

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

**September 2, 2025 - 3:30 PM
Council Chambers – City Hall**



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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion approving the Planning and Zoning Commission meeting minutes from August 18, 2025.
3. Motion approving a Final Plat of Midland Lee High School Addition, being a 116.68-acre tract of land out of Sections 37 and 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located 800 feet west of the intersection of Tradewinds Boulevard and Thomason Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of Midland High Addition, being a 113.80-acre tract of land out of Section 24, Block 39, T-1-S T&P RR Co. Survey, City and County of Midland, Texas. (Generally located approximately 550 feet southwest of the intersection of North Fairgrounds Road and East Wadley Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Mockingbird Ridge, Section 16, being a plat of a 14.77-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Waxwing Drive and Firewheel Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

PUBLIC HEARINGS

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

6. Hold a public hearing and consider a request by Jorge Chavez for a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lot 8A, Block 28, Greenwood Addition, Section 12, City and County of Midland, Texas. (Generally located on the east side of South Webster Street, approximately 70 feet south of East New York Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
7. Hold a public hearing and consider a Final Plat of Richardson Abilene Street Addition, Section 2, being a replat of Lot 10 and the north half of Lot 11, Block 3, Richardson Abilene Street Addition, City and County of Midland, Texas. (Generally located on the west side of North Main Street, approximately 95 feet north of Walcott Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
8. Hold a public hearing and consider a Preliminary Plat of Country Sky Addition, Section 30, being a replat of Lot 17, Block 1, Country Sky Addition, Section 3, City and County of Midland, Texas. (Generally located on the west side of Coyote Trail, approximately 1,615 feet south of Briarwood Avenue.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
9. Hold a public hearing and consider a request by Jorge Chavez for a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lot 4, Block 62, Park Avenue Heights Addition, Section 2, City and County of Midland, Texas. (Generally located on the west side of South Madison Street, approximately 190 feet south of East California Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
10. Hold a public hearing and consider a request by Barton Benson Jones, PLLC, on behalf of Vineyard Reserve, LLC, for a Zone Change from PD, Planned Development District for a Housing Development, to an amended PD, Planned Development District for a Housing Development, on Lot 3, Block 2, Vineyard Addition, Section 2, City and County of Midland, Texas. Generally located on the east side of Sandstone Drive, approximately 540 feet south of Sherwood Drive. **(DISTRICT 4) (DEVELOPMENT SERVICES)**
11. Hold a public hearing and consider a request by Cinergy 108, LLC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Movie Theatre on Lot 3, Block 45, Fairmont Park Addition, Section 13, City and County of Midland, Texas. (Generally located on the east side of West Loop 250 North, approximately 450 feet south of Henry Koontz Boulevard.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
12. Hold a public hearing and consider a request by Maverick Engineering for a Zone Change from PD, Planned Development District for Housing Development, to an amended PD, Planned Development District for a Housing Development, for Lots 1 through 6, Block 6, Quail Ridge Addition, Section 5, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Beachwood Street and Chaparral Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

13. Hold a public hearing and consider an ordinance amending the conditions and restrictions of ordinance No. 10619 which granted a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on- premises consumption in a Lounge on the east 50 feet of Lots 10 through 12, Block 61, Original Town, City and County of Midland, Texas. (Generally located on the south side of West Wall Street, approximately 110 feet east of South Carrizo Street.) (DISTRICT 3) (DEVELOPMENT SERVICES) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

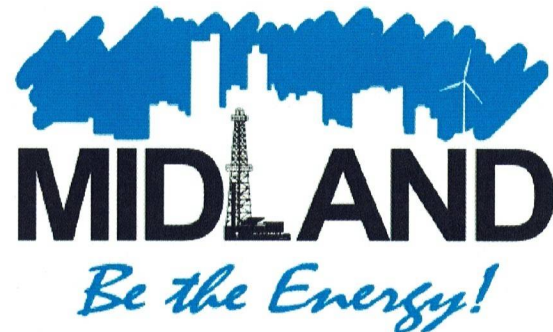
MISCELLANEOUS

14. Motion approving, with staff's recommended conditions, a Preliminary Plat of Dahlia Warehouse District, being a 131.00-acre tract of land out of Section 25 and Section 36, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North Farm to Market Road 1788, approximately 200 feet south of West County Road 60.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
15. Motion approving, with staff's recommended conditions, a Preliminary Plat of Campgrounds Addition, Section 4, being a replat of the east 8.40-acres of Lot 7, Block 1, 1788 Industrial Park, Midland County, Texas. (Generally located on the west side of South County Road 1270, approximately 470 feet south of West County Road 154.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
16. Motion approving, with staff's recommended conditions, a Preliminary Plat of West 1788 Industrial Park Addition, Section 10, being an 8.00-acre tract of land, situated in Section 37, Block 41, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of North Farm to Market 1788, approximately 440 feet north of Onyx Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
17. Motion approving, with staff's recommended conditions, a Preliminary Plat of Limestone Addition, Section 1, being a plat of a 54.49-acre tract of land situated in Sections 11 and 14, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of South County Road 1250 and West Interstate 20 Service Road.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
18. Motion approving, with staff's recommended conditions, a Preliminary Plat of Westview Addition, Section 7, being a replat of Lot 13, Block 12, Westview Addition, 4th Filing, Midland County, Texas. (Generally located at the southeast corner of the intersection of West County Road 50 and North County Road 1278.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
19. An item holding a training for the Planning and Zoning Commission on Civic Plus software.

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 18, 2025
Council Chambers – City Hall**



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30pm, August 18, 2025.

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

Commissioners absent: Brennan Berry, Joshua Garza

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 August 4, 2025.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

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)**

Item was pulled by staff; no action was taken.

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)**

Planner Beatriz Quezada presented this item.

The public hearing was open at 3:35 p.m.

No one wishing to speak on this item.

The public hearing was closed at 3:35 p.m.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

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)**

Senior Planner Britton Murry presented this item.

The public hearing was open at 3:37 p.m.

No one wishing to speak on this item.

The public hearing was closed at 3:38 p.m.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: Ofield

ABSENT: Berry, Garza

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)**

Associate Planner Alexis Martinez presented this item.

The public hearing was open at 3:40 p.m.

No one was wishing to speak on this item.

The public hearing was closed at 3:40 p.m.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

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)**

Senior Planner Britton Murray presented this item.

The public hearing was opened at 3:44

Brett Berringer, associate of Betenbough, stated every zone is modified to planned development to fit that subdivision.

The public hearing was closed at 3:46

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

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)**

Aaron Hunter moved to approve this request; seconded by Dara Richardson.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

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)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

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)**

Joshua Sparks moved to approve this request; seconded by Aaron Hunter.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

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)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

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)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

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)**

Joshua Sparks moved to approve this request; seconded by Aaron Hunter.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

With no further items or business to come before the Commission, Chair Bejil adjourned the meeting at 4:01pm

Abraham Bejil, Chair

Date



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

8/26/25
Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving a Final Plat of Midland Lee High School Addition, being a 116.68-acre tract of land out of Sections 37 and 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located 800 feet west of the intersection of Tradewinds Boulevard and Thomason Drive.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

SF-3, Single-Family Dwelling District

Preliminary Plat Approval:

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

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: Developer's agreement regarding pavement improvement was approved by Council on 2025.08.26..[For Applicant's Information Only.]

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

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

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

SEWER: The City of Midland will be installing wastewater infrastructure on Avalon and Thomason in the near future. [For Applicant's Information Only.]

DRAINAGE: Show compliance with Legacy High Drainage Study, prepared by Dunaway Consultant and approved by City on 08/21/2025. [Reference City Code Sect. 11-2-3(D)8]

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

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

Transportation: (Approved)

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 comments

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Midland Lee High School Addition.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

OFFICE USE ONLY

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Legacy High Addition

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

Property Owner

Printed Name: Midland Independent School District

Phone (432) 240-1000

Email

Address 615 W. Missouri Ave.

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Dunaway Associates, LLC

Printed Name: Melanie Martinez & Chris Biggers

Phone (432) 217-0221

Email

mmartinez@dunaway.com

cbiggers@dunaway.com

Address 4000 Big Spring Street

City Midland

State TX

Zip 79701

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

Plat Information

Total Acreage: 116.68

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units: 0

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

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

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):

[Signature]

Date: 08/06/2025

Property Owner (printed):

CORTNEY SMITH - CHIEF OF FACILITIES + OPS

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.

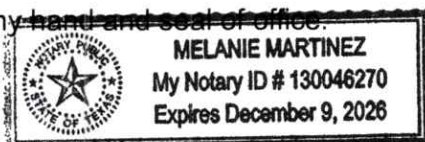
STATE OF TEXAS
COUNTY OF MIDLAND

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

[Signature]

Authorized Agent (signature)

Subscribed and sworn to before me, this 6th day of August, 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>1785</u> <i>Invoice</i>	☒ Tax Certificates	☒ Recording Fee
☐ Groundwater Availability Forms <i>n/a</i>		Check # <u>1785</u>
Received By: <i>[Signature]</i>		RECEIVED
		Date: <u>AUG 06 2025</u>

****Application will not be considered for scheduling until reviewed by a Planner.**** *Initial: [Signature]*

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

METES AND BOUNDS DESCRIPTION:

BEGINNING at a point of beginning located at the intersection of the southerly line of the 6.624-acre Right-of-Way Dedication to the City of Midland (John Drive at this point, 60-foot width), as recorded in Document Number 2018-28880, D.P.M.C.T., being on the common southerly line of Legends Park Section 8, an addition to the City of Midland, as recorded in Cabinet 1, Page 189, Plat Records of Midland County, Texas (P.M.C.T.), and the northerly line of said MISD tract, and being located by NAD83 Grid Coordinates: N=10,887,326.03, E=1,728,553.34;

THENCE North 39 degrees 17 minutes 45 seconds East, along said common line, a distance of 2,437.89 feet to a found 1/2-inch iron rod for the southeast corner of Common Area N, of said Legends Park Section 8;

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

THENCE North 59 degrees 17 minutes 45 seconds East, continuing along said common line and along the southerly lines of Legends Park Section 3, an addition to the City of Midland, as recorded in Cabinet 1, Page 106, P.M.C.T., and Legends Park, an addition to the City of Midland, as recorded in Cabinet 1, Page 76, P.M.C.T., a distance of 817.84 feet to a found 1/2-inch iron rod for the northeast corner of said MISD tract and the northwest corner of Lot 2, Block 1, Westridge Park Addition Section 32, an addition to the City of Midland, as recorded in Cabinet 1, Page 63, P.M.C.T.;

THENCE South 14 degrees 19 minutes 19 seconds East, along the common easterly line of said MISD tract and the westerly lines of said Lot 2, Block 1, and Lot 1, Block 1, Westridge Park Addition Section 1, an addition to the City of Midland, as recorded in Cabinet 1, Page 390, P.M.C.T., a distance of 913.11 feet to a found 1/2-inch iron rod with cap stamped "PLS 5374" for the southwest corner of said Lot 1, Block 1, and the northwest corner of Lot 1, Block 1, Westridge Park Addition Section 42, an addition to the City of Midland, as recorded in Cabinet 1, Page 76, P.M.C.T., said point being the beginning of a curve to the left, having a radius of 1,863.23 feet and whose chord bears South 23 degrees 42 minutes 24 seconds East, a distance of 606.30 feet;

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

THENCE South 33 degrees 03 minutes 29 seconds East, continuing along said common line, a distance of 80.75 feet to a found 1/2-inch iron rod with cap stamped "PLS 5374" for the southeast corner of said Lot 3 and the most northerly northeast corner of said called 6.624-acre Right-of-Way Dedication to the City of Midland (Thomson Drive at this point, 60-foot width);

THENCE South 56 degrees 56 minutes 31 seconds West, along the northerly line of said called 6.624-acre Right-of-Way Dedication to the City of Midland, a distance of 1,863.30 feet to a set 5/8-inch iron rod with cap for corner at the beginning of a curve to the right, having a radius of 1,940.20 feet and whose chord bears South 66 degrees 16 minutes 36 seconds West, a distance of 629.22 feet;

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

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

THENCE North 39 degrees 19 minutes 58 seconds West, continuing along the northerly line of said called 6.624-acre Right-of-Way Dedication to the City of Midland, a distance of 28.25 feet to a found 1/2-inch iron rod with cap stamped "PLS 5374";

THENCE North 14 degrees 16 minutes 16 seconds West, along the easterly line of said called 6.624-acre Right-of-Way Dedication to the City of Midland, a distance of 1,365.36 feet to the POINT OF BEGINNING and containing 116.68 acres (or 5,082,372 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

By: _____
Tucker Durham, CEO, Midland Independent School District

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark D. Hale, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein were properly located under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

PRELIMINARY

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

Preliminary. This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.266.1171
TEXAS REGISTERED SURVEYING FIRM NO. 10038100

SURVEYOR:

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

OWNER:

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

GENERAL NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System (NAD83), Central Zone, based upon GPS measurements. Distances and areas herein are surface values. A combined scale factor of 0.99999 was used for this project.
- Selling a portion of this addition by metes and bounds may be a violation of City Ordinance and state law and subject to lines and withholding of building permits.
- All property corners are 5/8-inch iron rods with yellow caps stamped "DUNAWAY ASSOC." unless otherwise noted herein.
- According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas and Incorporated Areas, Panels 582 and 200 of 525, Map Numbers 46329C0202F and 46329C0303F, Maps Revised September 16, 2005, the subject property is located in Zone 1 (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.
- Approval of a site plan by the City of Midland may be required before this plat may be developed and before a building permit may be obtained.
- Any utility company, developer or other entity installing, repairing, maintaining or relocating a utility line or permanent improvement within utility easements must restore the premises as nearly as possible to its original condition following any such work at its sole expense.
- A blanket release easement of ingress and egress for garbage and trash collection purposes is hereby granted.
- All Midland Health Department and TCEQ Requirements for On Site Sewer Facilities must be complied with.
- Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the permitting process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases. (Per Midland City Code Sect. 11-14-6)

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

AT&T ENERGY _____ Print Name

OPTIMUM _____ Print Name

ONCOR ELECTRIC DELIVERY _____ Print Name

ASTOUND _____ Print Name

AT&T TEXAS _____ Print Name

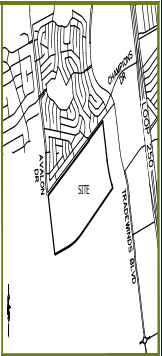
CERTIFICATE OF APPROVAL

For Approval by the Commission:

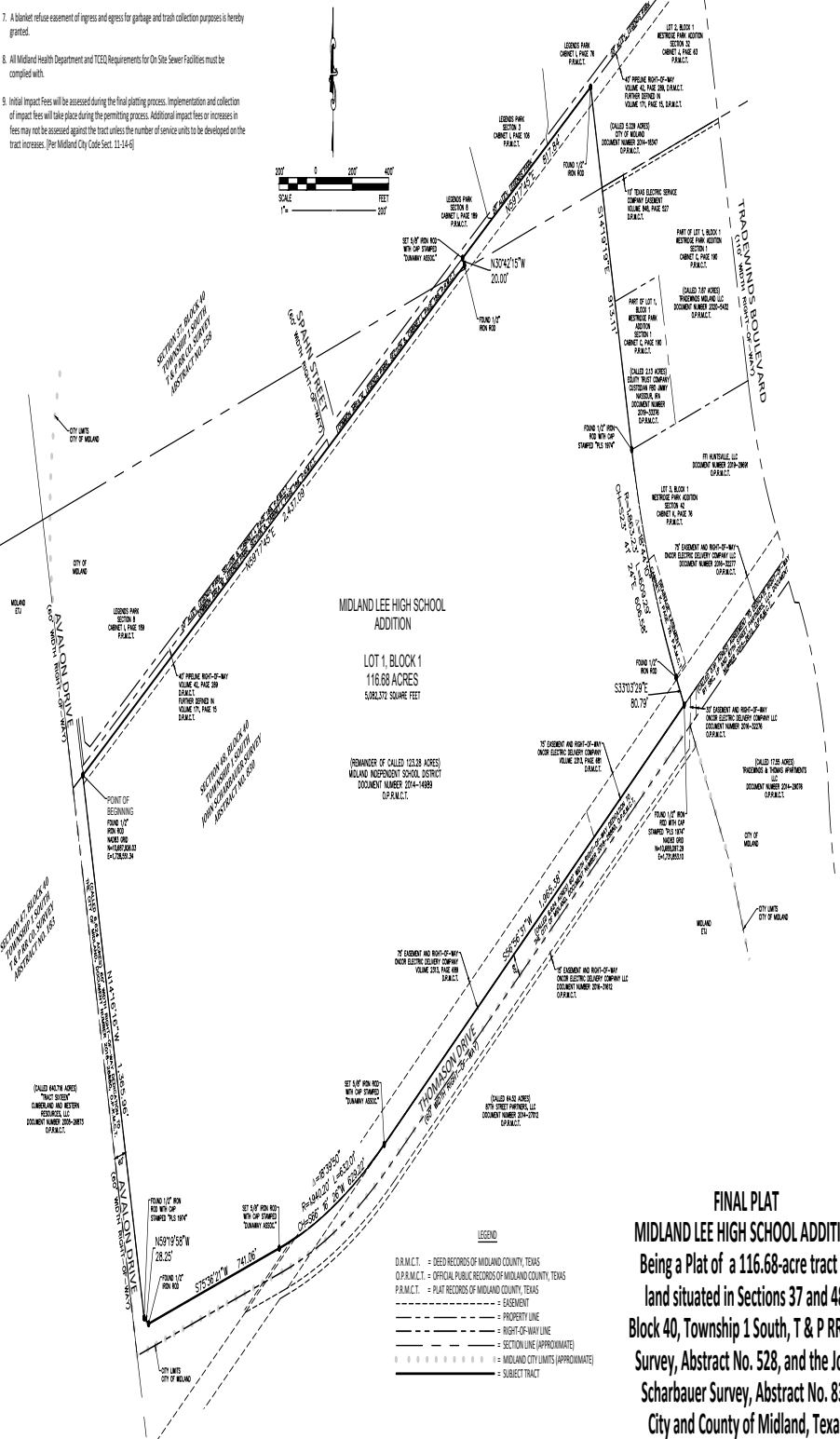
This is to certify that the above and foregoing plat of Lot 1, Block 1, Midland Lee High School Addition, was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____, 2025.

Abraham Bell, Chairperson

Landon Ochoa, Secretary



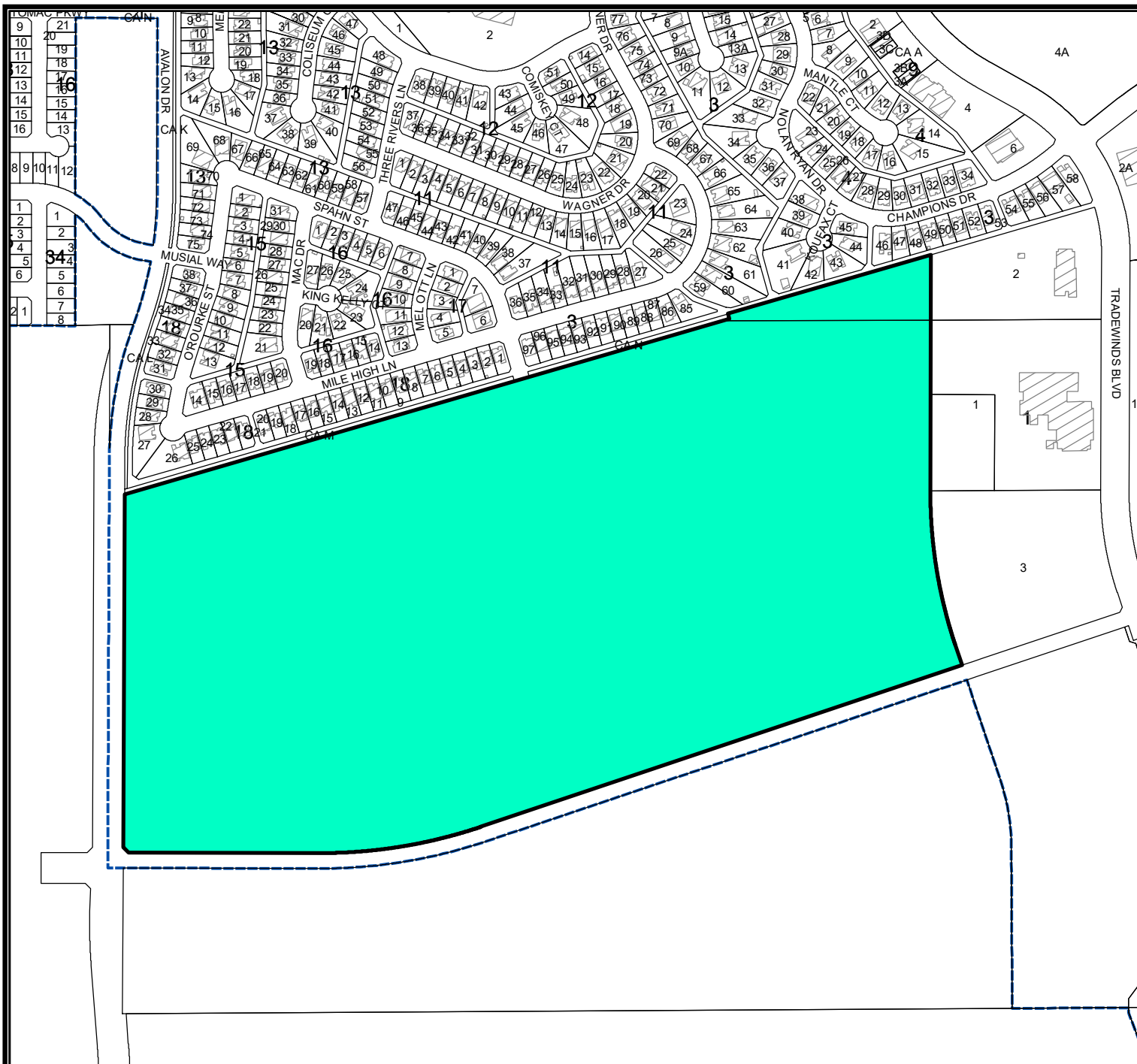
VICINITY MAP
NOT TO SCALE



FINAL PLAT
MIDLAND LEE HIGH SCHOOL ADDITION
Being a Plat of a 116.68-acre tract of land situated in Sections 37 and 48, Block 40, Township 1 South, T & P R R Co. Survey, Abstract No. 528, and the John Scharbauer Survey, Abstract No. 830 City and County of Midland, Texas

DUNAWAY JOB NO. B01115.002

PAGE 1 OF 1



Location Map

SUB-25-0845

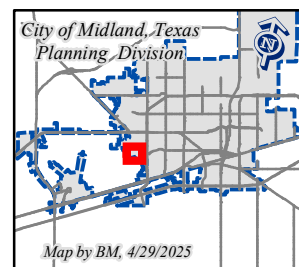
Scale: 1" = 558'

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

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

LEGEND

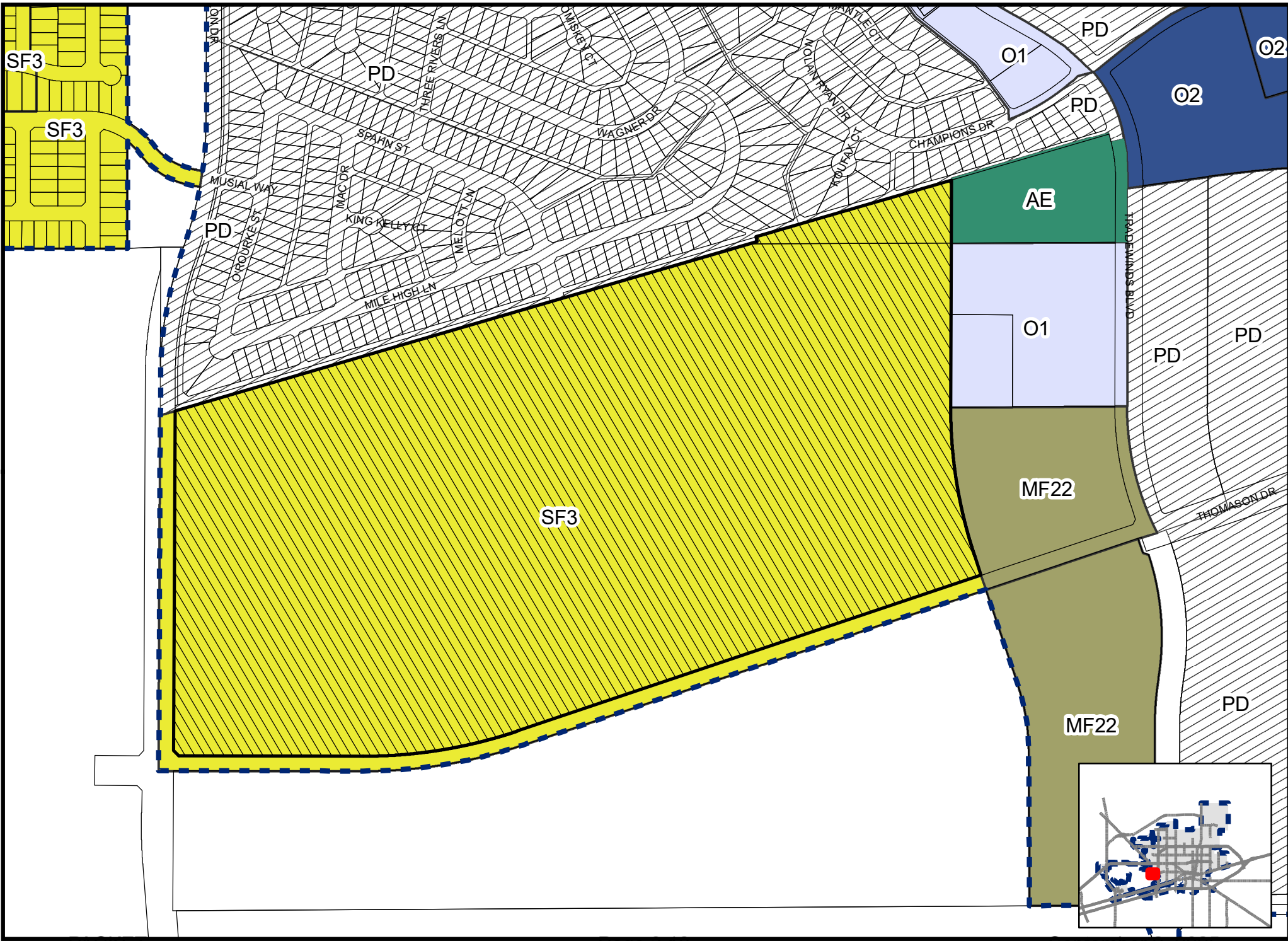
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

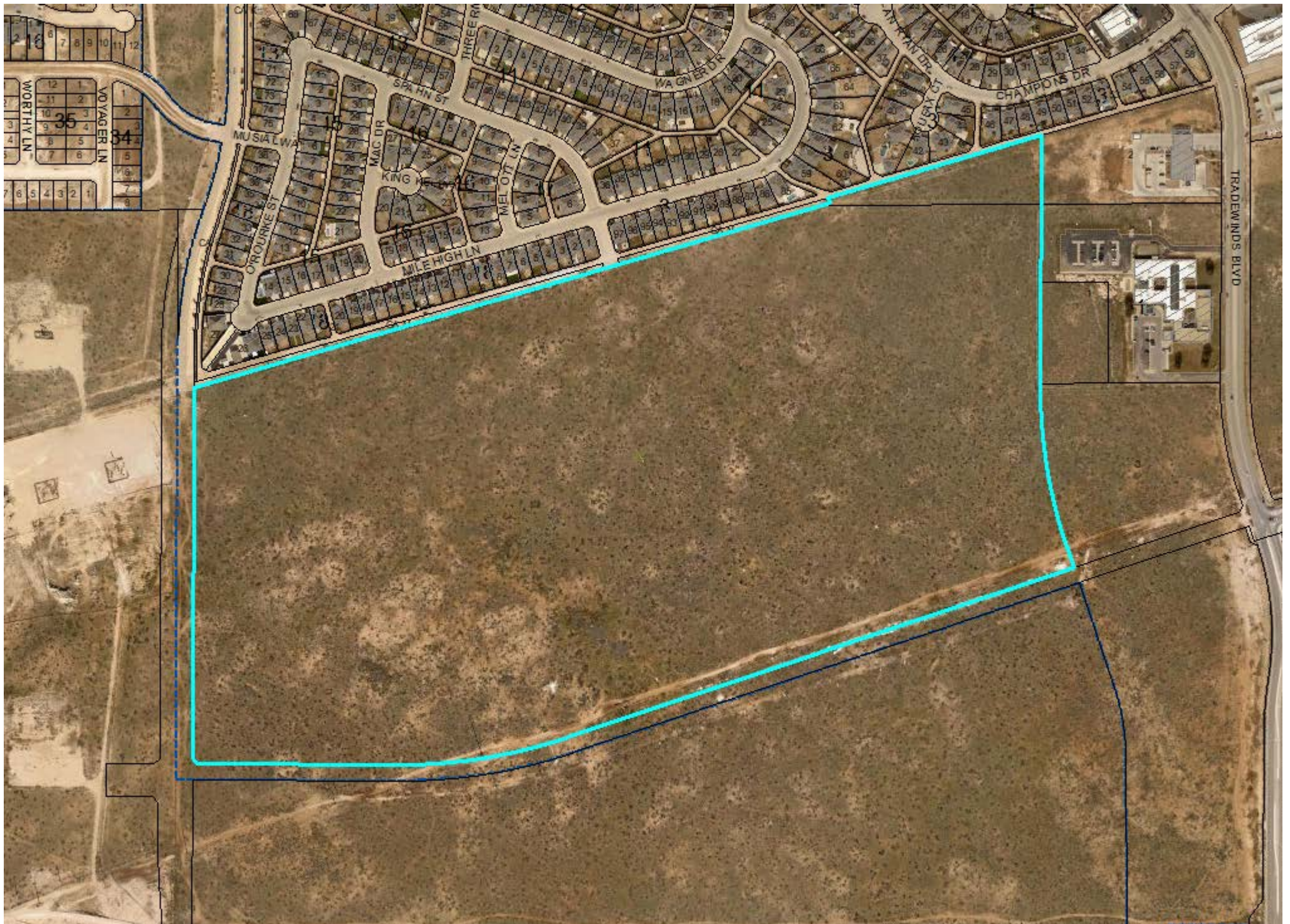


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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







FINAL PLAT MIDLAND LEE HIGH SCHOOL ADDITION

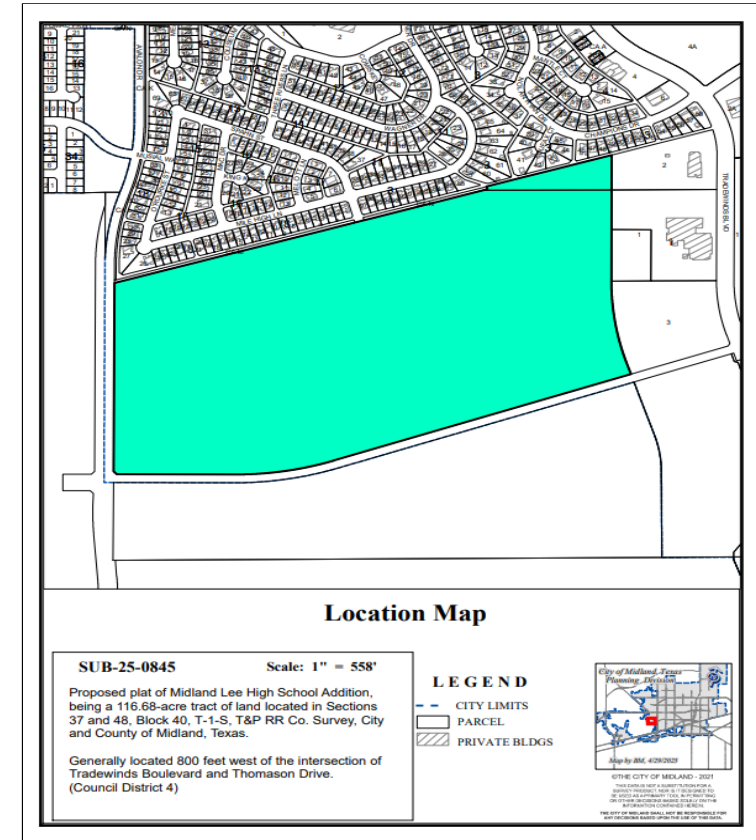


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

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

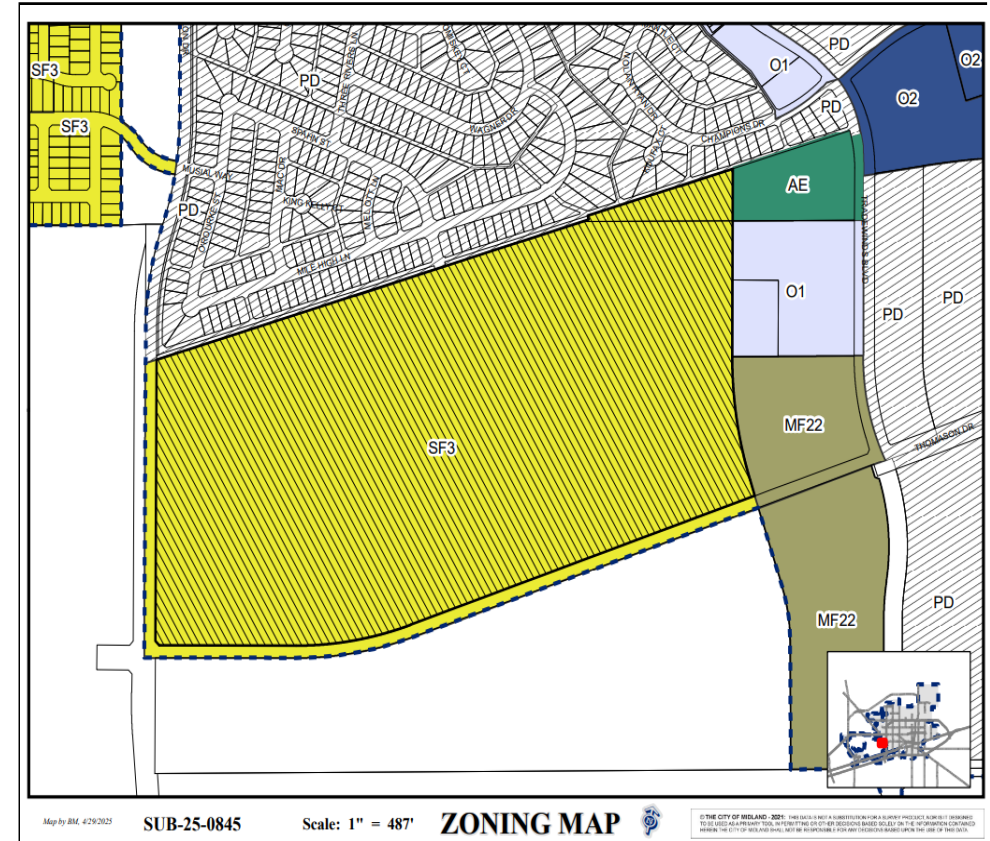


- **Acreage:** 116.68 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



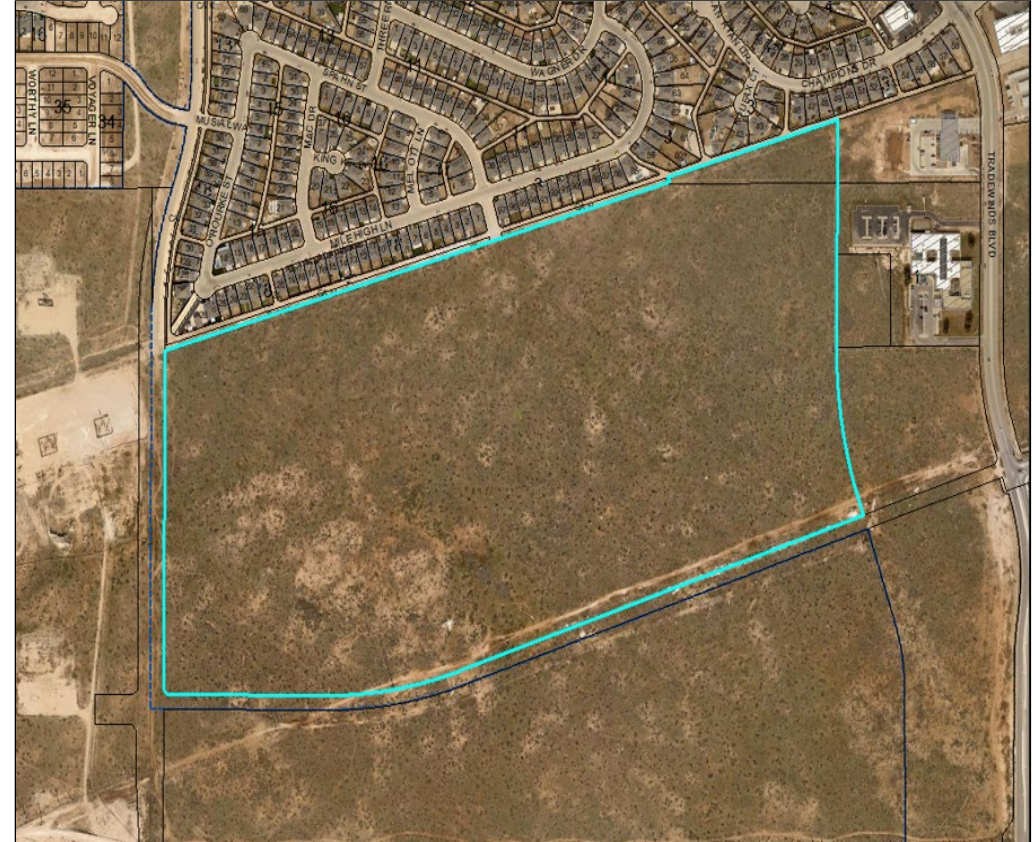
ZONING

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



LAND USE

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



5



COMPREHENSIVE PLAN

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

6



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on July 7, 2025.
- City Council approved the preliminary plat on July 22, 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: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

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

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned Development District for a Recreation Center

Preliminary Plat Approval:

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

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: Developer's agreement regarding pavement improvement was approved by Council on 2025.08.26..[For Applicant's Information Only.]

WATER: 16" water exists in Fairgrounds Street. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas Issues

Building Code: (Approved)

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

GIS: (Approved)

No comments

ADDRESSING: (Approved)

No comments

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

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

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

OFFICE USE ONLY

Project Number: SUB-25-0843

Case Number: _____

Proposed Subdivision Plat Name: Midland High Addition

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

Property Owner Printed Name: Midland Independent School District		Phone (432) 240-1000 Email	
Address 615 W. Missouri Ave.	City Midland	State TX	Zip 79701

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

Representative (if acting as agent for property owner, see affidavit on page 2) Firm: <u>Dunaway Associates, LLC</u> Printed Name: Melanie Martinez & Chris Biggers		Phone (432) 217-0221 Email mmartinez@dunaway.com cbiggers@dunaway.com	
Address 4000 Big Spring Street	City Midland	State TX	Zip 79701

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

Plat Information	Total Acreage: 113.80
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1	Number of Multi-Family Dwelling Units: 0

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

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

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: 08/06/2025

Property Owner (printed):

CORTNEY SMITH - CHIEF OF FACILITIES + OPS

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.

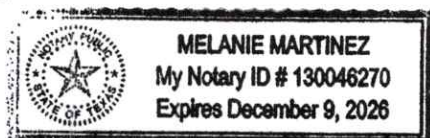
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Melanie Marquez
Authorized Agent (signature)

Subscribed and sworn to before me, this 6th day of August, 20 25, to certify which witness my hand and seal of office.



