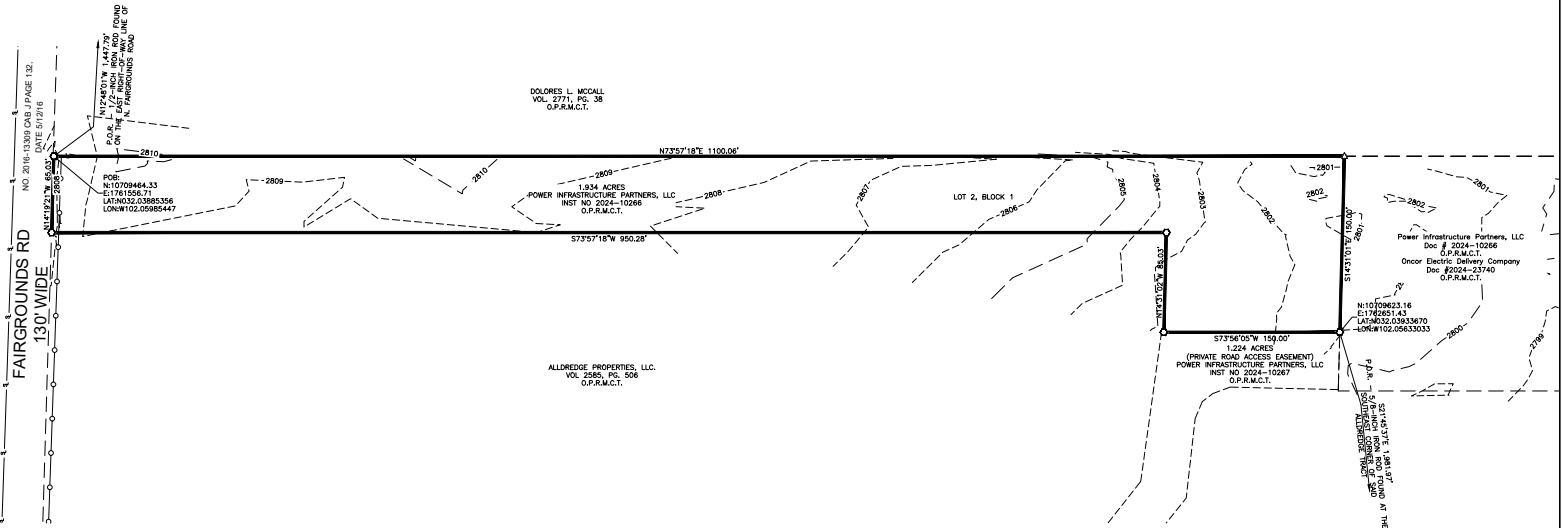
BY: MICHAEL SHANE BYRD
VICE PRESIDENT
POWER INFRASTRUCTURE PARTNERS, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THE DATE OF _____ BY MICHAEL SHANE BYRD, AS AN AGENT OF POWER INFRASTRUCTURE PARTNERS, LLC

NOTARY SEAL: NOTARY PUBLIC, STATE OF TEXAS



UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY Print Name:

ONCOR ELECTRIC DELIVERY Print Name:

OPTIMUM Print Name:

ASTOUND Print Name:

AT&T-TEXAS Print Name:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

JENNIFER WARD-NUSZ, R.P.L.S. 6396
15 SMITH ROAD, SUITE 2000
MIDLAND, TX 79705
432.699.0601

CERTIFICATE OF APPROVAL : FOR APPROVAL BY THE COMMISSION

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF "HOGAN SUBDIVISION ADDITION, SECTION 2", WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

THE ____ DAY OF _____, 2025.

ABRAHAM BEJIL, CHAIRMAN

LONDON OCHOA, SECRETARY

NOTICE:

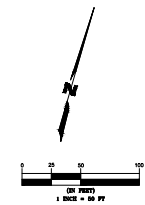
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- COORDINATES AND BEARINGS SHOWN HEREON ARE CONICAL LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83 2011). DISTANCES ARE SURFACE VALUES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND UTILIZE A COMBINED GRID FACTOR: 0.99991645.
- WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0100F, EFFECTIVE DATE 9/16/2005, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X" WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.
- ELEVATION CONTOURS SHOWN ARE BASED ON NAVD 88 ELEVATION DATUM.

INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE PERMITTING PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

OWNER INFORMATION:
POWER INFRASTRUCTURE PARTNERS, LLC
2038 HIGHWAY 71W
SPICEWOOD, TX 79669
C/O MICHAEL SHANE BYRD
PHONE: 210-420-4888

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____
DATE: _____ PAGE _____



LEGEND
— STREET PROPERTY
— SETBACK LINE
— PROPERTY LINE
— CALCULATED CORNER
— LOT & BLOCK
— "MID" "TAM"
— "MID" "TAM"
— "MID" "TAM"
— "MID" "TAM"
— "MID" "TAM"

OWNER:
POWER INFRASTRUCTURE PARTNERS, LLC
3412 N Fairgrounds Road, Midland TX 79705

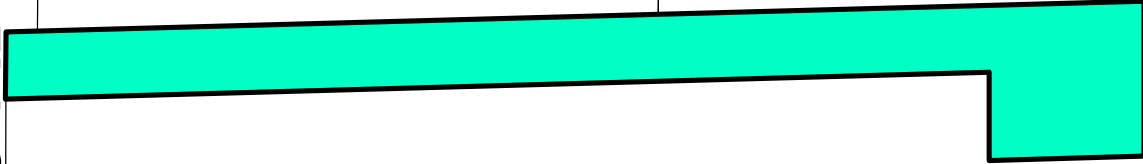
HOGAN SUBDIVISION ADDITION, SECTION 2



15 SMITH ROAD, SUITE 2000
MIDLAND, TX 79705
Ofc: 432.699.0601
Fax: 432.699.0661
Email: info@sam.biz

Texas Firm Registration No. 10064300

N FAIRGROUNDS RD



Location Map

SUB-25-0825

Scale: 1" = 1,000'

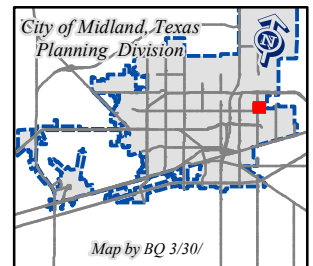
Proposed plat of Hogan Subdivision, Section 2, being a 1.934-acre tract of land situated in Section 30, Block 38, T-1-S T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the east side of North Fairgrounds Road, approximately 1200 feet north of East Wadley Avenue. (Council District 2)

PACKET

LEGEND

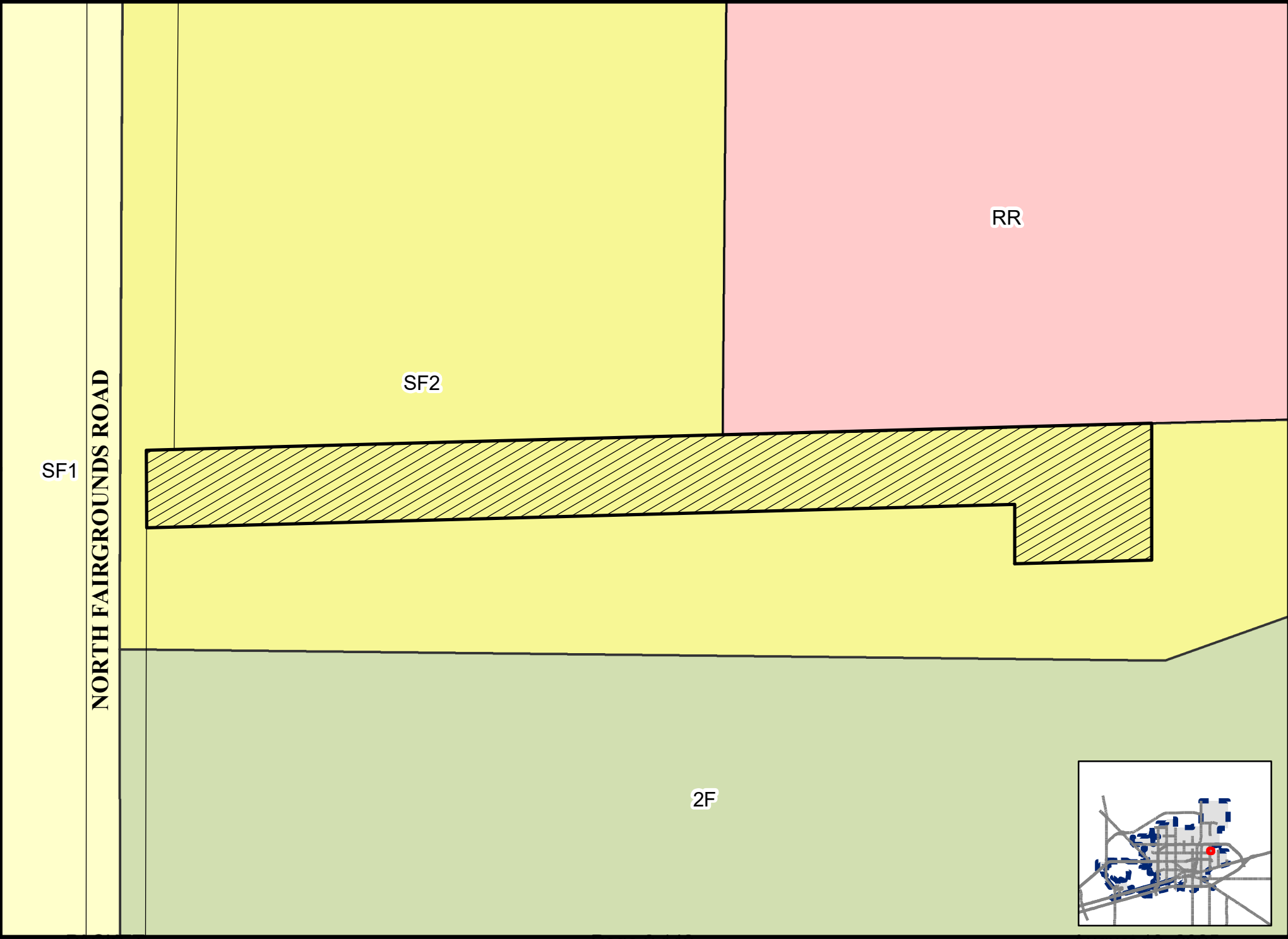
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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August 18, 2025



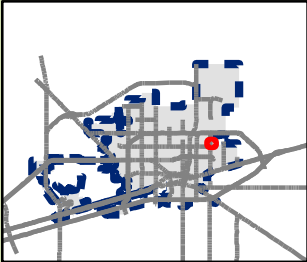
SF1

NORTH FAIRGROUNDS ROAD

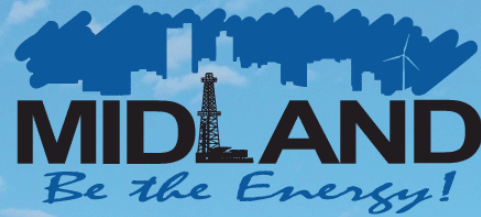
SF2

RR

2F







PRELIMINARY PLAT HOGAN SUBDIVISION, SECTION 2

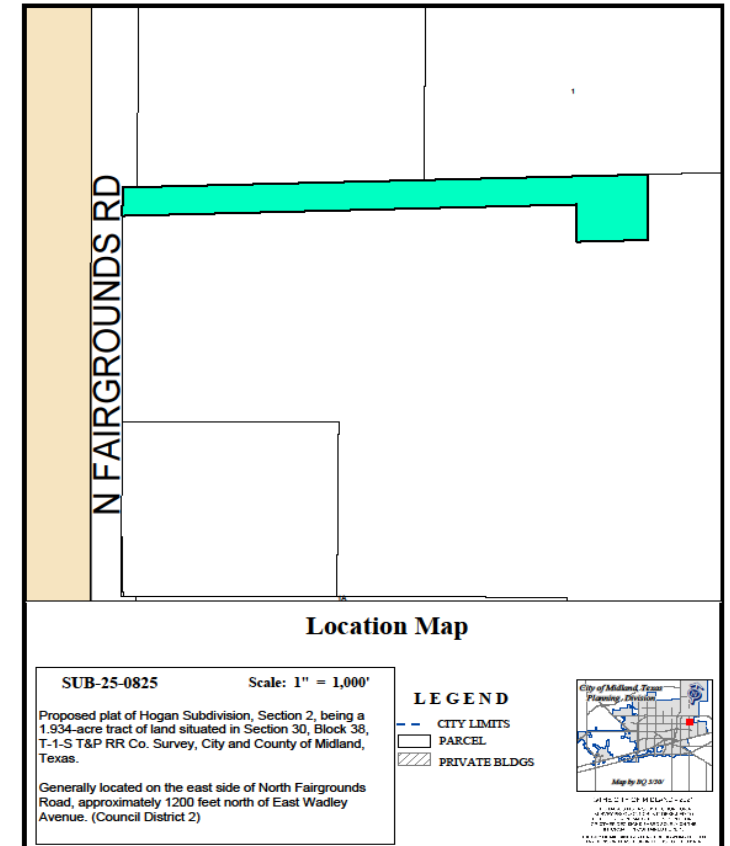


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APPLICATION SUMMARY

- **Property Owner/Representative:**
Power Infrastructure Partners, LLC
- **Location:** Generally located on the east side of North Fairgrounds Road, approximately 1200 feet north of East Wadley Avenue (Council District 2)
- **Reason for Request:** To operate a breaker station and a 65-foot airpark transmission line



2



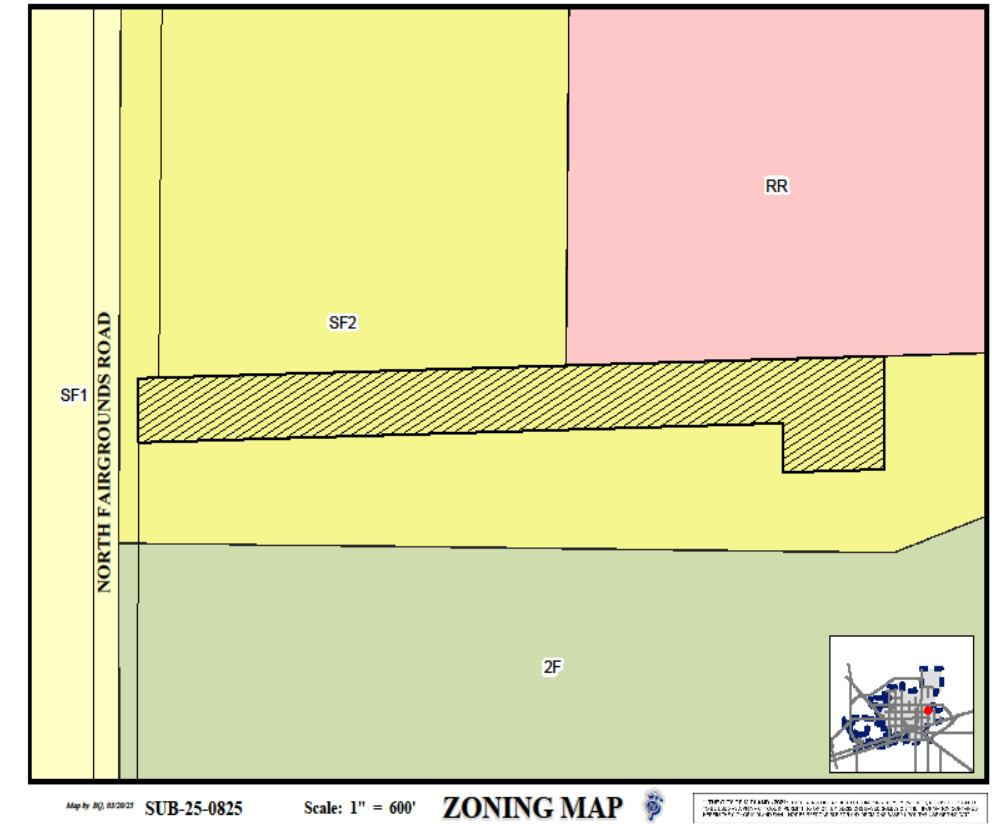
3

- # PACKET



ZONING

- **Current Zoning:** SF-2, Single-Family Dwelling District
- **Surrounding Zoning:**
 - **North:** SF-2, Single-Family Dwelling District, and RR, Regional Retail District
 - **South/East:** SF-2, Single-Family Dwelling District
 - **West:** SF-1, Single-Family Dwelling District



LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North/East/West/South:** Vacant
- **Proposed Use:** Electrical Power Substation

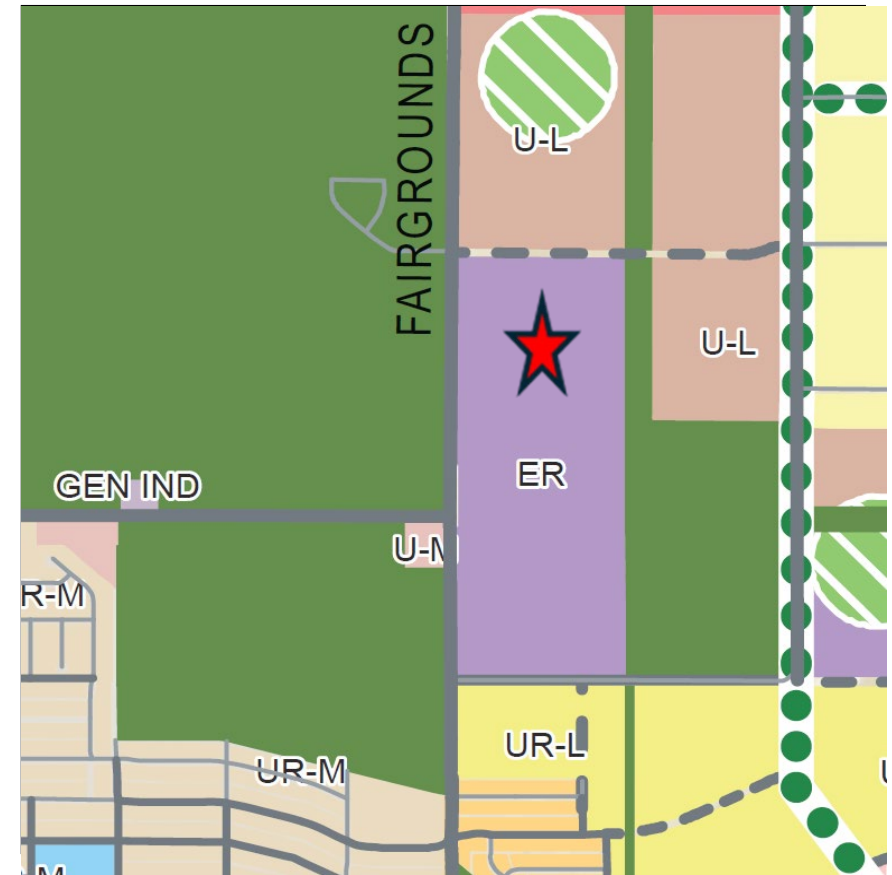


5



COMPREHENSIVE PLAN

- **Land Use Designation:** Employment Reserve (ER)
- **Supported Uses:** Major office and business uses, such as technology hubs, research facilities, corporate headquarters, and light industrial operations.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

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

7



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: August 18, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Melody Acres, Section 20, being a plat of a 9.456-acre tract of land located in the southeast quarter of Section 7, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Oriole Drive and Mockingbird Lane.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of Heather and Ryan Rowland, is requesting to plat a property located at 4504 Mockingbird Lane into 5 lots for future residential development.

Current Zoning:

AE, Agricultural Estate District

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

BUILDING CODE: (Approved)

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

ADDRESSING: (Approved)

No Revisions. Confirmed with developers Lot 5 should be addressed from Oriole Drive.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Deferral Letter has been submitted and is in review. [For Applicant's Information Only.]

WATER: 24" water exists in Mockingbird Street South of tract, okay as is. 8" water exists in alley east of tract, okay as is. 12" water exists in Oriole west of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: Deferral Letter has been submitted and is in review. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: ***

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas issues

GIS: (Approved)

Lots can be 2-7 and block can be 4. Vol 44, pg 571 is an alley. Please label. West of the plat please depict Tattenham CN and block 6 of Greenhill Terrace. Depict Tattenham CN on the east side of the plat, separate from the adjoining parcel.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 6 proposed lot of Melody Acres Section 20, PLAT OF 9.4 ACRES IN SECTION 7 BLOCK X H.P. HILLIARD SURVEY CITY AND COUNTY OF MIDLAND TX, lot 1 is 4 acre and Lots 2-6 are 1 acre to ensure the proposed plans on existing structures on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved)

MCAD shows that MISD is the owner. Please provide proof of ownership by final plat. [11-2-3(H)3(e)]

The proposed lot sizes do not comply with the minimum lot requirement for the AE, Agricultural Estate District. A special exception request has been received and must be approved before final plat submittal. [Informational]

Staff recommends approval of the Preliminary Plat of Melody Acres, Section 20 subject to the following conditions.

Conditions:

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

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation

	Preliminary Plat Application	Project Number: <u>SUB-25-0862</u> Case Number: _____
Proposed Subdivision Plat Name: <u>MELODY ACRES, SECTION 20</u>		
Legal Description (attached sealed Metes and Bounds): <u>BEING A PLAT OF 9.456 ACRES IN SECTION 7, BLOCK X, H.P. HILLIARD SURVEY CITY AND COUNTY OF MIDLAND, TEXAS</u>		
Property Owner Printed Name: HEATHER AND RYAN ROWLAND		Phone (432) 559-6354 Email: <u>ryan.s.rowland@gmail.com</u>
Address <u>2609 INWOOD CT</u>	City <u>MIDLAND</u>	State <u>TX</u> Zip <u>79705</u>
Developer (if different than Owner) Printed Name: _____		Phone () _____ Email _____
Address _____	City _____	State _____ Zip _____
Representative (if acting as Agent, see affidavit on page 2) Firm: <u>MAVERICK ENGINEERING</u> Printed Name: <u>ANDREW MELLEN</u>		Phone (432) 262-0999 Email: <u>amellen@maverick-eng.com</u>
Address <u>1909 W WALL STREET, SUITE K</u>	City <u>MIDLAND</u>	State <u>TX</u> Zip <u>79701</u>
Current Zoning: <u>AE</u>		
Reason for Platting: <u>RESIDENTIAL DEVELOPMENT</u>		
Plat Information	Total Acreage: <u>9.456</u>	
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)		
Number of Lots: <u>5</u>	Number of Multi-family Dwelling Units: _____	
Submittal and Fees Items to be submitted with this application form: • 1 FOLDED Copy of Dimensioned Plat • 1 Extra Copy (11x17) • Digital Files (JPEG & PDF) • Application Fee – Payable to the 'City of Midland'		
Request for a Development Agreement Do you expect to request a development agreement with the City? ☐ Yes ☒ No If yes, contact the City Engineer at (432) 685-7286		

Provisions

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

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

Property Owner (signature): <u>Heather Rowland</u>	DocuSigned by: <u>ryan rowland</u>	Date: <u>7/14/2025</u>
Property Owner (printed): <u>Heather Rowland</u>	<u>ryan rowland</u>	

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.

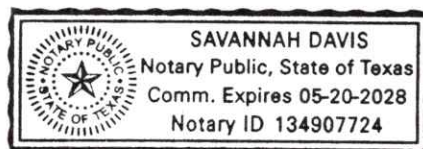
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Andrew Mellen who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or is authorized by Heather and Ryan Rowland 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.

Andrew Mellen
Authorized Agent (signature)

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



SAV
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☐ Plat in Digital Format (PDF/JPEG)
☒ Application Fee	☒ 1 Copy of Plat (11x17)	
Check # <u>5454</u>		

RECEIVED

Received By: <u>B...</u>	Date: <u>JUL 22 2025</u>
--------------------------	--------------------------

Initial:

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

Preliminary Plat Application

2

Revised 07/01/19

ORIOLE DRIVE

MOCKINGBIRD LANE

Location Map

SUB-25-0862

Scale: 1" = 155'

Proposed plat of Melody Acres, Section 20, being a plat of a 9.456-acre tract of land located in the southeast quarter of Section 7, Block X, H.P. Hilliard Survey, City and County of Midland, Texas.

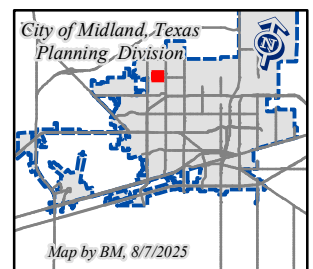
Generally located at the northeast corner of the intersection of Oriole Drive and Mockingbird Lane.
(Council District 4)

PACKET

Page 10.165

LEGEND

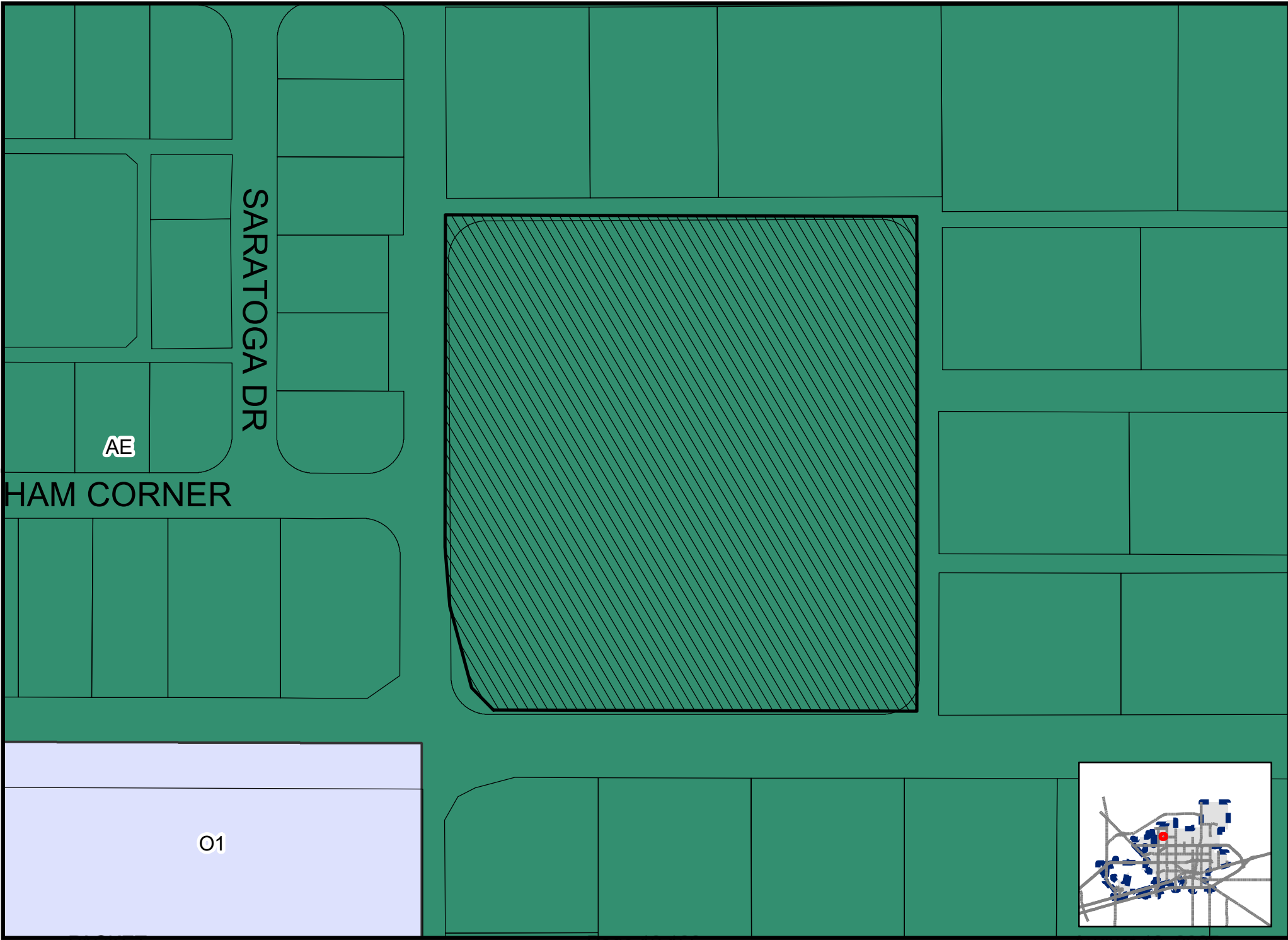
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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August 18, 2025