Melanie Marquez
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

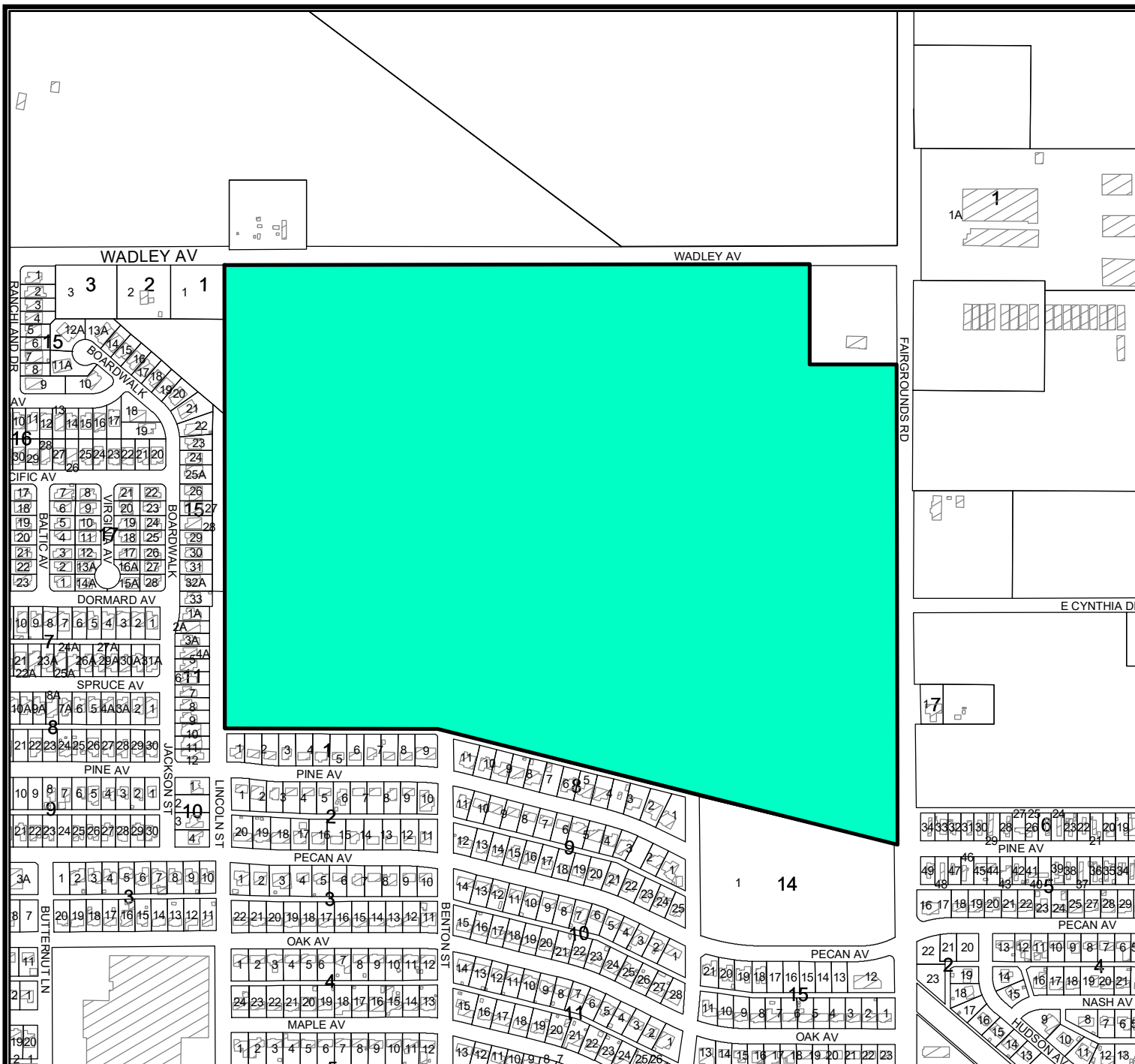
FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☐ CADD File
☒ Application Fee	☒ Title Opinion	☐ Public Improvement
Check # <u>invoice</u>	☒ Tax Certificates	☒ Recording Fee
☐ Groundwater Availability Forms		Check # <u>1784</u>
Received By: <u>Angelina Bettamini</u>		Date: <u>8/6/25</u>

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

RECEIVED
AUG 06 2025
Initial: AB

RECEIVED
JUL 30 2025
BY: [Signature]

RECEIVED
JUL 30 2025
BY: [Signature]



Location Map

SUB-25-0843

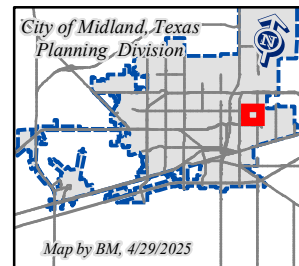
Scale: 1" = 558'

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

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

LEGEND

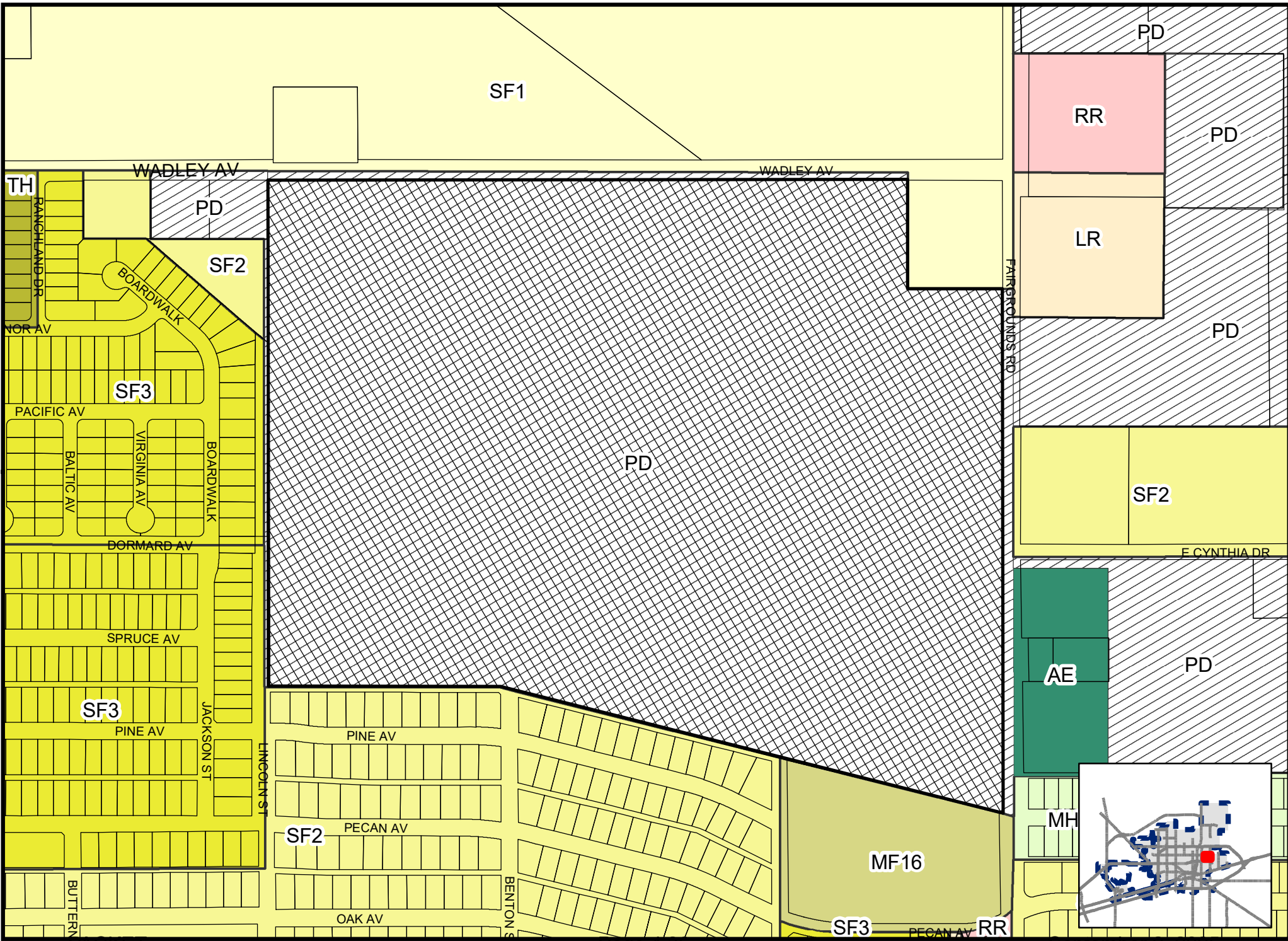
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

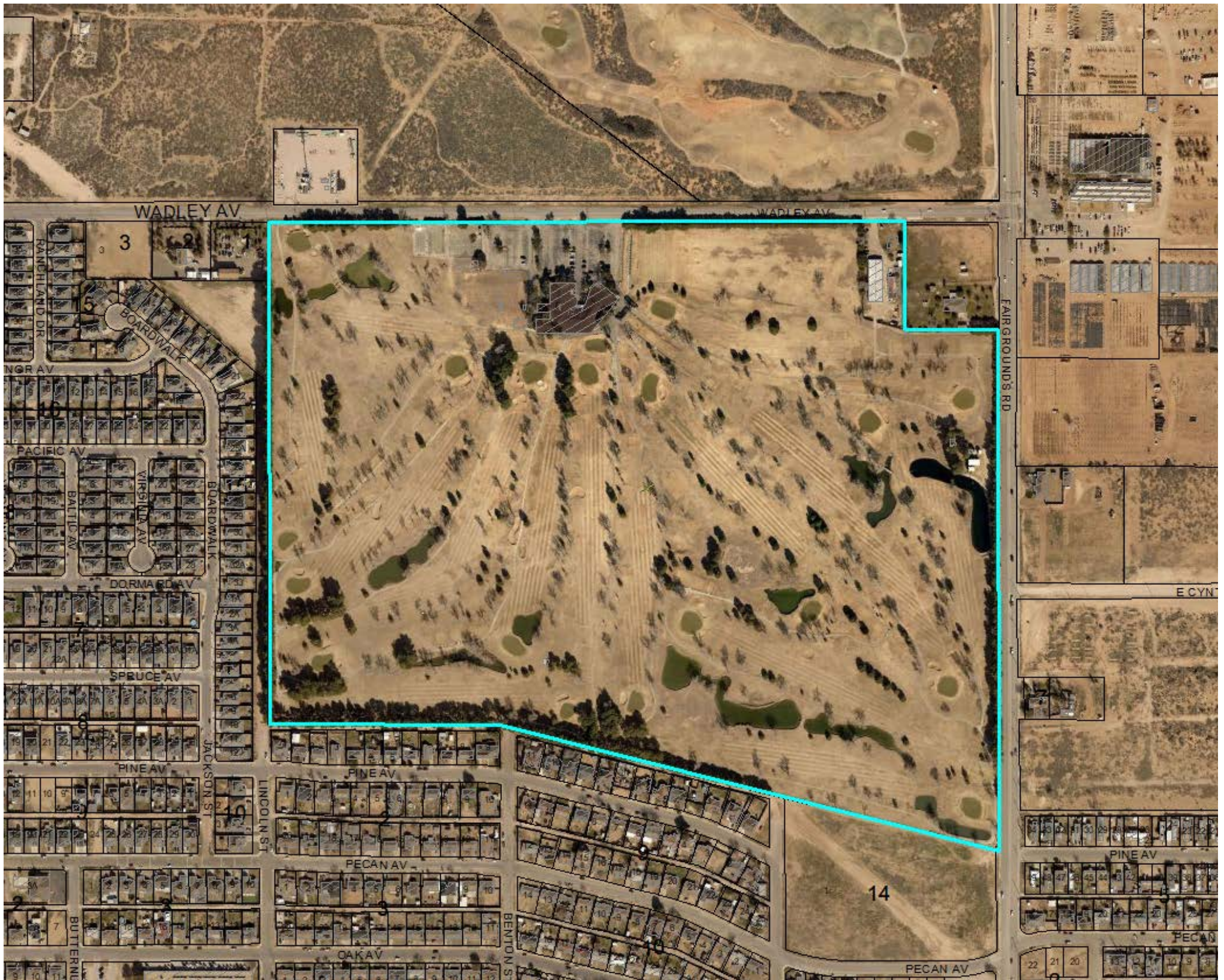


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FINAL PLAT MIDLAND HIGH ADDITION

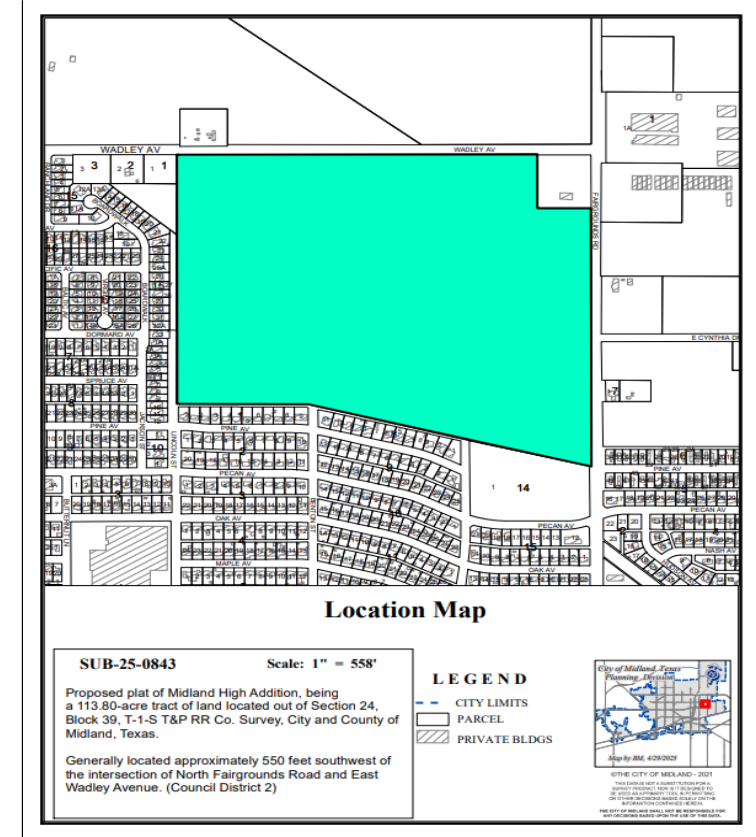


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APPLICATION SUMMARY

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

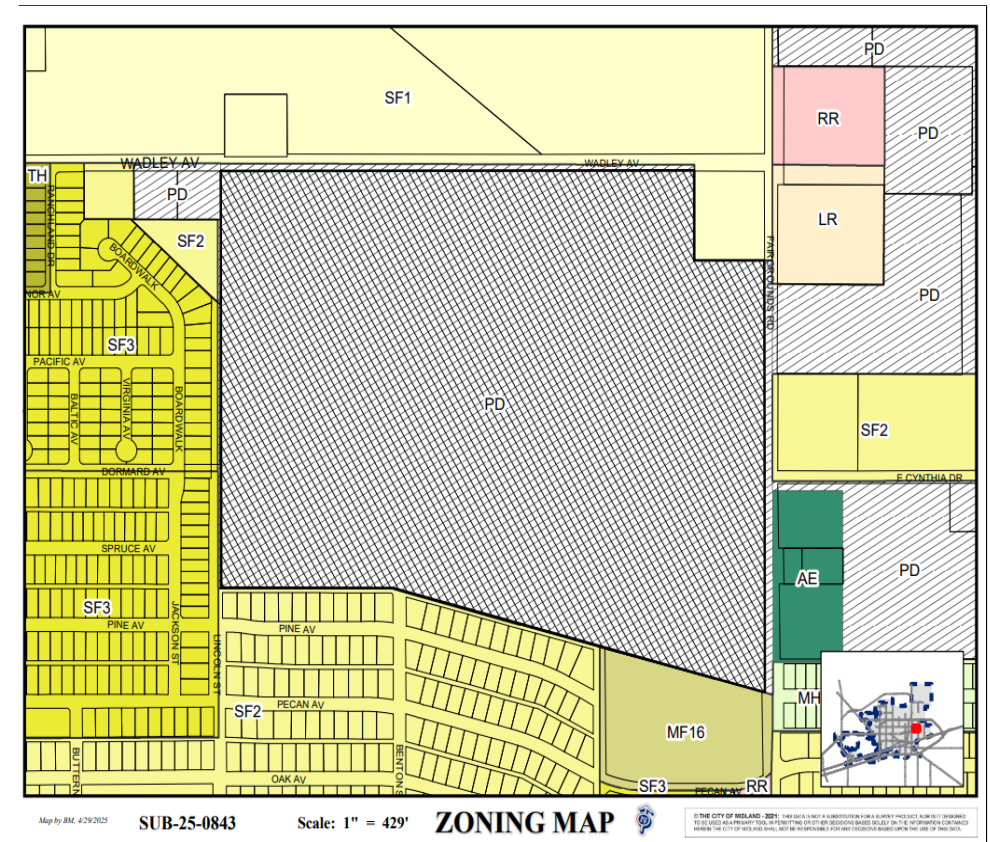


- **Acreage:** 113.80 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



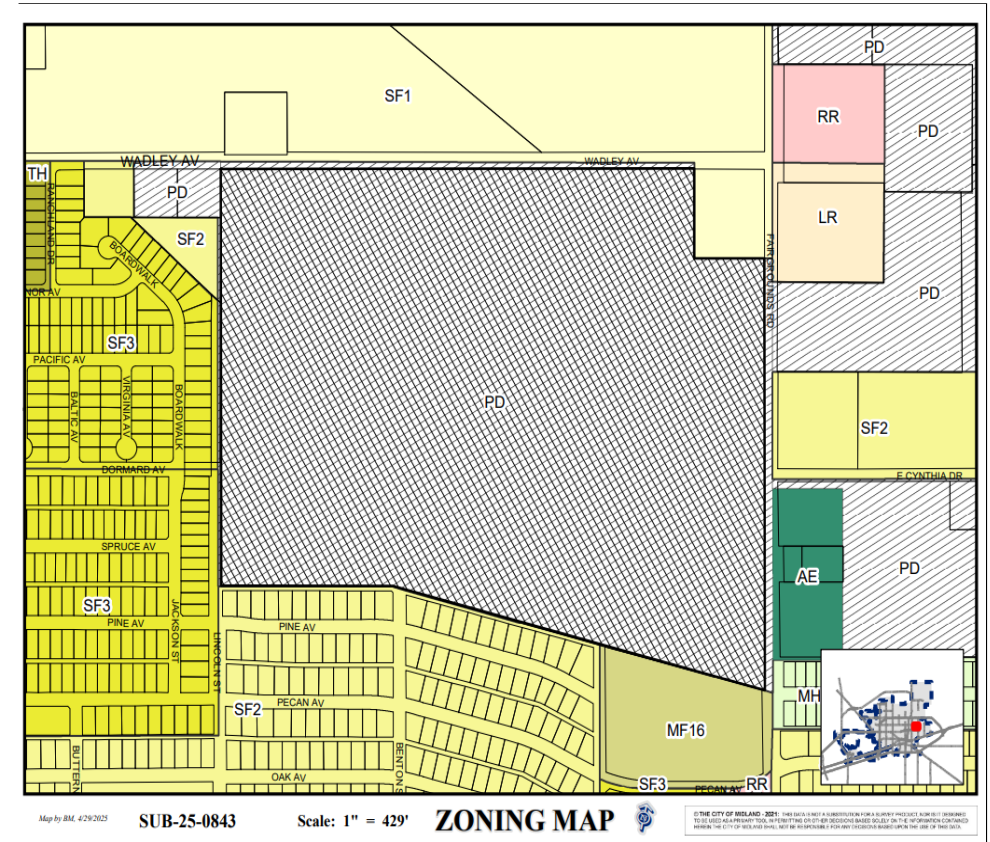
ZONING

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



ZONING

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



LAND USE

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



6

COMPREHENSIVE PLAN

- **Land Use Designation:** Park/Open Space
- **Supported Uses:** Limited, primarily natural use. Any development is recreational and low impact in nature, while complementary to the purpose of the wider area as open natural space.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



7

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on July 7, 2025.
- City Council approved the preliminary plat on July 22, 2025.
- Staff recommends approval of this request.

8



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving a Final Plat of Mockingbird Ridge, Section 16, being a plat of a 14.77-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Waxwing Drive and Firewheel Road.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned Development District for a Housing Development

Preliminary Plat Approval:

Maverick Engineering, on behalf of Betenbough Homes, LLC, is requesting to plat a 14.77-acre tract of land located on the east side of Waxwing Drive into 72 lots for future residential development.

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

approved by the Planning and Zoning Commission on December 18, 2023 and consisted of 35.41 acres. Mockingbird Ridge, Section 5 was approved by the Planning and Zoning Commission on February 5, 2024 and consisted of 33.04 acres. Mockingbird Ridge, Section 6 was approved by the Planning and Zoning Commission on March 18, 2024 and consisted of 14.43 acres. Mockingbird Ridge, Section 7 was approved by the Planning and Zoning Commission on June 3, 2024 and consisted of 36.65 acres. Mockingbird Ridge, Section 8 was approved by the Planning and Zoning Commission on June 17, 2024 and consisted of 21.32 acres. Mockingbird Ridge, Section 9 was approved by the Planning and Zoning Commission on April 15, 2024 and consisted of 18.99 acres. Mockingbird Ridge, Section 10 was approved by the Planning and Zoning Commission on July 15, 2024 and consisted of 14.37 acres. Mockingbird Ridge, Section 11 was approved by the Planning and Zoning Commission on July 15, 2024 and consisted of 14.83 acres. Mockingbird Ridge, Section 12 was approved by the Planning and Zoning Commission on January 21, 2025 and consisted of 24.50 acres. Mockingbird Ridge, Section 13 was approved by the Planning and Zoning Commission on March 3, 2025 and consisted of 17.21 acres. Mockingbird Ridge, Section 14 was approved by the Planning and Zoning Commission on May 5, 2025 and consisted of 25.91 acres. Mockingbird Ridge, Section 15 was approved by the Planning and Zoning Commission on June 16, 2025 and consisted of 23.27 acres.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved with Conditions)

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

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

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

PAVING: Internal paving improvements have not been accepted nor has a final walk-through been requested. [Reference City Code Sect. 11-2-3(G)1]

WATER: Water improvement have not been accepted nor has a final walk-through been requested.. [Reference City Code Sect. 11-2-3(G)1].

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

PRO RATA: None

SEWER: Wastewater improvement plan have not been accepted nor has a final walk-through been requested.. [Reference City Code Sect. 11-2-3(G)1]

DRAINAGE: Drainage study has been approved.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Sidewalk improvement plan have not been accepted nor has a final walk-through been requested.. [Reference City Code Sect. 11-2-3(G)1].

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas Issues

Building Code: (Approved)

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

GIS: (Approved)

No comments.

ADDRESSING: (Approved)

No comments

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Mockingbird Ridge, Section 16 subject to condition A.

Condition:

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

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation

OFFICE USE ONLY



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: MOCKINGBIRD RIDGE, SECTION 16

Legal Description: BEING A 14.77-ACRE TRACT OF LAND, SITUATED IN SECTION 18, BLOCK 38, T-1-S, A-734, T&P RY.CO. SURVEY, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: BETENBOUGH HOMES LLC

Phone (806) 797-9494

Email
brettb@betenbough.com

Address 6305 82ND STREET

City LUBBOCK

State TX

Zip 79424

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as agent 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: OWNERSHIP PURPOSES

Plat Information

Total Acreage: 14.77

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

Number of Lots: 72

Number of Multi-Family Dwelling Units:

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

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

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

Items to be submitted with this application form:

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

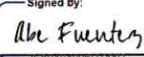
Mylar Recordation: This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. Tax certificates showing that no outstanding taxes remain for the property and a check made payable to 'Midland County Clerk' must be provided at submittal.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

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

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

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

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

Property Owner (signature):  Date: 7/25/2025

Property Owner (printed): Abe Fuentez

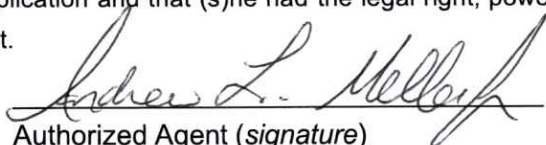
The Final Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application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

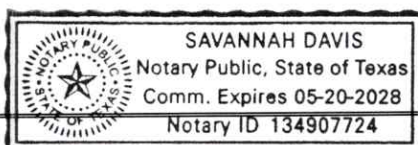
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

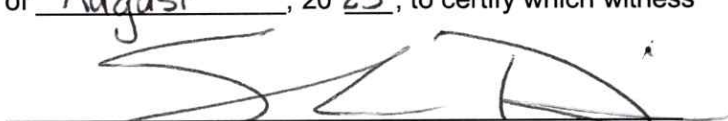
STATE OF TEXAS
COUNTY OF MIDLAND

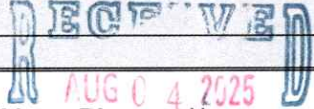
Before me, the undersigned authority, on this day personally appeared Andrew Mellen who, being by me duly sworn, upon oath says: That (s)he is authorized by Abe Fuentez, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power 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 1 day of August, 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>54800</u>	☒ Tax Certificates	☒ Recording Fee
☒ Groundwater Availability Forms		Check # <u>5481</u>
Received By: <u></u>		Date: <u></u>

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

BY:

Revised 5/18/2025

BEING A 14.77-ACRE TRACT OF LAND, SITUATED IN SECTION 18, BLOCK 38, T-1-S,
A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
Q1	N 0° 31' 00" E	20.72
Q2	N 0° 31' 00" E	40.12
Q3	N 1° 30' 00" E	26.76
Q4	N 62° 51' 30" W	26.66
Q5	N 62° 51' 30" E	26.32
Q6	S 89° 00' 00" E	28.55
Q7	S 44° 47' 00" E	41.54
Q8	S 89° 00' 00" E	38.88
Q9	N 87° 30' 00" E	38.29
Q10	N 62° 51' 30" E	38.29
Q11	S 47° 00' 00" E	29.53
Q12	S 33° 28' 30" E	14.87
Q13	S 89° 00' 00" W	28.88
Q14	N 62° 51' 30" E	26.67
Q15	N 1° 30' 00" E	8.19
Q16	S 77° 45' 00" E	39.65
Q17	S 1° 30' 00" E	24.17
Q18	S 89° 01' 30" W	24.85
Q19	N 44° 47' 00" W	27.42
Q20	N 62° 51' 30" E	14.87
Q21	N 87° 30' 00" E	26.29
Q22	S 47° 00' 00" W	28.71
Q23	N 1° 30' 00" E	20.70
Q24	S 44° 47' 00" E	28.30

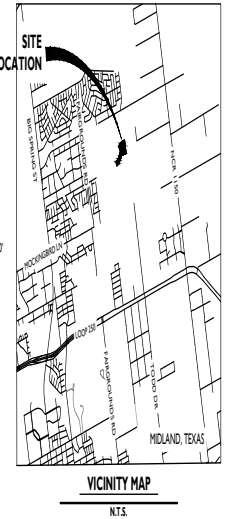
40 SEANTARY TOWER EXISTENT
DOC. #102-17562
OPEN/C.T.

N 30°25'02" E 28.25'—

N 14°39'08" W 60.00'—

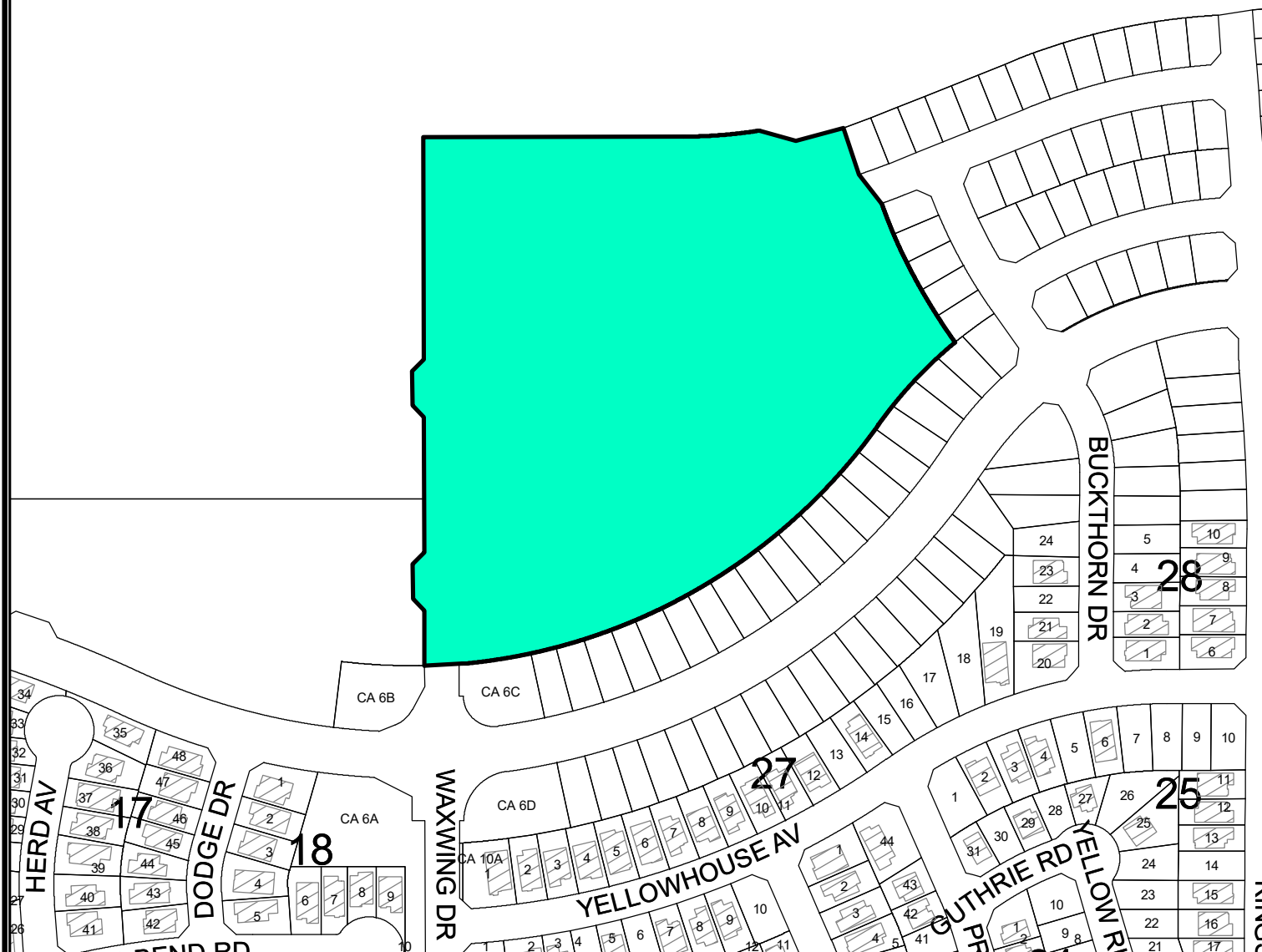
N 59°35'08" W 28.32'—

(REMINDER OF 201.7 ACRES)
BETENDOUGH HOMES LLC
DOC. #102-17596
P/AM/C.T.



SECTION 16

**MOCKINGBIRD RIDGE
SECTION 16**



Location Map

P-25-2355

Scale: 1" = 278'

Proposed plat of Mockingbird Ridge, Section 16, being a plat of a 14.77-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas.

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

LEGEND

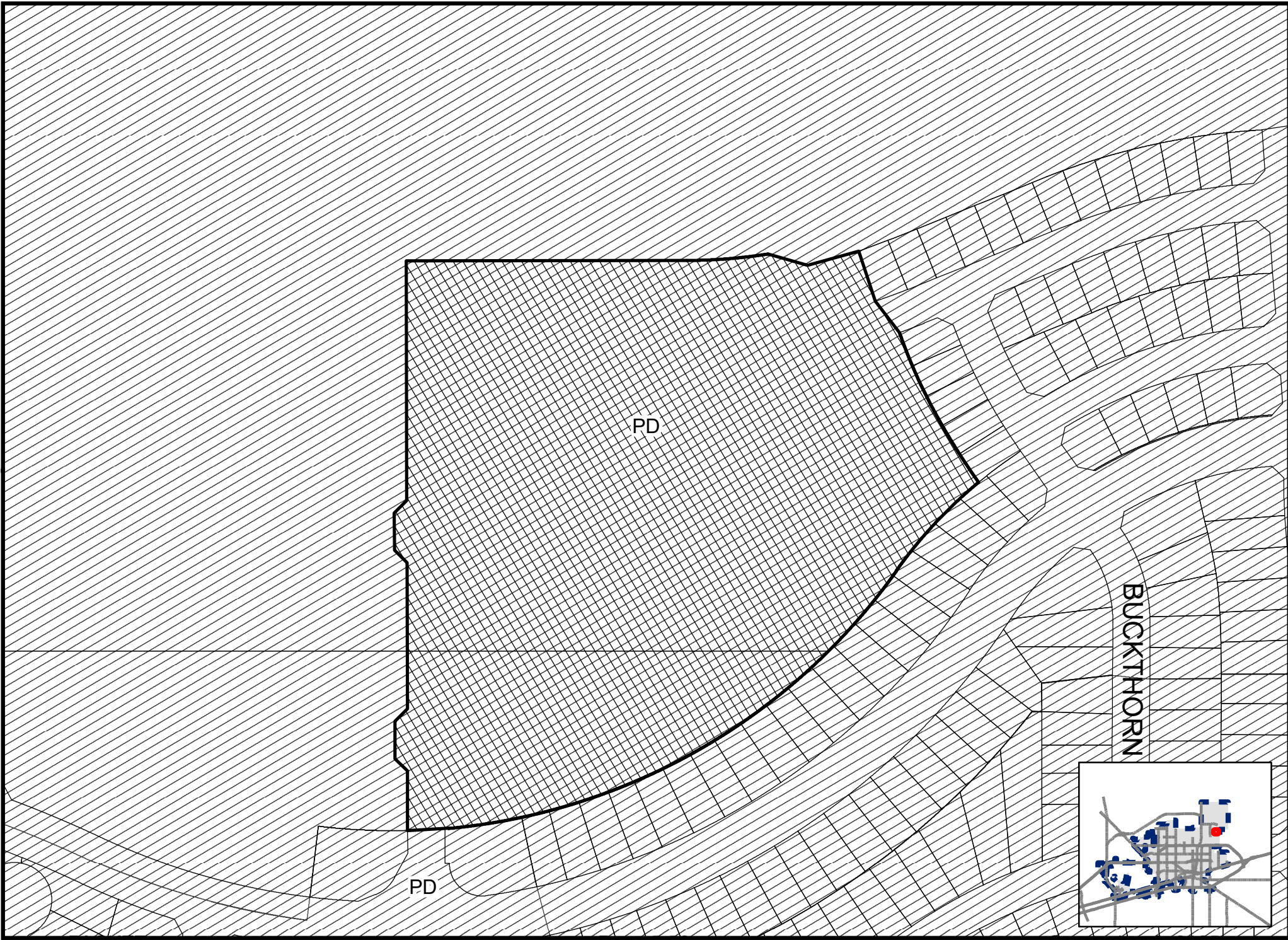
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

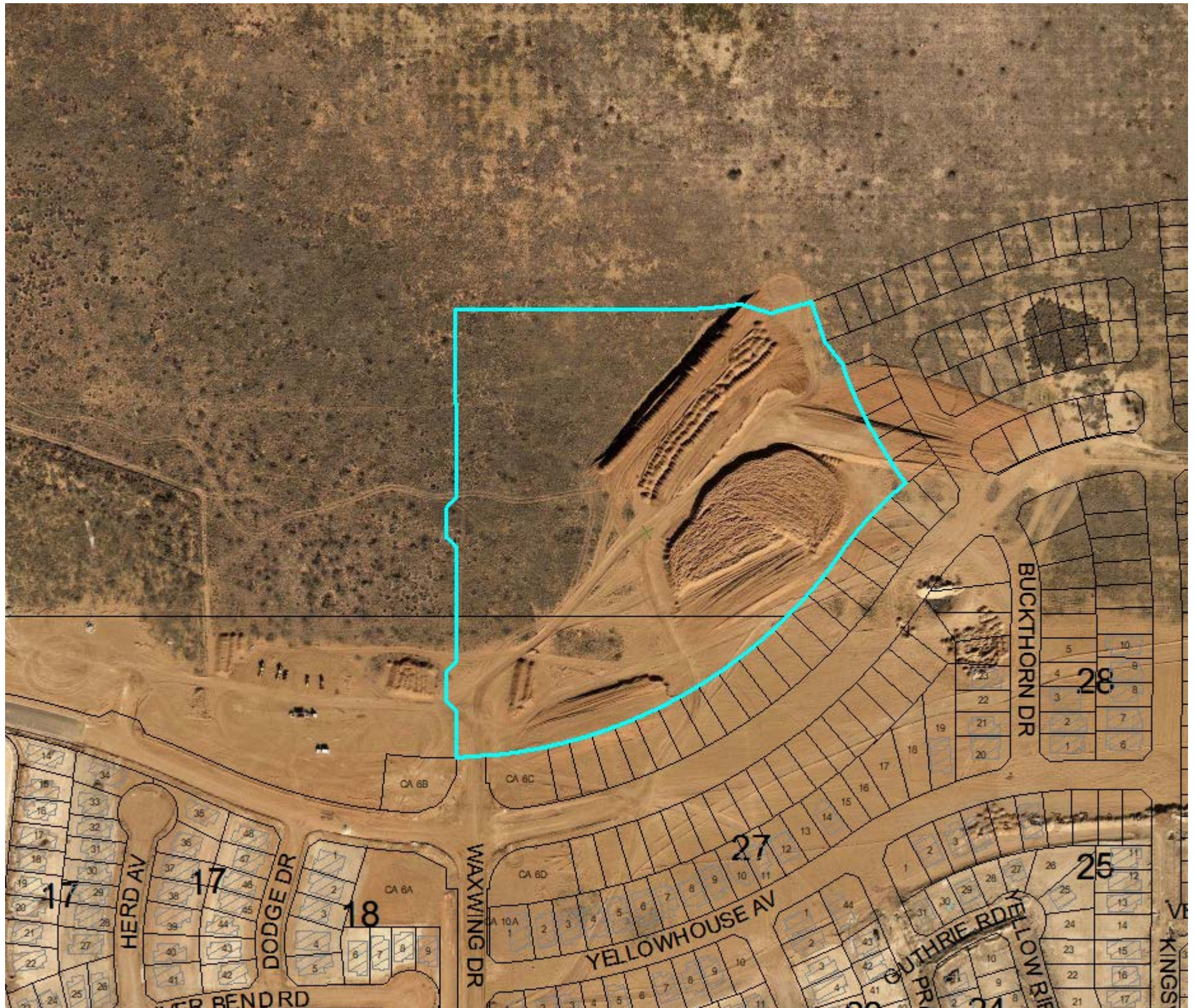


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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