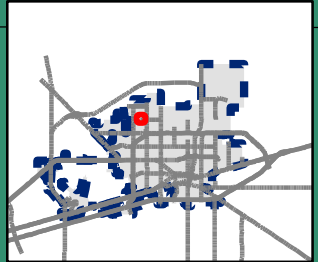


HAM CORNER

SARATOGA DR

AE

O1



PACKET

Page 10.166

August 18, 2025

Map by BM, 8/7/2025

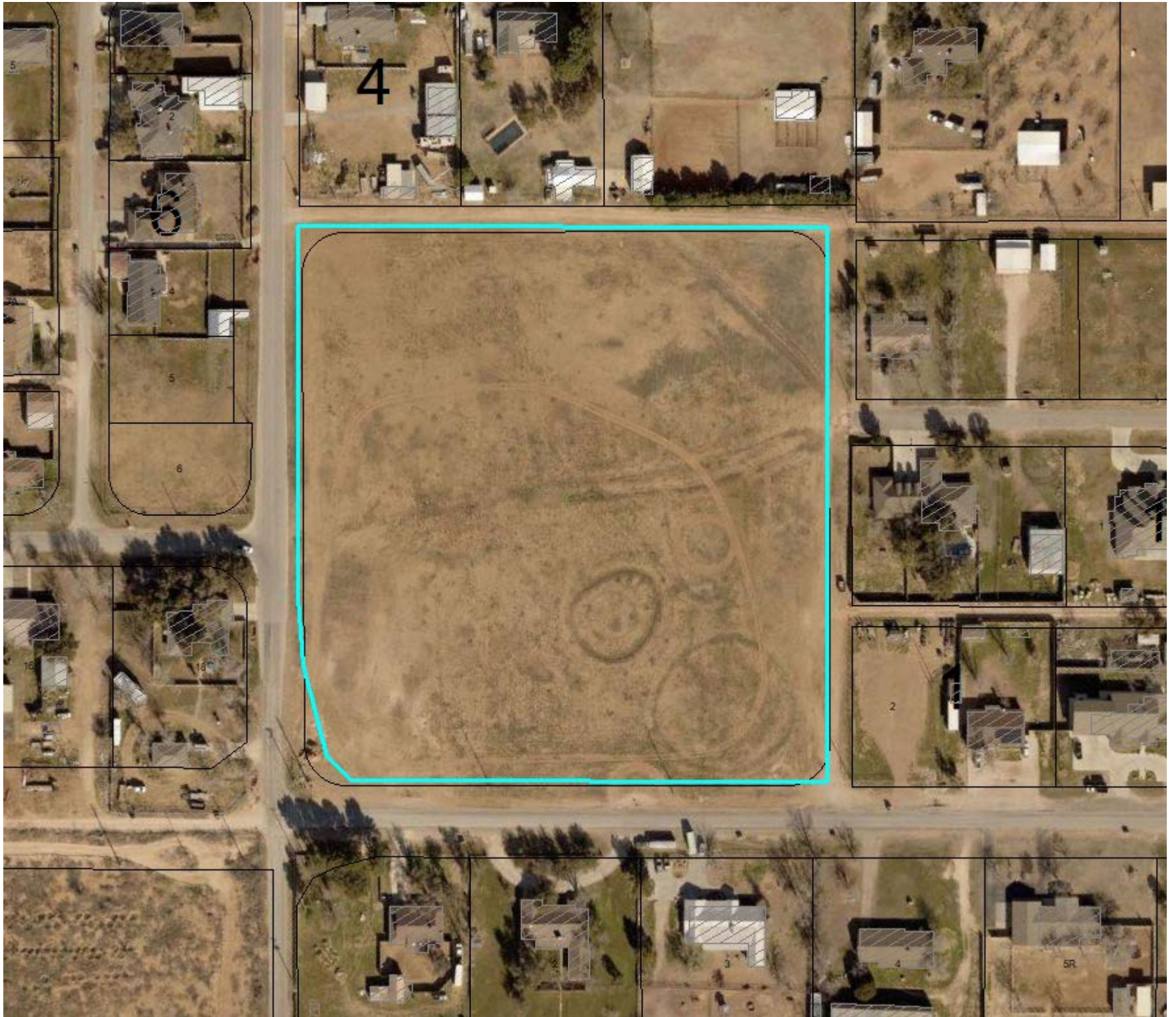
SUB-25-0862

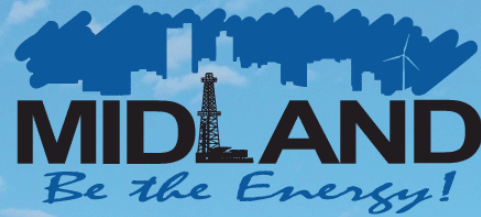
Scale: 1" = 162'

ZONING MAP



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PRELIMINARY PLAT MELODY ACRES, SECTION 20

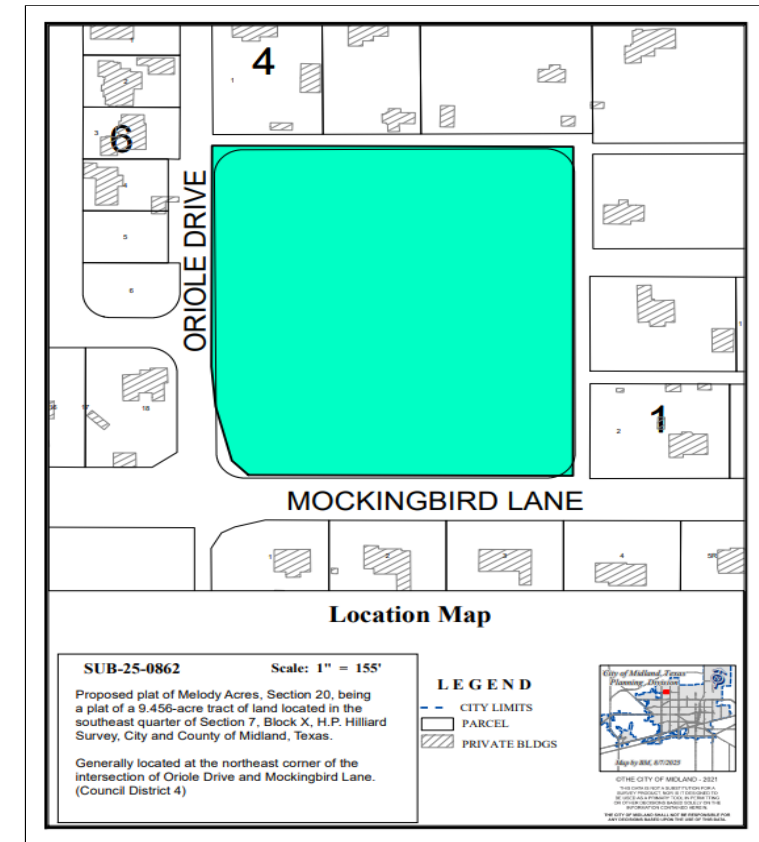


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APPLICATION SUMMARY

- **Property Owner/Developer:** Heather and Ryan Rowland
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 4504 Mockingbird Lane (Council District 4)
- **Reason for Request:** For future residential development