FINAL PLAT MOCKINGBIRD RIDGE, SECTION 16

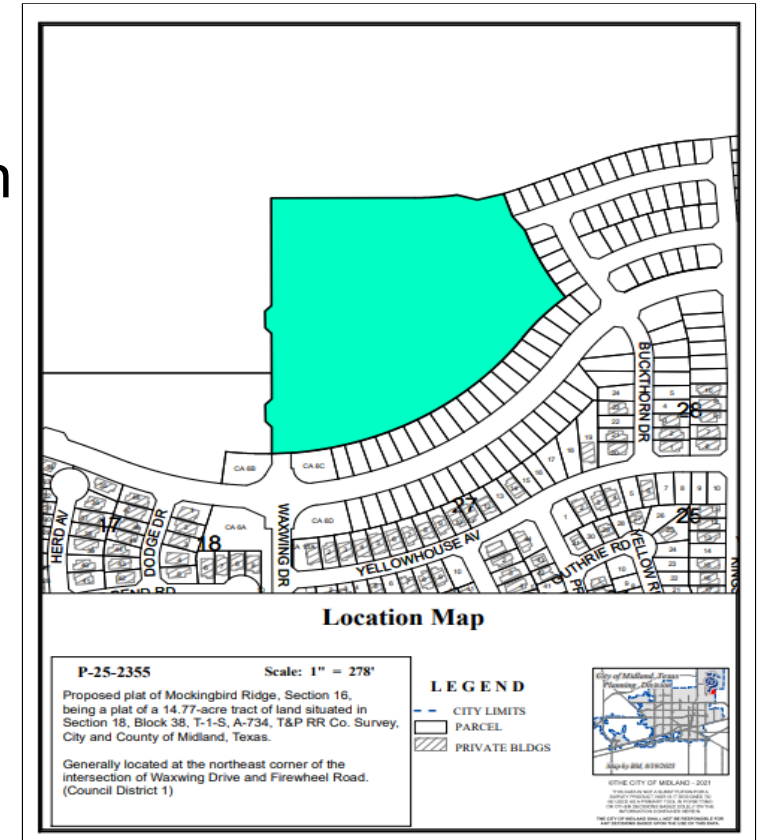


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

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

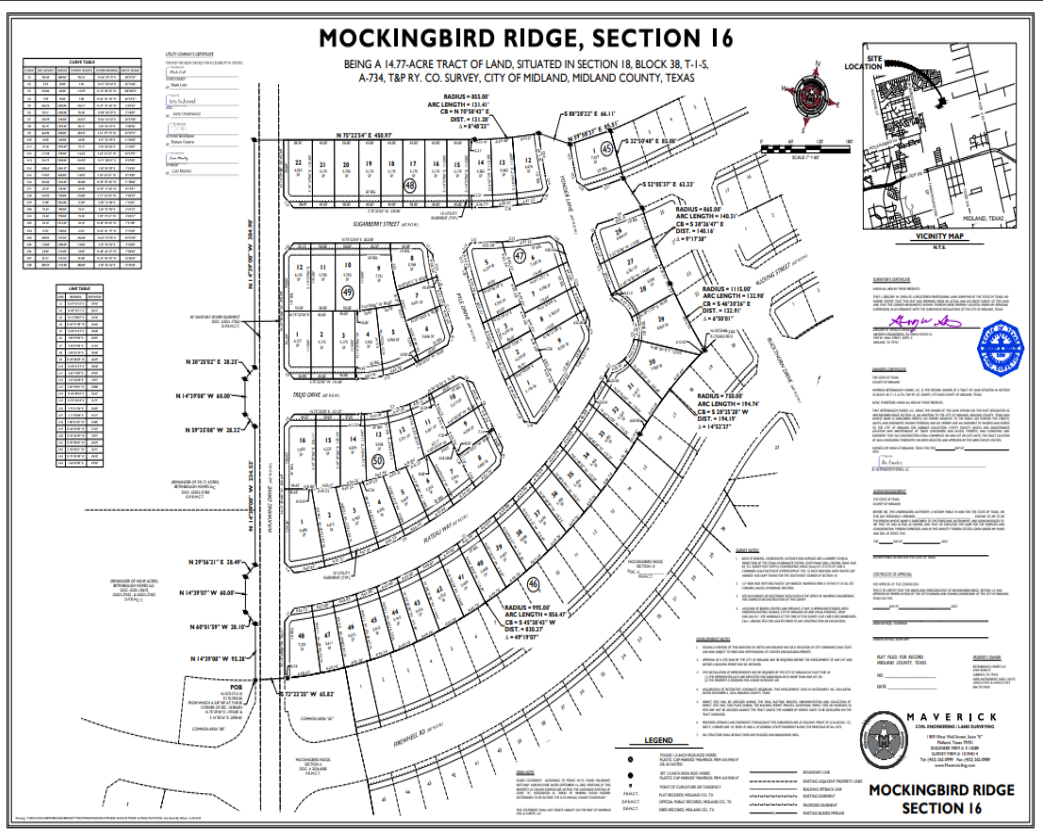


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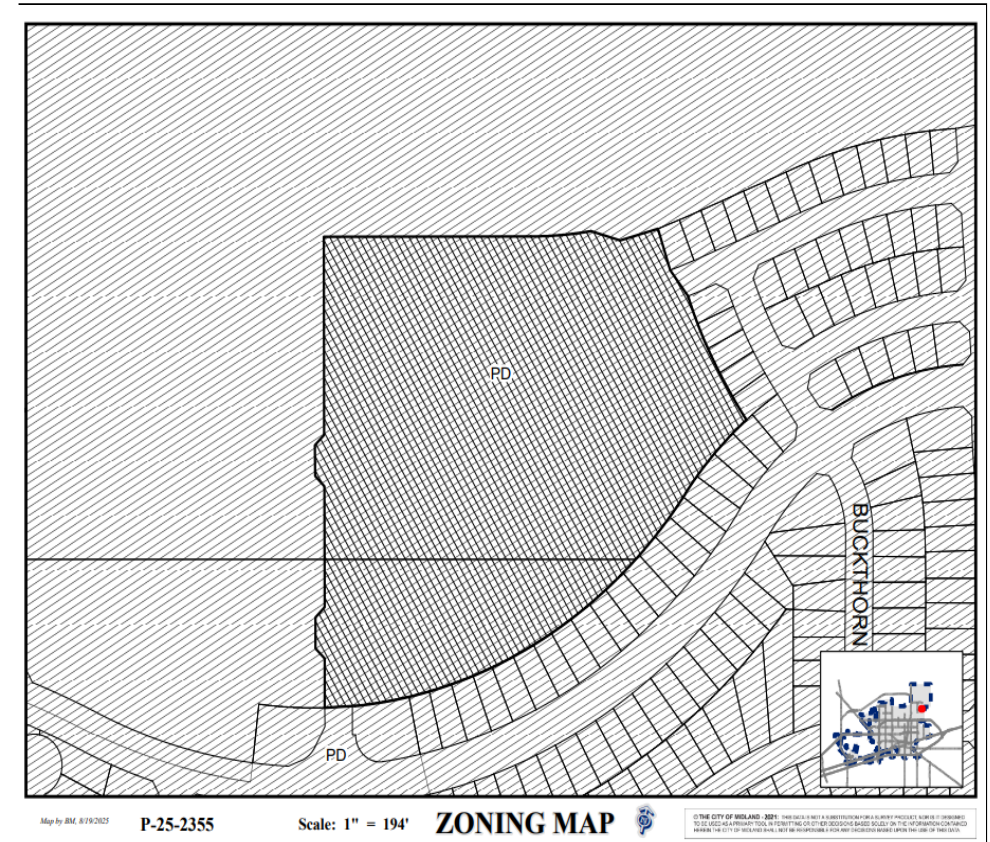
PLAT DETAILS

- Acreage: 14.77 acres
- Number of Existing Lots: 0
- Number Proposed Lots: 72



ZONING

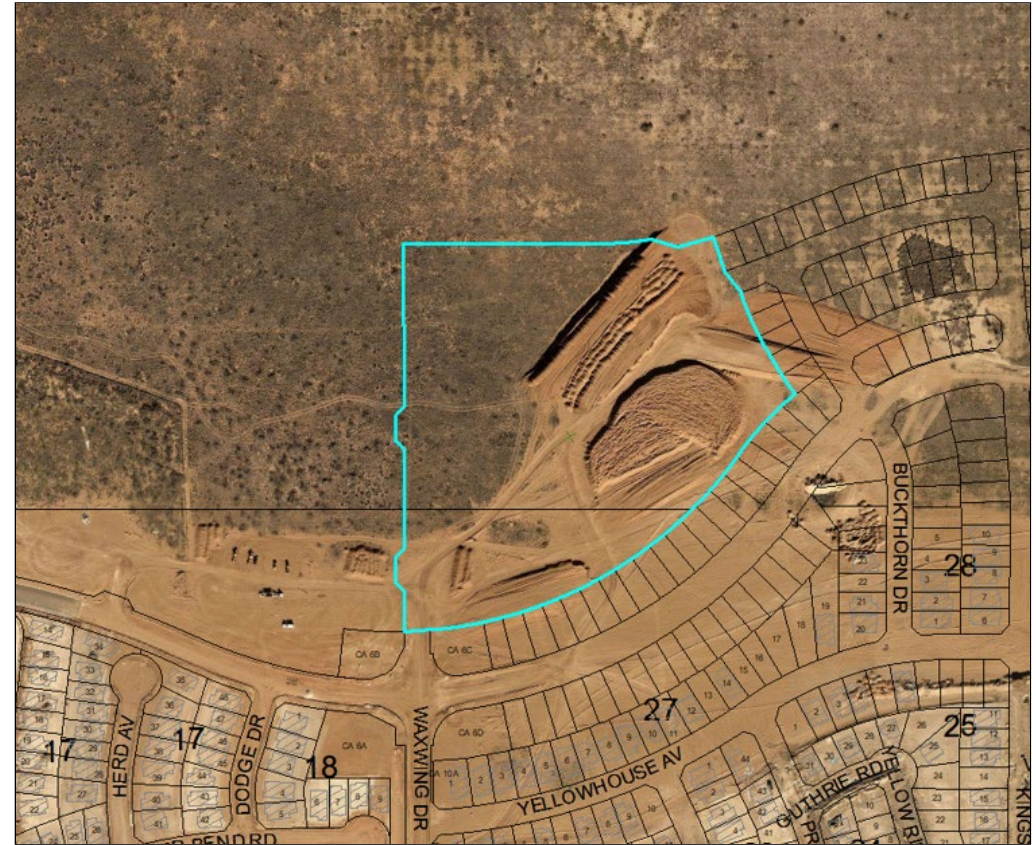
- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
 - **North/South/East/West:** PD, Planned Development District for a Housing Development



4

LAND USE

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

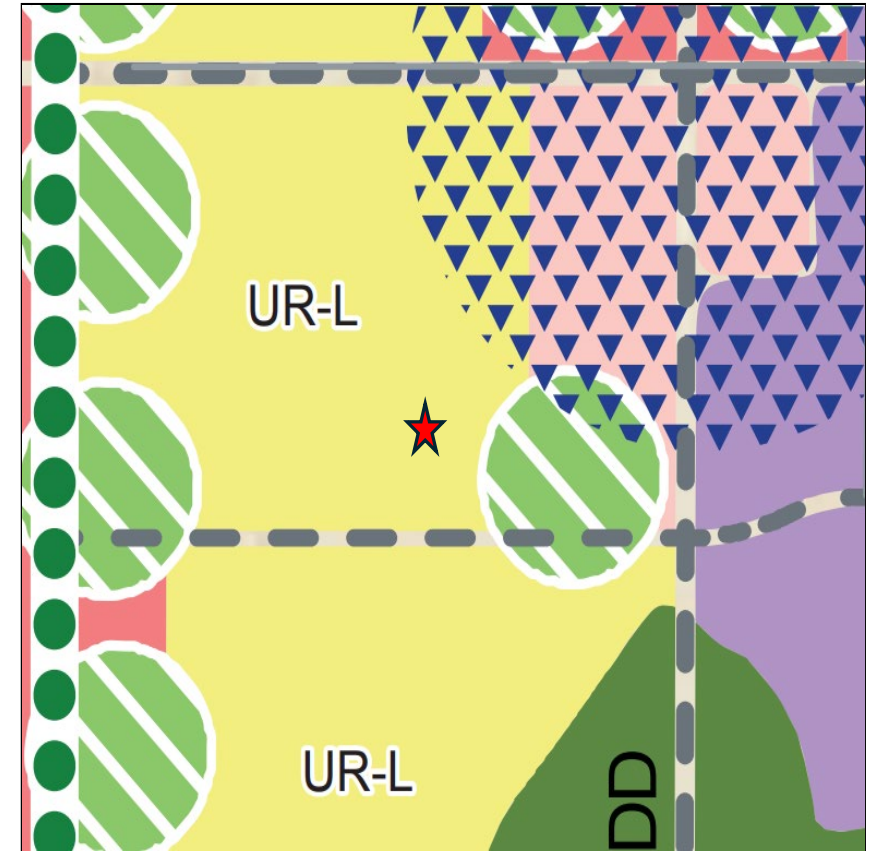


5



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Low (UR-L)
- **Supported Uses:** Emphasizes single-family housing as well as civic use when deemed appropriate.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



MOCKINGBIRD RIDGE HISTORY

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

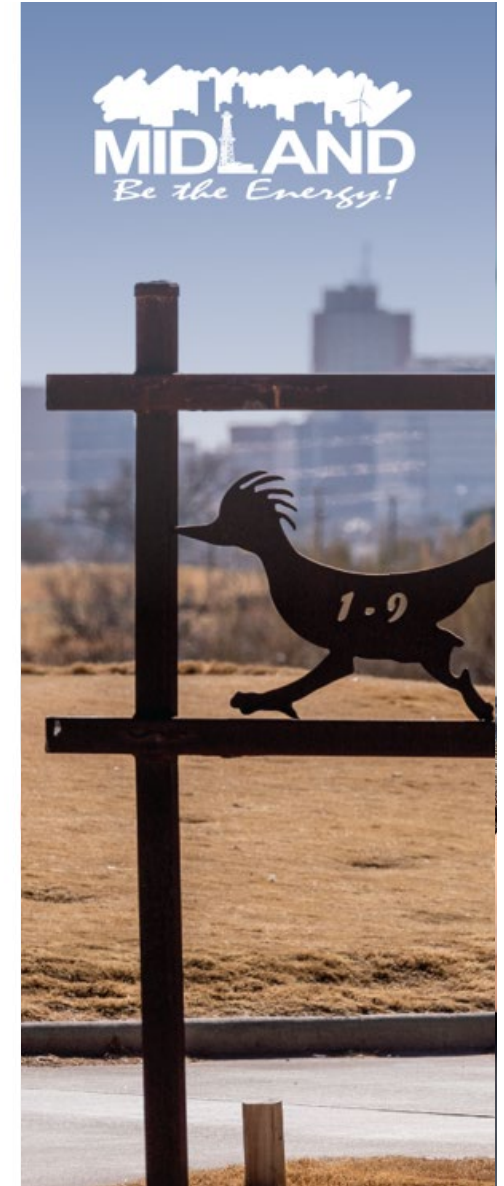
7



MOCKINGBIRD RIDGE HISTORY

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

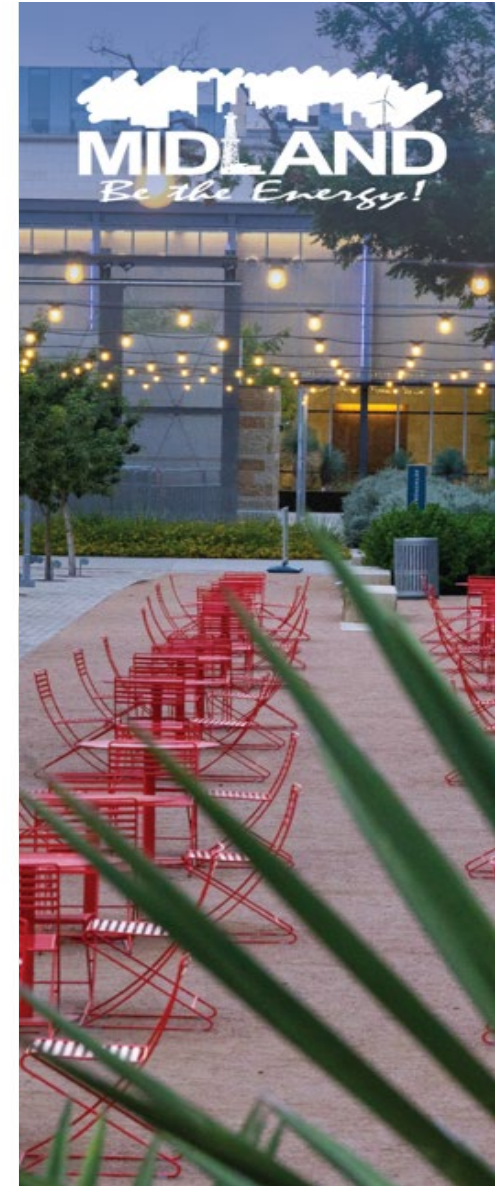
8



MOCKINGBIRD RIDGE HISTORY

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

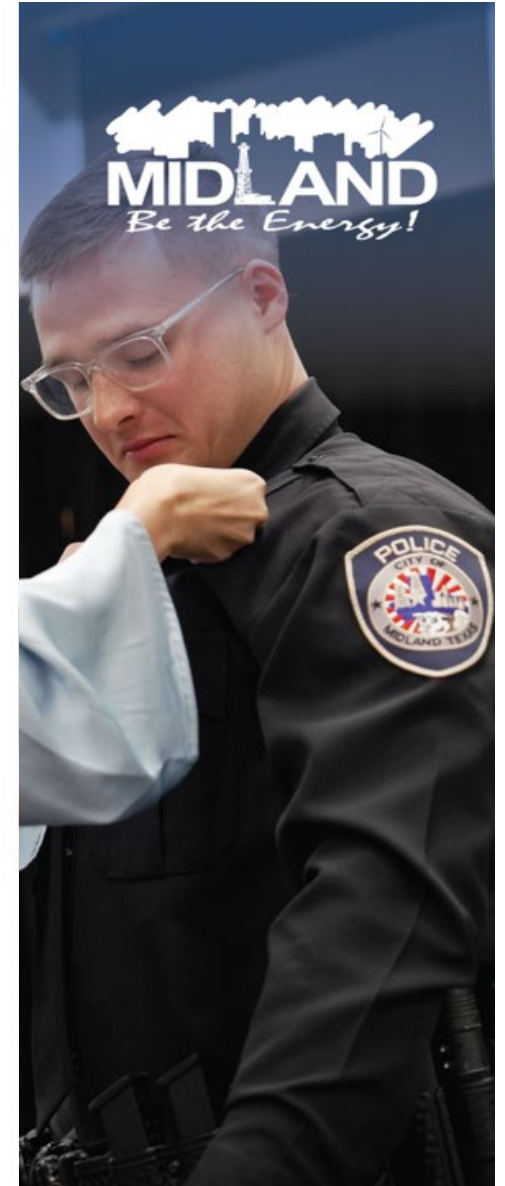
9



MOCKINGBIRD RIDGE HISTORY

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

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MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 8** was approved by the Planning and Zoning Commission on June 17, 2024, and consisted of 21.32 acres.
- **Mockingbird Ridge, Section 9** was approved by the Planning and Zoning Commission on April 15, 2024, and consisted of 18.99 acres.
- **Mockingbird Ridge, Section 10** was approved by the Planning and Zoning Commission on July 15, 2024, and consisted of 14.37 acres.
- **Mockingbird Ridge, Section 11** was approved by the Planning and Zoning Commission on July 15, 2024, and consisted of 14.83 acres.

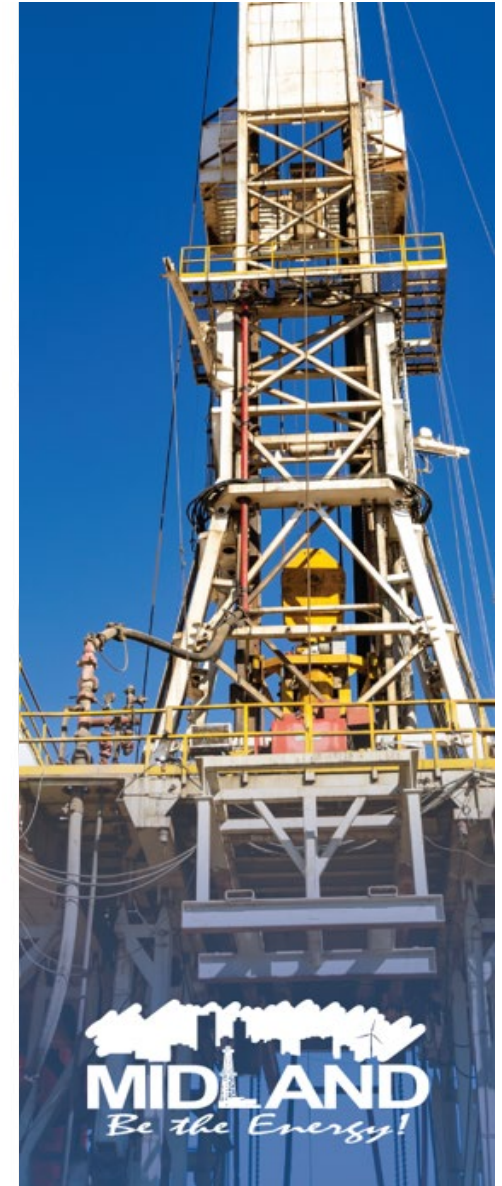
11



MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 12** was approved by the Planning and Zoning Commission on January 21, 2025, and consisted of 24.50 acres.
- **Mockingbird Ridge, Section 13** was approved by the Planning and Zoning Commission on March 3, 2025, and consisted of 17.21 acres.
- **Mockingbird Ridge, Section 14** was approved by the Planning and Zoning Commission on May 5, 2025, and consisted of 25.91 acres.
- **Mockingbird Ridge, Section 15** was approved by the Planning and Zoning Commission on June 16, 2025, and consisted of 23.27 acres.

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STAFF'S RECOMMENDATION

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

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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: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Angelina Bettanini, Planner

SUBJECT: Hold a public hearing and consider a request by Jorge Chavez for a Zone Change from, MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District on Lot 8A, Block 28, Greenwood Addition, Section 12, City and County of Midland, Texas. (Generally located on the east side of South Webster Street, approximately 70 feet south of East New York Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Jorge Chavez is requesting a Zone Change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District for the construction of a single-family dwelling on a property located at 603 South Webster Street.

Current Zoning:

MF-22, Multiple-Family Dwelling District

Surrounding Zoning and Land Use:

The properties to the north, south, and west are all zoned MF-22, Multiple-Family Dwelling District, and consists of single-family housing. The properties to the east are zoned SF-3, Single-Family Dwelling District, and C, Commercial District, and consists of single-family housing and vacant lots.

Analysis:

The subject property is located at 603 South Webster Street. The property is currently zoned MF-22, Multiple-Family Dwelling District. Jorge Chavez is requesting a zone

change to SF-3, Single-Family Dwelling District, which would allow for the construction of a single-family residence. This vacant lot is located in a residential neighborhood that is developed with single-family housing. Changing this zoning would help the future residential development of this area. The property meets the minimum lot dimension requirements of the SF-3, Single-Family Dwelling District, zoning [Midland City Code 5.04].

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban Residential-Medium (UR-M). This designation calls for any single-family zoning district.

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 well concern for Zoning.

Engineering: (Approved)

No objections to zone change. [For Applicant's Information Only.] Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For Applicant's Information Only.]

Code: (Approved)

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

Transportation: (Approved)

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For the Applicant's information only.] No objection to zone change. [For the Applicant's information only.]

Planning: (Approved)

Staff recommends approval of this Zone Change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District.

Letters of Objection:

Staff has not received any letters of objection as of August 29, 2025.

Attachments:

Application
Survey
Location Map
Zoning Map
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: _____		Phone () Email _____	
Address _____	City _____	State _____	Zip _____

Property Owner Printed Name: <u>Jorge Chavez</u>		Phone <u>(432) 889-7005</u> Email <u>jjchavez2@gmail.com</u>	
Address <u>704 S Loraine St</u>	City <u>Midland</u>	State <u>Tx</u>	Zip <u>79701</u>

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

Street Address: 603 S. Webster

Legal Description
Lot: 8A Block: 28 Subdivision: Greenwood add'n Section 12

Current Zoning: <u>MF 22</u>	Proposed Zone: <u>SF3</u> (List by tracts if more than one district is requested)
-------------------------------------	---

Reason for Zone Change Request: New House

Present Use of Property: Vacant

Proposed Use of Property: New House - Residential.

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

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

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

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

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

Applicant (signature):

Date:

Applicant (printed):

Property Owner (signature):

Date:

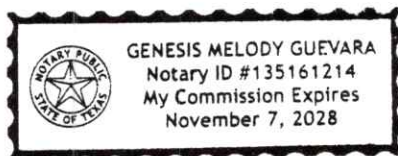
Property Owner (printed):

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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



Eduardo J Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 24th 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

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check # 2332

Received By: _____

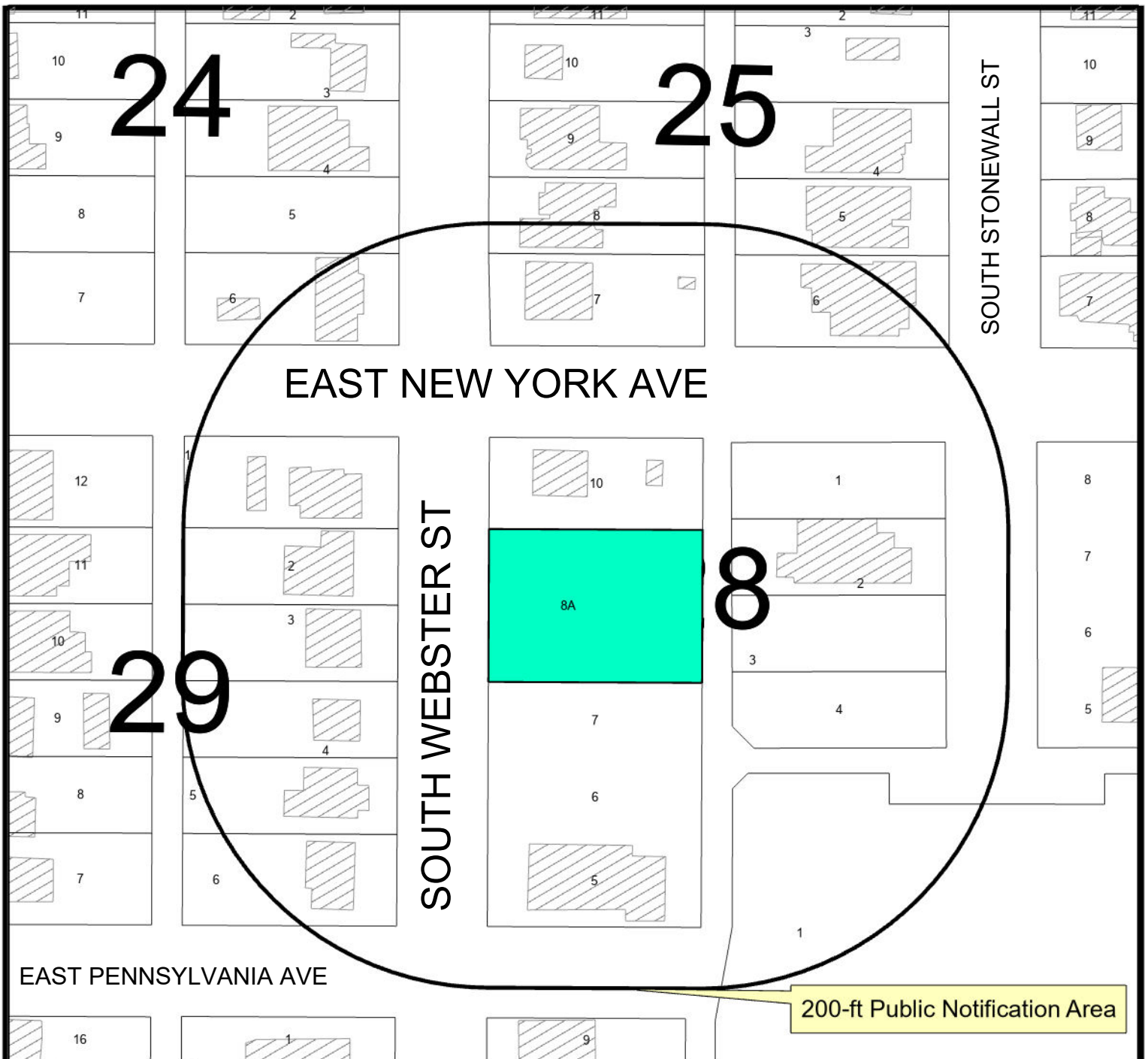
Date:

RECEIVED

JUL 29 2025

Initial: _____

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



Location Map

Z-25-0436

1 in = 37'

Consider a request by Jorge Chavez for a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lot 8A, Block 28, Greenwood Addition, Section 12, City and County of Midland, Texas.

Generally located on the east side of South Webster Street, approximately 70 feet south of East New York Avenue (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

NEW YORK AV

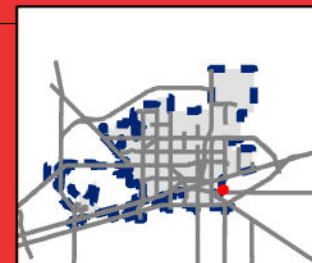
C

SF3

SF3

MF22

C



PACKET

Map by

Z-25-0436

1 in = 17'

Page 6.79

ZONING MAP

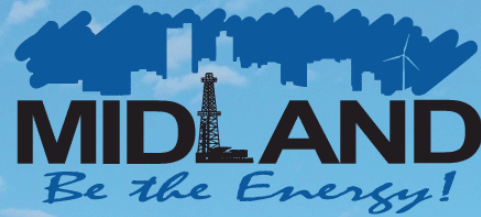


September 2, 2025

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ZONE CHANGE 603 SOUTH WEBSTER STREET

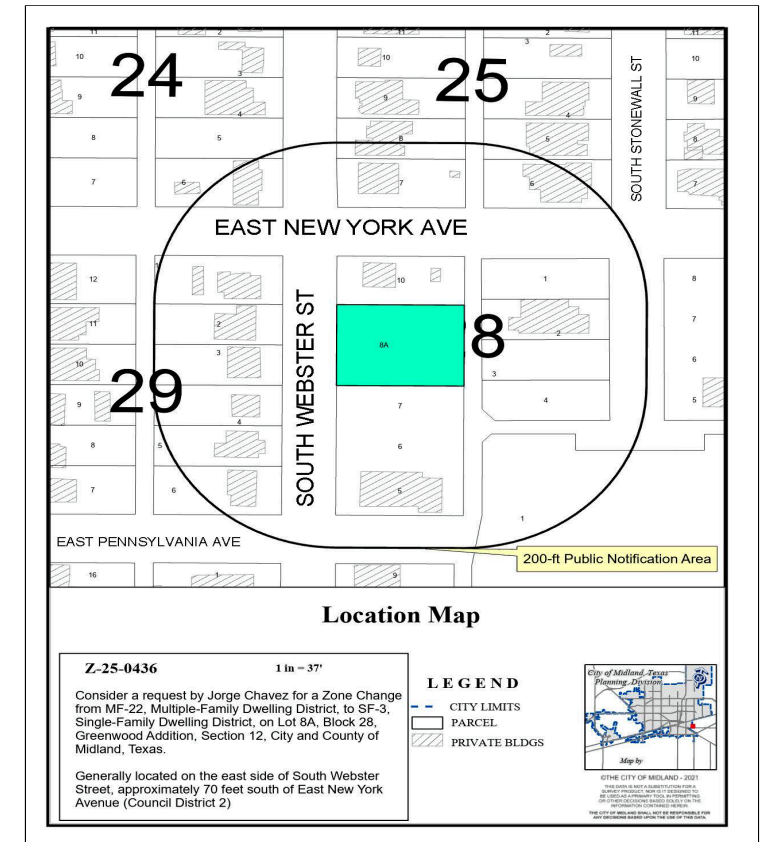


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Applicant/Property Owner:** Jorge Chavez
- **Location:** 603 South Webster Street (Council District 2)
- **Reason for Request:** To construct a single-family dwelling

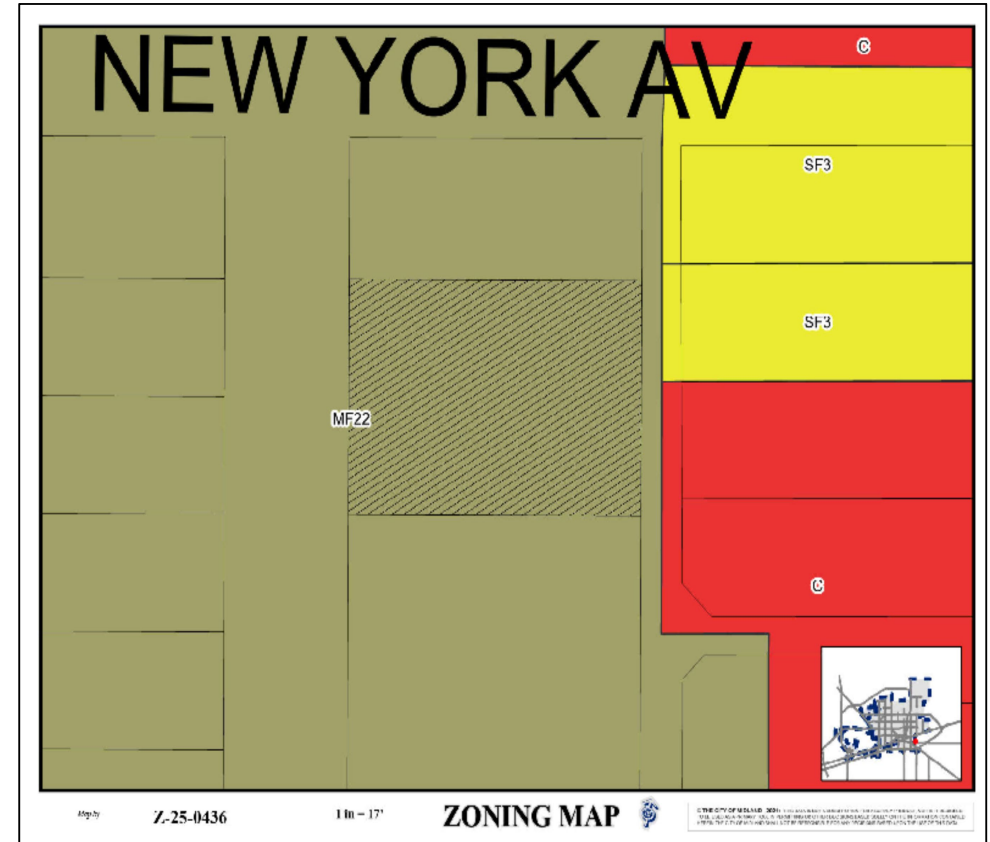


2



ZONING

- **Current Zoning:** MF-22, Multiple-Family Dwelling District
- **Surrounding Zoning:**
 - **North/South/West:** MF-22, Multiple-Family Dwelling District
 - **East:** SF-3, Single-Family Dwelling District and C, Commercial District
- **Proposed Zoning:** SF-3, Single-Family Dwelling District



3

LAND USE

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





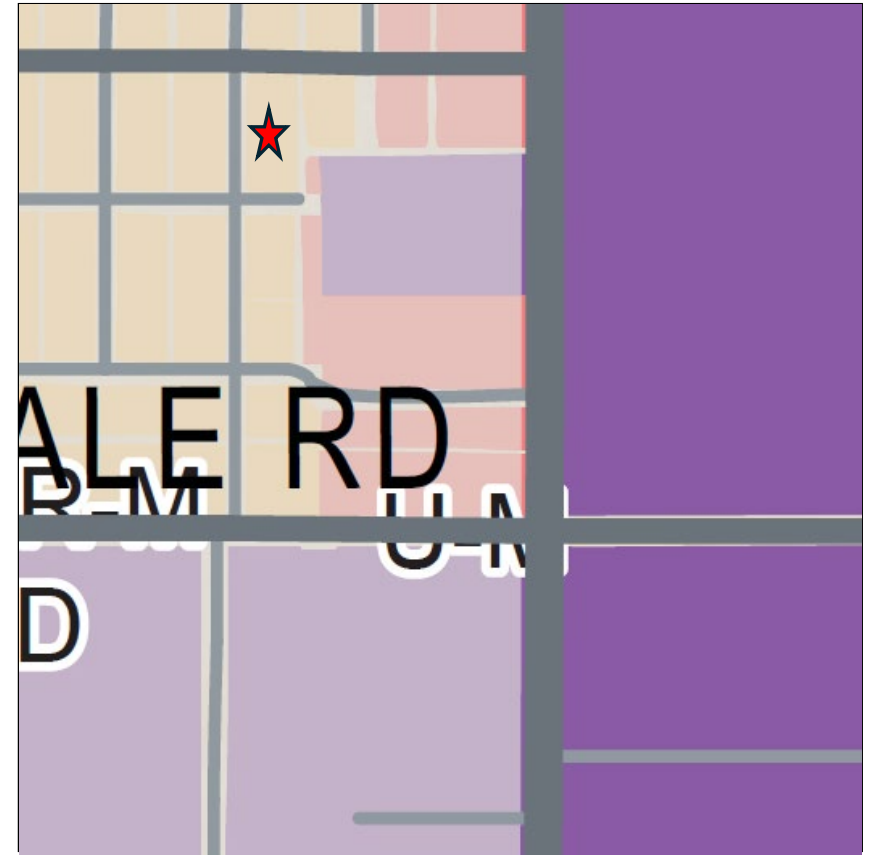
On South Webster Street, Looking East

5



COMPREHENSIVE PLAN

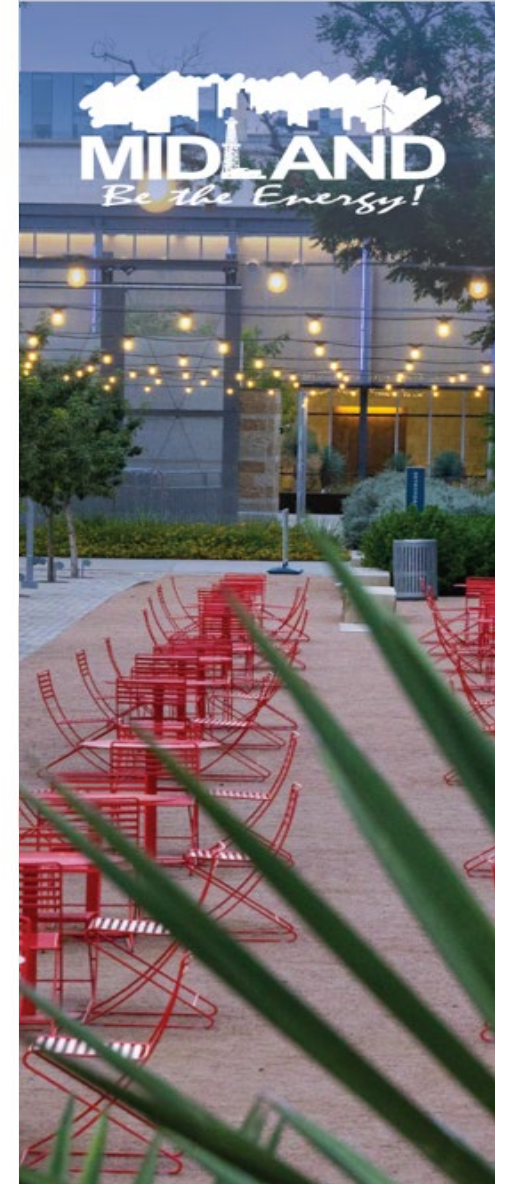
- **Land Use Designation:** Urban Residential-Medium (UR-M)
- **Supported Uses:** Restrictive land use, emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



RELATED ITEMS

- In addition to the zone change request, the property is currently being platted.

7



STAFF'S RECOMMENDATION

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

8



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Hold a public hearing and consider a Final Plat of Richardson Abilene Street Addition, Section 2, being a replat of Lot 10 and the north half of Lot 11, Block 3, Richardson Abilene Street Addition, City and County of Midland, Texas. (Generally located on the west side of North Main Street, approximately 95 feet north of Walcott Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

SF-2, Single-Family Dwelling District

Preliminary Plat Approval:

Maverick Engineering, on behalf of Lupita Homes Construction, LLC, is requesting to replat a property located at 1005 North Main Street into one lot for future residential development.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

WATER: 20" Transmission main water exists in Main Street E of tract, okay as is. No public water improvements required. 8" water exists in Main Street E of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 6" sewer exists in alley W 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: (Approved)

No comments

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Richardson Abilene Street Addition, Section 2.

Attachments:

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

**Final Plat Application****OFFICE USE ONLY**Project Number: Sub-25-0872

Case Number: _____

Proposed Subdivision Plat Name: RICHARDSON ABILENE STREET ADDITION, SECTION 2**Legal Description:** PLAT OF RICHARDSON ABILENE STREET ADDITION, SECTION 2, BEING A REPLAT OF LOT 10 AND THE NORTH HALF OF LOT 11, BLOCK 3, RICHARDSON ABILENE STREET ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS**Property Owner**

Printed Name: LUPITA HOMES CONSTRUCTION, LLC

Phone (432) 349-0746

Email
lzarate66@gmail.com

Address 4102 AMISAD DRIVE

City MIDLAND

State TX

Zip 79707

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Phone (432) 262-0999

Email
amellen@maverick-eng.com

Printed Name: ANDREW MELLEN

Address 1909 W WALL STREET, SUITE K

City MIDLAND

State TX

Zip 79701

Reason for Platting: BUILDING A HOUSE**Plat Information**

Total Acreage: .26

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

Number of Lots: 1

Number of Multi-Family Dwelling Units:

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

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

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

Items to be submitted with this application form:

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

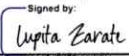
Mylar Recordation: This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. Tax certificates showing that no outstanding taxes remain for the property and a check made payable to 'Midland County Clerk' must be provided at submittal.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

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

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

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

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

Property Owner (signature):  Date: 8/4/2025

Property Owner (printed): Lupita Zarate

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.

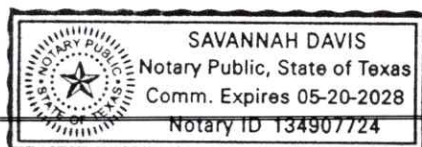
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

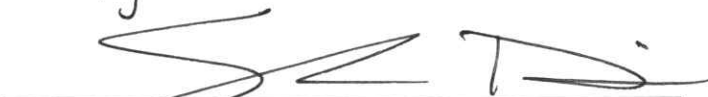
STATE OF TEXAS
COUNTY OF MIDLAND

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 Lupita Zarate, 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 4th day of August, 20 25, to certify which witness my hand and seal of office.