2

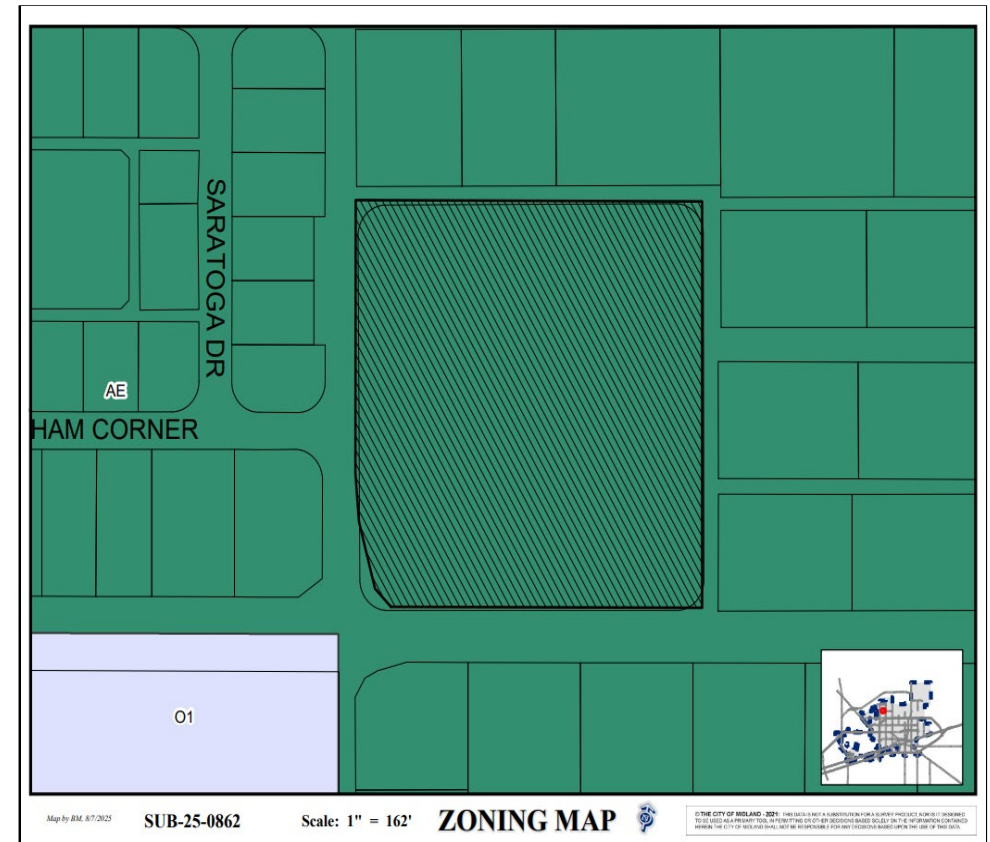


- **Acreage:** 9.456 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 5



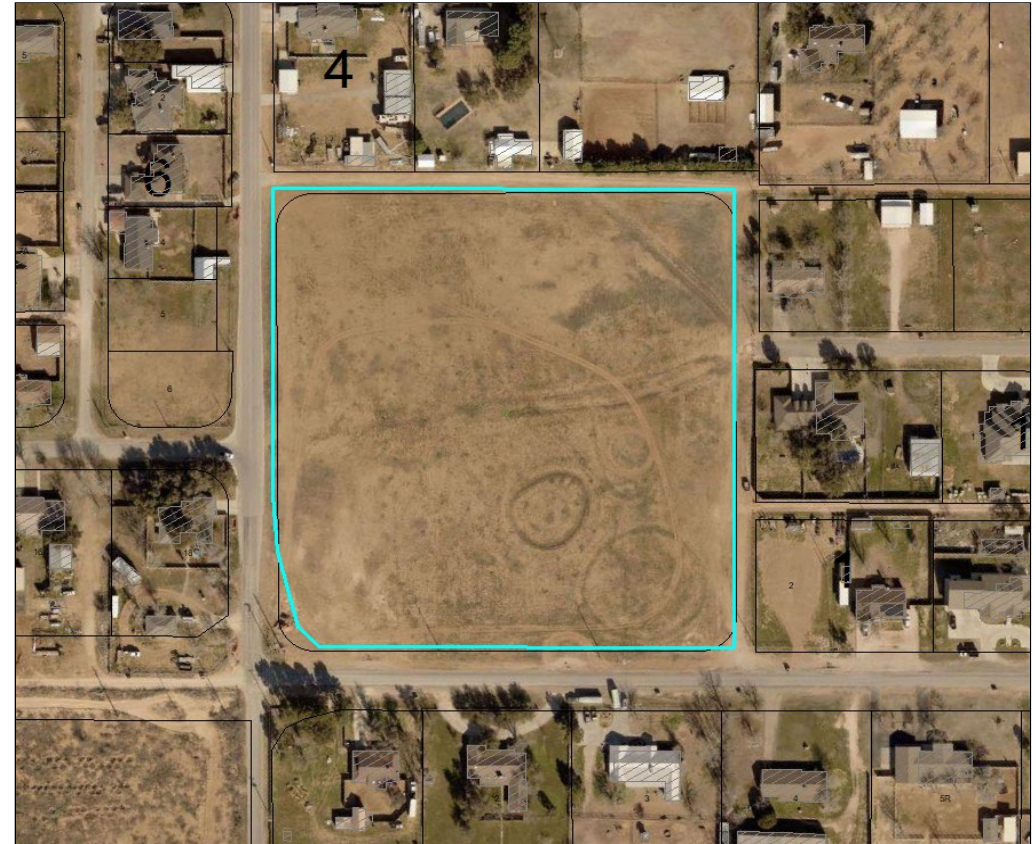
ZONING

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



LAND USE

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



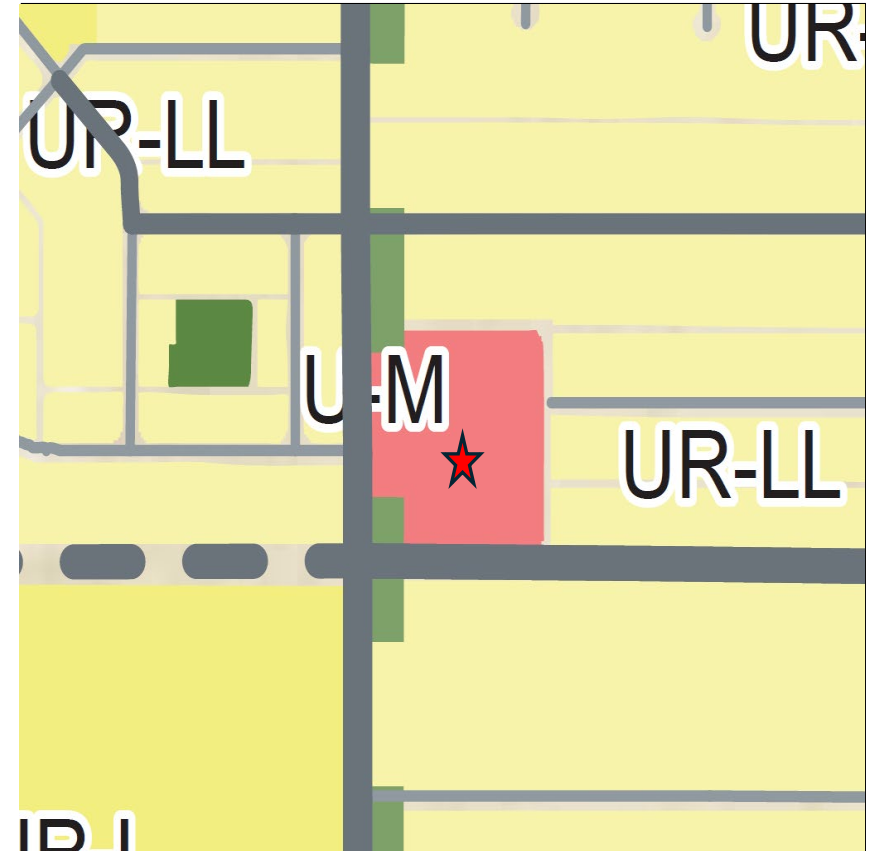
5



COMPREHENSIVE PLAN

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

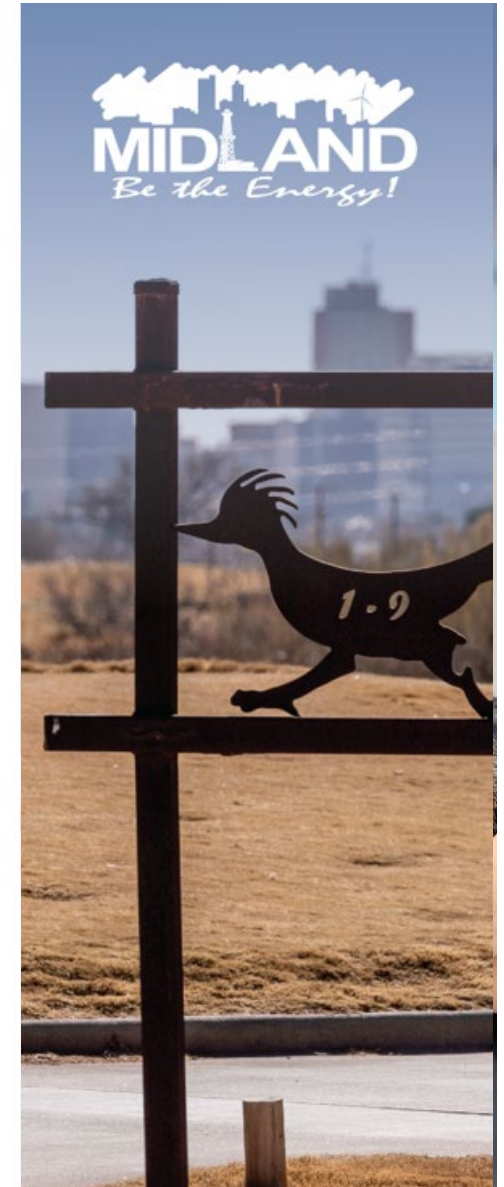
6



RELATED ITEMS

- A special exception request for this property was approved by City Council on August 12, 2025.

7



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:
 - A. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]
 - B. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2

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: August 18, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Resilient Industrial Park, being a plat of a 38.19-acre tract of land out of Section 18, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of West County Road 49 and North County Road 1287.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Magrym Consulting, on behalf of Resilient Developers, LLC, is requesting to plat a 38.19-acre tract of land located at 5708 North FM 1788 into 7 lots in order to obtain addresses and septic permits.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

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

ROW: See Transportation's comments. It appears what is labeled as W County Road 49 & N County Road 1287 is privately owned. If so, note that those R.O.W.s are privately owned. [For Applicant's Information Only.]

PAVING: FM 1788 is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. No pavement improvements are required on W CR 49 and N CR 1287 if privately owned. [For Applicant's Information Only.]

WATER: The deferral letter was returned with comments on July 30, 2025. Please revise the deferral accordingly.[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.

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

SEWER: The deferral letter was returned with comments on July 30, 2025. Please revise the deferral accordingly.[For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

No 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 with Conditions)

Not in the City limits- no oil and gas jurisdiction. This area has non-permitted wells that has been identified with a 135' radius. Add Developers Note: No occupied residence or commercial buildings are allowed within the 135' well radius. Please provide evidence of communication between the developer and the Operator concerning proximity to wells, flowline/pipeline locations and set-backs for each. If the property contains ingress and egress relating to Oil & Gas property please include in the evidence of communication.

GIS: (Approved)

Add direction to FM 1788. Provide calls for easements being dedicated.

ADDRESSING: (Approved)

County Plat - To be addressed by MECD once recorded.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 7 proposed lots of Resilient Industrial Park, PLAT OF A 38 ACRE TRACT OF LAND OUT OF SECTION 18, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY lots 1 & 2 are 5.8 acre, lot 3 is 4.7 acre, lot 4 is 6 acre, lots 5 & 6 are 2.7 acre, lot 7 is 8.9 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

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

Add the following note: "Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained." [Midland City Code 11-2-5(B)8(b)]

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

The owner's certificate mentions that this is an addition to the City of Midland. This property is not within city limits. Please remove this information. [Informational]

Staff recommends approval of the Preliminary Plat of Resilient Industrial Park, subject to the following conditions.

Conditions:

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

Attachments:

Final Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number: SUB-25-0870
Case Number: _____

Proposed Subdivision Plat Name: Resilient Industrial Park

Legal Description (attached sealed Metes and Bounds): _____

BEING A 38.19 ACRE TRACT OF LAND IN SECTION 18 BLOCK 40, T-1-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS.

Property Owner

Printed Name: **Resilient Developers**

Phone (432) 284-9169

Email eddic@resilientoilfield.com

Address 5819 W CR 123A

City Midland

State TX

Zip 79710

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: MAGRYM Consulting

Printed Name: **Ed Aleman**

Phone (432) 254-0327

Email Ed.aleman@magrym.com

Address 800 N. Marienfeld Suite 100

City Midland

State TX

Zip 79701

Current Zoning: NA

Reason for Platting: Split land, addresses, and septic permits

Plat Information

Total Acreage: 38.19

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 7

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature):

Eddie Villa
Eddie Villa

Date: 7-23-25

Property Owner (printed):

Eddie Villa

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.

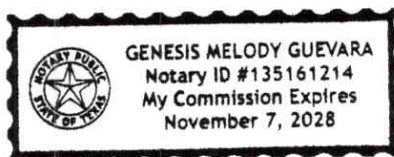
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Eduardo Aleman
Authorized Agent (signature)

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



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☐ Application Fee

☒ 1 Copy of Plat (11x17)

Check # ~~1553~~ 1553

RECEIVED

Received By: Bm

Date: JUL 23 2025

Initial: _____

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

Preliminary Plat Application

2

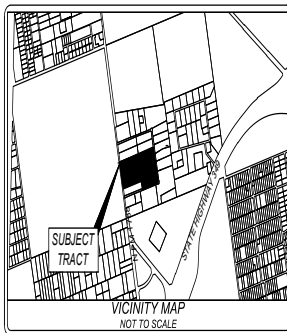
Revised 07/01/19

BEING A 38.19 ACRE TRACT OF LAND
IN SECTION 18 BLOCK 40, T-1-S, T & P, RR CO. SURVEY,
MIDLAND COUNTY, TEXAS.

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

MAGTYM
800 N. MARIENFELD STREET SUITE 100
MIDLAND, TEXAS 79701

RESILIENT INDUSTRIAL PARK



 MONUMENT AS DESCRIBED
 PROPERTY LINE
 ADJOINING PROPERTIES
 SECTION LINE
 UTILITY EASEMENT

RESILIENT DEVELOPERS LLC
5819 WCR 123A, MIDLAND,
TEXAS 79710
EDDIO@RESILIENTOILFIELD.COM
432-284-9169

7. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48323C0044F WITH AN EFFECTIVE DATE OF 9/16/2005.

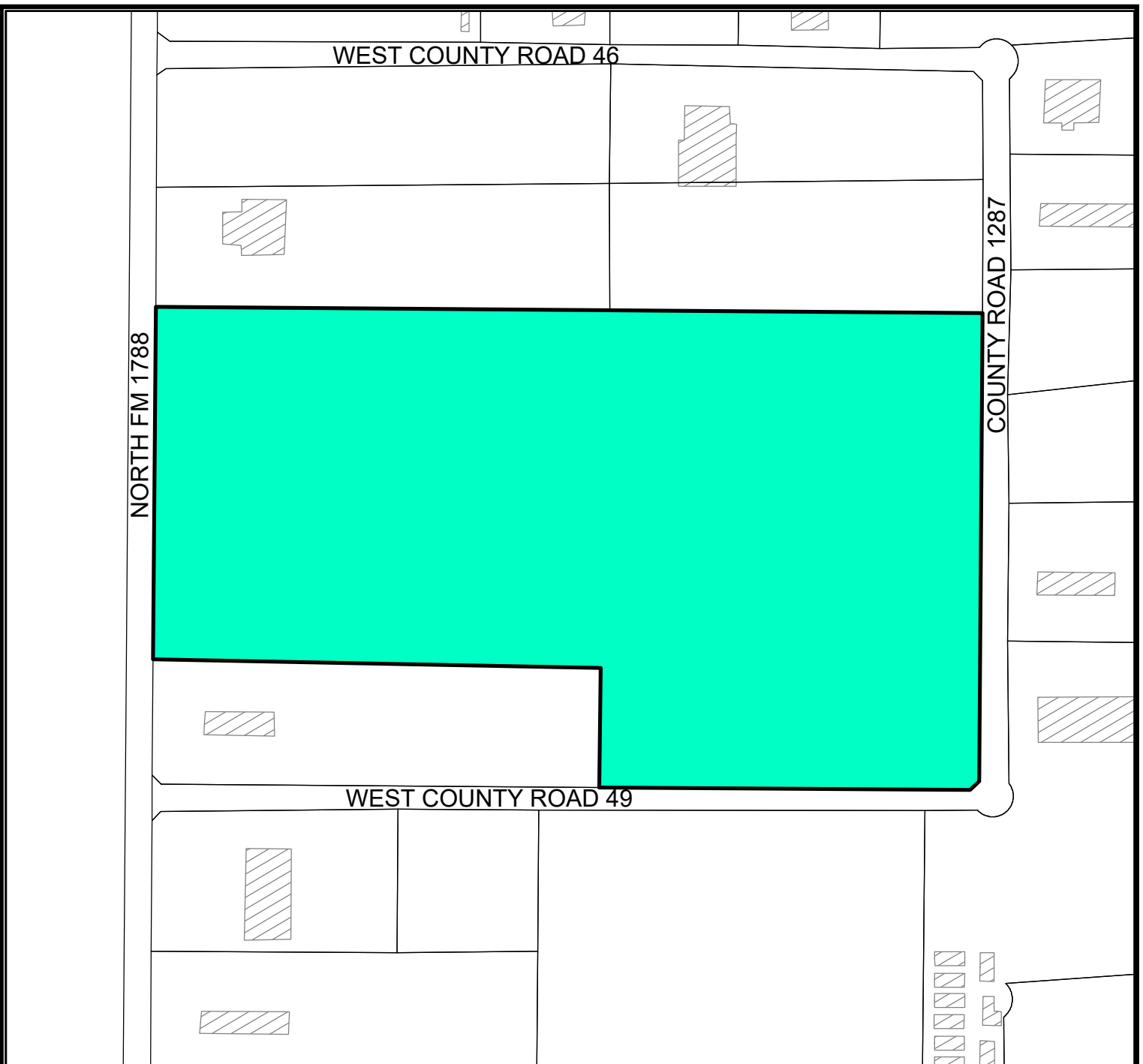
SIGNED: _____
ASTOUND COMMUNICATIONS

GRAPHIC SCALE



(1 INCH = 200' FEET)

NO.	DATE	DESCRIPTION	BY		
01	05/21/2025	PREP. SKEETCH	GG	DRAWN BY: GG	DATE: 05/21/2025
				CHECKED BY: ED/RJ	PROJECT NO.: 24-583
				NO. 24-583	CHECKED 1 of 1



Location Map

SUB-25-0870

Scale: 1" = 319'

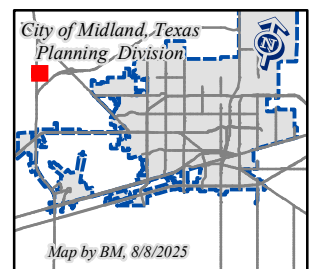
Proposed plat of Resilient Industrial Park, being a plat of a 38.19-acre tract of land out of Section 18, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the northwest corner of the intersection of West County Road 49 and North County Road 1287. (Extraterritorial Jurisdiction)