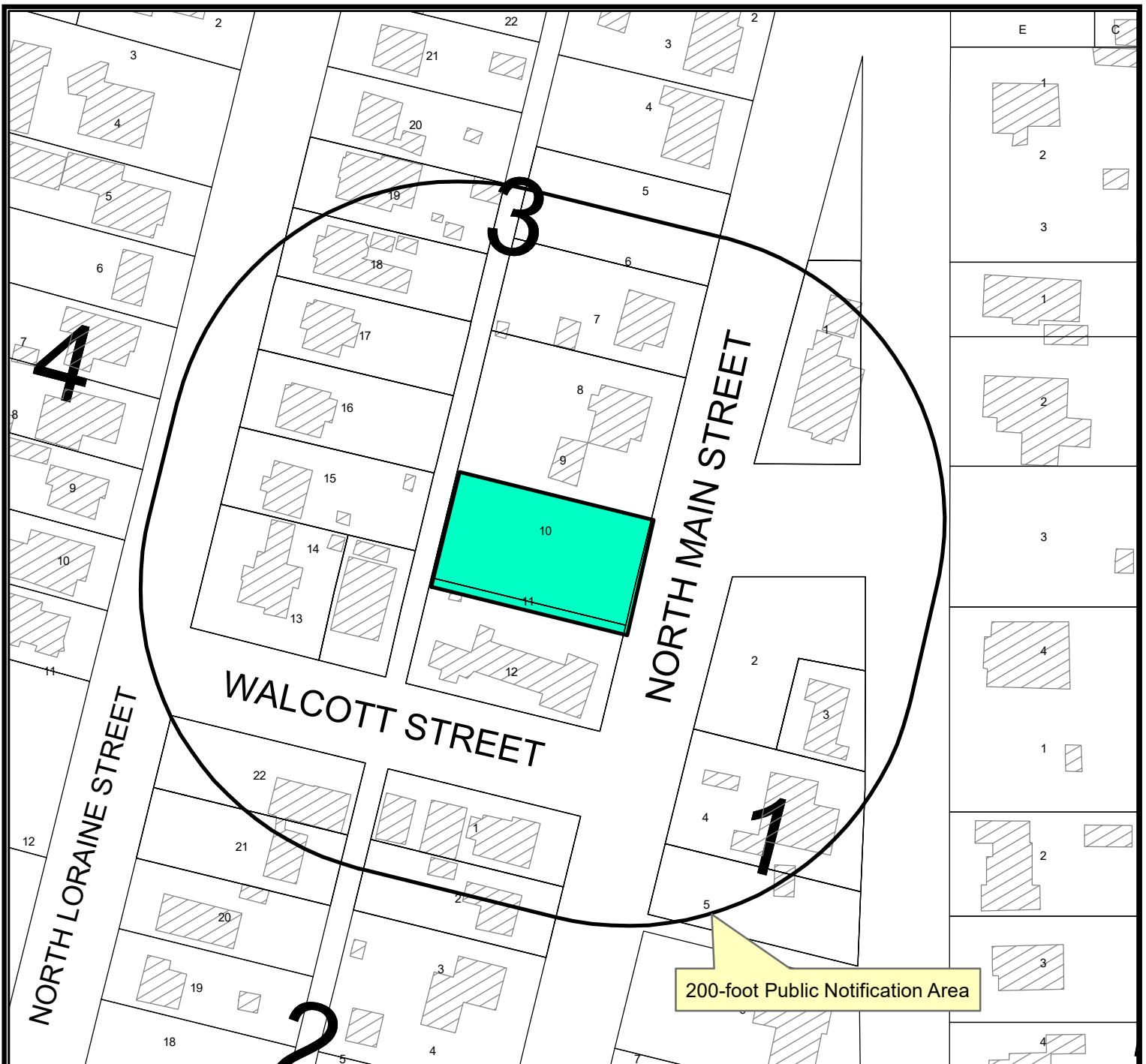

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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>5491</u>	☒ Tax Certificates	☒ Recording Fee
☒ Groundwater Availability Forms		Check # <u>5492</u>
Received By: <u>Bn my</u>		RECEIVED
		Date: <u>AUG 05 2025</u>

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

Initial: _____

Revised 5/18/2025



Location Map

SUB-25-0872

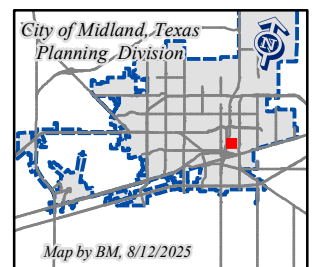
Scale: 1" = 99'

Proposed plat of Richardson Abilene Addition, Section 2, being a replat of a Lot 10 and the north half of Lot 11, Block 3, Richardson Abilene Street Addition, City and County of Midland, Texas.

Generally located on the west side of North Main Street, approximately 95 feet north of Walcott Street.
(Council District 2)

LEGEND

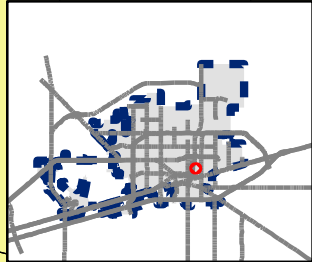
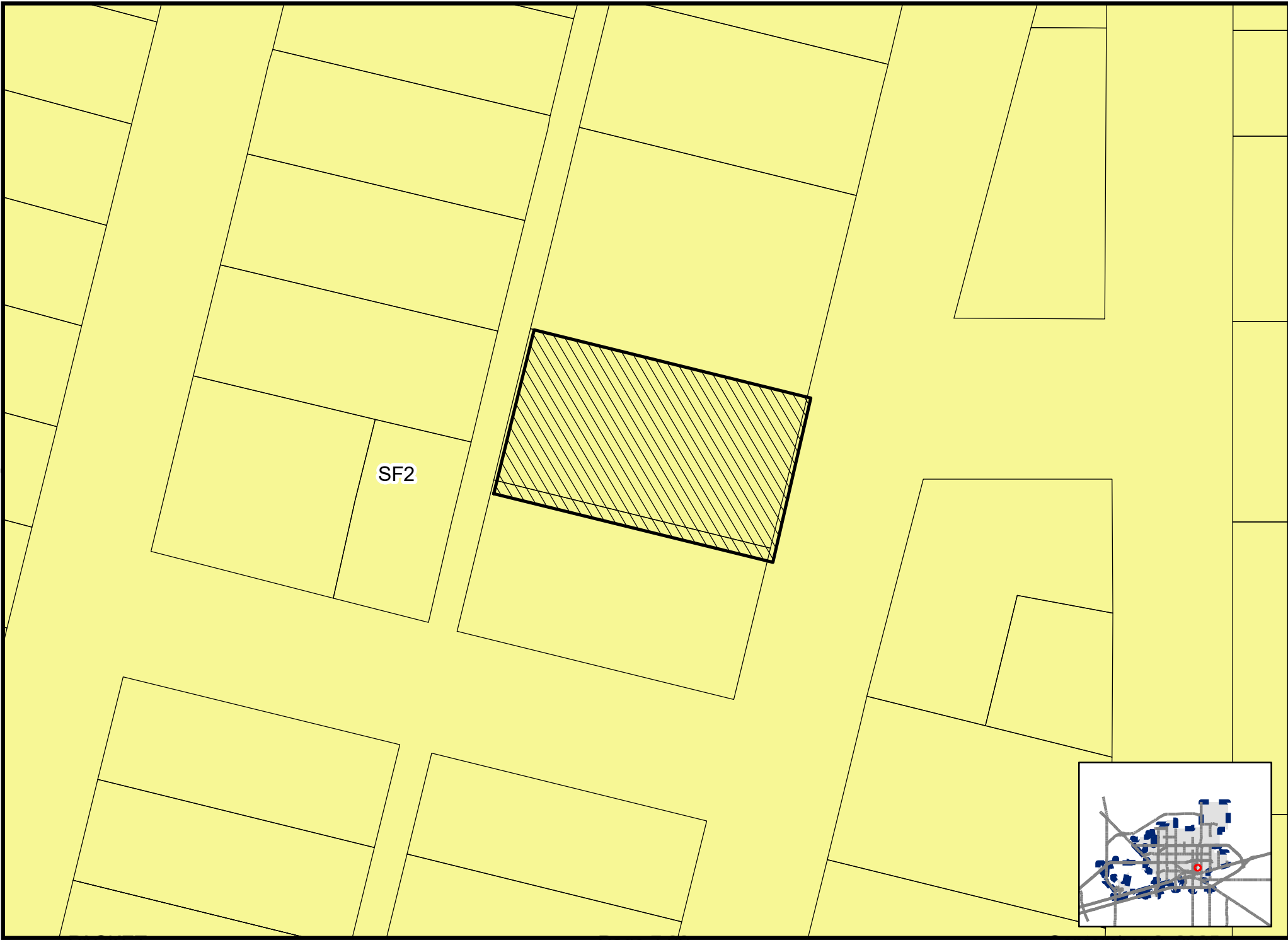
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

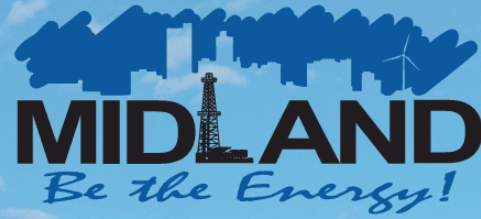
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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.









FINAL PLAT RICHARDSON ABILENE STREET ADDITION, SECTION 2

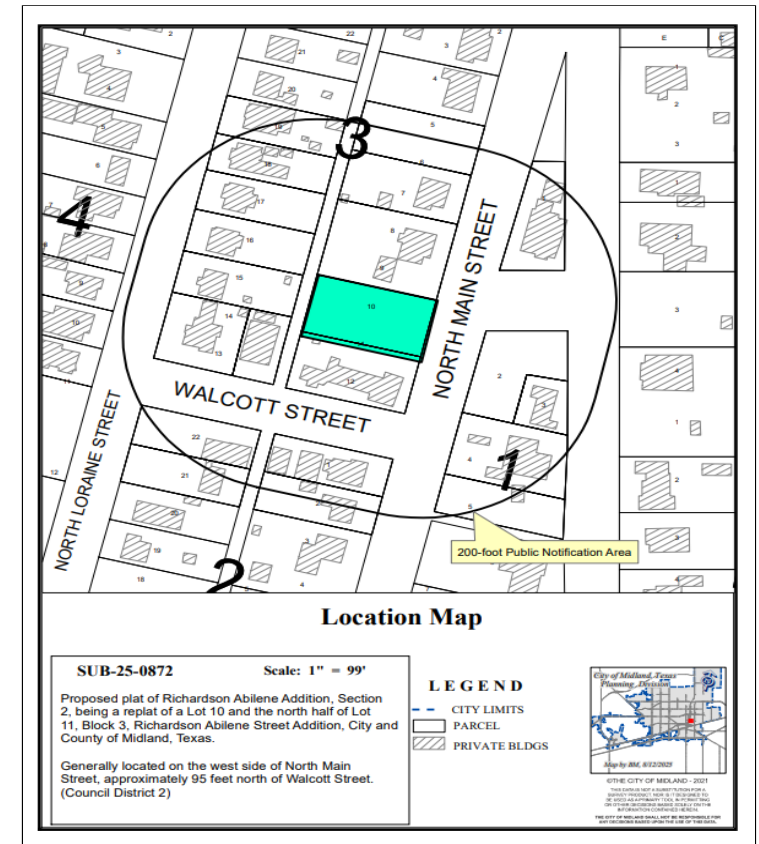


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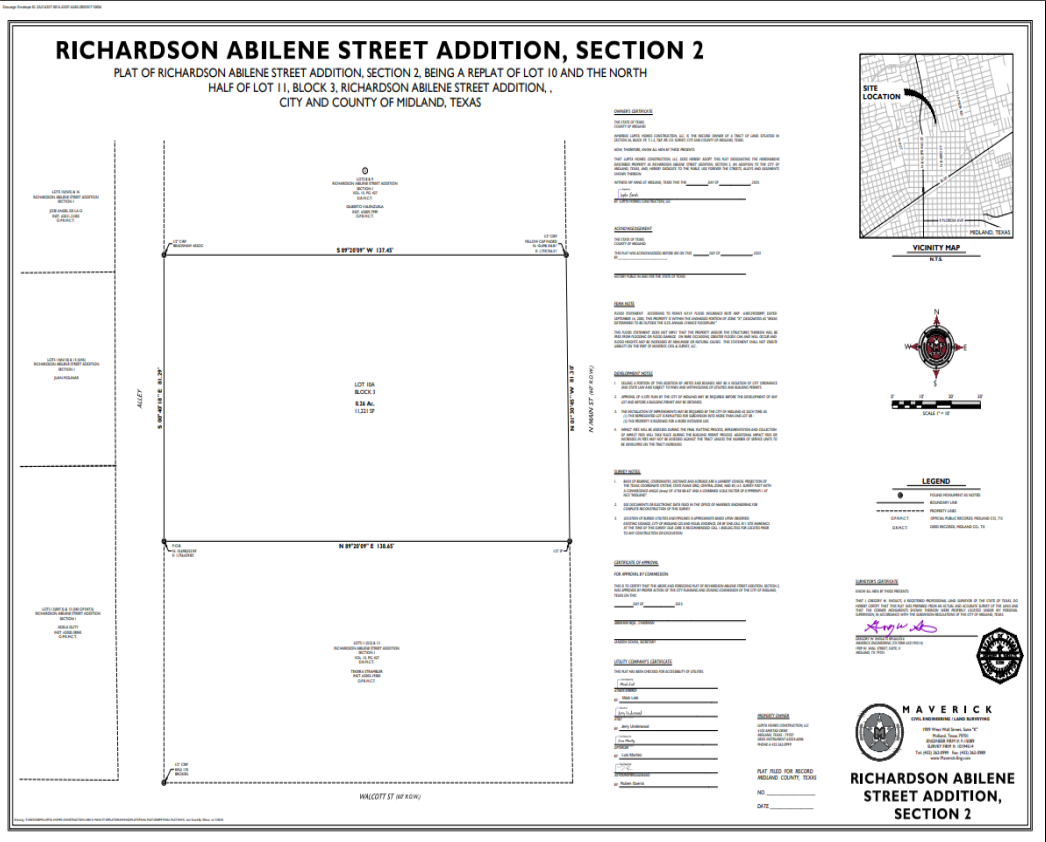
APPLICATION SUMMARY

- **Property Owner/Developer:** Lupita Homes Construction, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 1005 North Main Street (Council District 2)
- **Reason for Request:** Platting for future residential development



PLAT DETAILS

- **Acreage:** 0.26 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 1

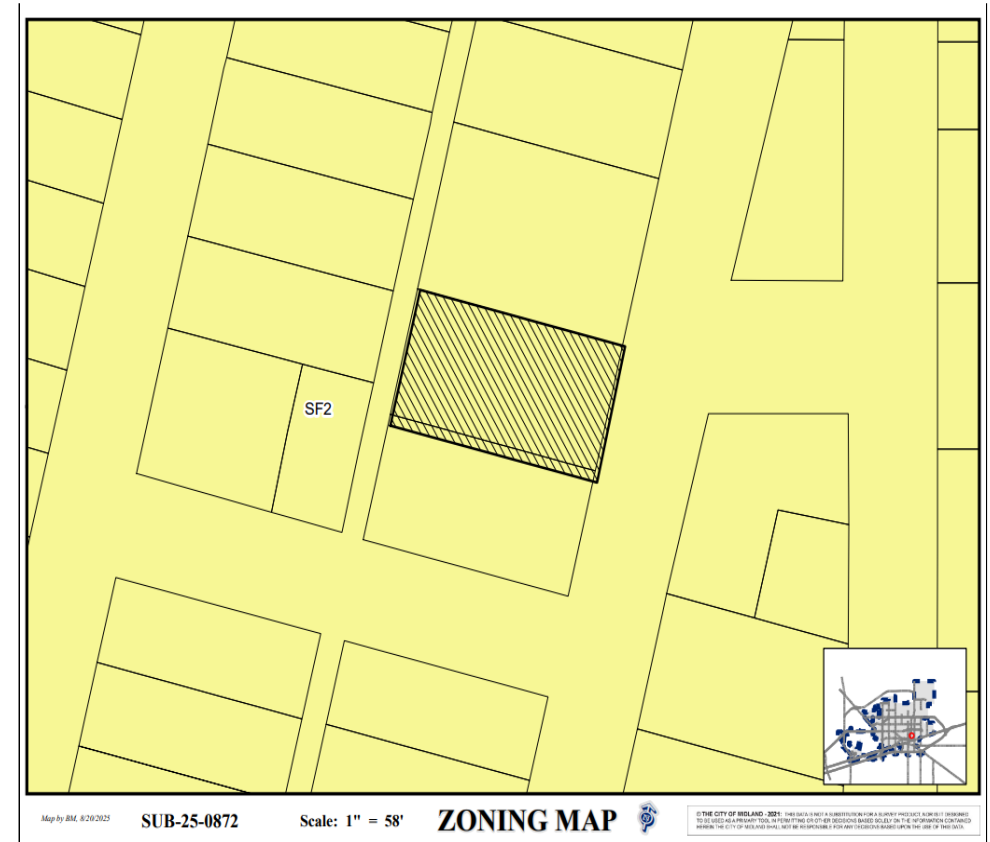


3



ZONING

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



4



LAND USE

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





On North Main Street, Looking West

COMPREHENSIVE PLAN

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



SHORT FORM

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

8



STAFF'S RECOMMENDATION

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

9



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Hold a public hearing and consider a Preliminary Plat of Country Sky Addition, Section 30, being a replat of Lot 17, Block 1, Country Sky Addition, Section 3, City and County of Midland, Texas. (Generally located on the west side of Coyote Trail, approximately 1,615 feet south of Briarwood Avenue.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Magrym Consulting, on behalf of Jared Capps, is requesting to replat a property located at 4205 Coyote Trail into ten lots for future residential development.

Current Zoning:

CE, Country Estate District

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 8/9/2025. [For Applicant's Information Only.]

WATER: 12" water exists in Tumbleweed Street, okay as is. 8" water exists in Coyote Street, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: Deferral request for wastewater improvements were administratively approved on 8/9/2025. [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)

Plat encroaches into Tumbleweed Trail and Coyote Trail previously dedicated with Country Sky Sec 3. (confirm with Transportation if this is an issue) Check POB and other x-y coordinate. Label surrounding subdivisions. Section number can be 30. Add comma after Block 1 in legal description.

ADDRESSING REVIEW: (Approved)

Verify the correct section number with Domingo. Domingo said 31 on Sketch Plat. According to our recorded subdivision plat folder it looks to be 30. Inquired to verify with Magrym about driveway access and front entrances for lots.

PLANNING: (Approved with Conditions)

The name of the proposed subdivision on the lower righthand corner of the plat. [11-2-3(A)1(a)]

The owner's phone number. [11-2-3(A)1(a)(2)]

The appraisal district has this property as 10.275, please verify. [Information]

Names of abutting property owners with volume/page information (if raw, unplatted) or lot/block/subdivision name (if platted). The property identification is not necessary. [11-2-3(A)1(d)]

Change the section number for all sections where it is reference to 30. [Information]

Tax certificates showing that there are no unpaid taxes for the property must be provided. [11-2-3(H)3(k)]

CADD file (at final) [11-2-3(H)3(h)]

Therefore, staff recommends approval of the Preliminary Plat for Country Sky Addition, Section 30 subject to Condition A.

Condition:

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

Attachments:

Preliminary Plat

Application

Maps

Aerial Photo

PowerPoint Presentation



Preliminary Plat Application

Project Number: SUB-25-0857

Case Number: _____

Proposed Subdivision Plat Name: Country Sky Addition Section 26

Legal Description (attached sealed Metes and Bounds): _____

BEING A REPLAT OF LOT 17, BLOCK 1 COUNTRY SKY ADDITION SECTION 3, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: **Jared Capps**

Phone ()

Email jcapps@xogoperating.com

Address 1801 W Texas Ave

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Magrym Consulting

Printed Name: Ed Aleman

Phone ()

Email ed.aleman@magrym.com

Address 110 W Louisiana

City Midland

State TX

Zip 79701

Current Zoning: CE

Reason for Platting: Division of land into smaller lots

Plat Information

Total Acreage: 11.26

Type: ☒ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 10

Number of Multi-family Dwelling Units: _____

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature):

Date: 8-6-25Property Owner (printed) : Randall Capps

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.

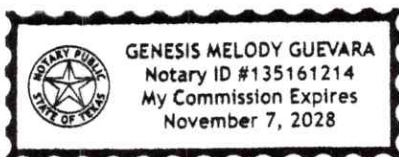
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

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 Randall Capps the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Ed Aleman
Authorized Agent (signature)

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



Genesis Melody Guevara
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

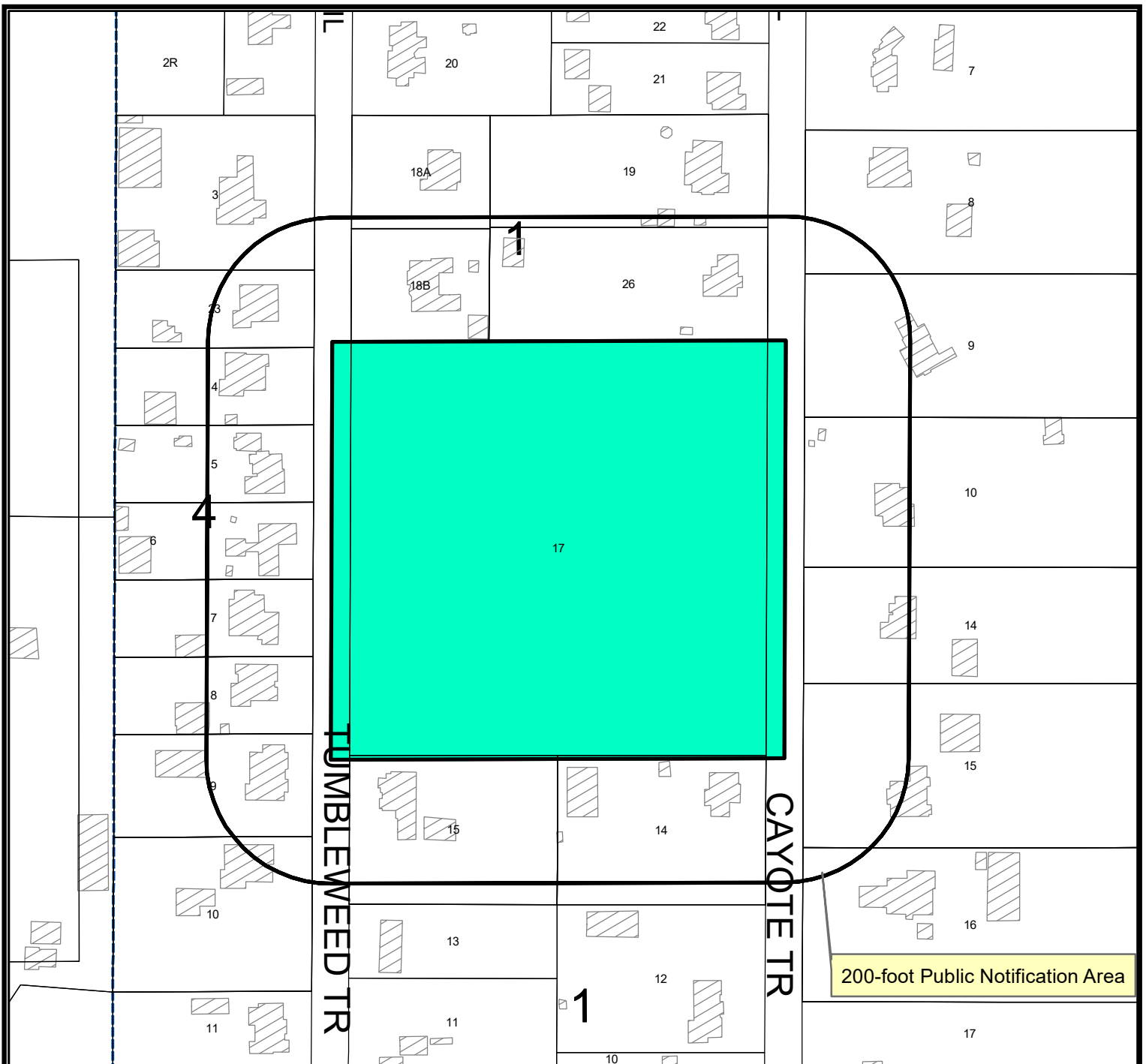
- | | | |
|--|--|---|
| ☒ Property Owner Authorization | ☒ 1 Copy of Dimensioned Plat | ☒ Plat in Digital Format (PDF/JPEG) |
| ☒ Application Fee | ☒ 1 Copy of Plat (11x17) | |

Check # 1569Received By: [Signature]Date: AUG 06 2025Initial: RC****Application will not be considered for scheduling until reviewed by a planner.****

Preliminary Plat Application

2

Revised 07/01/19



Location Map

SUB-25-0857

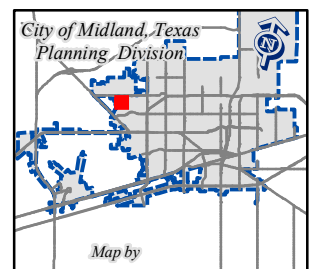
Scale: 1" = 1,250'

Proposed plat of Country Sky Addition, Section 26, being a replat of Lot 17, Block 1, Country Sky Addition, Section 3, City and County of Midland, Texas.

Generally located on the west side of Coyote Trail, approximately 1,615 feet south of Briarwood Avenue.
(Council District 4)

LEGEND

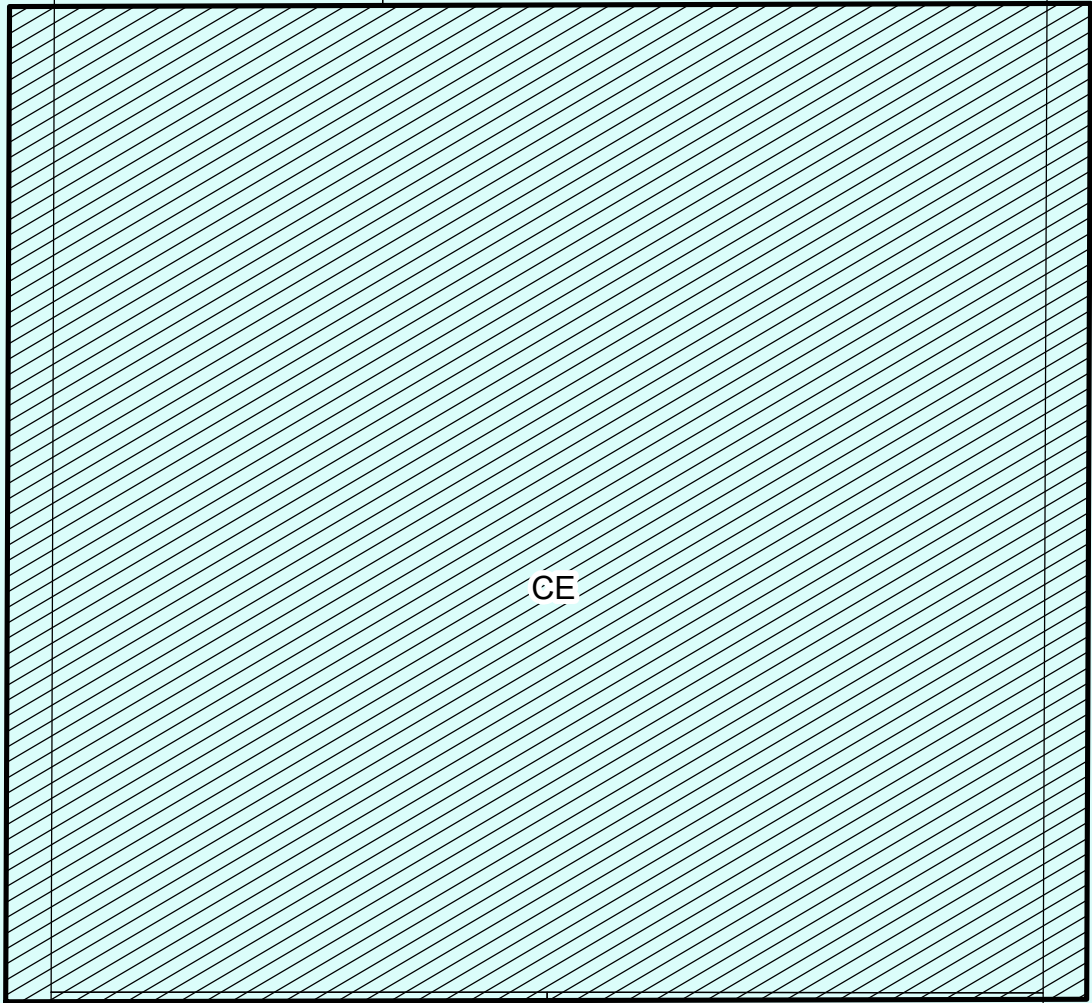
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



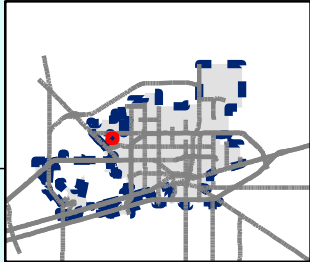
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CE









PRELIMINARY PLAT COUNTRY SKY ADDITION, SECTION 30

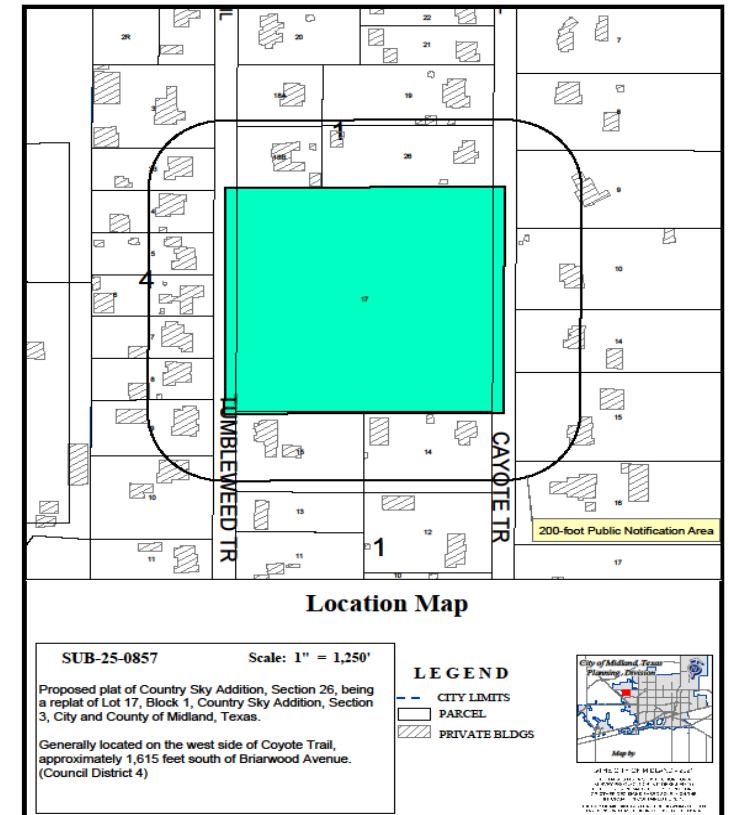


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APPLICATION SUMMARY

- **Property Owner:** Jared Capps
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 4205 Coyote Trail (Council District 4)
- **Reason for Request:** To subdivide the property into ten lots for the development of a residential subdivision



2



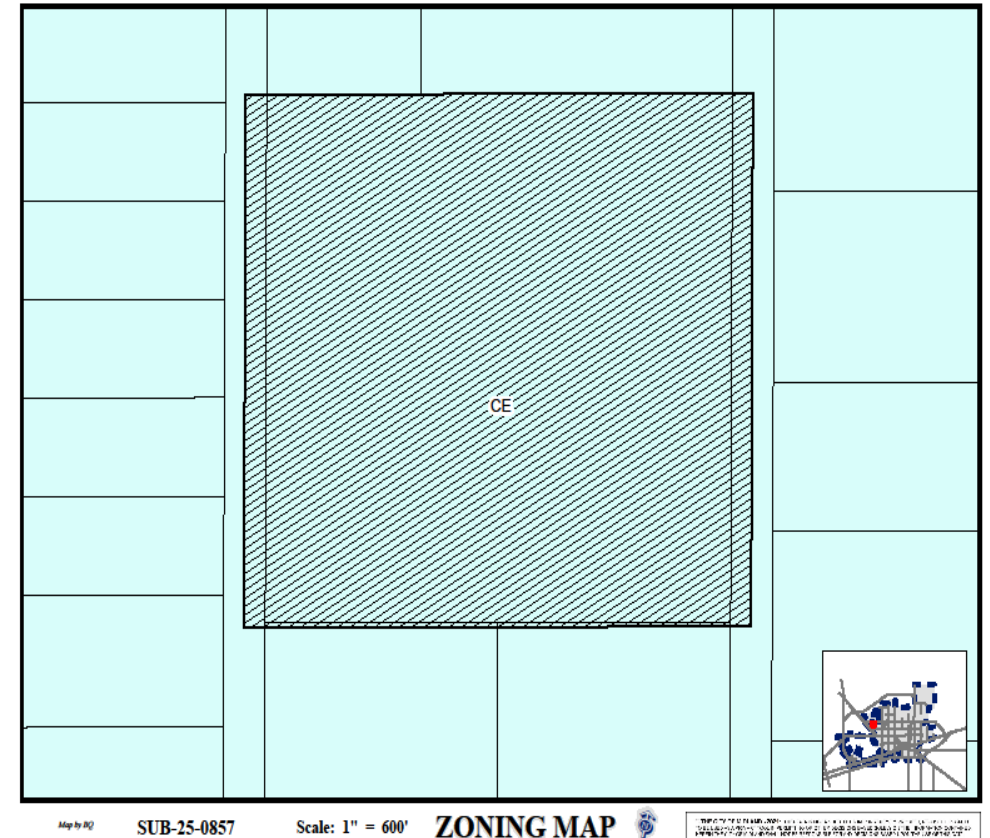
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- # PACKET



ZONING

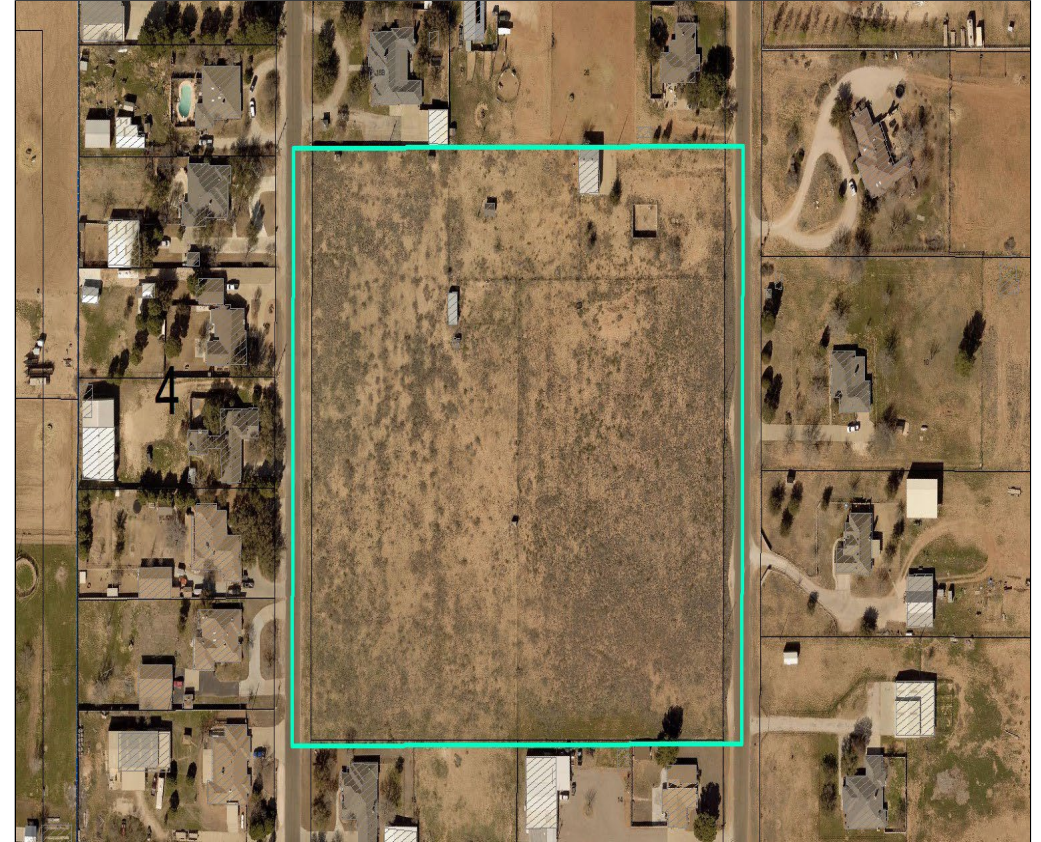
- **Current Zoning:** CE, Country Estate District
- **Surrounding Zoning:**
 - **North/South/East/West:** CE, Country Estate District



4

LAND USE

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



5





On Coyote Trail, Looking West

- **Land Use Designation:** Urban Residential Lot (UR-LL)
- **Supported Uses:** Neighborhoods with large lot, and single-family homes
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following condition:
 - A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.

8





Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 2 ,2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Hold a public hearing and consider a request by Jorge Chavez for a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lot 4, Block 62, Park Avenue Heights Addition, Section 2, City and County of Midland, Texas. (Generally located on the west side of South Madison Street, approximately 190 feet south of East California Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Jorge Chavez is requesting a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District for the development of a single-family residential dwelling unit on a property located at 806 South Madison Street.

Current Zoning:

MF-22, Multiple-Family Dwelling District

Surrounding Zoning and Land Use:

The properties to the north, east, and west are zoned as MF-22, Multiple-Family Dwelling District and consist of single-family dwellings and vacant lots. The properties to the south are zoned MF-22, Multiple-Family Dwelling District and SF-3, Single-Family Dwelling District, and consist of single-family dwellings and vacant lots.

Analysis:

The subject property is located at 806 South Madison Street. The property is currently zoned MF-22, Multiple-Family Dwelling District. This zoning district does not permit a

single-family detached dwelling. The property is currently a vacant lot. The applicant has requested a zone change to SF-3, Single-Family Dwelling District, which would allow for the construction of a single-family residence. The property meets the minimum lot dimension requirements of the SF-3, Single-Family Dwelling District, zoning [Midland City Code 5.04]. Many nearby properties have transitioned to SF-3 zoning, aligning with the evolving character of the neighborhood and its single-family residential development.

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

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

Departmental Review:

Fire: (Approved)

No comments or objections.

Building Code: (Approved)

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

Engineering: (Approved)

No 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.]

Oil & Gas: (Approved)

No Oil & Gas issues with Zoning.

Transportation: (Approved)

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For the Applicant's information only.] No objection to zone change. [For the Applicant's information only.]

Planning:

Staff recommends the approval of this request for an initial zoning of MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District.

Letters of Objection:

As of August 29, 2025, Staff has not received any letters of objection.

Attachments:

Application
Location Map
Zoning Map
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: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip _____

Property Owner

Printed Name: _____

Phone (432) 889-7005

Email _____

Jorgechavez22@gmail.com

Address _____

City _____

State _____

Zip _____

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip _____

Street Address: 806 S. Madison.

Legal Description

Lot: 4

Block: 62

Subdivision: _____

Park Avenue Heights Sec. 2

Current Zoning:

MF 22

Proposed Zone:

SF 3

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

Reason for Zone Change Request: Build House.

Present Use of Property: Vacant

Proposed Use of Property: Residential

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Applicant (signature):

Date:

Applicant (printed):

Property Owner (signature):

Date: 7-24-25

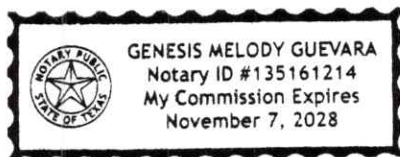
Property Owner (printed):

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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



Eduardo J Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 24th 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

☒ Dimensioned Site Plan

☐ Application Fee

☐ Plans in Digital Format (PDF/JPEG)

Check # 2382

Received By: [Signature]

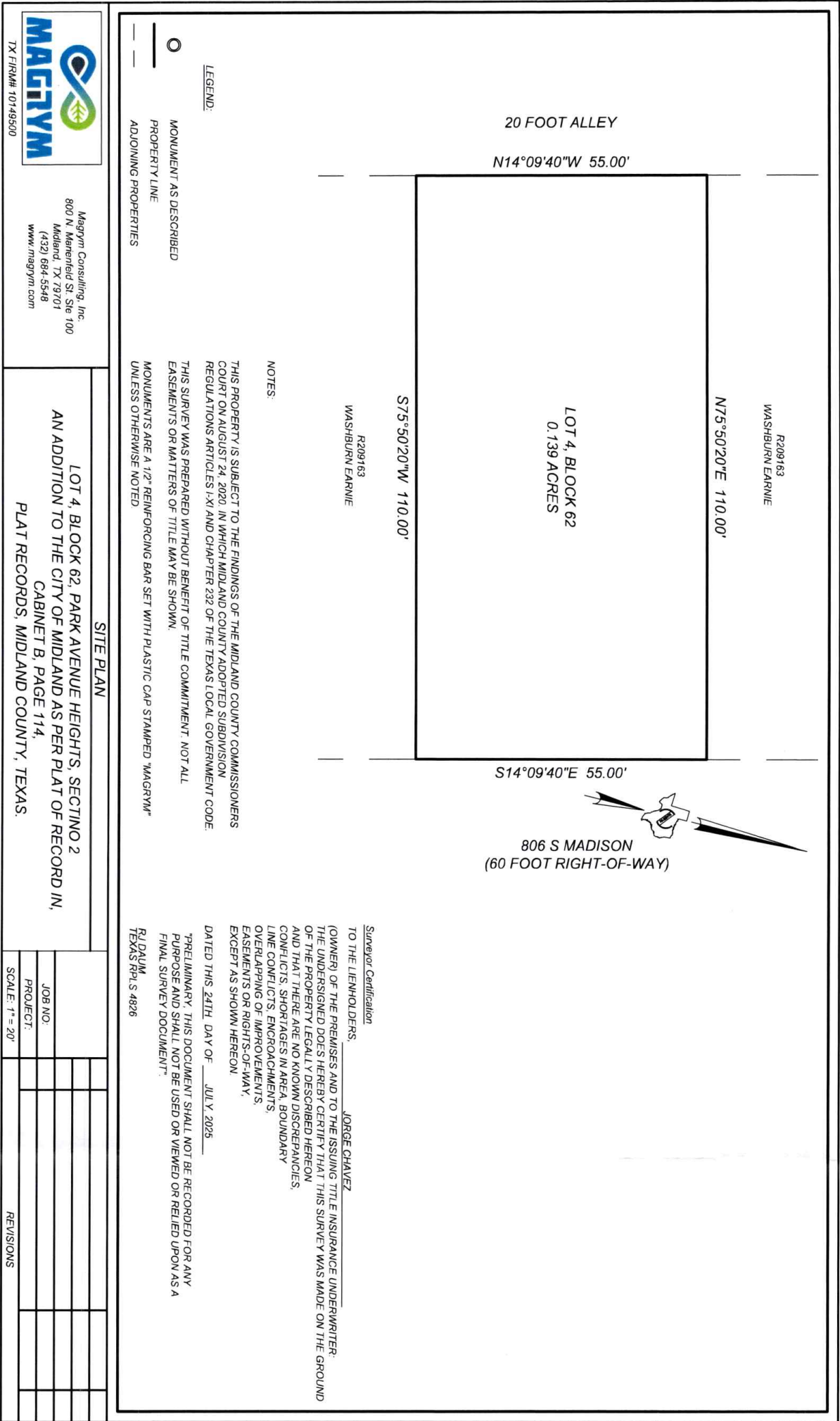
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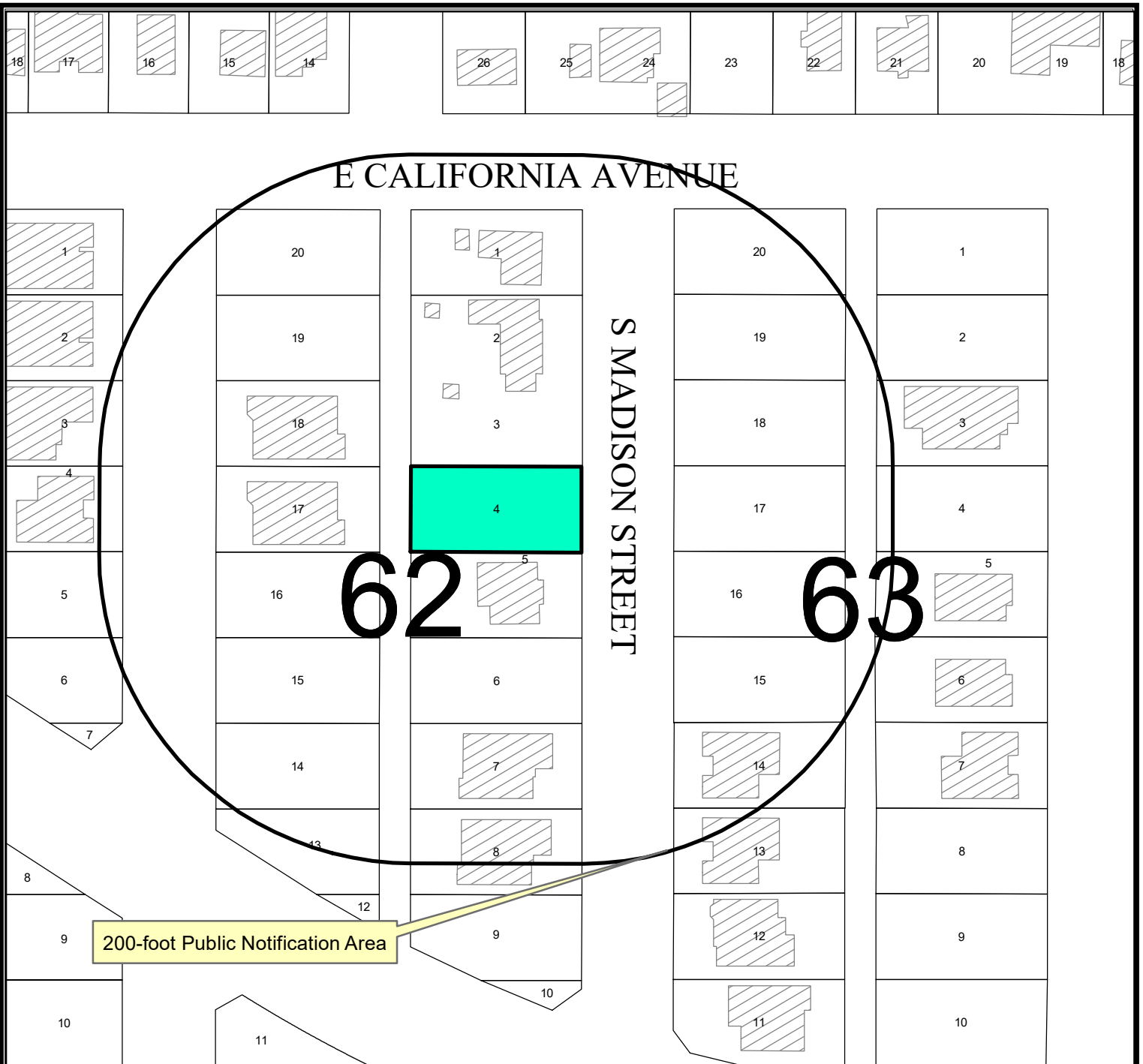
RECEIVED

JUL 24 2025

Initial: _____

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





Location Map

Z-25-0435

Scale: 1" = 1,110'

Consider a request by Jorge Chavez for a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lot 4, Block 62, Park Avenue Heights Addition, Section 2, City and County of Midland, Texas.

Generally located on the west side of South Madison Street, approximately 190 feet south of East California Avenue. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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E CALIFORNIA AVENUE

S MADISON STREET

SF3

SF3

SF3

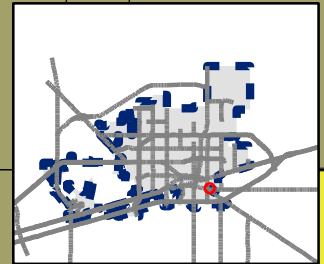
SF3

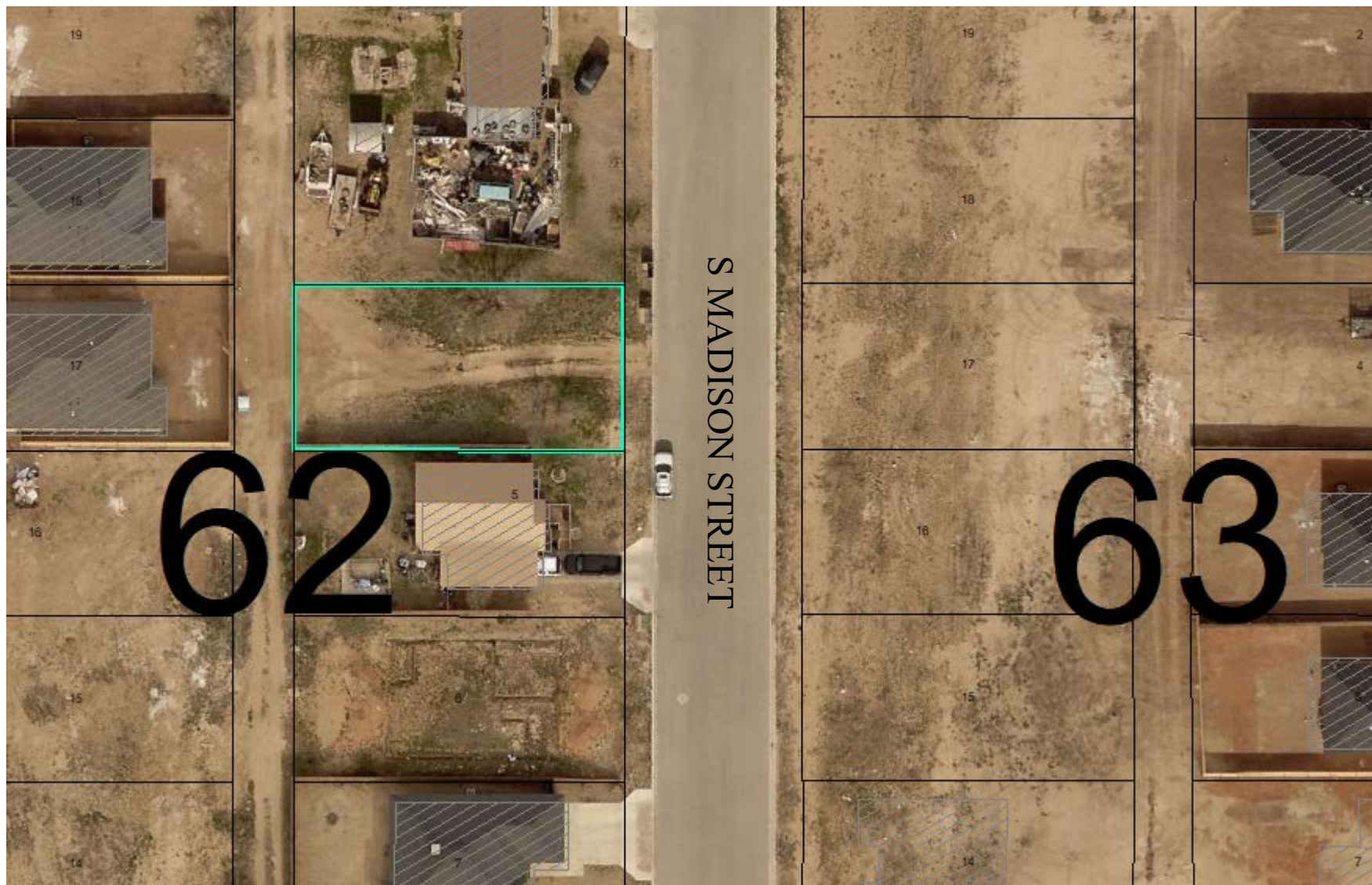
MF22

SF3

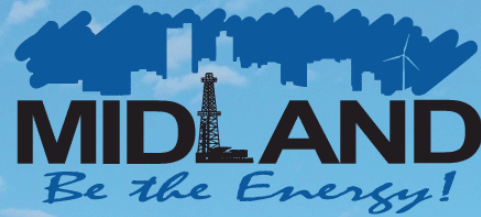
SF3

SF3









ZONE CHANGE 806 SOUTH MADISON STREET

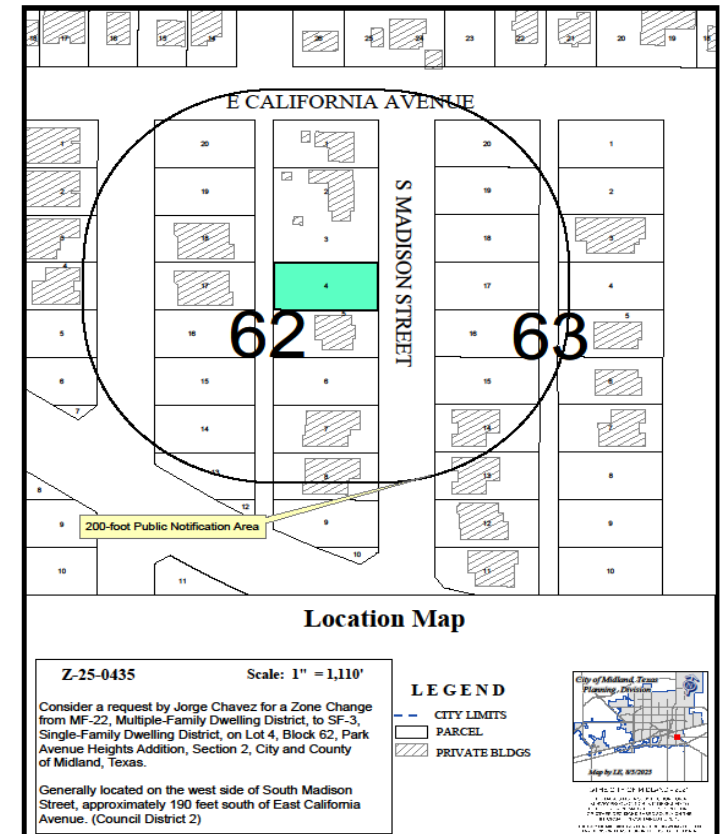


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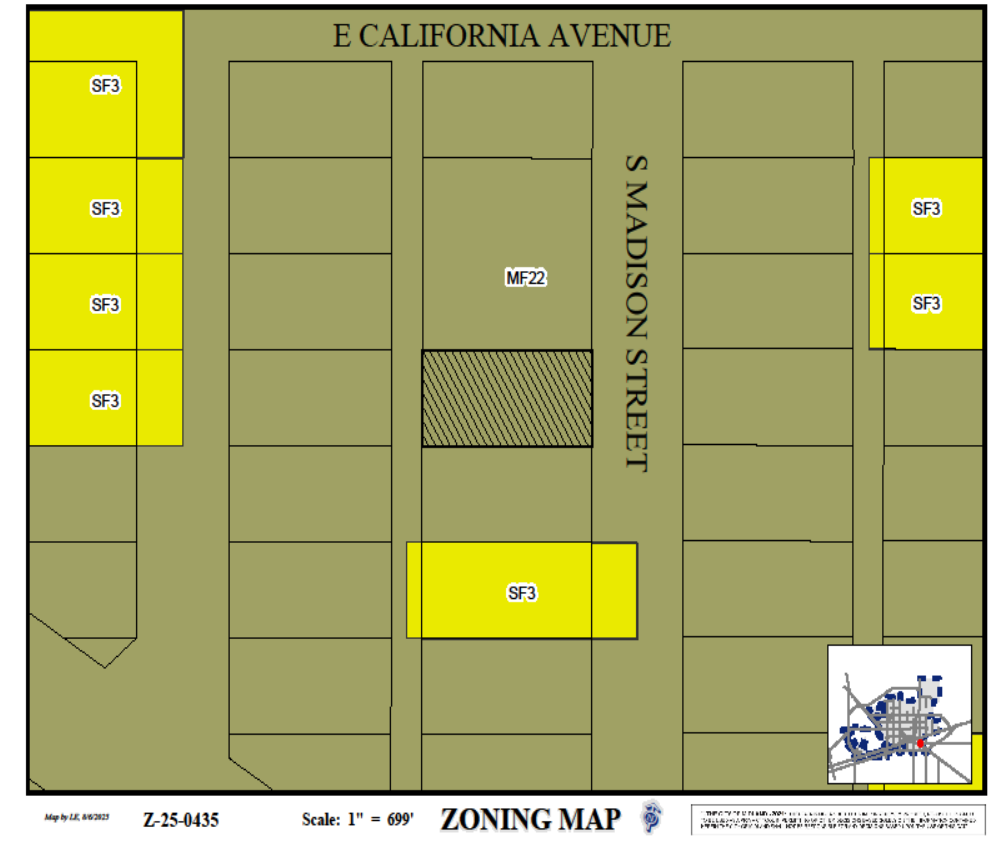
APPLICATION SUMMARY

- **Applicant/Property Owner:** Jorge Chavez
- **Location:** 806 South Madison Street (Council District 2)
- **Reason for Request:** to construct a single-family residence



ZONING

- **Current Zoning:** MF-22, Multiple-Family Dwelling District
- **Surrounding Zoning:**
 - **North/East/West:** MF-22, Multiple-Family Dwelling District
 - **South:** MF-22, Multiple-Family Dwelling District and SF-3, Single-Family Dwelling District
- **Proposed Zoning:** SF-3, Single-Family Dwelling District



3



LAND USE

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





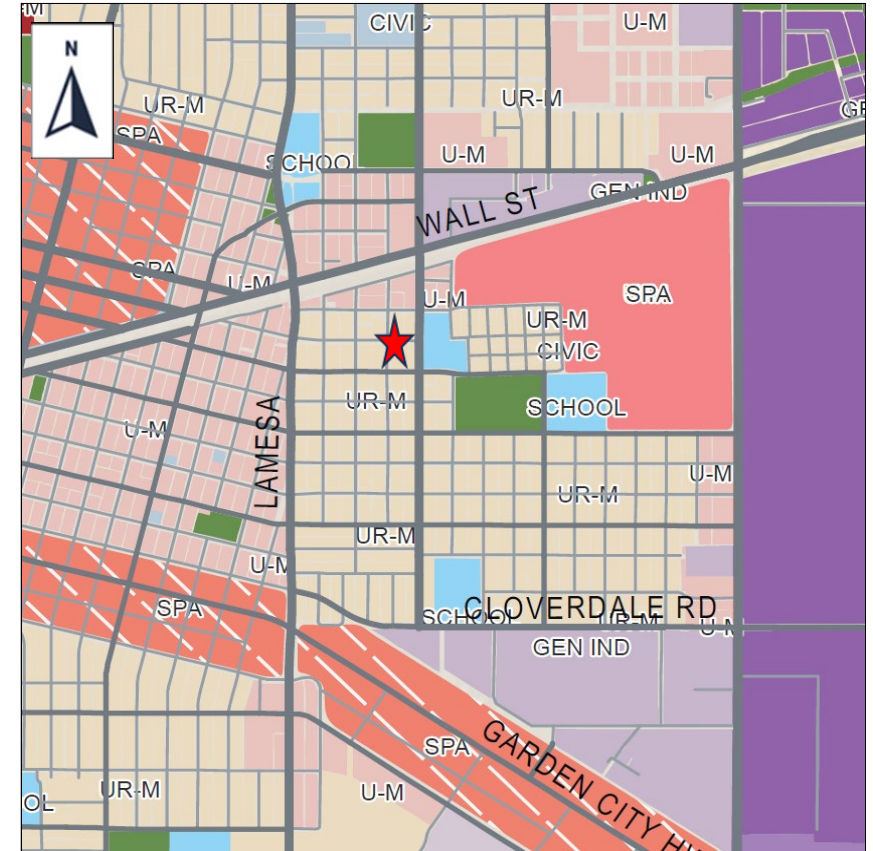
On South Madison Street, Looking West

5



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium (U-M)
- **Supported Uses:** a mix of housing styles, including single-family detached
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this Zone Change 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: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Hold a public hearing and consider a request by Barton Benson Jones, PLLC, on behalf of Vineyard Reserve, LLC, for a Zone Change from PD, Planned Development District for a Housing Development, to an amended PD, Planned Development District for a Housing Development, on Lot 3, Block 2, Vineyard Addition, Section 2, City and County of Midland, Texas. Generally located on the east side of Sandstone Drive, approximately 540 feet south of Sherwood Drive. (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☐ Approve ☐ Deny ☒ Directional/Informational

Details of Request:

Barton Benson Jones, PLLC, on behalf of Vineyard Reserve, LLC, is requesting a Zone Change from PD, Planned Development District for a Housing Development, to an amended PD, Planned Development District for a Housing Development for the development of multi-family housing units on a property located at 5510 Becker Drive.

Current Zoning:

PD, Planned Development District for a Housing Development

Surrounding Zoning and Land Use:

The property to the north is zoned as PD, Planned Development District for a Housing Development, and consists of multiple-family dwellings. The properties to the south and east are zoned RR, Regional Retail District, and are currently vacant lots. The property to the west is zoned SF-3, Single-Family Dwelling District and is a public school.

Analysis:

The subject property is located at 5510 Becker Drive. The property is currently zoned PD, Planned Development District for a Housing Development. The applicant is seeking this zone change in order to construct multiple-family dwellings. This vacant lot is located in a neighborhood that is developed with multiple-family homes. The current PD has a specific site plan that the property must significantly conform to. In order to make any changes or additions, the PD must be amended to include the new development.

Amending the PD would help the future residential development of this area. This lot meets the requirements for the amended PD, Planned Development District for a Housing Development, which has an underlying zoning of MF-16, Multiple-Family Dwelling District.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designated this area as U-M, Urban- Medium. This designation calls for a mix of complementary uses, to include multi-family housing and schools.

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

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

No comments or objections.

Building Code: (Approved)

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

Engineering: (Approved)

No 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.]

Oil & Gas: (Approved)

No Oil & Gas issues for Zoning

Transportation: (Approved)

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For the Applicant's information only.]
No objection to zone change. [For the Applicant's information only.]

Planning:

Staff is awaiting a revised site plan from the applicant showing the changes to the property.

Staff recommends the deferral of this zoned change request from PD, Planned Development District for a Housing Development, to an amended PD, Planned Development District for a Housing Development.

Letters of Objection:

As of August 29, 2025, Staff has not received any letters of objection.

Attachments:

Application
Site Plan (Exhibit A)
Location Map
Zoning Map
Aerial
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: John R. Manning

Phone (210) 610-5335

Email
jmanning@bartonbensonjones.com

Address
1803 Broadway, Suite 840

City
San Antonio

State
TX

Zip
78215

Property Owner

Printed Name: Vineyard Reserve LLC

Phone (210) 610-5335

Email *same as above

Address
6101 Holiday Hill Road

City
Midland

State
TX

Zip
79707

Representative (if different from Applicant or Property Owner)

Firm: Barton Benson Jones PLLC

Printed Name: John R. Manning

Phone (210) 610-5335

Email
jmanning@bartonbensonjones.com

Address
1803 Broadway, Suite 840

City
San Antonio

State
TX

Zip
78215

Street Address: 5510 Becker Drive, Midland, Texas 79707

Legal Description

Lot: 3 Block: 2 Subdivision: Vineyard Addition, Section 2

Current Zoning: PD for Housing Development
(Ordinance No. 9056)

Proposed Zone: MF-16
(List by tracts if more than one district is requested)

Reason for Zone Change Request: To modify the underlying zoning in the PD pursuant to City of Midland Ordinance No. 9056 and allow

for the further phases of multi-family development consistent with the multi-family developments on nearby property

Present Use of Property: Vacant land

Proposed Use of Property: Multi-family housing

How would this zone change affect the public health, safety and welfare? n/a

Describe how conditions affecting the property have changed since present zoning

designation: The site was previously used for oil and gas well operations; however, the well that was present has now been capped and the property is unused and vacant.

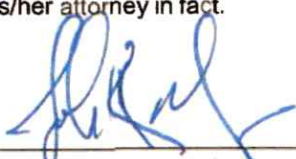
Submittal and Fees

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)

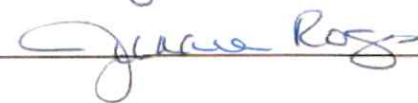
STATE OF TEXAS
COUNTY OF MIDLAND BEXAR

Before me, the undersigned authority, on this day personally appear John R. Manning who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by Vineyard Reserve, 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.



Authorized Agent (signature)

Subscribed and sworn to before me, this 17th day of July, 2026, to certify which witness my hand and seal of office.



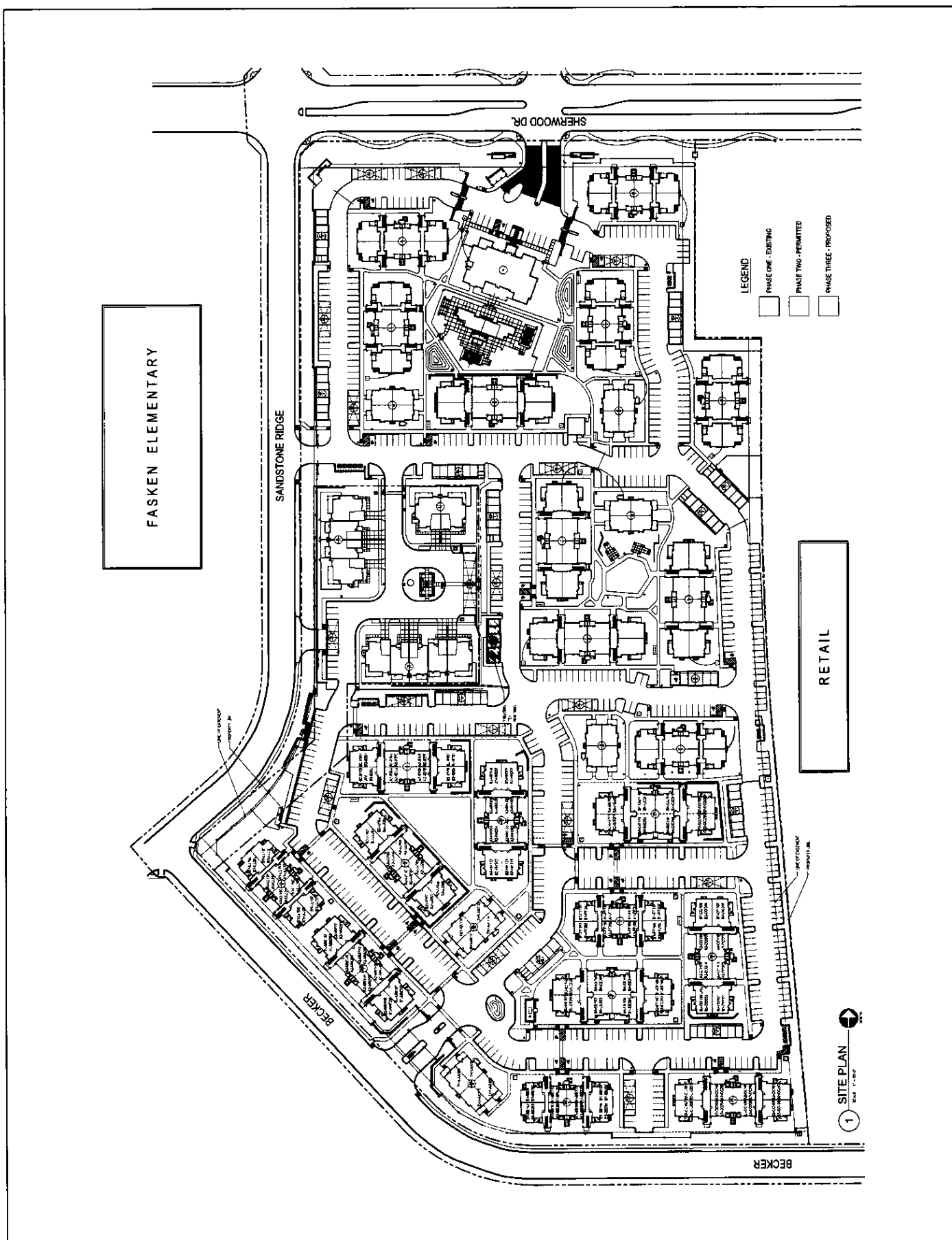
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

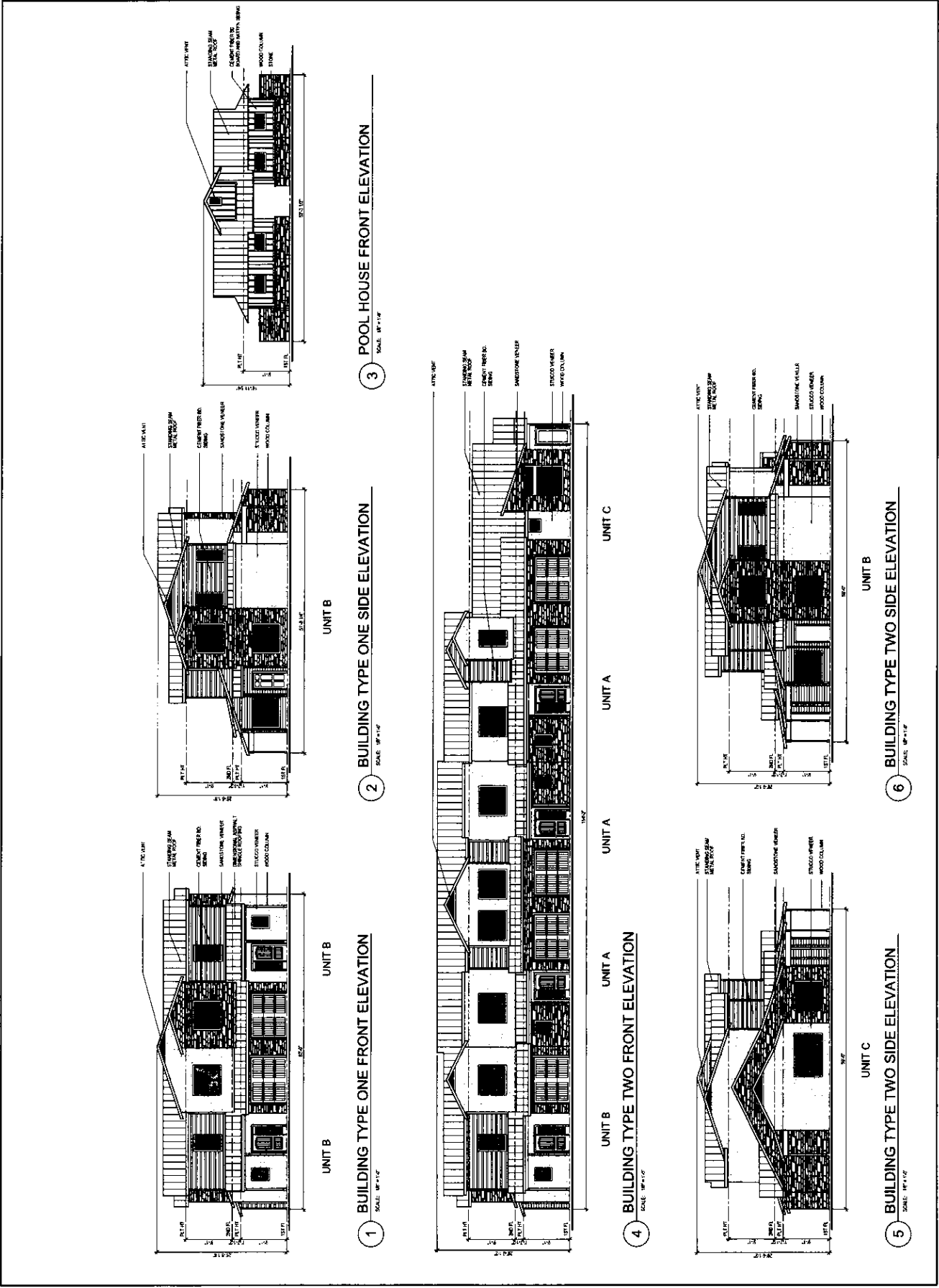


JENANE ROGERS
My Notary ID # 8055392
Expires February 3, 2027

FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Site Plan
☒ Application Fee	☒ Plans in Digital Format (PDF/JPEG)
Check # <u>Invoice</u>	RECEIVED
Received By: <u>B. My</u>	Date: AUG 08 2025
	Initial: _____

Revised 12/6/16





Sandstone Crossing
Sandstone Drive and Greenway Blvd.
Midland, Texas 79702
Fracken Oil & Ranch, LTD.

0000
ARCHITECTURE, INC.

1500 ARCADIA
SAN ANTONIO, TX 78204
TEL: 214-591-1111
FAX: 214-591-1111

Comments:

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REVISION	DATE

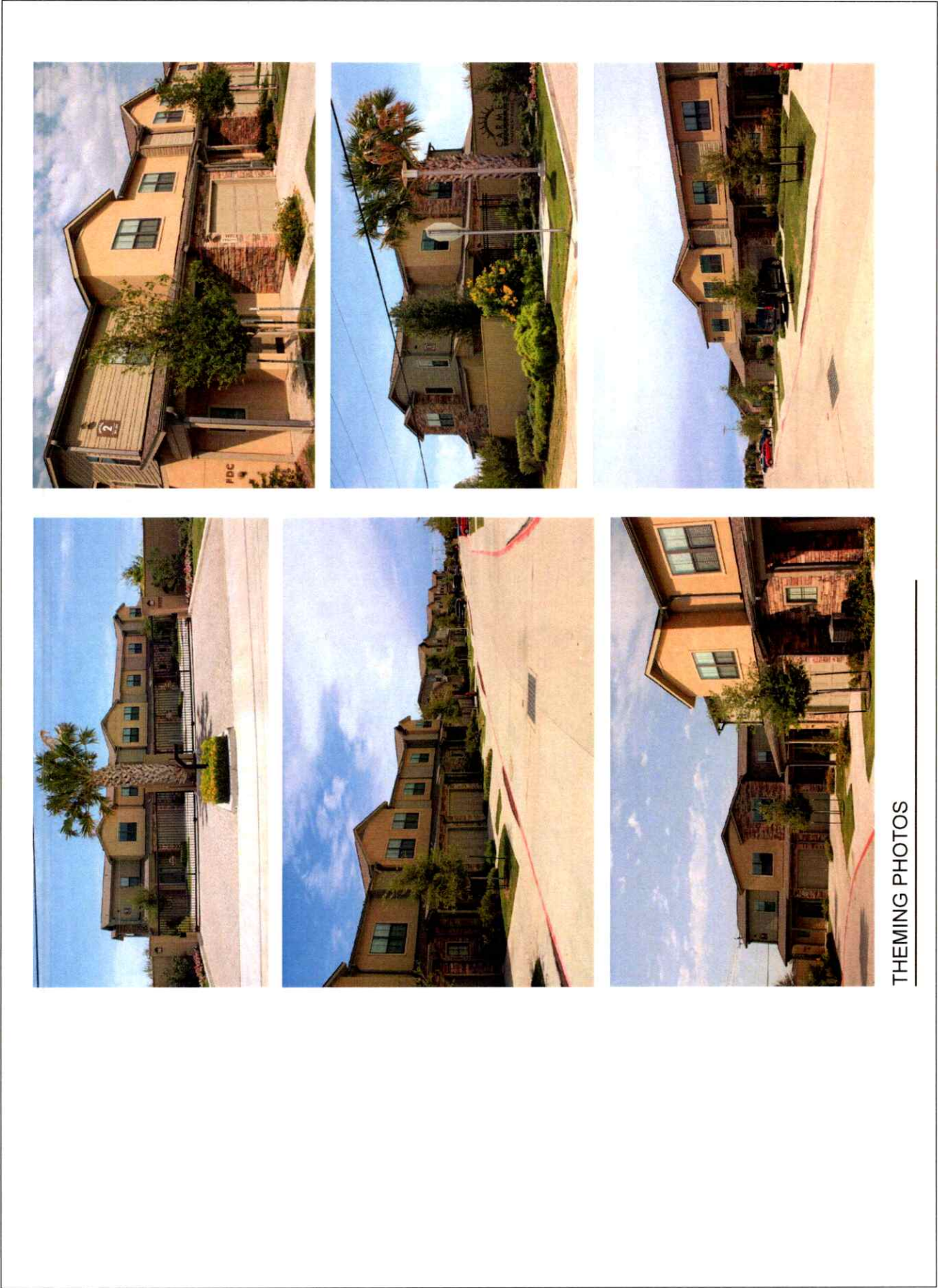
DRAWN BY: _____
CHECKED BY: _____
DATE: 10/11/11
JOB NO.: 10011-01
ZONING SITE PLAN
REVIEW SET

SHEET TITLE: BUILDING TYPE ONE & TWO
ELEVATIONS

Scale: 1/8" = 1'-0"
The drawings are to be used for
the construction of the building.
The drawings are not to be used
for any other purpose without
the written consent of the
architect.

SHEET NO:
A.1





SHEET NO:
A.3

THEMING PHOTOS

SHEET TITLE

ZONING SITE PLAN

REVIEW SET

DATE

12/13/2013

12/13/2013

12/13/2013

12/13/2013

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Sandstone Crossing
Sandstone Drive and Greenway Blvd.
Midland, Texas 79707
Fasken Oil & Ranch, LTD.

ARCHITECTURE, INC.

1500 BROADWAY
SUITE 100
DALLAS, TEXAS 75201
TEL: 214.451.1242
FAX: 214.451.1243

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REVISIONS

DATE

12/13/2013

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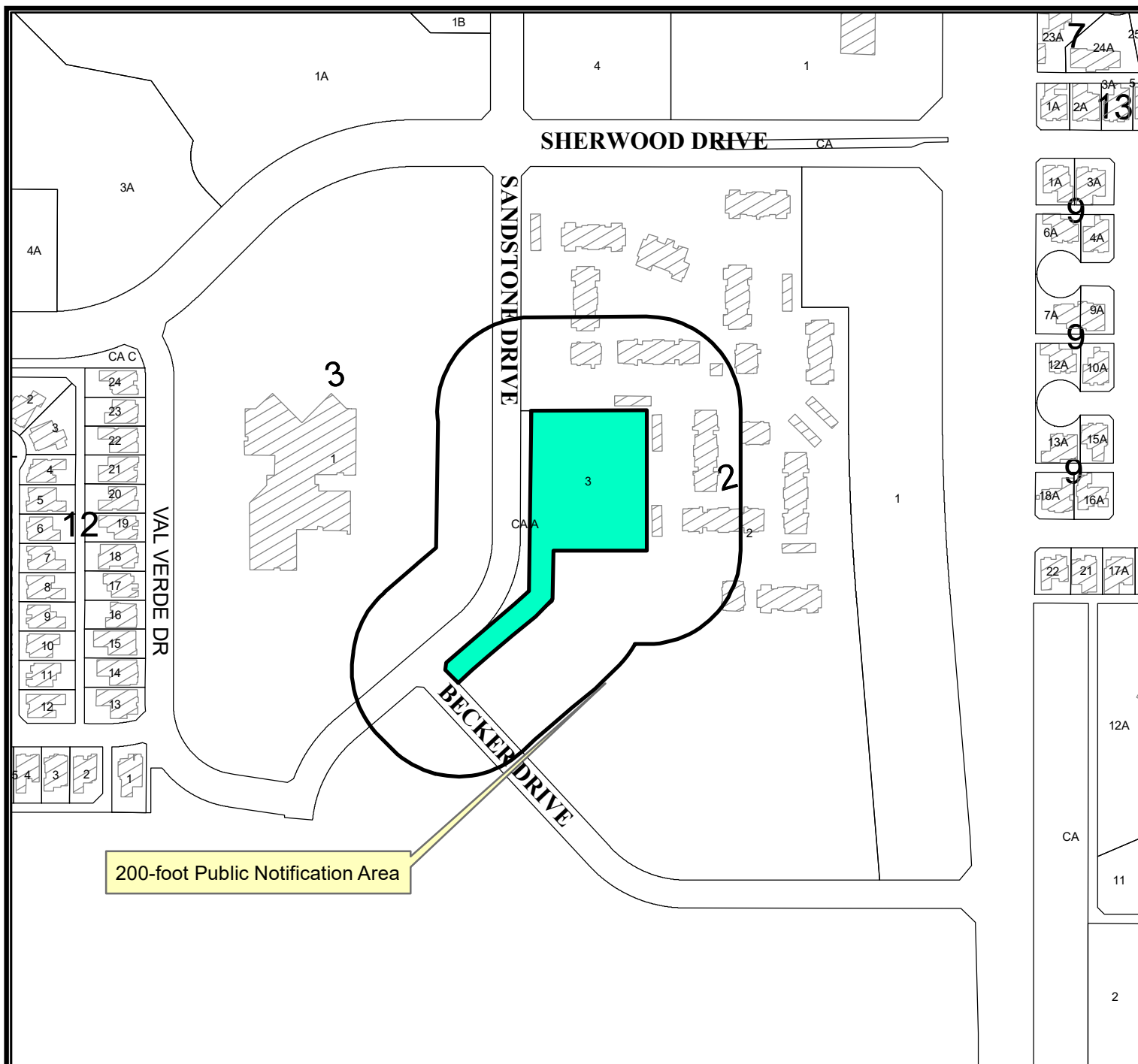
12/13/2013

12/13/2013

12/13/2013

12/13/2013

12/13/2013



Location Map

Z-25-0438

Scale: 1" = 3,701'

Consider a request by Barton Benson Jones, PLLC, on behalf of Vineyard Reserve, LLC, for a Zone Change Request from PD, Planned Development District for a Housing Development, to an amended PD, Planned Development District for a Housing Development on Lot 3, Block 2, Vineyard Addition, Section 2, City and County of Midland, Texas.