PACKET

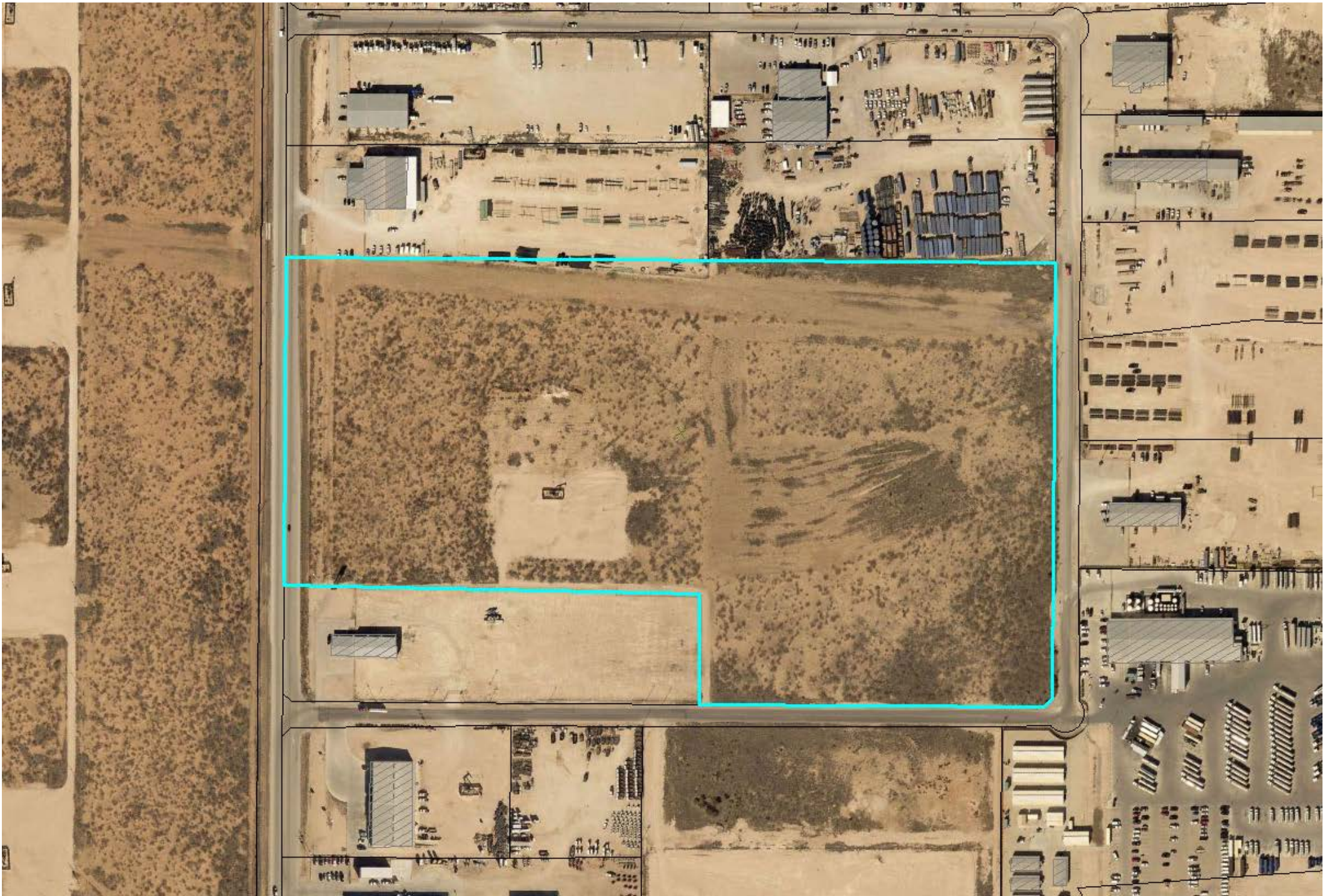
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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PRELIMINARY PLAT RESILIENT INDUSTRIAL PARK

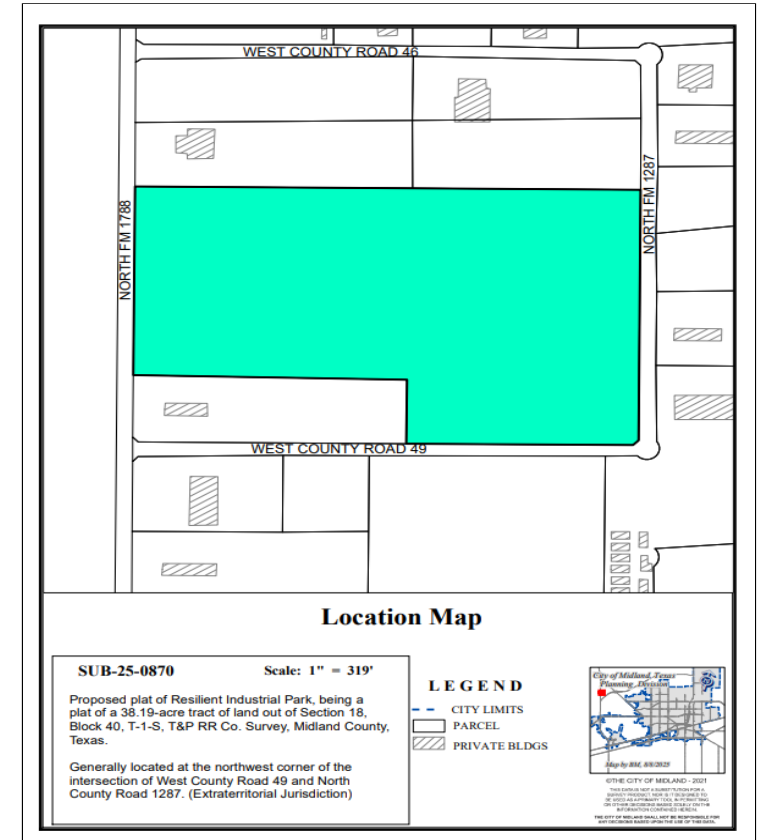


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner/Developer:** Resilient Developers, LLC
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 5708 North FM 1788 (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting to obtain addresses and septic permits



2



3

- # PACKET



LAND USE

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

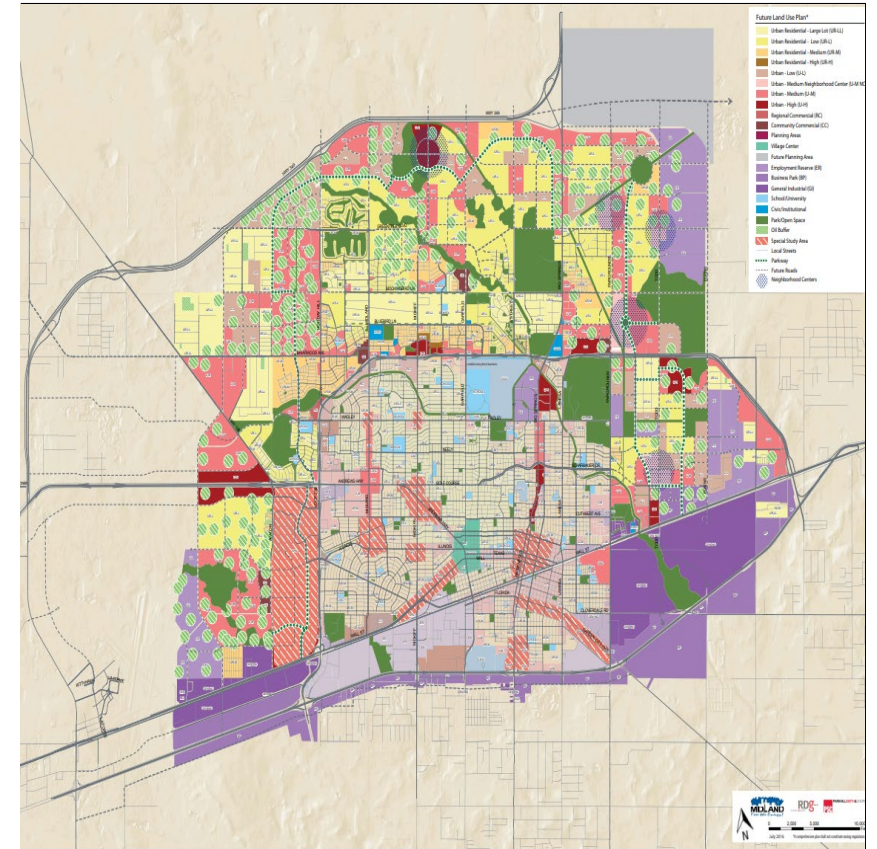


4



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



5



STAFF'S RECOMMENDATION

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

6



STAFF'S RECOMMENDATION

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

7



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: August 18, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park Addition, Section 17, being a replat of Lot 1, Block 1, West 191 Industrial Park, Section 8, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 2,183 feet west of Westlake Road.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve ☐ Deny ☐ Direction/Informational

Details of Request:

Maverick Engineering, on behalf of Joval, LLC, and PRJ 191 Midland, LLC, is requesting to replat a property located at 10306 State Highway 191 into two lots in order to subdivide for tax and ownership purposes.

Current Zoning:

LI- Light Industrial District

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved)

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

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

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

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

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 6/30/2025. [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.]

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections

OIL AND GAS: (Approved)

No Oil and Gas issues

Addressing: (Approved)

No comments

GIS: (Approved)

No comments

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 2 proposed lot of West 191 Industrial Park, Section 9, RE-PLAT OF LOT 1, BLOCK 1, WEST 191 INDUSTRIAL PARK SECTION 8 AND ADDITION TO THE CITY AND COUNTY OF MIDLAND TEXAS, lot 1B is 4.7 acres, lot 1C is 3 acres to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

MCAD has PRJ 191 Midland, LLC as the lone owner. Provide proof of ownership at final plat submittal to confirm ownership.

Staff recommends approval of the Preliminary Plat of West 191 Industrial Park Addition, Section 17, subject to conditions A and B.

Conditions:

- A. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]**
- B. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

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



Preliminary Plat Application

Project Number: SUB-25-0839

Case Number: _____

Proposed Subdivision Plat Name: WEST 191 INDUSTRIAL PARK ADDITION SECTION 17Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF LOT 1, BLOCK 1, WEST 191 INDUSTRIAL PARK, SECTION 8, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner Printed Name: <u>JOVAL, LLC</u>		Phone (432) 262-0999 Email: <u>joe90275@gmail.com</u>	
Address: <u>4185 W POST RD SUITE F</u>	City: <u>LAS VEGAS</u>	State: <u>NEVADA</u>	Zip: <u>89118</u>

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

Representative (if acting as Agent, see affidavit on page 2) Firm: <u>MAVERICK ENGINEERING</u> Printed Name: <u>ASHLEE DEVINE</u>		Phone (432) 262-0999 Email: <u>adevine@maverick-eng.com</u>	
Address: <u>1909 W WALL ST, SUITE K</u>	City: <u>MIDLAND</u>	State: <u>TX</u>	Zip: <u>79701</u>

Current Zoning: LIReason for Platting: SUBDIVIDE FOR TAX AND OWNERSHIP PURPOSES

Plat Information	Total Acreage: <u>7.746</u>
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: <u>2</u>	Number of Multi-family Dwelling Units: _____

Submittal and Fees

Items to be submitted with this application form:

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

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

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

Provisions

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

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

Property Owner (signature): Joseph Kennedy Date: 4/29/2025
 Property Owner (printed) : Joseph Kennedy

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

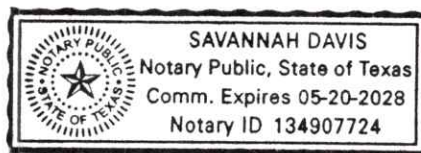
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
 COUNTY OF MIDLAND

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

Ashlee Devine
 Authorized Agent (signature)

Subscribed and sworn to before me, this 17th day of July, 20 25, to certify which witness my hand and seal of office.