Generally located on the east side of Sandstone Drive, approximately 540 feet south of Sherwood Drive. (Council District 4)

LEGEND

-  CITY LIMITS
 PARCEL
 PRIVATE BLDGS



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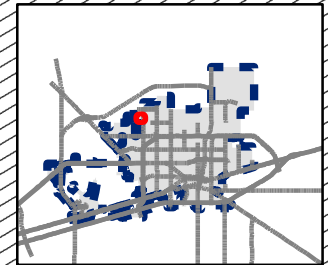
RR

SANDSTONE DR

SF3

PD

RR









ZONE CHANGE 5510 BECKER DRIVE

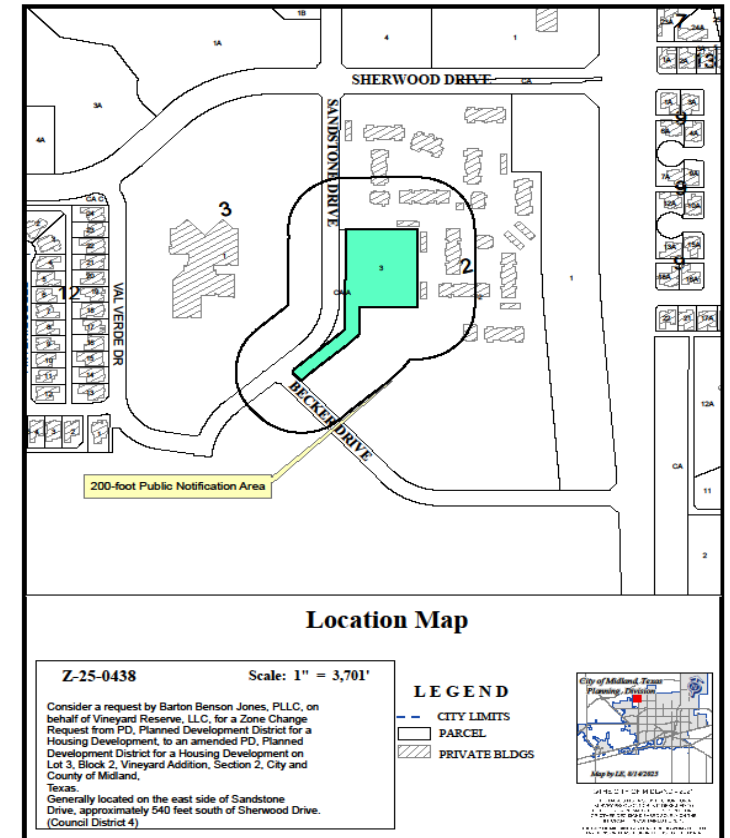


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Applicant:** John R. Manning
- **Property Owner:** Vineyard Reserve, LLC
- **Representative:** Barton Benson Jones, PLLC
- **Location:** 5510 Becker Drive
- **Reason for Request:** to modify the PD to allow for further multi-family development

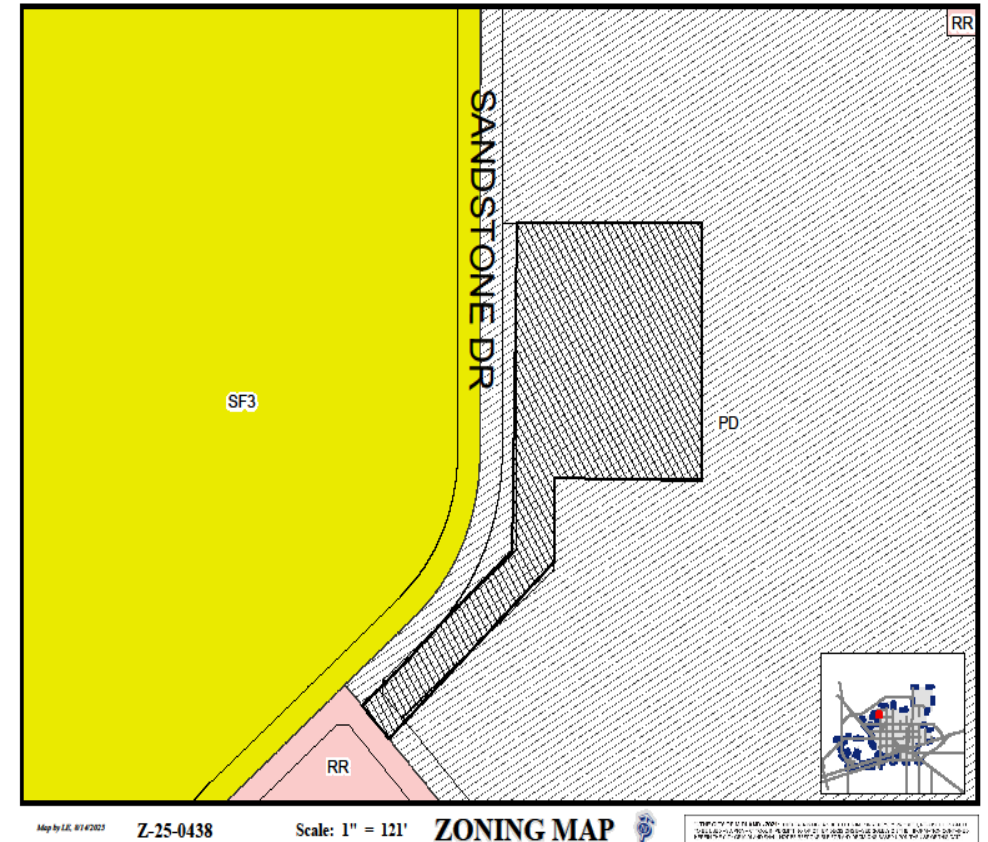


2



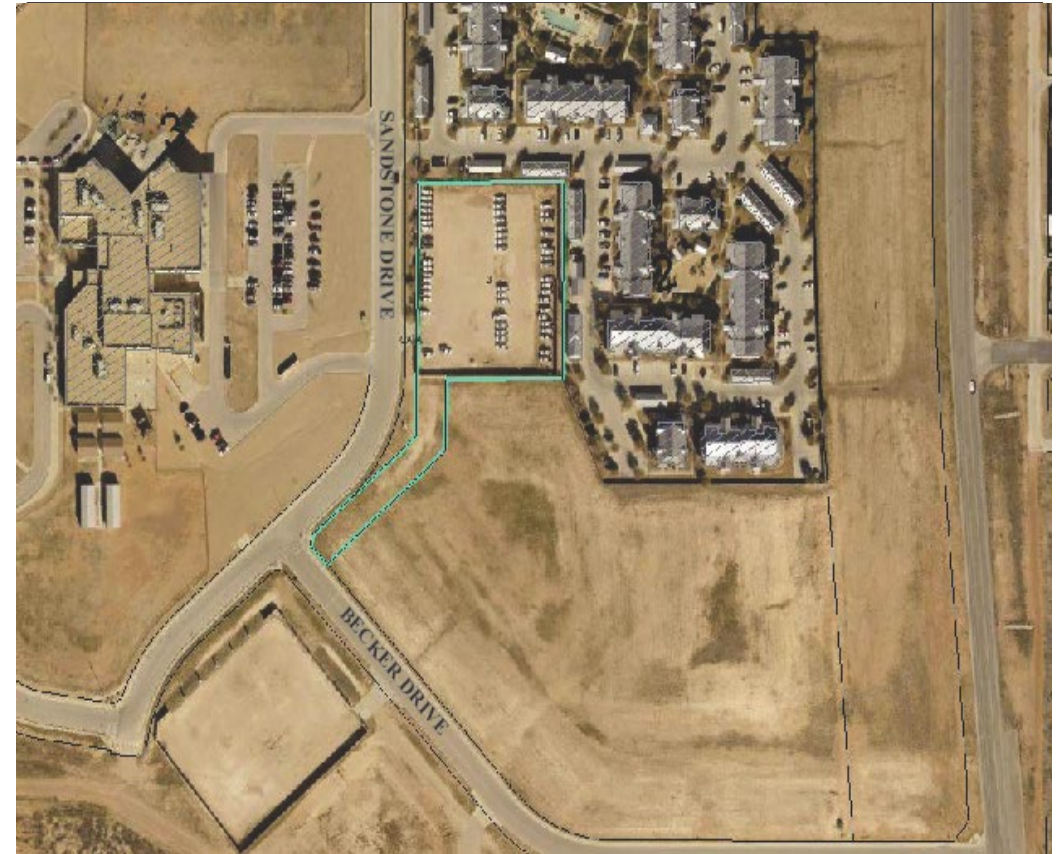
ZONING

- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
 - **North:** PD, Planned Development District for a Housing Development
 - **South/East:** RR, Regional Retail District
 - **West:** SF-3, Single-Family Dwelling District
- **Proposed Zoning:** Amended PD, Planned Development District for a Housing Development



LAND USE

- **Current Use:** Vacant Land and a Parking Lot
- **Surrounding Uses:**
 - **North:** Multiple-Family Dwellings
 - **South/East:** Vacant Lots
 - **West:** Elementary School
- **Proposed Use:** Multiple-Family Dwellings



4





On Sandstone Drive, Looking North

5



COMPREHENSIVE PLAN

- **Land Use Designation:** U-M, Urban- Medium
- **Supported Uses:** A mix of complementary uses, including multi-family housing, schools, and single-family housing
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan* and the surrounding neighborhood.



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends deferral 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: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Hold a public hearing and consider a request by Cinergy 108, LLC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Movie Theatre on Lot 3, Block 45, Fairmont Park Addition, Section 13, City and County of Midland, Texas. (Generally located on the east side of West Loop 250 North, approximately 450 feet south of Henry Koontz Boulevard.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

X Approve Deny Directional/Informational

Details of Request:

Cinergy 108, LLC is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, on a property located at 4915 West Loop 250 North for Cinergy Movie Theatre.

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The properties to the north are zoned PD, Planned Development District for a Shopping Center, TH, Townhouse Dwelling District, with uses that include a car dealership and townhomes. The zoning to the east and west is PD, Planned Development District for a Shopping Center with a restaurant and a hotel as current uses. Zoning to the south includes PD, Planned Development District for a Shopping Center and SF-2, Single-Family Dwelling District, with storage units and single-family residential dwellings for current uses.

Analysis:

The subject property is located at 4915 West Loop 250 North and is zoned RR, Regional Retail District, which permits the sale of all alcoholic beverages for on-premises consumption. The total area of the movie theatre, Cinergy Entertainment is 96,397 square feet and the proposed alcohol serviceable Area is 50,567 square feet. The new business, Cinergy Entertainment, is attempting to obtain their TABC license but must first obtain their SUD.

The proposed days and hours of operation are:

Sunday through Thursday from 10 a.m. to 11 p.m.

Friday through Saturday from 10 a.m. to 12 a.m. (midnight)

The applicant is requesting the following alcohol serviceable hours.

Sunday through Thursday from 10 a.m. to 11 p.m.

Friday through Saturday from 10 a.m. to 12 a.m. (midnight)

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

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

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

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

Fire: (Approved)

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 Cinergy Entertainment is acceptable. The property must adhere to the maximum occupant load of 3,370 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) Cinergy Entertainment 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 Movie Theatre, subject to conditions A through G.

Conditions:

- A. That the serviceable area of the Establishment shall be limited to approximately 50,567 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 all applicable state and local laws.**
- C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following: Sunday through Thursday from 10:00 a.m. to 11:00 p.m.; and Friday and Saturday from 10:00 a.m. to 12:00 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 the requirements of the Fire Department and the 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 18, 2025, staff has not received any letters of objections.

Attachments:

Application

Floor Plan (Exhibit A)

Aerial Photo

Site Photo

Maps

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: Cinergy 108, LLC

Phone (972) 895 9914

Email
mtrammell@cinergy.com

Address 5720 Lyndon B Johnson Fwy Ste 625 City Dallas

State TX Zip 75240

Property Owner

Printed Name: Cinergy 108, LLC

Phone (972) 895 9914

Email
mtrammell@cinergy.com

Address 5720 Lyndon B Johnson Fwy Ste 625 City Dallas

State TX Zip 75240

Representative (if different from Applicant or Property Owner)

Firm: Griffith & Hughes, PLLC

Printed Name: Tana Kerss, Licensing Director

Phone (817) 362-9648

Email
tkerss@griffithhughes.com

Address 2225 E Randol Mill Rd Ste 106 City Arlington

State TX Zip 76011

Street Address: 4915 W Loop 250 N

Business Name: Cinergy Entertainment

Legal Description

Lot: 3 Block: 45 Subdivision: Fairmont Park Addition, Sec. 13

Current Zoning: RR

Reason for Request: Operation of family entertainment center, which will include movie theatre, arcade games, escape room, and food and beverage service

Type of Business (restaurant, bar, lounge, nightclub, etc.): Theater, Restaurant, and Amusement

Proposed/Current Days and Hours of Operation: Sun-Thu: 10a-11p; Fri-Sat: 10a-12p

Proposed Days and Hours of Alcohol Service: Same

Total Square Footage of Business: 96397

Square Footage of Alcohol Serviceable Area: 50567

Restroom Fixtures:	Men	Toilets/Urinals: 6 / 14	Bathroom Sinks: 8
	Women	Toilets: 14	Bathroom Sinks: 8

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:

Applicant (printed): Jeffrey P. Benson, Manager for Cinergy 108, LLC

Property Owner (signature):

Date:

Property Owner (printed) : Jeffrey P. Benson, Manager for Cingery 108, LLC

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.

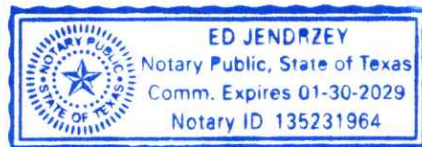
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF ~~MIDLAND~~ TARRANT

Before me, the undersigned authority, on this day personally appeared TANA KERSS who, being by me duly sworn, upon oath says: That (s)he is authorized by CINERGY 108 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.

Tana KerSS
Authorized Agent (signature)

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



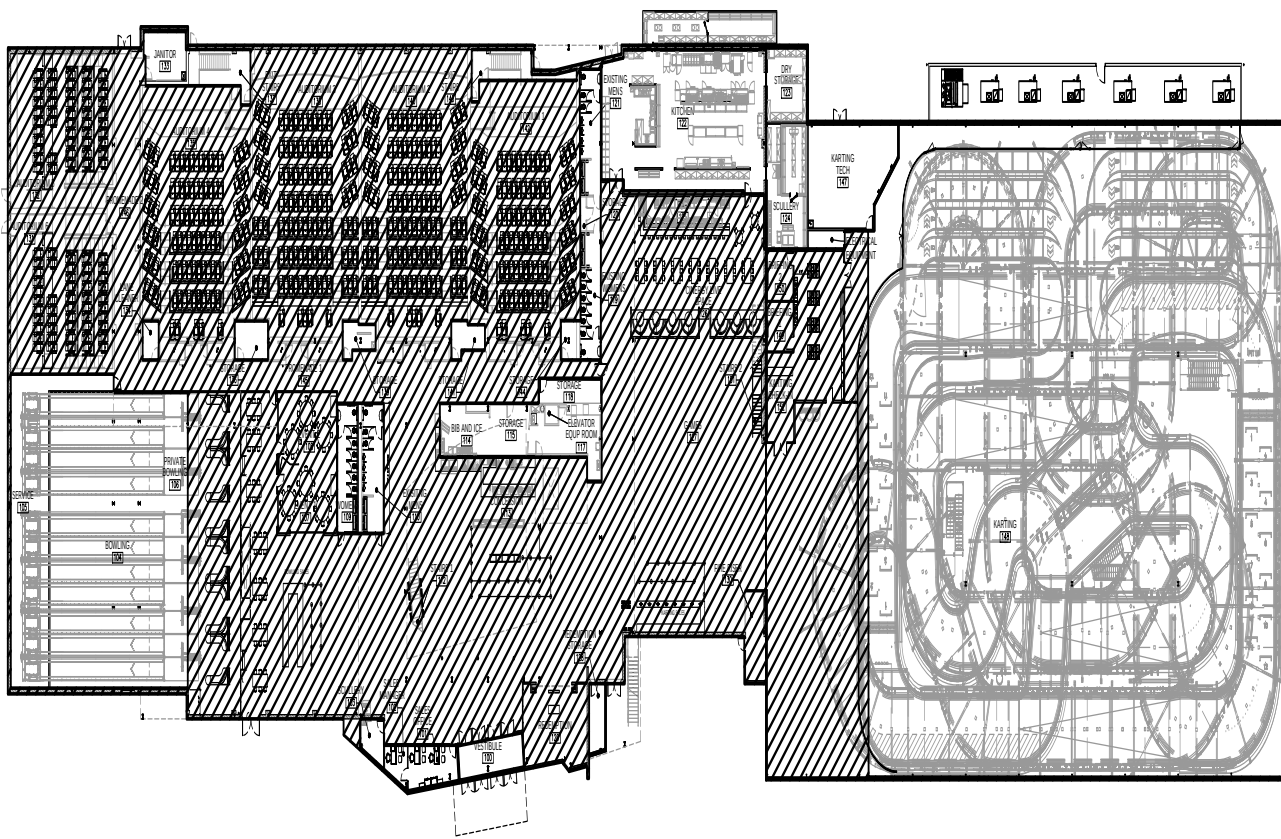
[Signature]
NOTARY PUBLIC, ~~MIDLAND~~ COUNTY, TEXAS
TARRANT

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

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

JUL 29 2025

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



GENERAL NOTES	
1	ALL DIMENSIONS ARE SHOWN TO FACE OF STUD WALL UNLESS NOTED OTHERWISE
2	CLERIE DIMENSIONS ARE FROM FINISHED WALL
3	REFER TO FINISH SCHEDULE AND DETAILS FOR APPLIED FINISHES
4	WALLS TO STRUCTURAL DECK SHALL BE THOROUGHLY SEALED AROUND PENETRATIONS
WALL LEGEND	
	FULL HEIGHT WALL
	PARTIAL HEIGHT WALL
	COOLER/FREEZER WALL, BY REC
	FULL HEIGHT WALL WITH 8-11 SOUND BATT INSULATION
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	EXTERIOR WALL-WATING



CINERGY
CINERGY ENTERTAINMENT
5005 LYNDON B. JOHNSON Fwy, SUITE 525
DALLAS, TX 75244



05/06/2025

CINERGY 108 LLC
MIDLAND TALL CITY
2505 LYNDON B. JOHNSON Fwy, SUITE 525
DALLAS, TX 75244



KEY PLAN



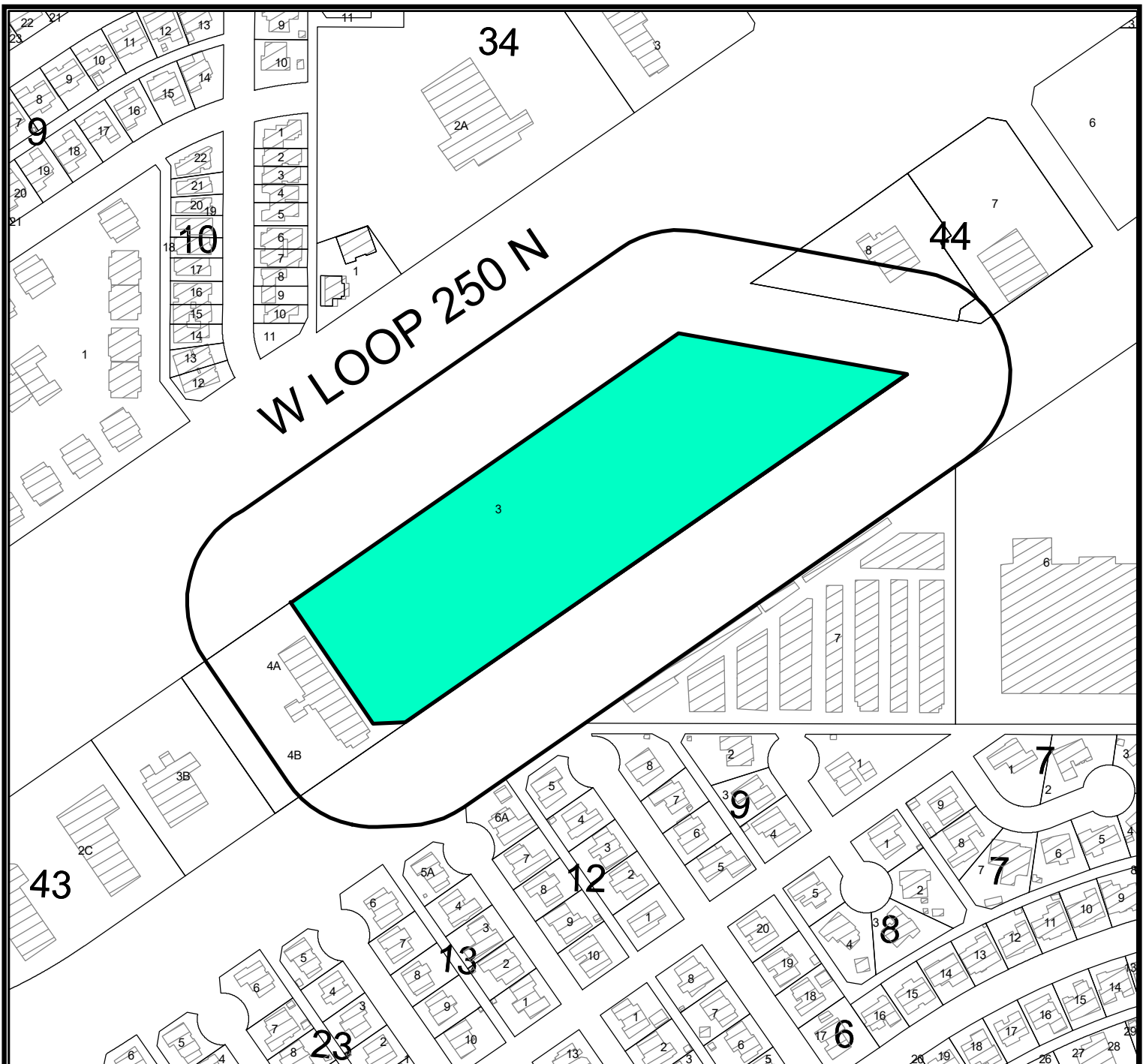
NO.	DESCRIPTION
01	FOUNDATION
02	STRUCTURE
03	MECHANICAL
04	ELECTRICAL
05	PLUMBING
06	PAINT
07	LANDSCAPE
08	INTERIOR FINISHES
09	EXTERIOR FINISHES
10	MECHANICAL EQUIPMENT
11	ELECTRICAL EQUIPMENT
12	PLUMBING EQUIPMENT
13	PAINT EQUIPMENT
14	LANDSCAPE EQUIPMENT
15	INTERIOR FINISHES EQUIPMENT
16	EXTERIOR FINISHES EQUIPMENT

OVERALL DIMENSION
FLOOR PLAN
GROUND LEVEL



A1.0

OVERALL DIMENSION FLOOR PLAN - GROUND LEVEL
1
CIN23005



Location Map

SUD-25-0207

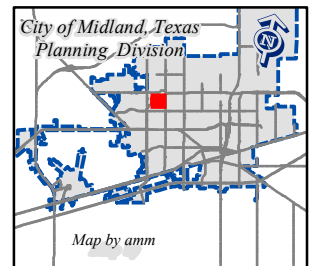
Scale: 1" = 1,800'

Consider a request by Cinergy 108, LLC for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a movie theatre on Lot 3, Block 45, Fairmont Park Addition, Section 13, City and County of Midland, Texas.

Generally located at the east side of West Loop 250 North, approximately 450 feet south of Henry Koontz Boulevard. (Council District 1)

LEGEND

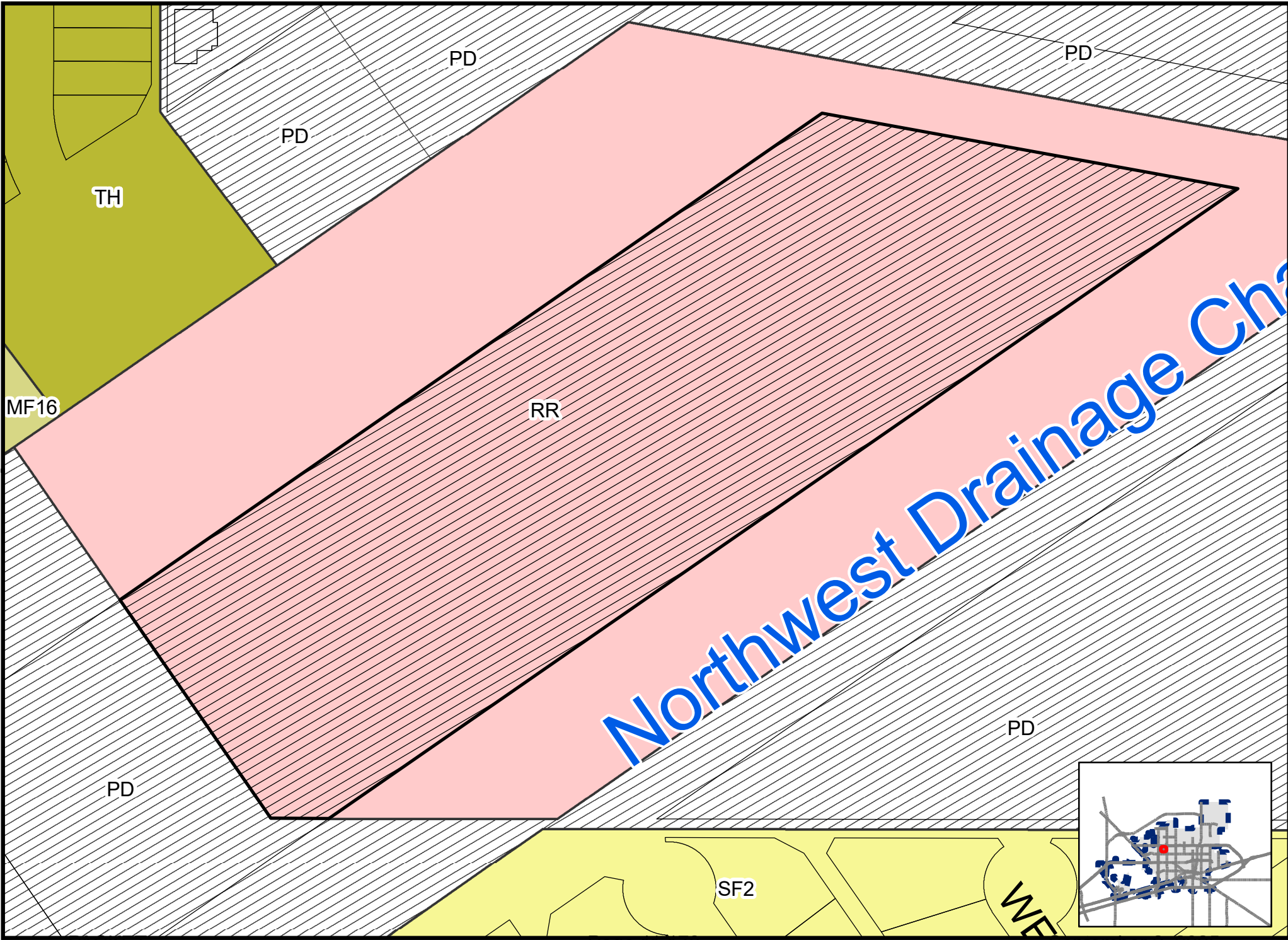
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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.









SPECIFIC USE DESIGNATION CINERGY 108, LLC

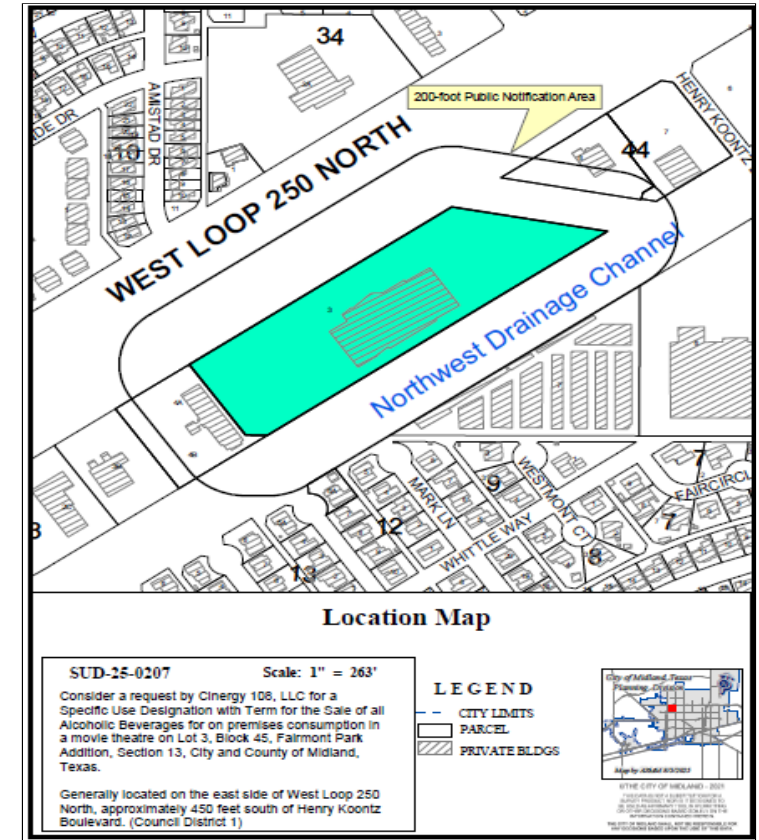


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Applicant/Property Owner:** Cinergy 108, LLC
- **Location:** 4915 West Loop 250 North (Council District 1)
- **Reason for Request:** For the sale and on-premises consumption of alcohol

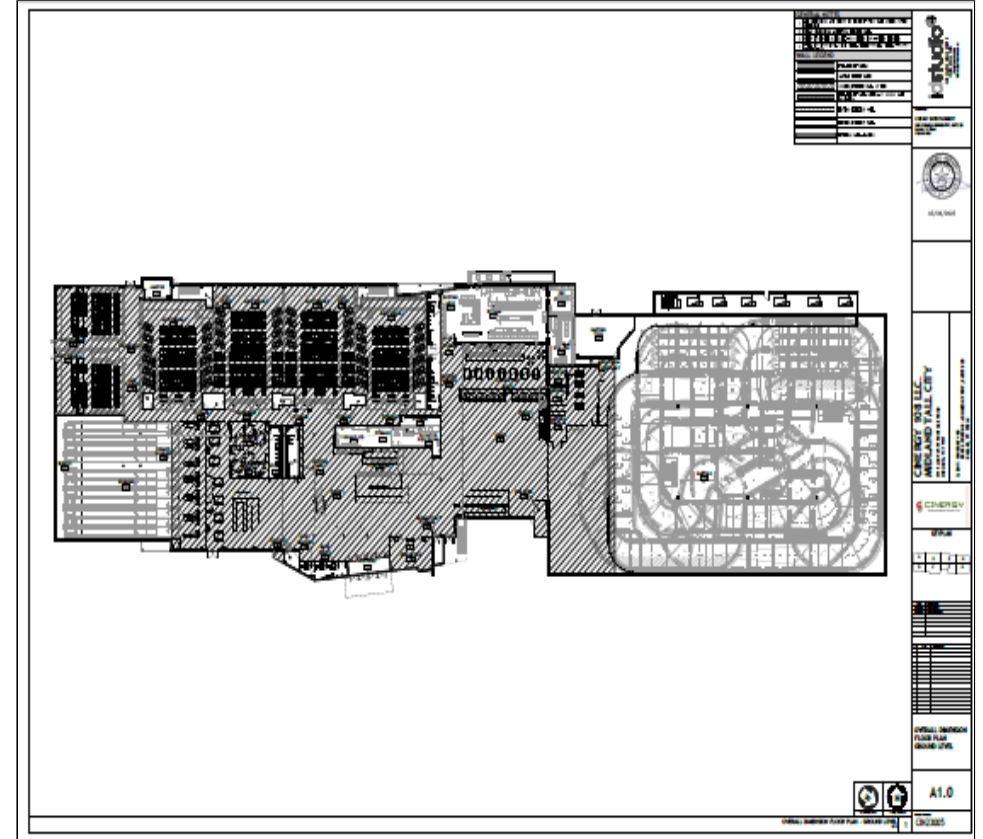


2



DETAILS OF REQUEST

- For an existing movie theatre
- **Area of Business:** 96,397 SF
- **Serviceable Area:** 50,567 SF
- **Hours of Operation/Sales of Alcohol:**
 - Sunday to Thursday 10 a.m. to 11 p.m.
 - Friday to Saturday 10 a.m. to 12 a.m.

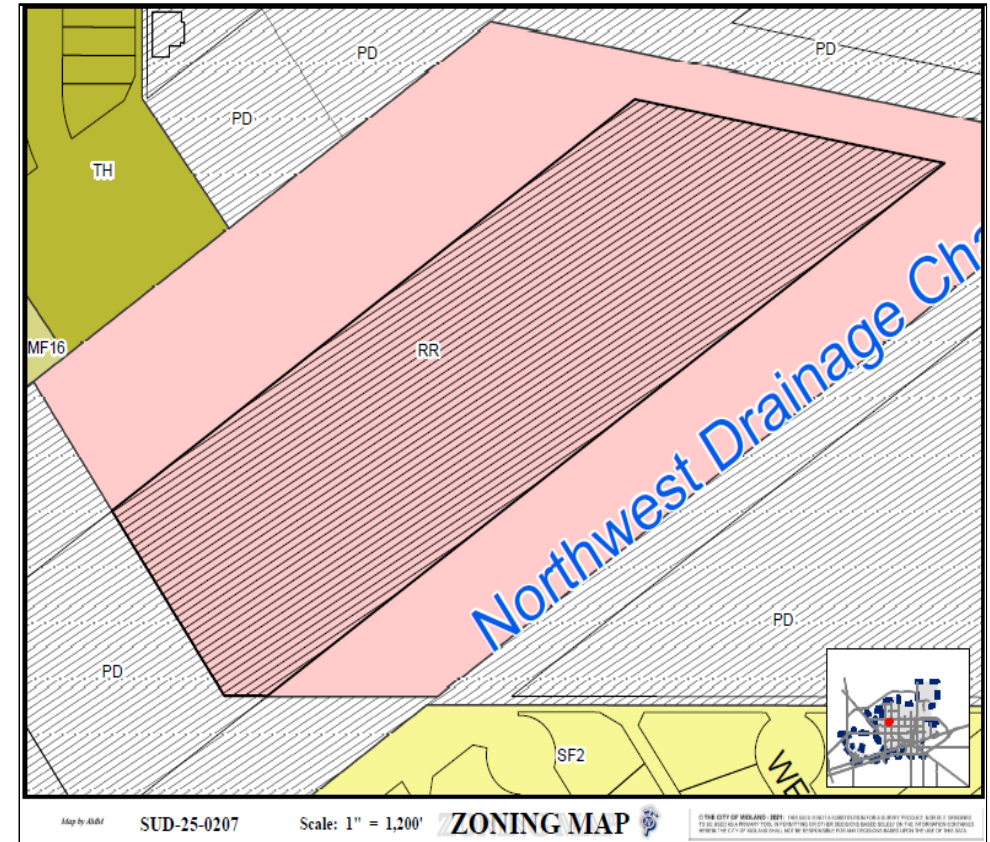


3



ZONING

- **Current Zoning:** PD, Planned Development District for a Shopping Center
- **Surrounding Zoning:**
 - **North:** PD, Planned Development District for a Shopping Center and TH, Townhouse Dwelling District
 - **East/West:** 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.



LAND USE

- **Current Use:** Vacant Building
- **Proposed Use:** Movie Theatre
- **Surrounding Uses:**
 - **North:** Retail and Residential
 - **East/West:** Retail
 - **South:** Drainage Easement, Storage Units, and Residential



5





On West Loop 250 North, Looking South

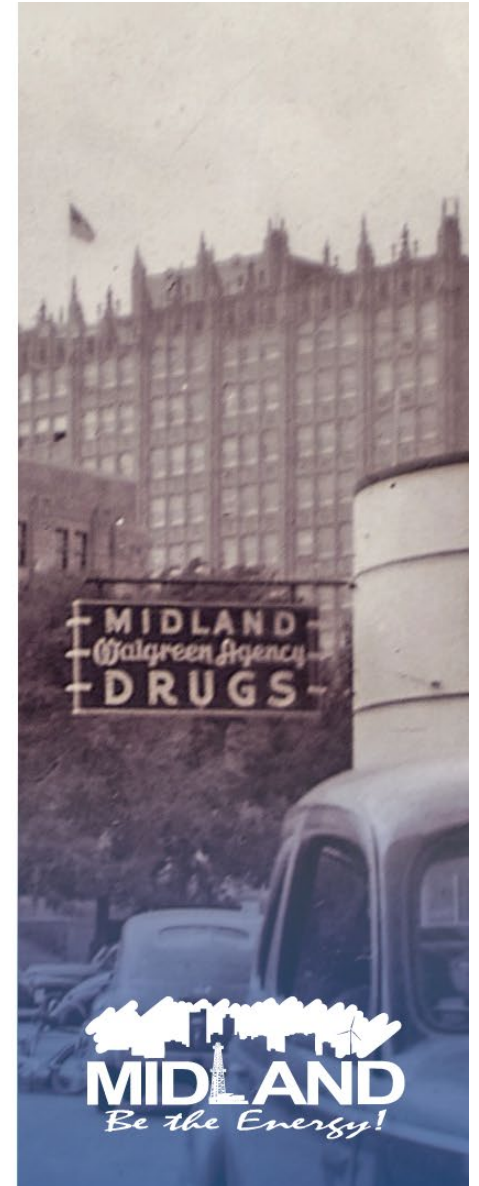
6



COMPREHENSIVE PLAN

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

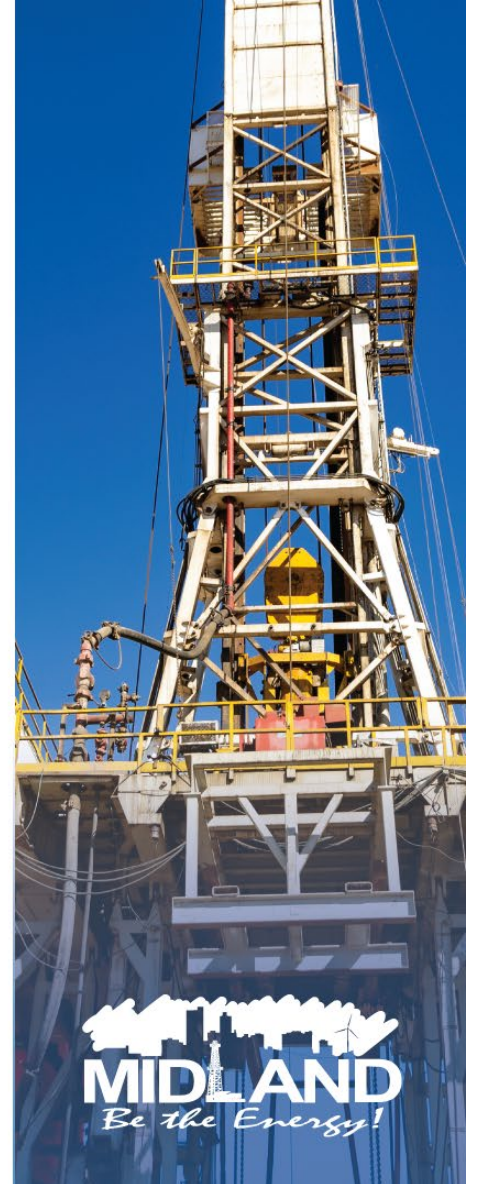
7



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 50,567 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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 the following:
Sunday through Thursday from 10:00 a.m. to 11:00 p.m.; and Friday and Saturday from 10:00 a.m. to 12:00 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

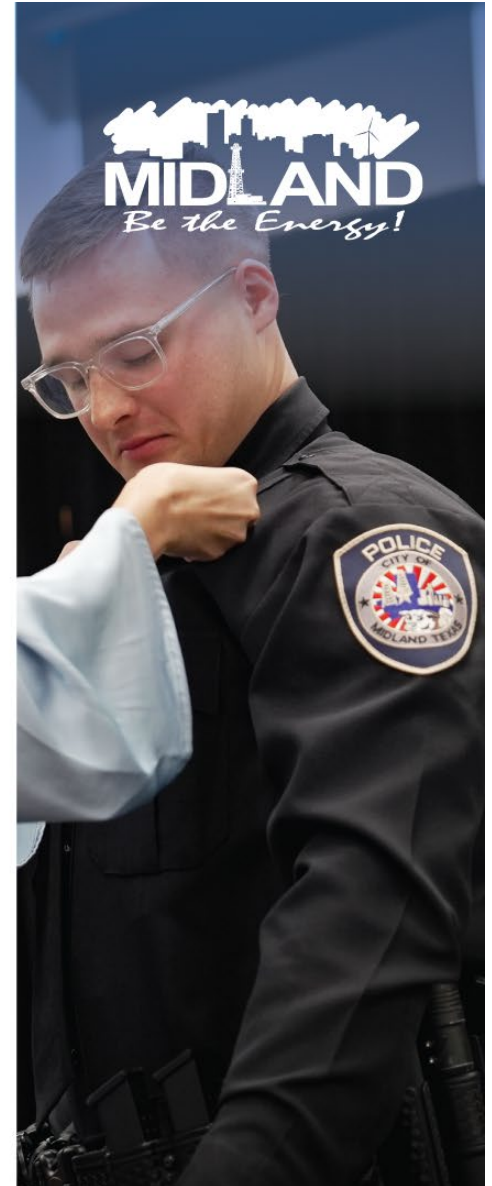
11



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: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Angelina Bettanini, Planner

SUBJECT: Hold a public hearing and consider a request by Maverick Engineering for a Zone Change from PD, Planned Development District for Housing Development, to an amended PD, Planned Development District for a Housing Development, for Lots 1 through 6, Block 6, Quail Ridge Addition, Section 5, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Beachwood Street and Chaparral Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering is requesting a Zone Change from PD, Planned Development District for Housing Development to an amended PD, Planned Development District for a Housing Development to remove an easement from the original site plan.