[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization ☒ 1 Copy of Dimensioned Plat ☐ Plat in Digital Format (PDF/JPEG)
☒ Application Fee ☒ 1 Copy of Plat (11x17)
 Check # 5313

RECEIVED

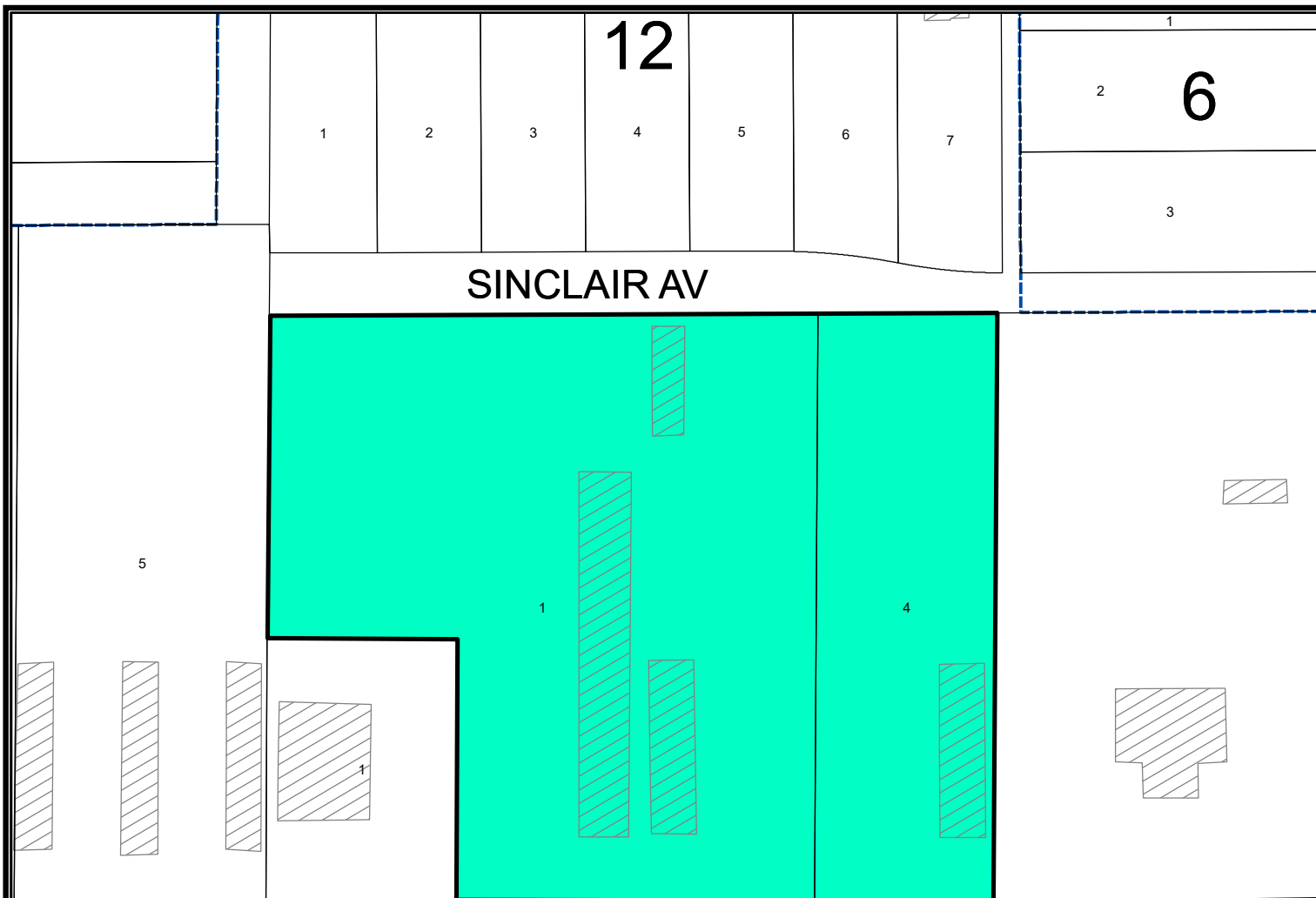
Received By: [Signature] Date: JUL 22 2025
 Initial: [Signature]

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

Preliminary Plat Application

2

Revised 07/01/19



ST HWY 191

Location Map

SUB-25-0839

Scale: 1" = 1200'

Proposed plat of West 191 Industrial Park Addition, Section 17, being a replat of Lot 1, Block 1, West 191 Industrial Park, Section 8, City and County of Midland, Texas.

Generally located on the north side of State Highway 191, approximately 2,183 feet west of Westlake Road. (Council District 4)

PACKET

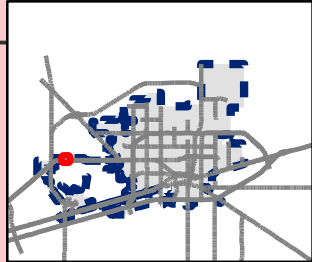
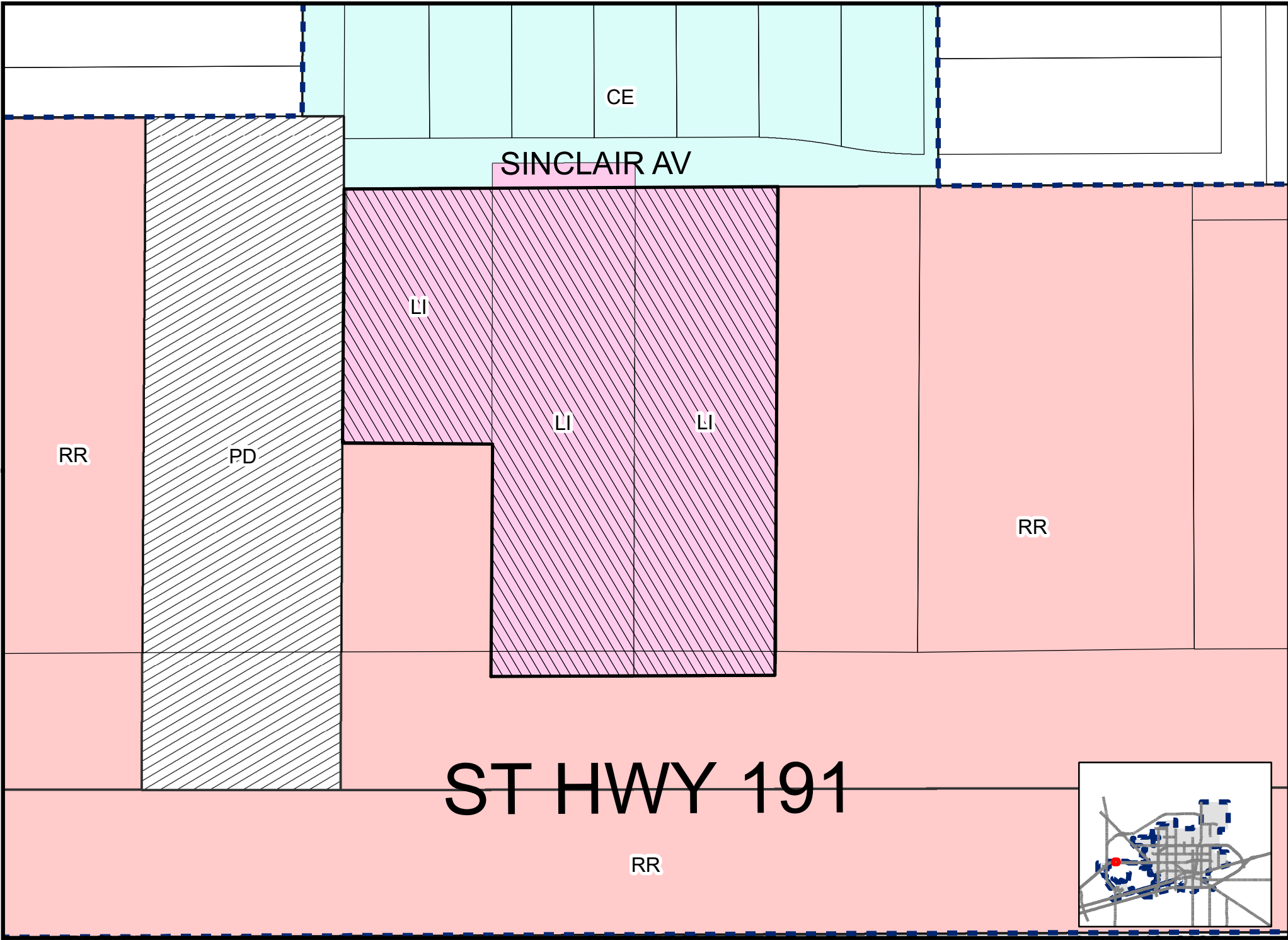
LEGEND

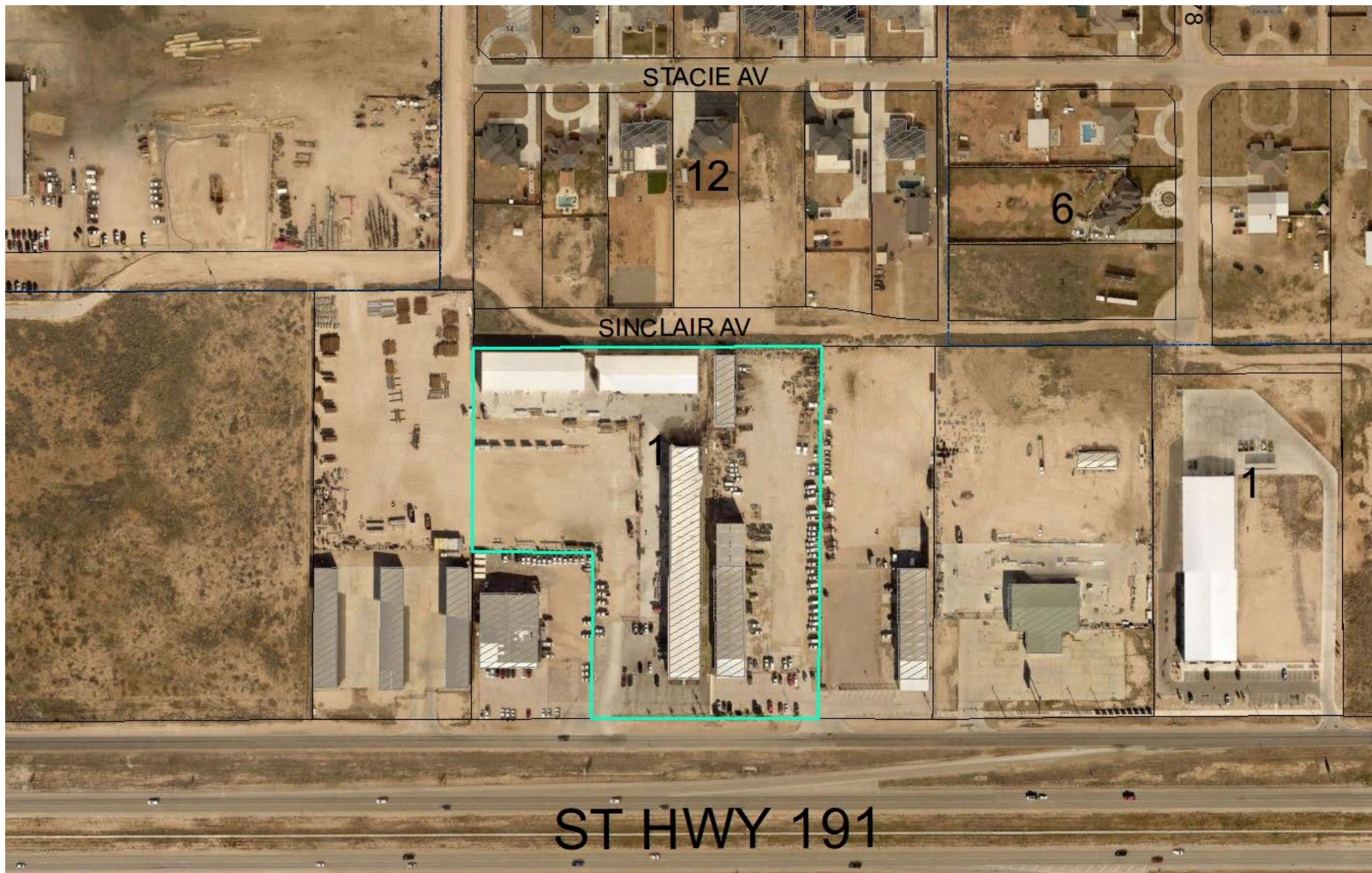
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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PRELIMINARY PLAT WEST 191 INDUSTRIAL PARK SECTION 17

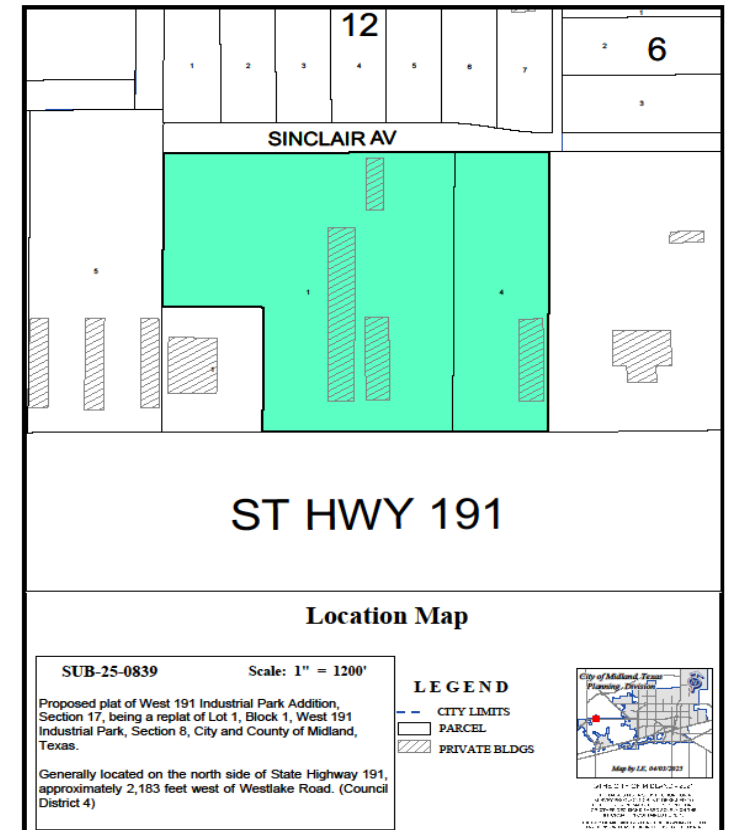


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Joval, LLC, and PRJ 191 Midland, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 10306 State Highway 191 (Council District 4)
- **Reason for Request:** To subdivide for tax and ownership purposes