Current Zoning:

PD, Planned Development District for a Housing Development

Surrounding Zoning and Land Use:

All surrounding zoning is PD, Planned Development District for a Housing Development and surrounding uses consist of single-family housing.

Analysis:

The subject property is zoned PD, Planned Development District for a Housing Development. Maverick Engineering is seeking this zone change in order to amend the current PD, Planned Development District by removing an easement from the originally approved site plan. The current PD has an established site plan that the property must significantly conform to. In order to change the site plan, the PD has to be amended to include the new development. The applicant plans to build single-family homes. This area has been developed into a residential neighborhood, so the proposed use aligns with the characteristics of the surrounding development.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3; which designated this area as Urban Medium (U-M). This designation calls for a mix of residential use, schools, churches, and low-dense commercial.

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas Issues for Zoning

Engineering: (Approved)

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

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

Code: (Approved)

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

Transportation: (Approved)

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

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

Planning: (Approved with Conditions)

Therefore, staff recommends approval of this Zone Change from PD, Planned Development District for a Housing Development to amendment PD, Planned Development District for a Housing Development subject to the following conditions:

Conditions:

- A. That the Property shall significantly conform to the site plan attached hereto as Exhibit A; provided, however, that the building footprints shown on the site plan shall be considered illustrative.**
- B. That the minimum front yard setback shall be 15 feet.**
- C. That a minimum of two off-street parking spaces shall be provided on each lot.**
- D. That Ordinance No. 9732 shall remain in full force and effect except to the extent that it is superseded by this ordinance.**

Letters of Objection:

Staff has not received any letters of objection as of August 29, 2025.

Attachments:

Application
Site Plan (Exhibit A)
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: SEE OWNER

Phone ()
Email

Address

City

State

Zip

Property Owner

Printed Name: JOSE MANUEL JACQUEZ AND CRISTAL VANNESA JACQUEZ

Phone ()
Email

Address

2611 ALKAN STREET

City

MIDLAND

State

TX

Zip

79706

Representative (if different from Applicant or Property Owner)

Firm: MAVERICK ENGINEERING

Printed Name: ANDREW MELLEN

Phone (432) 262-0999

Email

amellen@maverick-eng.com

Address

1909 W WALL STREET SUITE K

City

MIDLAND

State

TX

Zip

79701

Street Address:

Legal Description

Lot: 1-6

Block: 6

Subdivision: QUAIL RIDGE ADDITION SECTION 5

Current Zoning:

PD

Proposed Zone: PD

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

Reason for Zone Change Request: UPDATING PD TO REMOVE EASEMENT

Present Use of Property: RESIDENTIAL

Proposed Use of Property: RESIDENTIAL

How would this zone change affect the public health, safety and welfare? NO AFFECT

Describe how conditions affecting the property have changed since present zoning designation: NO CHANGE

Submittal and Fees

Items to be submitted with this application form:

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

Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): <u>Jose Jacquez</u>	Date: <u>7-31-25</u>
Applicant (printed): <u>Jose Jacquez</u>	
Property Owner (signature): <u>Jose Jacquez</u>	Date: <u>7-31-25</u>
Property Owner (printed): <u>Jose Jacquez</u>	
The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received. All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.	

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Andrew Mellen who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by Jose and Cristal Jacquez, 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 4th day of August, 2025, to certify which witness my hand and seal of office.



SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☐ Dimensioned Site Plan
☒ Application Fee	☒ Plans in Digital Format (PDF/JPEG)
Check # <u>5501</u>	
Received By: <u>[Signature]</u>	Date: <u>RECEIVED</u> <u>AUG 06 2025</u> Initial: <u>[Signature]</u>

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



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

Project Number: _____

Case Number: _____

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: SEE OWNER		Phone () Email	
Address	City	State	Zip

Property Owner Printed Name: CONSULTORA QUANTUM LLC		Phone () Email	
Address 282 ED ENGLISH DR UNIT A	City SHENANDOAH	State TX	Zip 77385

Representative (if different from Applicant or Property Owner) Firm: MAVERICK ENGINEERING Printed Name: ANDREW MELLEN		Phone (432) 262-0999 Email amellen@maverick-eng.com	
Address 1909 W WALL STREET SUITE K	City MIDLAND	State TX	Zip 79701

Street Address:

Legal Description

Lot: 1-6 Block: 6 Subdivision: QUAIL RIDGE ADDITION SECTION 5

Current Zoning: PD	Proposed Zone: PD (List by tracts if more than one district is requested)
------------------------------	---

Reason for Zone Change Request: UPDATING PD TO REMOVE EASEMENT

Present Use of Property: RESIDENTIAL

Proposed Use of Property: RESIDENTIAL

How would this zone change affect the public health, safety and welfare? NO AFFECT

Describe how conditions affecting the property have changed since present zoning designation: NO CHANGE

Submittal and Fees

Items to be submitted with this application form:

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

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

Applicant (signature):

Date:

Applicant (printed):

Property Owner (signature):

Date: 8/4/25

Property Owner (printed): Cristian Uriel Natero

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

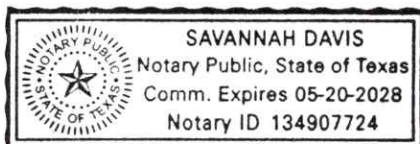
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Andrew Mellen who, being by me duly sworn, upon oath says: That (s)he is the owner of Consultora Quantum LLC or 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.

Andrew L. Mellen
Authorized Agent (signature)

Subscribed and sworn to before me, this 4th day of August, 2025, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check # 5501

Received By: _____

Date:

RECEIVED

AUG 06 2025

Initial: AM

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



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

Project Number: _____

Case Number: _____

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

Printed Name: SEE OWNER

Phone ()
Email

Address

City

State

Zip

Property Owner

Printed Name: SARA PIPKIN

Phone ()
Email

Address

2609 ALKAN STREET

City MIDLAND

State TX

Zip 79706

Representative (if different from Applicant or Property Owner)

Firm: MAVERICK ENGINEERING

Printed Name: ANDREW MELLEN

Phone (432) 262-0999

Email

amellen@maverick-eng.com

Address

1909 W WALL STREET SUITE K

City
MIDLAND

State
TX

Zip
79701

Street Address:

Legal Description

Lot: 1-6

Block: 6

Subdivision: QUAIL RIDGE ADDITION SECTION 5

Current Zoning:

PD

Proposed Zone: PD

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

Reason for Zone Change Request: UPDATING PD TO REMOVE EASEMENT

Present Use of Property: RESIDENTIAL

Proposed Use of Property: RESIDENTIAL

How would this zone change affect the public health, safety and welfare? NO AFFECT

Describe how conditions affecting the property have changed since present zoning designation: NO CHANGE

Submittal and Fees

Items to be submitted with this application form:

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

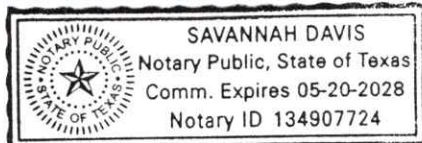
Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): <u>Sara Pipkin</u>	Date: <u>8/6/25</u>
Applicant (printed): <u>Sara Pipkin</u>	
Property Owner (signature): <u>Baylee Adams</u>	Date: <u>8/6/25</u>
Property Owner (printed): <u>Baylee Adams</u>	
The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received. All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.	

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Andrew Mellen who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by Sara Pipkin, 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 6th day of August, 2025, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Site Plan
☒ Application Fee	☒ Plans in Digital Format (PDF/JPEG)
Check # <u>5501</u>	RECEIVED
Received By: <u>Beckitt</u>	
Date: <u>AUG 06 2025</u>	Initial: <u>Be</u>

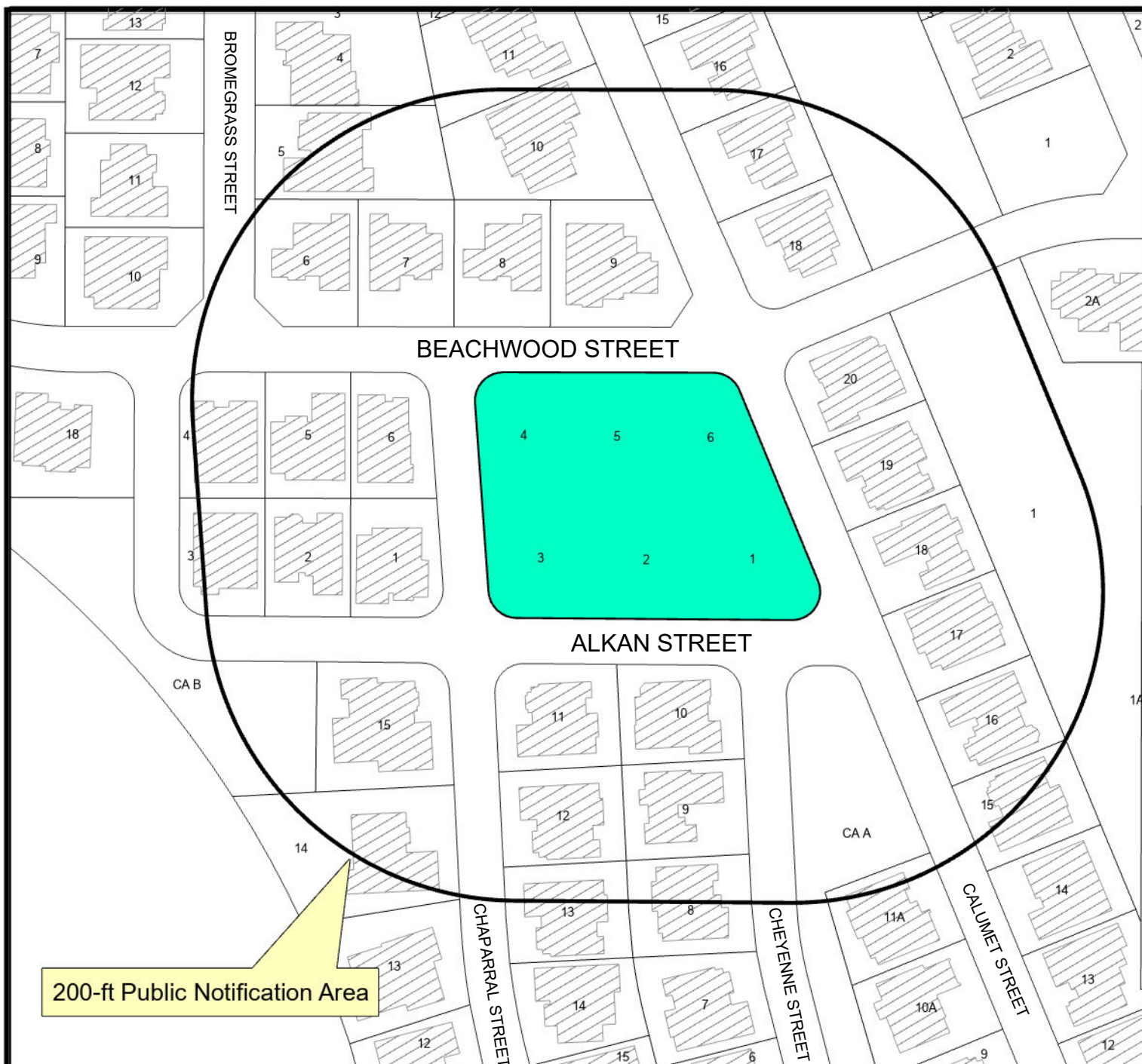
****Application will not be considered for scheduling until reviewed by a planner.****

Special Exception Application

2

Revised 12/16/16





200-ft Public Notification Area

Location Map

Z-25-0439

1 in = 40'

Consider a request by Maverick Engineering, for a zone change from, PD, Planned Development District for Housing Development to an amended PD, Planned Development District for a Housing Development for Lots 1 through 6, Block 6, Quail Ridge Addition, Section 5, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of Beachwood Street and Chaparral Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

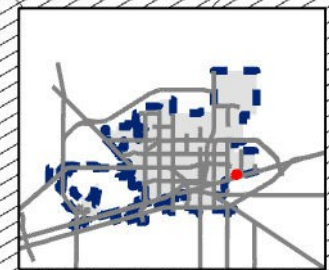
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PD

PD

PD

PD









ZONE CHANGE QUAIL RIDGE

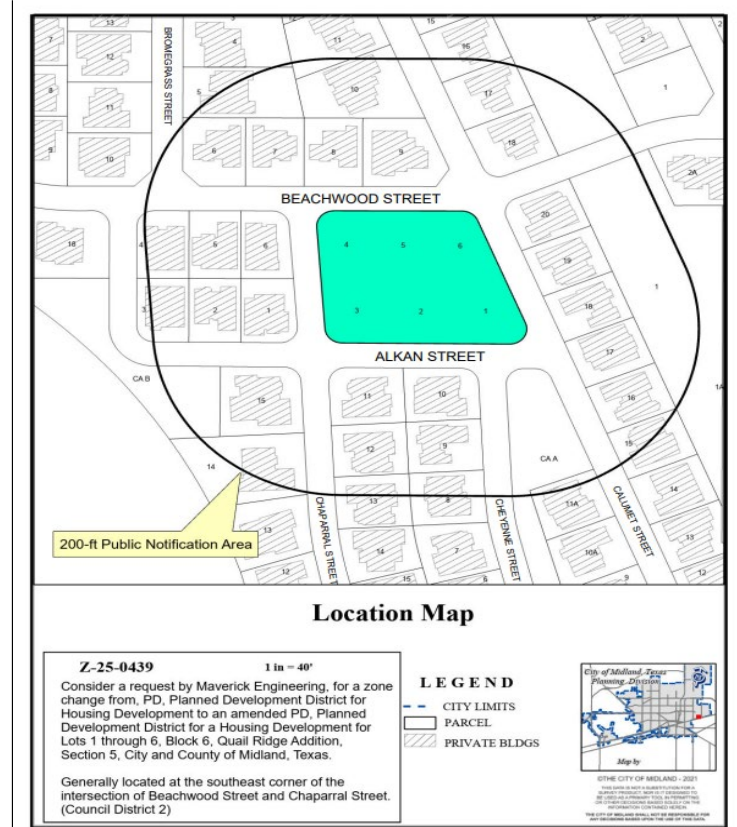


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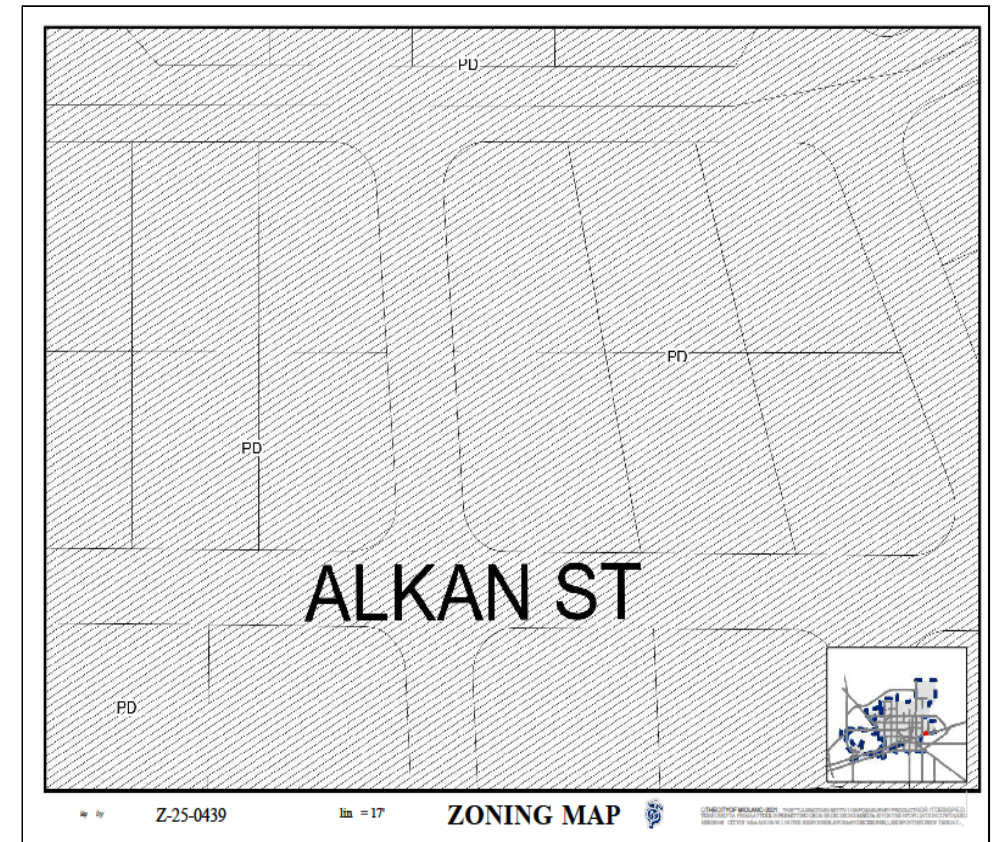
APPLICATION SUMMARY

- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** Generally located at the southeast corner of the intersection of Beachwood Street and Chaparral Street (Council District 2)
- **Reason for Request:** To amend the site plan associated with the current Planned Development District



ZONING

- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
 - **North/East/South/West:** PD, Planned Development District for a Housing Development
- **Proposed Zoning:** An amended PD, Planned Development District for a Housing Development



3



LAND USE

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



4





On Beachwood Street, Looking South

5



COMPREHENSIVE PLAN

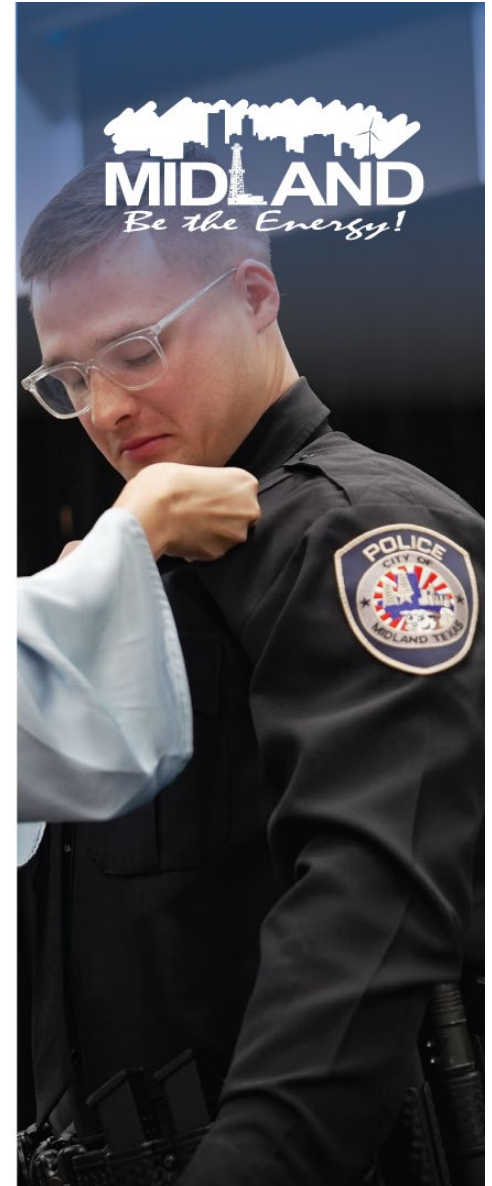
- **Land Use Designation:** Urban-Medium (U-M)
- **Supported Uses:** Supporting uses include a mix of residential use, schools, churches, and low-dense commercial.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
 - A. That the Property shall significantly conform to the site plan attached hereto as Exhibit A; provided, however, that the building footprints shown on the site plan shall be considered illustrative.
 - B. That the minimum front yard setback shall be 15 feet.

7



STAFF'S RECOMMENDATION

- C. That a minimum of two off-street parking spaces shall be provided on each lot.
- D. That Ordinance No. 9732 shall remain in full force and effect except to the extent that it is superseded by this ordinance.

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: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Hold a public hearing and consider an ordinance amending the conditions and restrictions of ordinance No. 10619 which granted a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on-premises consumption in a Lounge on the east 50 feet of Lots 10 through 12, Block 61, Original Town, City and County of Midland, Texas. (Generally located on the south side of West Wall Street, approximately 110 feet east of South Carrizo Street.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

This is to consider an ordinance amending Ordinance 10619 which granted a Specific Use Designation With Term for the sale of all Alcoholic Beverages for on-premises consumption in a Lounge known as Hot Shots, located at 615 West Wall Street.

Current Zoning:

CB, Central Business District

Analysis:

The property is zoned CB, Central Business District. CB zoning allows Alcoholic Beverages Sales for On-Premises Consumption in a lounge with the approval of an SUD. The total area of the Lounge, Hot Shots, is 4,200 square feet and the proposed alcohol serviceable area is 4,000 square feet.

The proposed hours of operation:

Tuesday through Saturday from 6 p.m. to 1:45 a.m.

The proposed hours of alcohol service:

Tuesday through Saturday from 6 p.m. to 1:45 a.m.

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

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

There are no churches, private schools, public schools, public school grounds, athletic stadium, public hospital within 300 feet measurement along the property lines of the street fronts, and from the front door in a direct line across intersection where they occur within this site.

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." Hot Shots, is a destination where Midland residents will gather and socialize.

Hot Shots submitted an application for a Specific Use Designation (SUD) on March 11, 2025, following notification of non-compliance with the Midland City Code. The establishment has been in operation since 2005 but has not previously held a specific use designation authorizing the sale of alcohol. The application proceeded through the required meetings and received a recommendation for approval from the Planning and Zoning Commission. The request was then forwarded to City Council, which approved the SUD but imposed conditions not typically associated with standard SUD cases. These conditions can be seen in Ordinance No. 10619 which is attached.

On April 7, 2025, the Planning and Zoning Commission formally recommended approval of the SUD. Subsequently, City Council held a public hearing on April 22, 2025, where the request was approved with the following conditions: (1) the operator must provide two certified peace officers as security personnel on Fridays and Saturdays between 9:00 p.m. and 1:45 a.m., and (2) the SUD would be subject to review by City Council within 60 days, and again in seven months. A second reading of the item was held on June 10, 2025, during which Council amended the conditions to require two Level II certified

security guards in place of peace officers and scheduled the matter for review in both 60 days and seven months.

During the 60-day review, which took place at the August 12, 2025 City Council meeting, staff presented data showing a summary of the incidents report from 2024 to present as well as a monthly average of the incidents during said time frame which can be seen in Figure 1 below. The most up to date table which includes the incidents for August so far can be seen in Figure 2.

Figure 1

	2024	2025 (through July)	Total
Double Bar	34	40	74
Hot Shots	41	36	77
The Bar	53	14	67
Total	128	90	218

Hot Shots incident summary:

- 11 incidents reported between May and July; or **3.7 average monthly incidents**.
- Prior to security, monthly incidents averaged 4.5 between August and April (excluding March).
- Monthly average of 3.7 incidents between May and July is slightly higher than the 3.3 monthly average during the same months last year.

Figure 2

	2024	2025 (Through August)	Total
Double Bar	34	40	74
Hot Shots	41	37	78
The Bar	53	18	71
Total	128	95	223

Based on the above data staff recommended that Condition D of Ordinance No. 10619 read as follows:

“The operator of the Establishment shall provide a minimum of two security guards who are Level II certified, as required by the State of Texas for a security officer commission or a license as a noncommissioned security officer, on the premises of the establishment during hours of operation from Tuesday through Saturday, between 9:00 p.m. and 2:30 a.m. of the following day.”

Based on staff’s report and recommendation, City Council directed staff to begin the process of amending the ordinance as described above. The process for making the above amendment required that the proposed amendment be considered by the Planning & Zoning Commission by holding a public hearing and providing a recommendation to City Council. It must then be considered by Council in two readings with one being a public hearing.

Staff recommends approval of this proposed amendment.

Letters of Objection:

As of August 27, 2025, staff has received no letters of objection to this proposed amendment.

Attachments:

Application

Ordinance No. 10619

Floor Plan

Maps

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: DAVID CHIN

Phone (432) 352-7986

Email MANIX782@yahoo.com

Address

615 W. WALL STREET

City

MIDLAND

State

TX

Zip

79701

Property Owner

Printed Name: Same as above

Phone ()

Email

Address

City

State

Zip

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Phone ()

Email

Address

City

State

Zip

Street Address: 615 W. WALL STREET MIDLAND, TEXAS 79701

Business Name: HOT SHOTS

Legal Description

Lot: _____

Block: _____

Subdivision: _____

Current Zoning: _____

Reason for Request: _____

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

Proposed/Current Days and Hours of Operation: TUESDAYS THROUGH SATURDAY

Proposed Days and Hours of Alcohol Service: 6:00 PM - 1:45 AM

Total Square Footage of Business: 4,200

Square Footage of Alcohol Serviceable Area: 4,000

Restroom Fixtures:

Men

Toilets/Urinals: 1 / 3

Bathroom Sinks: 1

Women

Toilets: 2

Bathroom Sinks: 1

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

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

Signatures

Applicant (signature):



Date:

3/5/25

Applicant (printed):

DAVID CHIN

Property Owner (signature):



Date:

3/5/25

Property Owner (printed):

DAVID CHIN

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

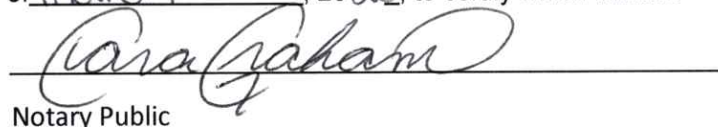
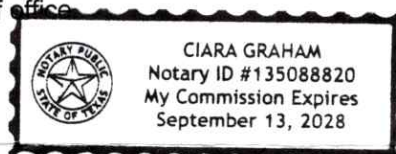
If an agent is authorized by the property owner to file and execute application on behalf of property owner, agent must complete the affidavit below.

**STATE OF TEXAS
COUNTY OF MIDLAND**

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

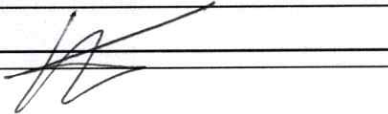


Subscribed and sworn to before me, this 6th day of March, 2025, to certify which witness my hand and seal of office.


Notary Public**FOR OFFICE USE ONLY**☒ Property Owner Authorization☒ Dimensioned Floor Plan☒ Application Fee☒ Site PlanCheck # 8975☐ Plans in Digital Format (PDF/JPEG)

RECEIVED

Received By:

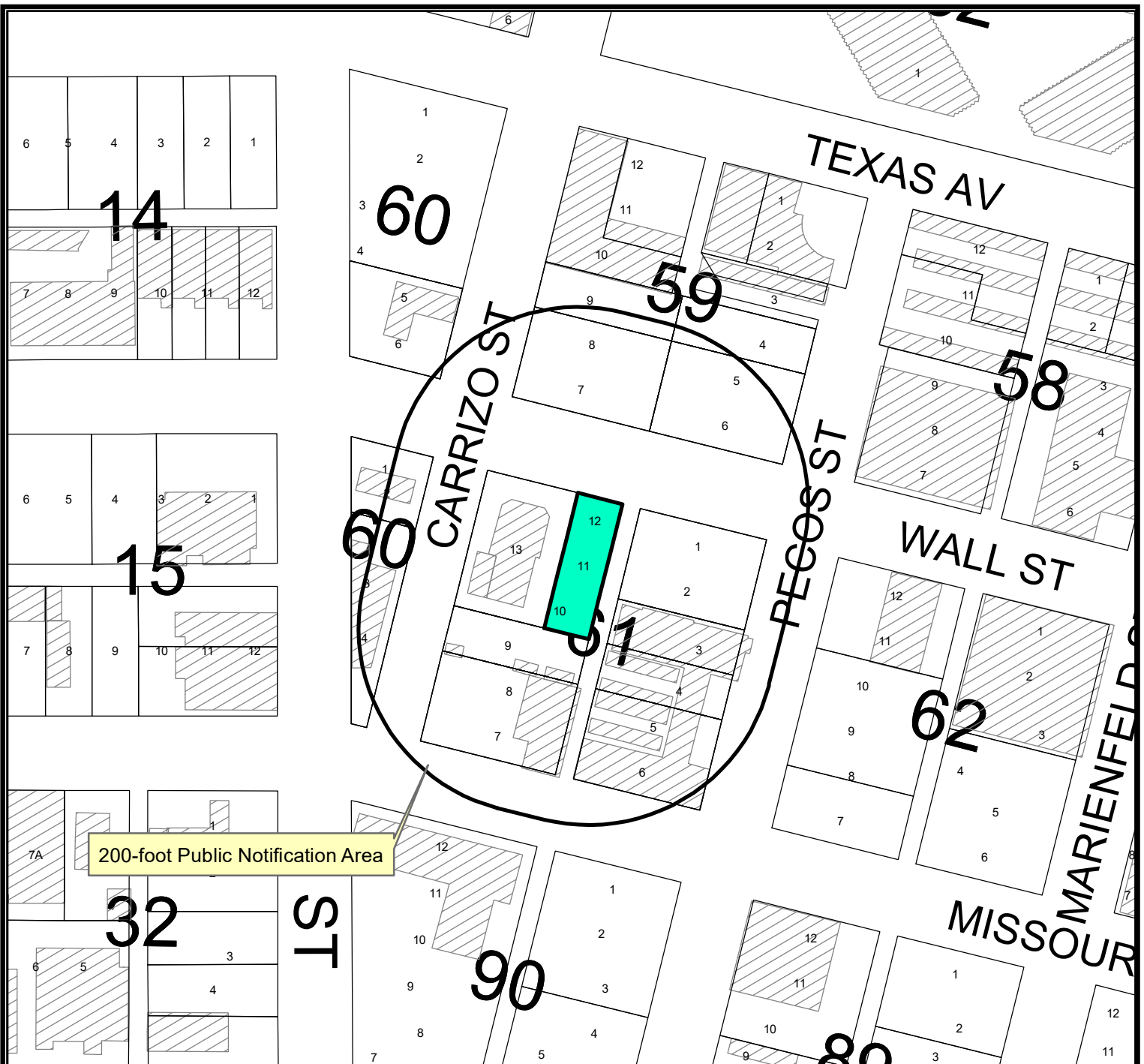


Date:

MAR 10 2025

Initials

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



Location Map

SUD-25-0195

Scale: 1" = 861'

Consider a request by David Chin for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a bar on the east 50 feet of Lot 10 through and 12, Block 39, Original Town, City and County of Midland, Texas.

Generally located on the south side of West Wall Street approximately 110 feet east of South Carrizo Street. (Council District 3)

LEGEND

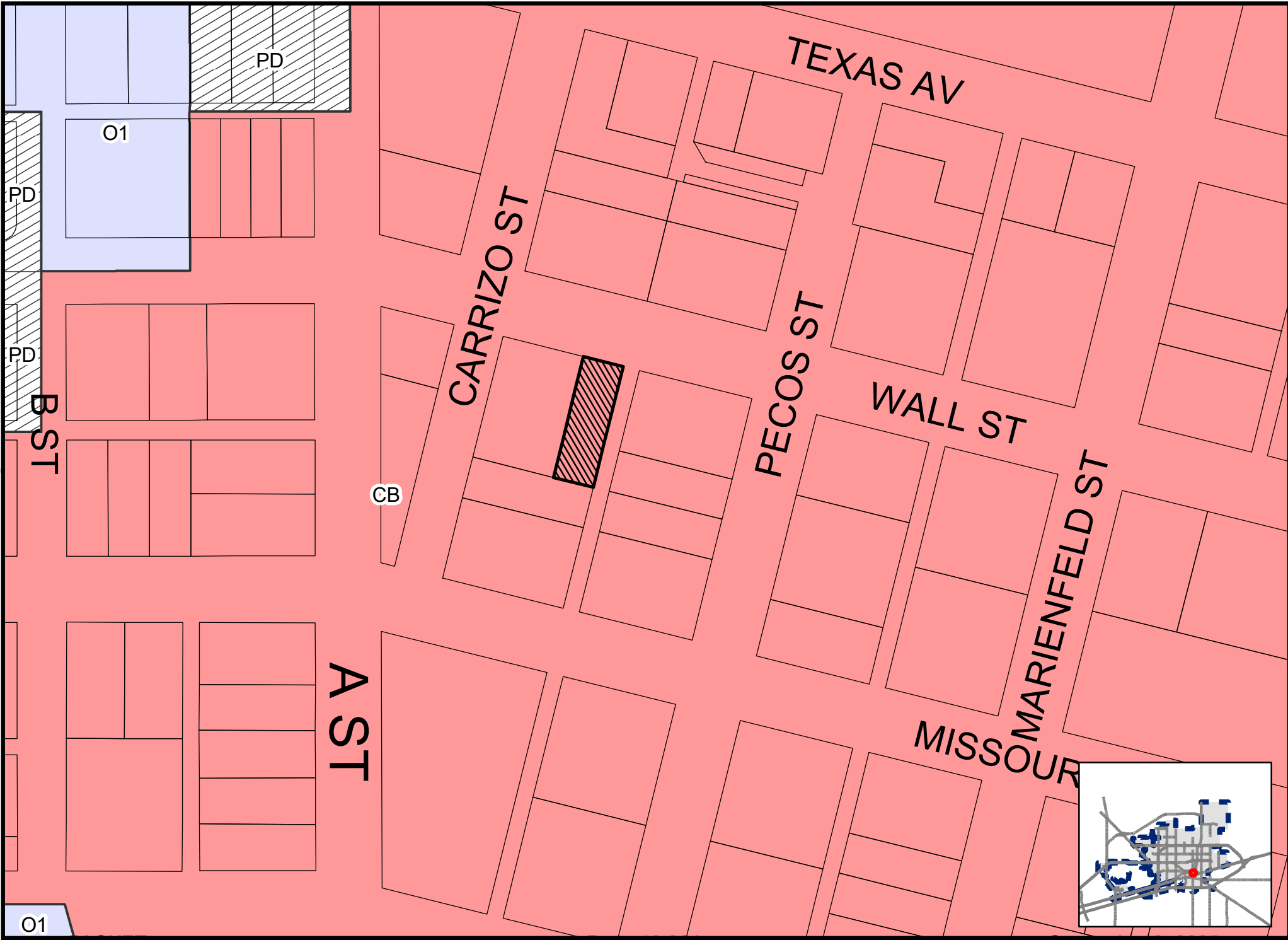
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



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O1

PD

PD

PD

BST

CB

A ST

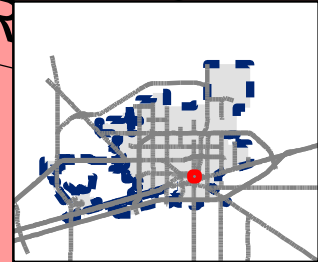
CARRIZO ST

PECOS ST

TEXAS AV

WALL ST

MISSOURI
MARIENFELD ST



PACKET

Page 13.224

September 2, 2025

Map by AMM, 5/11/2025

SUD-25-0195

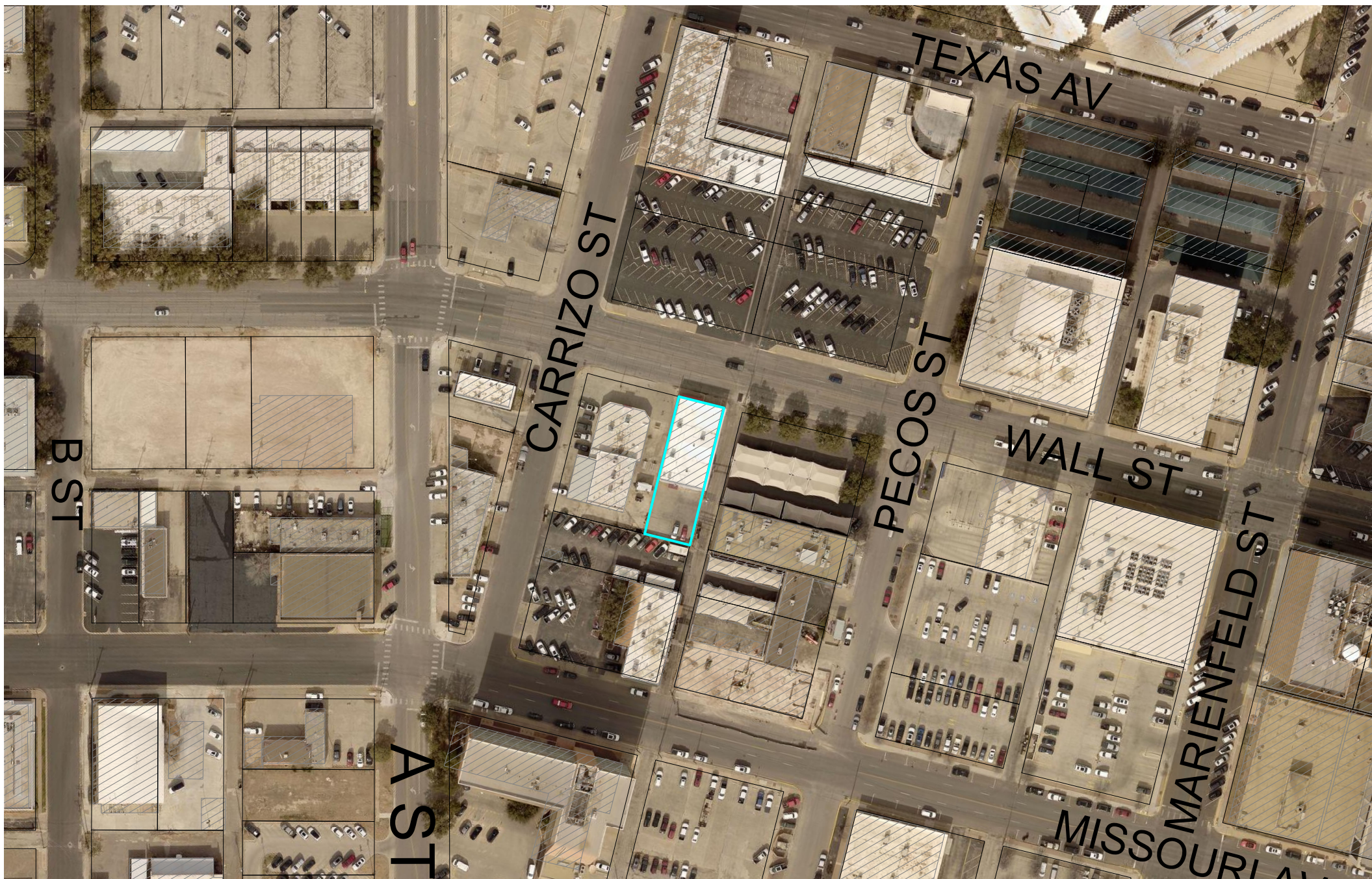
Scale: 1" = 753'

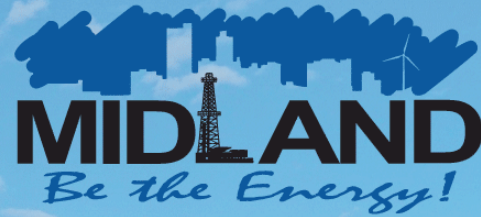
ZONING MAP



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ITEM

SPECIFIC USE DESIGNATION HOT SHOTS

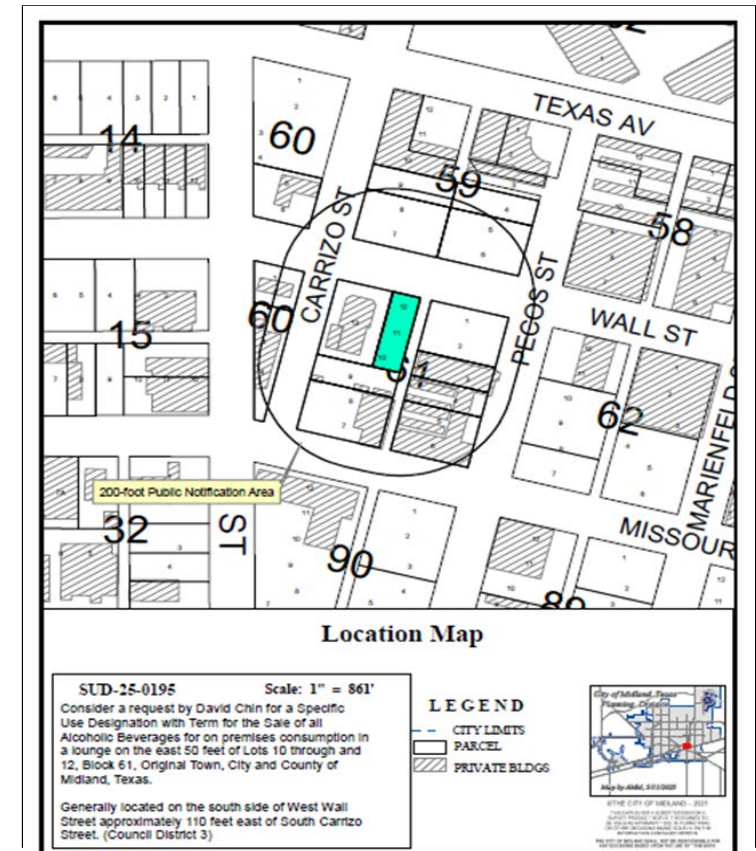


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APPLICATION SUMMARY

- **Property owner & applicant:** David Chin
- **Location:** 615 West Wall Street (Council District 3)
- **Type of Business:** Lounge/Bar
- SUD allowing for on-site sale and consumption of alcohol **approved June 10, 2025, with conditions**

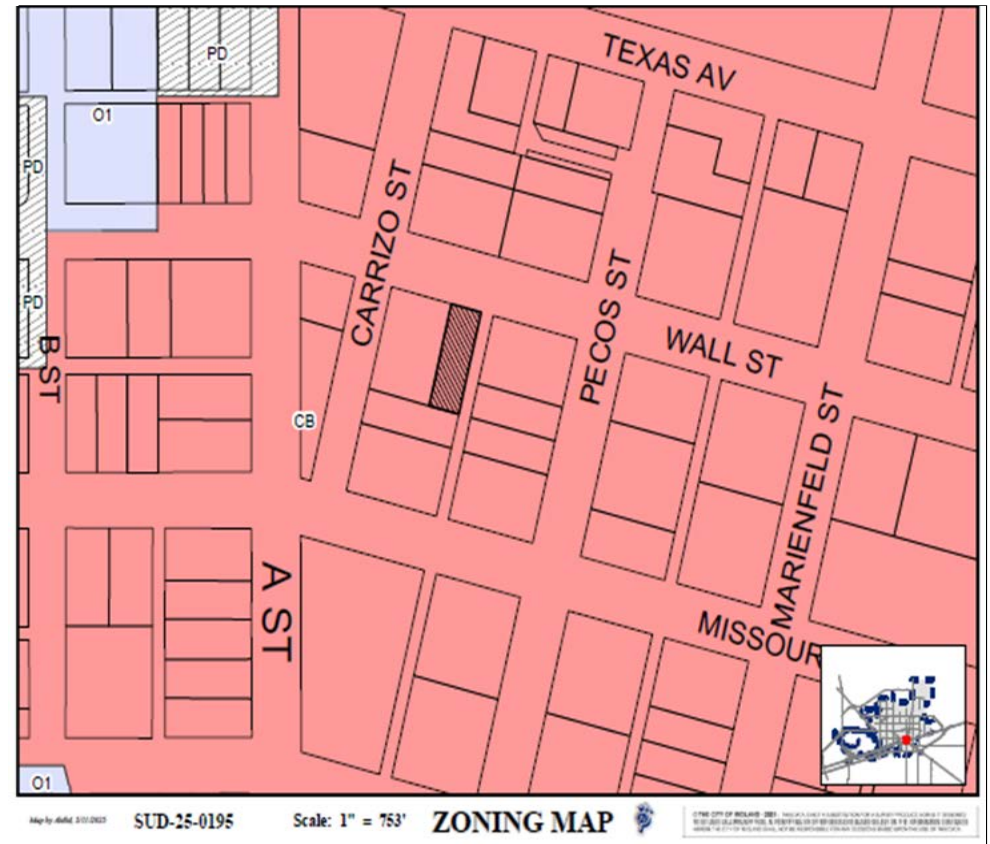


- For existing lounge
- **Area of Business:** 4,200 SF
- **Serviceable Area:** 4,000 SF
- **Hours of Operation and Alcohol Sales:** Tuesday through Saturday from 6 p.m. to 1:45 a.m.