2



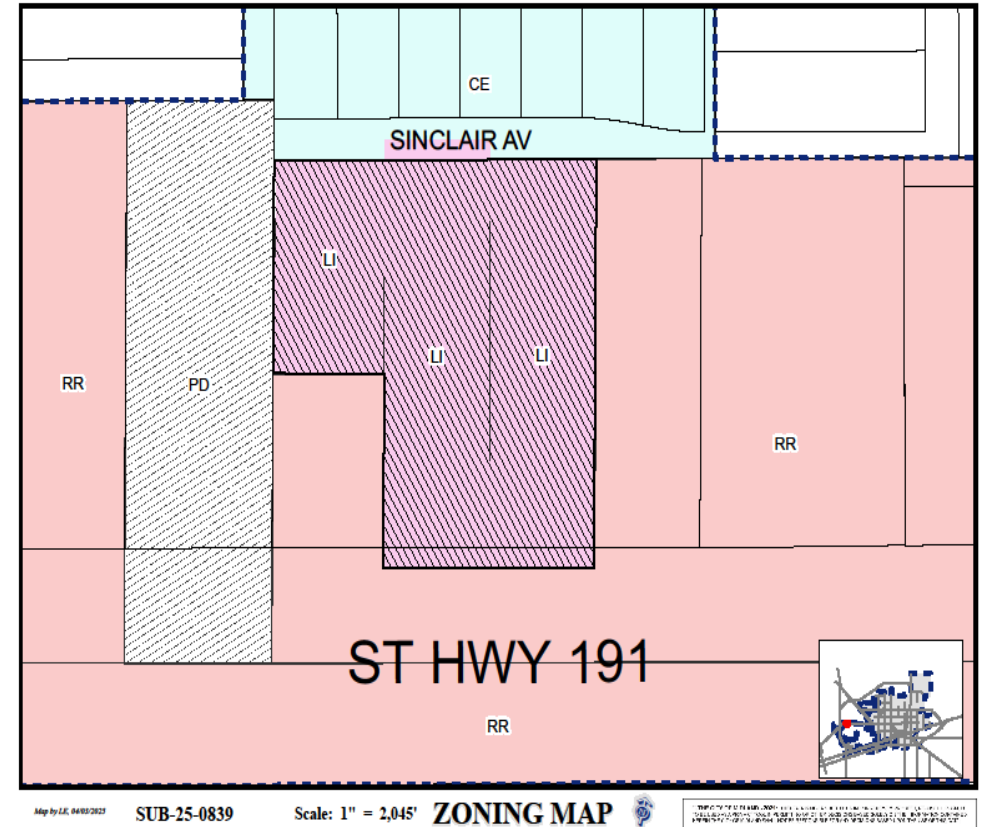
- **Acreage:** 7.746 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 2

- [illegible]



ZONING

- **Current Zoning:** LI, Light Industrial District
- **Surrounding Zoning:**
 - **North:** CE, Country Estate District
 - **South/East:** RR, Regional Retail District
 - **West:** PD, Planned Development District for a Shopping Center



4



LAND USE

- **Current Use:** Industrial Use
- **Surrounding Uses:**
 - **North:** Single-Family Housing
 - **East/West:** Industrial Use
 - **South:** State Highway 191

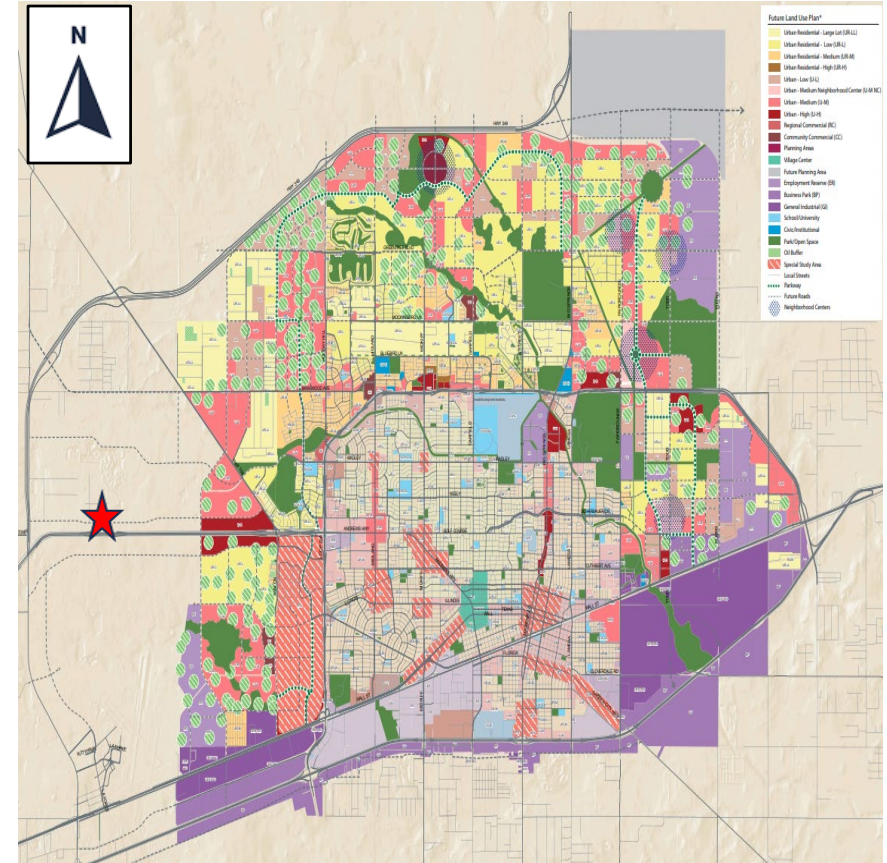


5



COMPREHENSIVE PLAN

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



6



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:
 - A. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]
 - B. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

7



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: August 18, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Crossroads Addition, Section 2, being a 12.91-acre tract of land located in the northeast quarter of Section 31, Block 40, T-1-S, T&P RY Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500-feet west of North County Road 1280.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of Cloudize PTY, LTD, and Resource Enterprises, LLC, is requesting to plat a 12.91-acre tract of land located at 10400 West County Road 72 into five lots for ownership purposes.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

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

PAVING: W County Rd 72 roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. [For Applicant's Information Only.]

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

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

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

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

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

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

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

DIMENSION: * * *

OTHER: Correct FEMA Firm data to be on plat face. [Reference Midland City Code 11-2-3(D)8]

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

Not in the City limits- no oil or gas jurisdiction. This area has a non-permitted well, the required minimum distance from any structure to a wellbore is 135'. Please identify these structures and add a 135' radius around the well bore of the Nobles #3109 (API # 32936434). The well measurement is from the wellbore. Informational: No occupied residence or commercial buildings are allowed within the 135' well radius. Failure to recognize and illustrate spacing could prevent receiving city permits for structures.

GIS: (Approved)

Private access easement should be dedicated and recorded prior to this plat. Lots 3-5 would not have access. (once recorded provide recording information)

Addressing: (Approved)

County plat to be addressed by MECD once recorded.

CRMWD: (Approved)

We do not have any comments on this plat.

Health Department: (Approved)

Yes, the health department will review applications from the 5 proposed lots of Crossroads Addition, Section 2, PLAT OF A 12.9 ACRE TRACT OF LAND OUT OF THE NORTHEAST ¼ OF SECTION 31, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY lot 1 is 4.4 acre, lot 2 is 1.5 acre, lot 3 is .85 acre lot 3 less than 1 acre and septic application must be designed by an Registered Sanitarian or Professional Engineer and must be installed by a Texas OSSF licensed installer, lot 4 is 1.9 acre, and lot 5 is 4.1 acre property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

Staff recommends approval of the Preliminary Plat of Crossroads Addition, Section 2, subject to the following conditions.

Conditions:

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

**pertinent City departments before filing for recording with the County Clerk
of Midland County, Texas. [11-2]**

Attachments:

Application
30-day extension
Preliminary Plat
Location Map
Aerial
PowerPoint Presentation



Preliminary Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: CROSSROADS ADDITION, SECTION 2
Legal Description (attached sealed Metes and Bounds): BEING A 12.91 ACRE TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, BLOCK 40, T-1-S, T&P RAILWAY CO. SURVEY, MIDLAND COUNTY, TEXAS
Property Owner
Printed Name: **CLOUDIZE PTY, LTD**Phone ()
EmailAddress 79 LONGUEVILLE ROAD, STE 163 LANE COVECity AUSTRALIAState NSWZip 2066
Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)
Firm: MAVERICK ENGINEERINGPrinted Name: ASHLEE DEVINEPhone (432) 262-0999Email adevine@maverick-eng.comAddress 1909 W WALL ST, SUITE KCity MIDLANDState TXZip 79701
Current Zoning: ETJ
Reason for Platting: OWNERSHIP
Plat Information
Total Acreage: 12.91Type: ☐ Single-Family Residential☐ Multi-Family Residential☐ Commercial☒ Extraterritorial Jurisdiction (ETJ)Number of Lots: 5

Number of Multi-family Dwelling Units: _____

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

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

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

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

Provisions

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

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

Property Owner (signature): Ben Li Date: 5/21/2025

Property Owner (printed) : Ben Li

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

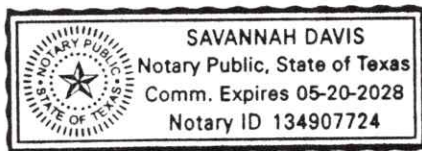
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlee Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 2nd day of July, 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 # 5432 Initial: _____

Received By: Ben Li Date: JUL 09 2025

RECEIVED

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

Preliminary Plat Application

2

Revised 07/01/19

	Preliminary Plat Application	Project Number: _____ Case Number: _____
Proposed Subdivision Plat Name: <u>CROSSROADS ADDITION, SECTION 2</u>		
Legal Description (attached sealed Metes and Bounds): <u>BEING A 12.91 ACRE TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, BLOCK 40, T-1-S, T&P RAILWAY CO. SURVEY, MIDLAND COUNTY, TEXAS</u>		
Property Owner Printed Name: RESOURCE ENTERPRISES, INC		Phone (432) 777-7022 Email: jowe2611@gmail.com
Address PO BOX 60509	City MIDLAND	State TX Zip 79711
Developer (if different than Owner) Printed Name:		Phone () Email:
Address	City	State Zip
Representative (if acting as Agent, see affidavit on page 2) Firm: <u>MAVERICK ENGINEERING</u> Printed Name: ASHLEE DEVINE		Phone (432) 262-0999 Email: adevine@maverick-eng.com
Address 1909 W WALL ST, SUITE K	City MIDLAND	State TX Zip 79701
Current Zoning: <u>ETJ</u>		
Reason for Platting: <u>OWNERSHIP</u>		
Plat Information	Total Acreage:	12.91
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)		
Number of Lots: 5	Number of Multi-family Dwelling Units:	
Submittal and Fees Items to be submitted with this application form: 1 FOLDED Copy of Dimensioned Plat 1 Extra Copy (11x17) - Digital Files (JPEG & PDF) - Application Fee – Payable to the 'City of Midland'		
Request for a Development Agreement Do you expect to request a development agreement with the City? ☐ Yes ☐ No If yes, contact the City Engineer at (432) 685-7286		

Provisions

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

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

Property Owner (signature): Clif Rowe Date: 7/2/2025
 Property Owner (printed): CLIF ROWE

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

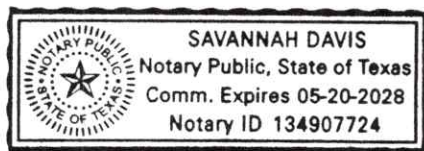
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
 COUNTY OF MIDLAND

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

Ashlee Devine
 Authorized Agent (signature)

Subscribed and sworn to before me, this 2nd day of July, 2025, to certify which witness my hand and seal of office.



[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Check # 5432

RECEIVED

Received By: [Signature] Date: JUL 09 2025
 Initial: _____

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

July 29, 2025

City of Midland
Planning Division
300 N. Loraine
P.O. Box 1152
Midland, TX 79701
RE: 30-Day Extension Request

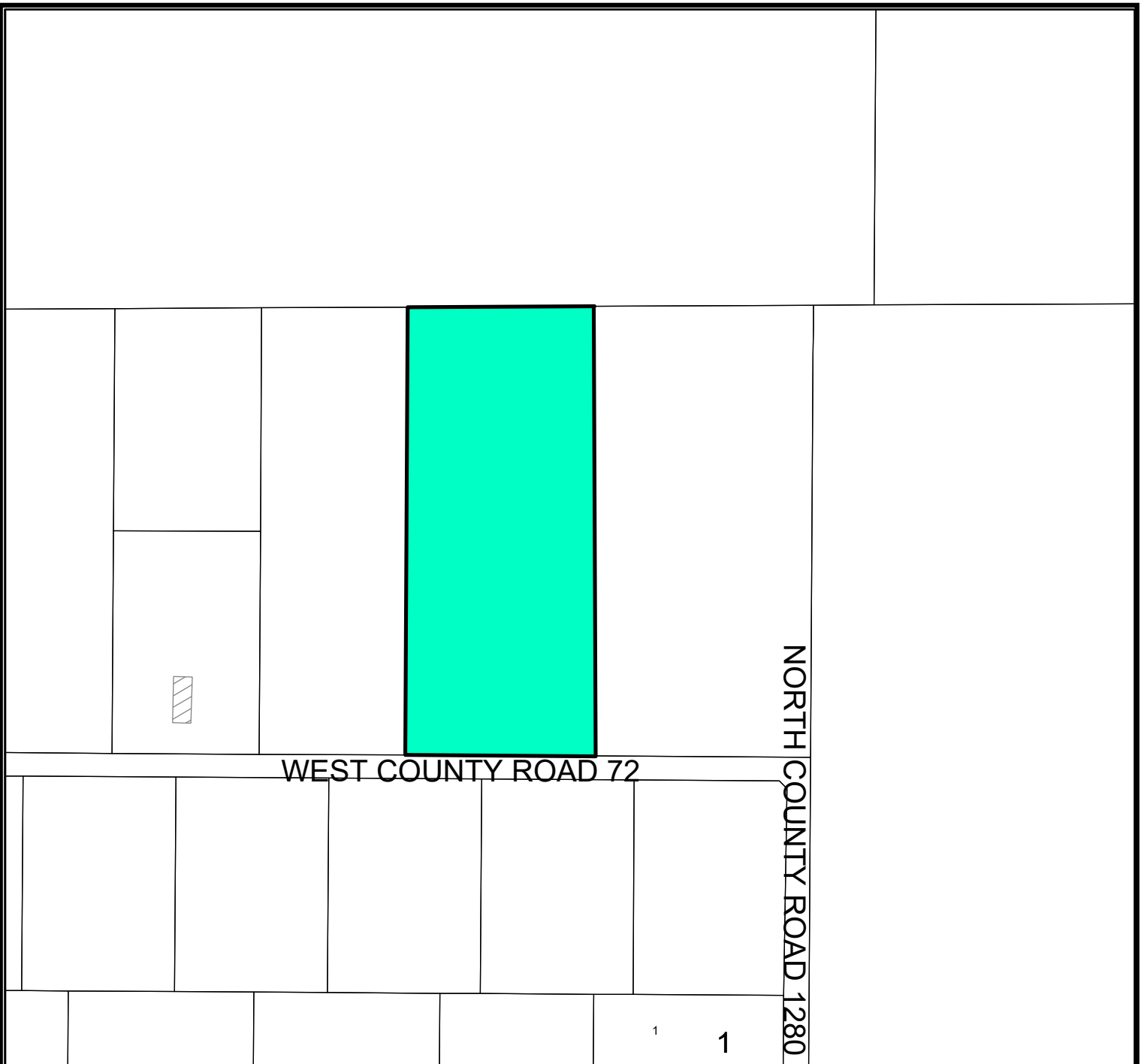
Planning Division:

As the representative of Crossroads Addition, Section 2 (SUB-25-0836), I hereby request a 30-Day Extension, as permitted under Texas Local Government Code 212.009(b-2), to allow for additional changes to be made to the plat prior to action being taken. The plans will be resubmitted to the Planning Division no later than 14 days prior to the August 18, 2025 Planning and & Zoning Commission meeting to provide adequate time for Staff to review and placed on the agenda.

Sincerely,



Andrew Mellen
Managing Partner
Maverick Engineering
1909 W. Wall St., Suite K
Midland, TX 79701
amellen@maverick-eng.com
432-262-0999



Location Map

SUB-25-0836

Scale: 1" = 372'

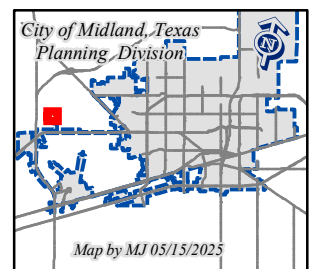
Proposed plat of Crossroads Addition, Section 2, being a 12.91-acre tract of land located in the northeast quarter of Section 31, Block 40, T-1-S, T&P RY Co. Survey, Midland County, Texas.

Generally located on the north side of West County Road 72, approximately 500-feet west of North County Road 1280.
(Extraterritorial Jurisdiction)

PACKET

LEGEND

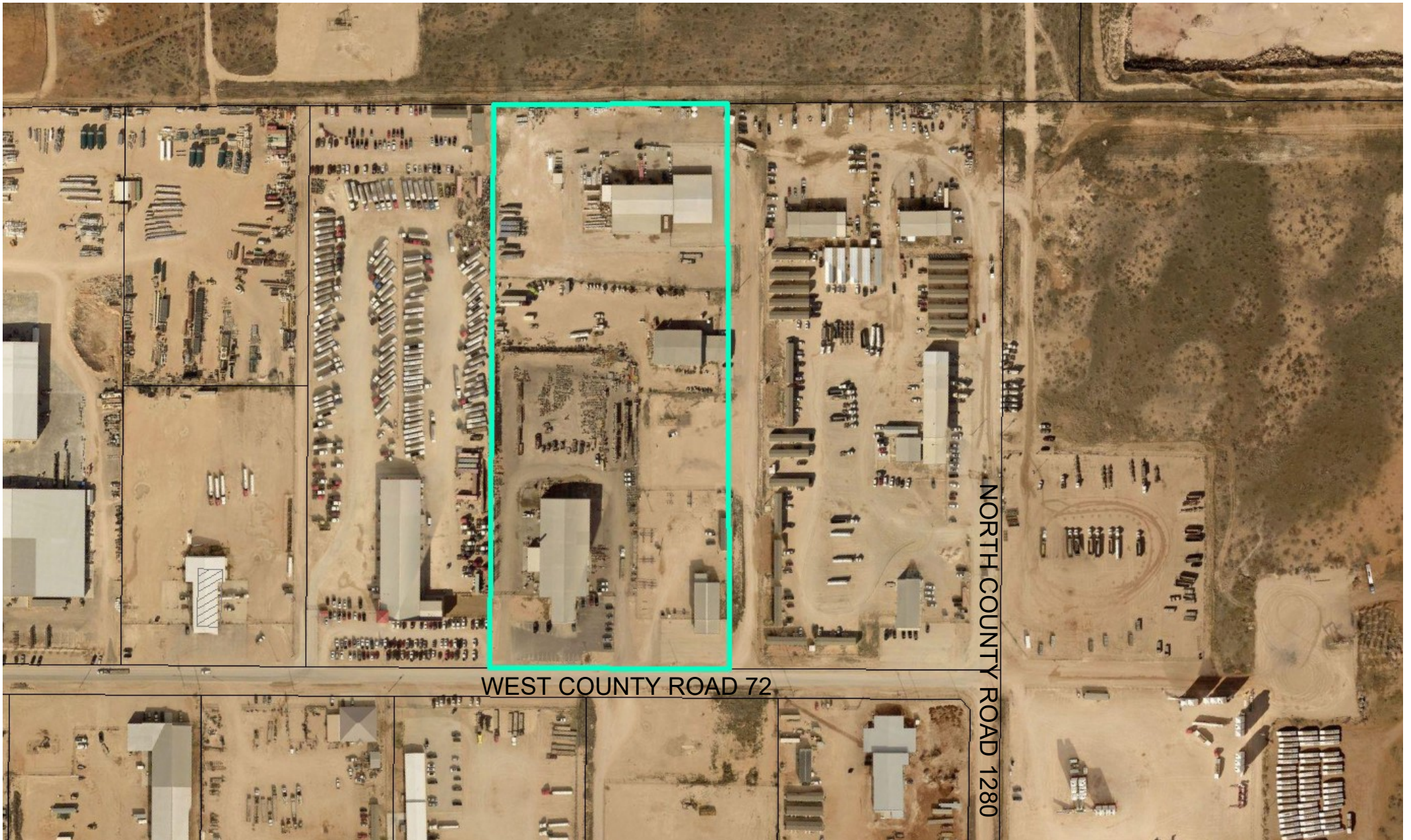
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

August 18, 2025





PRELIMINARY PLAT CROSSROADS ADDITION, SECTION 2

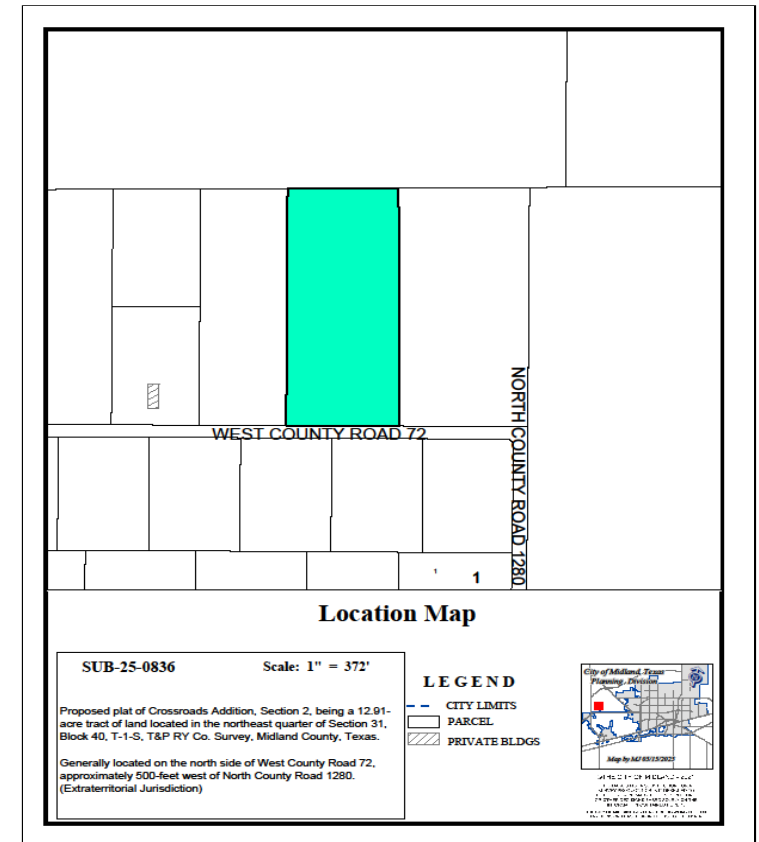


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APPLICATION SUMMARY

- **Property Owner:** Cloudize PTY, LTD and Resource Enterprises, Inc
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 10400 West County Road 72 (ETJ)
- **Reason for Request:** Platting for ownership purposes

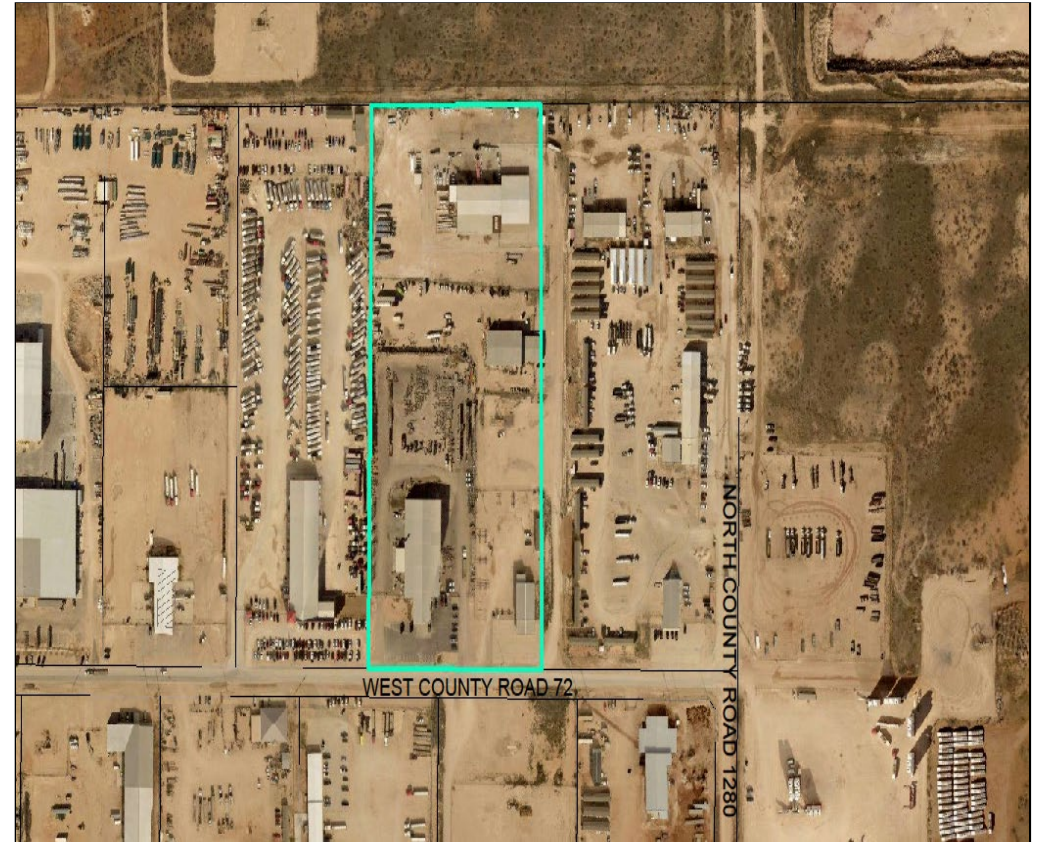


- **Acreage:** 12.91 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 5



LAND USE

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

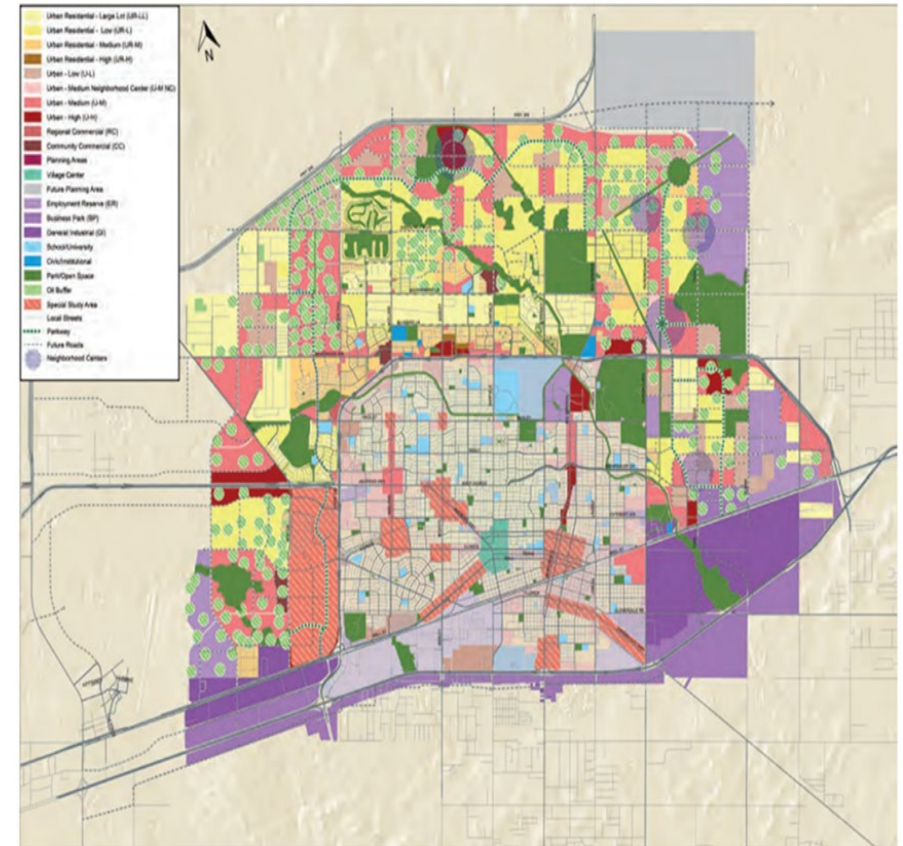


4



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



5



STAFF'S RECOMMENDATION

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

6



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