ZONING

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

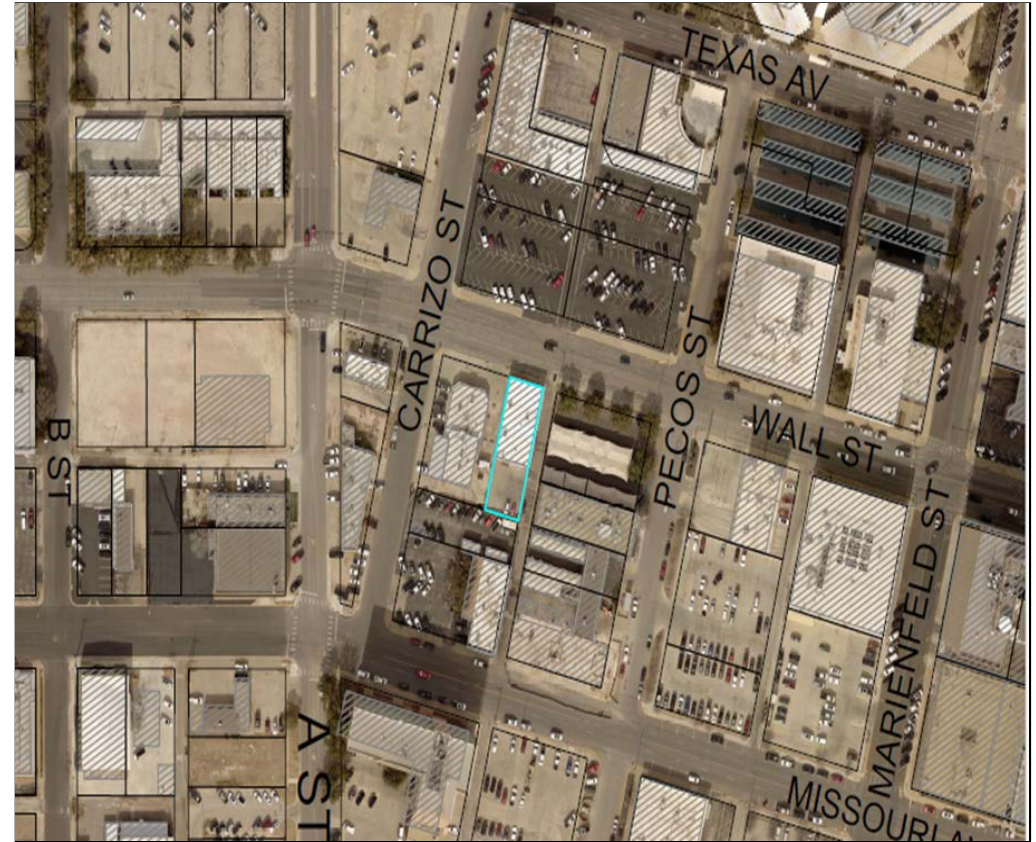


5



LAND USE

- **Current Use:** Lounge
- **Surrounding Uses:**
 - **North:** Commercial Building
 - **South:** The Bar
 - **East:** BTA Oil Building
 - **West:** Double Bar Saloon



6





On West Wall Street, Looking South

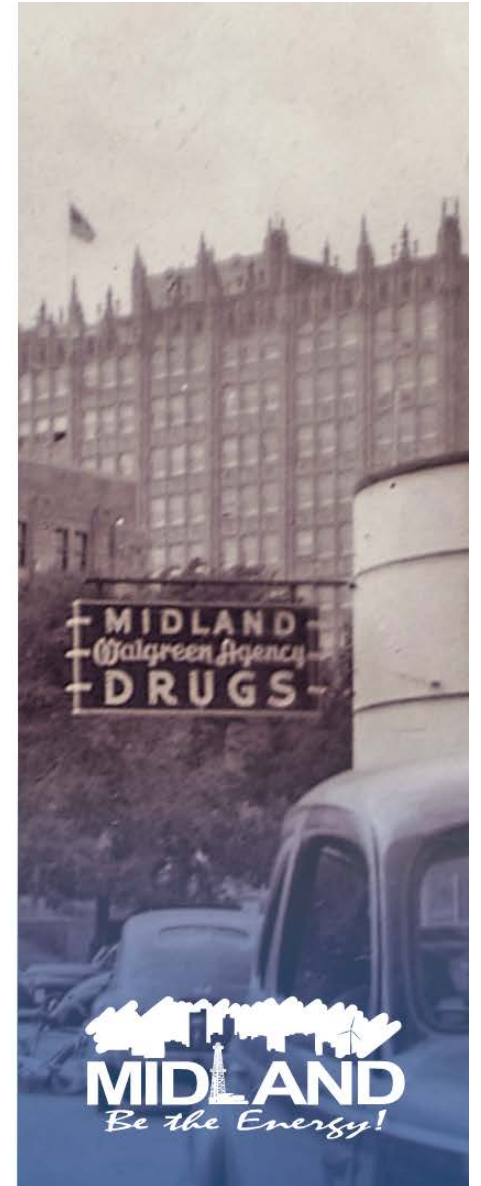
7



COMPREHENSIVE PLAN

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

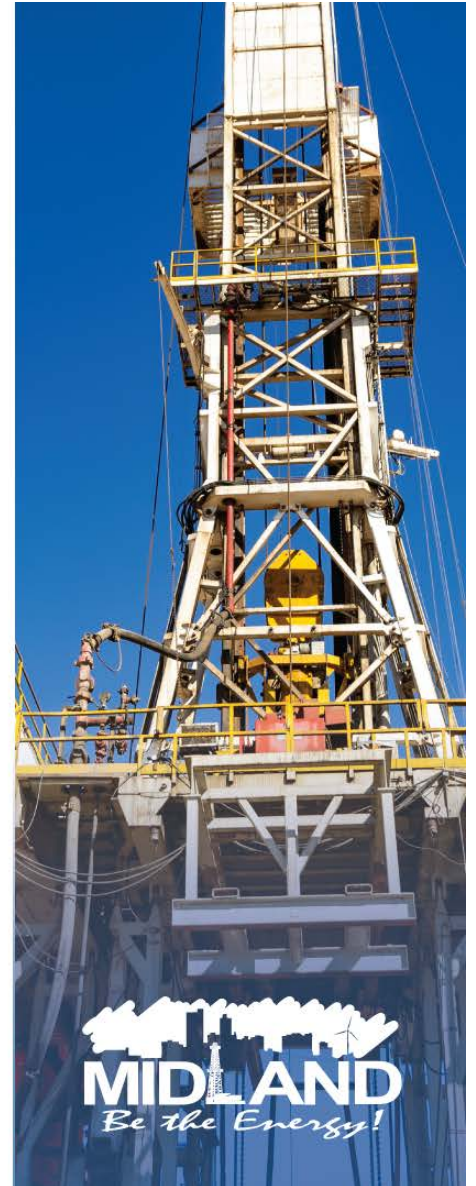
9



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*.

10



BALANCING IMPACT & COMPATIBILITY THROUGH SUDS (11-1-9.07)

- An SUD allows **case-by-case** review of certain land uses that may have greater impacts than typical uses in a zoning district
- It ensures these uses are only approved where appropriate, based on location and context
- **Council can require conditions** (e.g., screening, hours of operation) to reduce impacts on surrounding properties

12



KEY CONSIDERATIONS FOR SUDS

- To protect public safety and surrounding properties, City council may evaluate:
 - Pedestrian and traffic safety
 - Access and circulation
 - Drainage and fire protection
 - Adequate parking and loading
 - Noise, lighting and visual impacts
 - Building height and compatibility with surroundings
- Council may also set conditions- such as time limits or screening- to reduce impacts on nearby properties and safeguard the public.

APPROVAL AND CONDITIONS

- The Planning & Zoning Commission recommended approval of this request on April 7, 2025.
- **City Council approved this SUD with term on June 10, 2025, with the below conditions:**
 - A. That the serviceable area of the Establishment shall be **limited to approximately 4,000 square feet** as shown in Exhibits A, which are attached hereto and incorporated herein for all purposes.

14



APPROVAL AND CONDITIONS

- B. That the sale and on-premises consumption of alcoholic beverages shall **conform to all applicable state and local laws.**
- C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following:
Tuesday through Saturday from 6 p.m. to 1:45 a.m. of the following day.

15



APPROVAL AND CONDITIONS

- D. That the operator of the Establishment shall **provide a minimum of two certified security guards** on the premises of the establishment during hours of operation on **Tuesday through Saturday** that **occur between 9 p.m. and 2:30 a.m. of the following day.**
- E. That the **occupancy of the Establishment shall not exceed the maximum occupancy** determined by the Building Code and Fire Code.

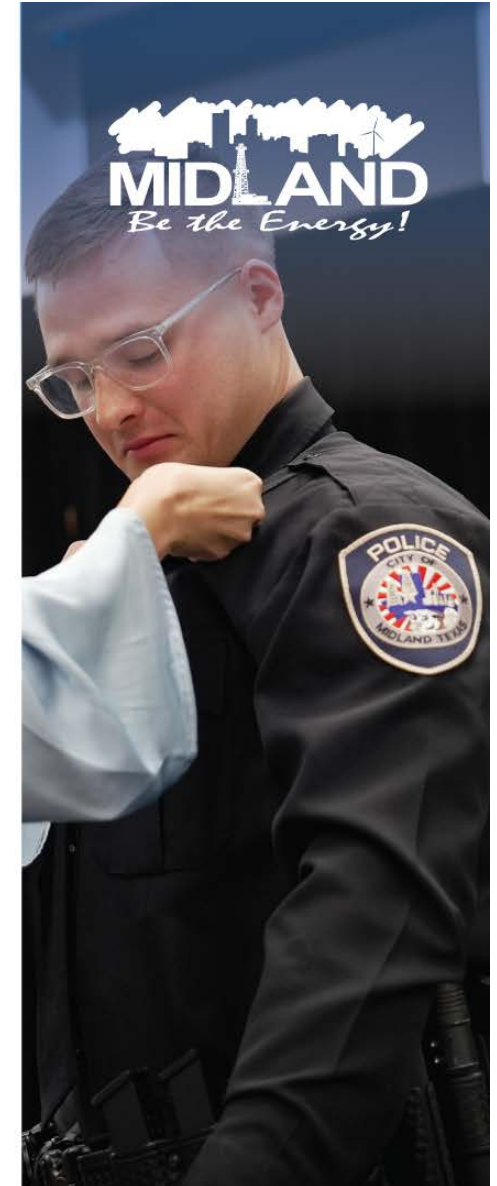
16



APPROVAL AND CONDITIONS

- F. That the Establishment shall **meet the requirements of the Fire Department and the Code Administration Division.**
- G. 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.

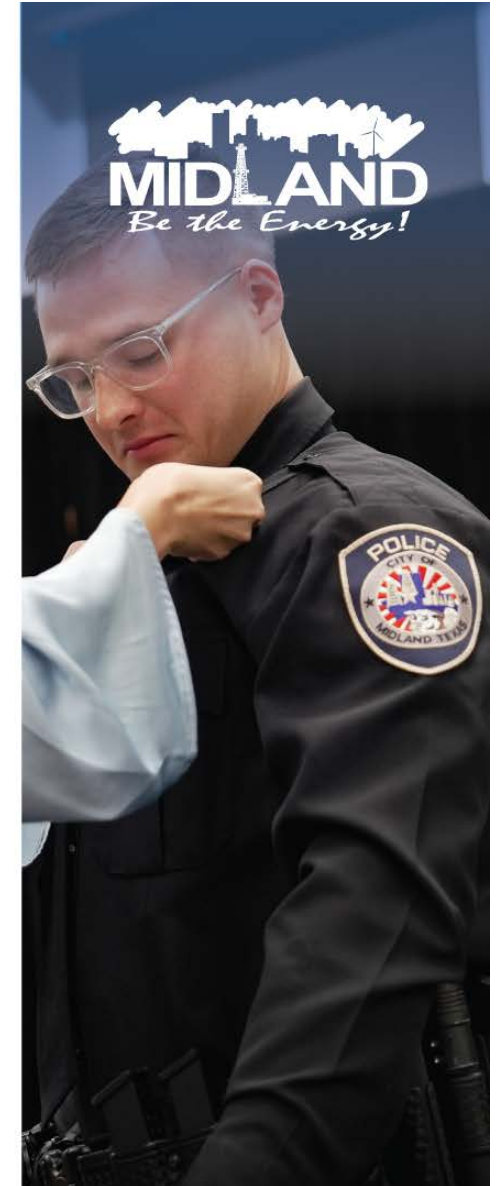
17



APPROVAL AND CONDITIONS

H. 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.**

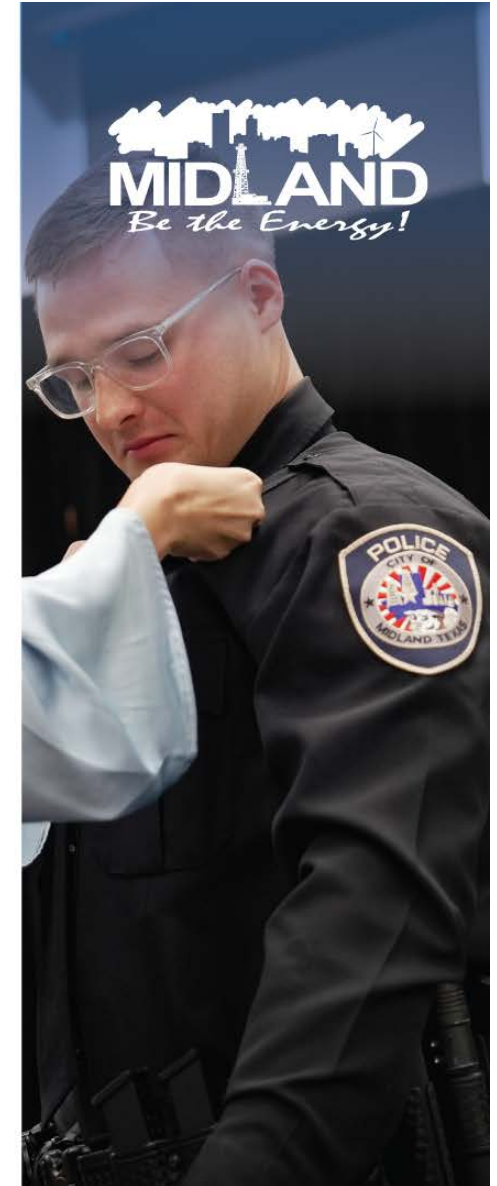
18



APPROVAL AND CONDITIONS

I. That in addition to the review specified in subsection I, the Specific Use Designation With Term granted herein **will be reviewed by the City Council within seven months**. The City Council may consider factors including, but not limited to, (1) whether the conditions and restrictions of this Specific Use Designation With Term have been satisfied and (2) the volume and types of incidents reported to have occurred on the premises of the establishment. Based upon such review, the City Council may direct staff to begin the process to amend the conditions and restrictions of the Specific Use Designation With Term or to repeal this ordinance.

20



CONSIDERATIONS

Incident Report Summary

	2024	2025 (Through August)	Total
Double Bar	34	40	74
Hot Shots	41	37	78
The Bar	53	18	71
Total	128	95	223

Hot Shots incident summary:

- 11 incidents reported between May and July; or **3.7 average monthly incidents**.
- Prior to security, monthly incidents averaged 4.5 between August and April (excluding March).
- Monthly average of 3.7 incidents between May and July is slightly higher than the 3.3 monthly average during the same months last year.



MISSION

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

ORDINANCE NO. 10619

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO GRANT A SPECIFIC USE DESIGNATION WITH TERM FOR THE EAST 50 FEET OF LOTS 10 THROUGH 12, BLOCK 61, ORIGINAL TOWN ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS (GENERALLY LOCATED ON THE SOUTH SIDE OF WEST WALL STREET, APPROXIMATELY 110 FEET EAST OF SOUTH CARRIZO STREET), WHICH IS PRESENTLY ZONED CB, CENTRAL BUSINESS DISTRICT, ALLOWING SAID PROPERTY TO BE USED FOR THE SALE OF ALL ALCOHOLIC BEVERAGES IN A LOUNGE FOR ON-PREMISES CONSUMPTION; MAKING SAID DESIGNATION SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS CONTAINED HEREIN; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION

WHEREAS, the City Planning and Zoning Commission and the Governing Body of the City of Midland, Texas, in compliance with the City Charter, the City Code, and State law, have given the requisite notices by United States mail, publication and otherwise; and after holding due hearings affording a full and fair hearing to all of the property owners generally, and particularly to those interested persons situated in the affected area and in the vicinity thereof, the Governing Body of the City of Midland finds that the public convenience will be best served by granting a Specific Use Designation With Term for the east 50 feet of Lots 10 through 12, Block 61, Original Town Addition, City and County of Midland, Texas (the "Property"), as set out hereinafter;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS:

SECTION ONE. That the Zoning District Map of the City of Midland, Texas, is hereby amended to grant the Property a Specific Use Designation With Term for the sale of all alcoholic beverages in a lounge (the "Establishment") for on-premises consumption, together with the uses permitted in the present CB, Central Business District.

SECTION TWO. That the Property shall be subject to the following conditions and restrictions:

- A. That the serviceable area of the Establishment shall be limited to approximately 4,000 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 all applicable state and local laws.
- C. That the days and hours of alcoholic beverage sales and consumption shall be limited to Tuesday through Saturday from 6:00 p.m. to 1:45 a.m. of the following day.
- D. That the operator of the Establishment shall provide a minimum of two security guards who are Level II certified, as required by the State of Texas for a security officer commission or for a license as a noncommissioned security officer, on the premises of the Establishment during hours of operation on Friday and Saturday that occur between 9:00 p.m. and 1:45 a.m. of the following day.
- E. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.
- F. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.
- G. 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.
- H. 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.
- I. That the Specific Use Designation With Term granted herein will be reviewed by the City Council within 60 days. In conducting the review, the City Council may consider factors including, but not limited to, (1) whether the conditions and restrictions of this Specific Use Designation With Term have been satisfied and (2) the volume and types of incidents reported to have occurred on the premises of the Establishment. Based upon such review, the City Council may direct staff to begin the process to amend the conditions and restrictions of the Specific Use Designation With Term or to repeal this ordinance.
- J. That in addition to the review specified in Subsection I, the Specific Use Designation With Term granted herein will be reviewed by the City Council within seven months. In conducting the review, the City Council may consider factors including, but not limited to, (1) whether the conditions and restrictions of this Specific Use Designation With Term have been satisfied and (2) the volume and types of incidents reported to have occurred on the premises of the Establishment. Based upon such review, the City Council may direct staff to begin the process to amend the conditions and restrictions of the Specific Use Designation With Term or to repeal this ordinance.

SECTION THREE. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances,

inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION FOUR. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance. The Council of the City of Midland hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION FIVE. The penalty for violation of this ordinance shall be in accordance with the general penalty provisions contained in Section 1-3-1 of the City Code of Midland, Texas, which provides for a fine not exceeding two thousand dollars (\$2,000.00).

SECTION SIX. The City Secretary is hereby authorized and directed to publish the descriptive caption of this ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

The above and foregoing ordinance was duly proposed, read in full and adopted on first reading, the 22nd day of April, A.D., 2025; and passed to second reading on motion of Council member Norman, seconded by Council member Ladd, by the following vote:

Council members voting "AYE": Burkholder, Stretcher Burkes, Poole, Blong, Stubbs, Ladd, Norman

Council members voting "NAY": None

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Council member Norman, seconded by Council member Stubbs, on the 10th day of June, A.D., 2025, at a regular meeting of the City Council:

Council members voting "AYE": Burkholder, Stretcher Burkes, Blong, Stubbs, Ladd, Norman

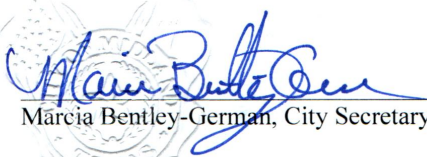
Council members voting "ABSTAIN": Poole

Council members voting "NAY": None

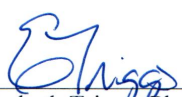
PASSED AND APPROVED THIS 10th day of June, A.D., 2025.


Lori Merritt Blong, Mayor

ATTEST:


Marcia Bentley-German, City Secretary

APPROVED AS TO CONTENT
AND COMPLETENESS:


Elizabeth Triggs, Planning and Development Officer

APPROVED ONLY AS TO FORM:

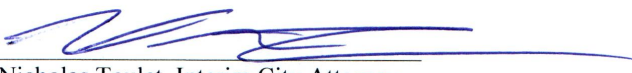
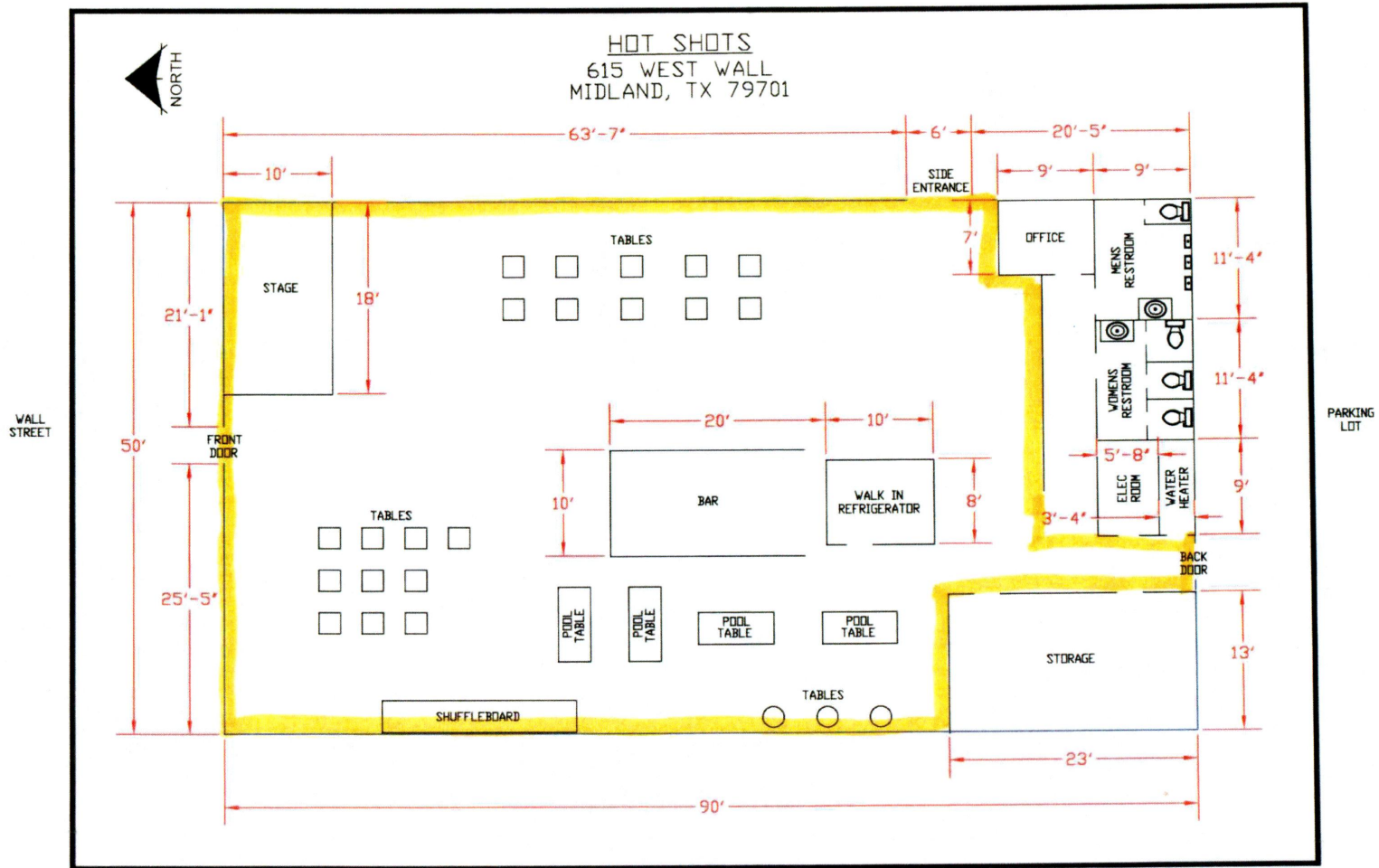

Nicholas Toulet, Interim City Attorney

EXHIBIT A





Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Dahlia Warehouse District, being a 131.00-acre tract of land out of Section 25 and Section 36, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North Farm to Market Road 1788, approximately 200 feet south of West County Road 60.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Magrym Consulting, on behalf of DWD 1788, LLC, is requesting to plat a 131.00-acre tract of land located on the west side of North Farm to Market Road 1788 into 35 lots in order to obtain addressing 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 FEES: There are no impact fees associated with this plat. Plat outside designated service areas. [For Applicant's Information Only.]

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

PAVING: FM 1788 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 48" water exists south of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

PRO RATA: None. [For Applicant's Information Only.] SEWER: Deferral request for sewer improvements were administratively approved on 8/9/2025. [For Applicant's Information Only.]

DRAINAGE: Drainage report mark-ups/comments were sent back on 8/9/2025. [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 or gas jurisdiction. Plugged and Abandoned (P&A) well ST NW #2501 API # 32936036 needs to be identified. Include language in plat notes- No structure shall be built over Plugged and Abandoned well. Plugged and Abandoned (P&A) well ST NW #2509 API # 32938079 shows to a P&A well via TRRC GIS. If so then no 135' radius is required. Include language in plat notes- No structure shall be

built over Plugged and Abandoned well. If this well is actually active, leave it as is.

GIS: (Approved)

Access easements need County names. (Confirm with County) For donation deed, depict it's use. Label private access and utility as easement. Label Craddick Hwy. Depict easement for 2018-1638. (if being vacated, consult Planning)

ADDRESSING: (Approved)

County Plat - To be addressed by MECD

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 35 proposed lots of Dahlia Warehouse District, PLAT OF A 131 ACRE TRACT OF LAND OUT OF SECTION 25 AND SECTION 36, BLOCK 41, T-1-S, T. & P. RR. CO. SURVEY each lot is 1 acres and above 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)

Include 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." [11-2-5(B)8(b)]

MCAD shows the owner as Cumberland & Western Resources LLC. Provide title document showing proof of ownership at final submittal. [Midland City Code 11-2-3(H)3(e)]

The plat is over 25 acres and will need to be approved City Council [Informational]

Remove the "R" numbers from the surrounding subdivisions [Informational]

Provide the owners phone number [Midland City Code 11-2-3(A)1(a)(2)]

Label the acknowledgement and the owner's certificate [Informational]

Staff recommends approval of the Preliminary Plat of Dahlia Warehouse District, subject to the following conditions.

Conditions:

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

Attachments:

Final Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number: SUB-25-0832
Case Number: _____

Proposed Subdivision Plat Name: DAHLIA WAREHOUSE DISTRICT

Legal Description (attached sealed Metes and Bounds): _____

BEING A 131.00 ACRE TRACT OF LAND, OUT OF SECTION 25 AND 36, BLOCK 41, T 1 S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS.

Property Owner

Printed Name: DWD 1788, LLC

Phone (214) 704-6201

Email

redredmann@dahlia.com

Address PO BOX 50910

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 110 W Louisiana

City Midland

State TX

Zip 79701

Current Zoning: NA

Reason for Platting: Subdivide and obtain septic permits and addresses

Plat Information

Total Acreage: 131

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 35

Number of Multi-family Dwelling Units: _____

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature):

Date: 8/6/25

Property Owner (printed): Adam Cuyus

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.

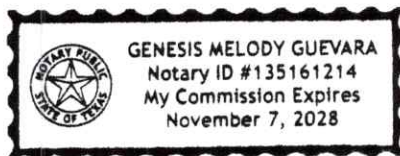
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

**STATE OF TEXAS
COUNTY OF MIDLAND**

Before me, the undersigned authority, on this day personally appeared _____ who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ 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.

Authorized Agent (signature)

Subscribed and sworn to before me, this 6th day of August, 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)**RECEIVED**

Check # 1568

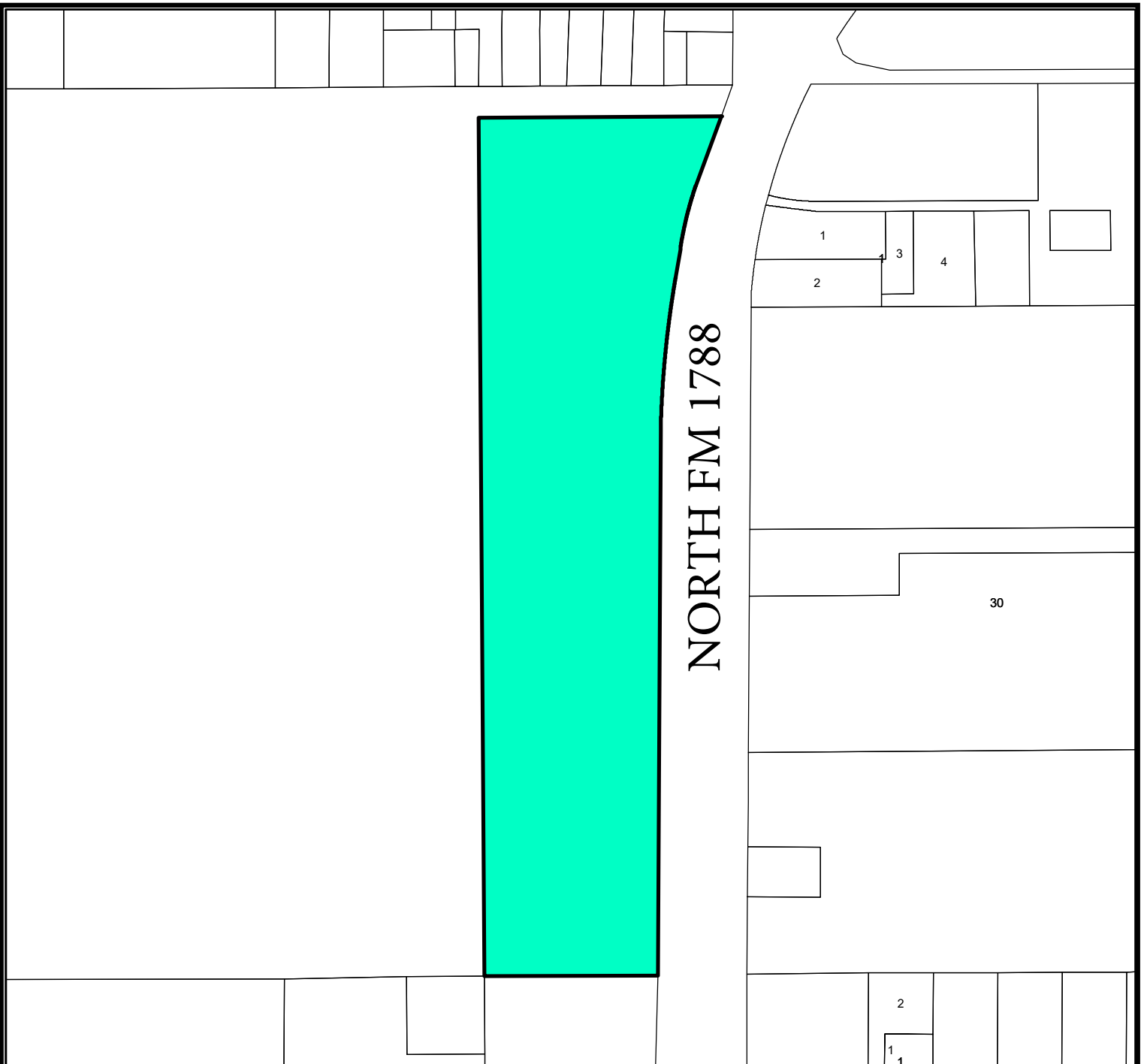
AUG 06 2025

Received By:

Date:

Initial:

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



Location Map

SUB-25-0832

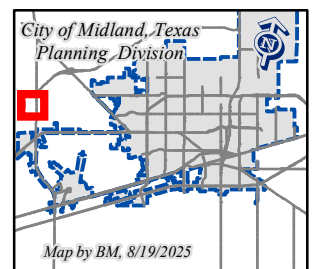
Scale: 1" = 864'

Proposed plat of Dahlia Warehouse District, being a 131.00-acre tract of land out of Section 25 and Section 36, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the west side of North Farm to Market Road 1788, approximately 200 feet south of West County Road 60. (Extraterritorial Jurisdiction)

LEGEND

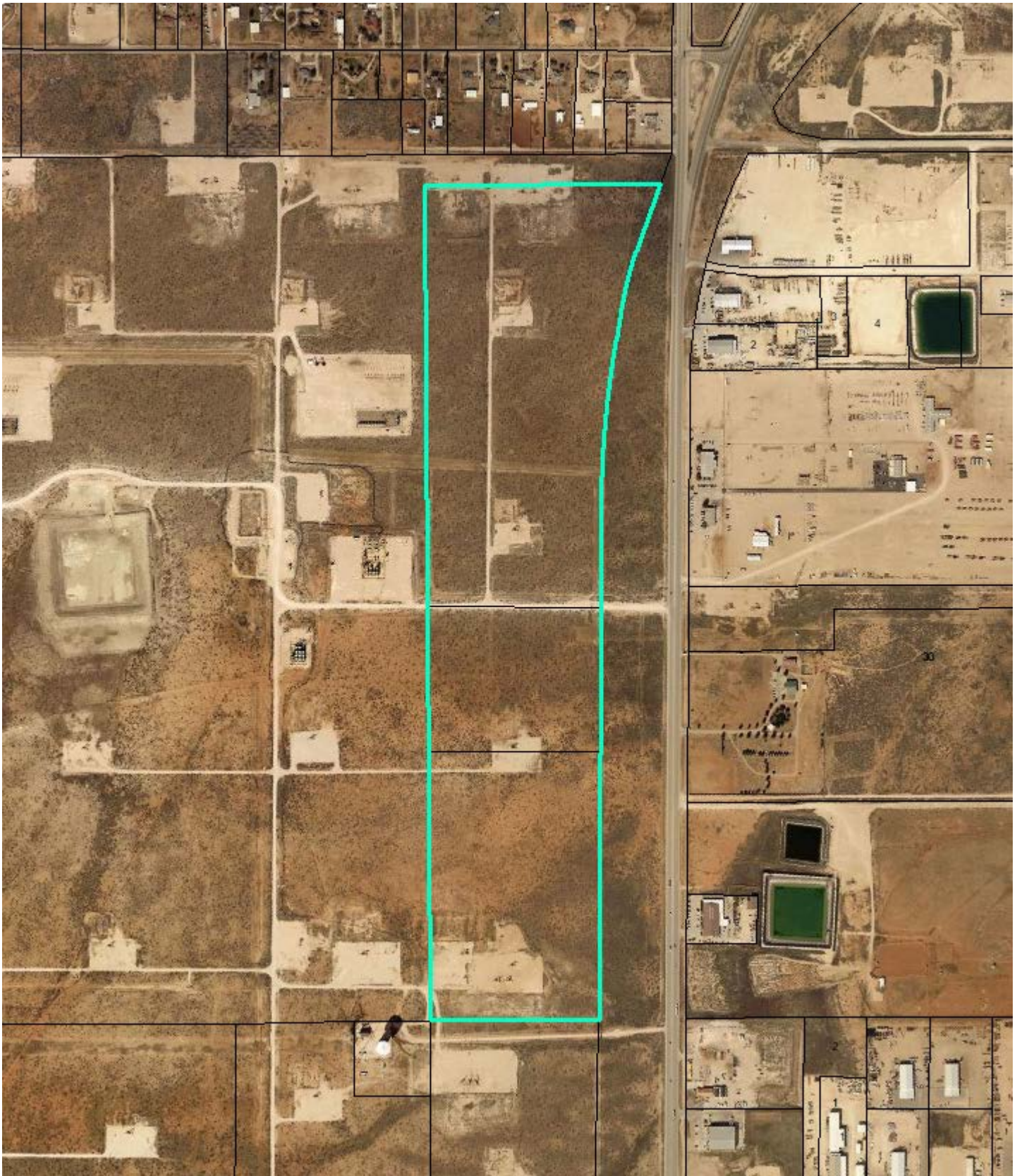
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

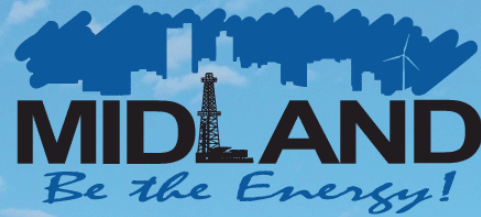


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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





PRELIMINARY PLAT DAHLIA WAREHOUSE DISTRICT



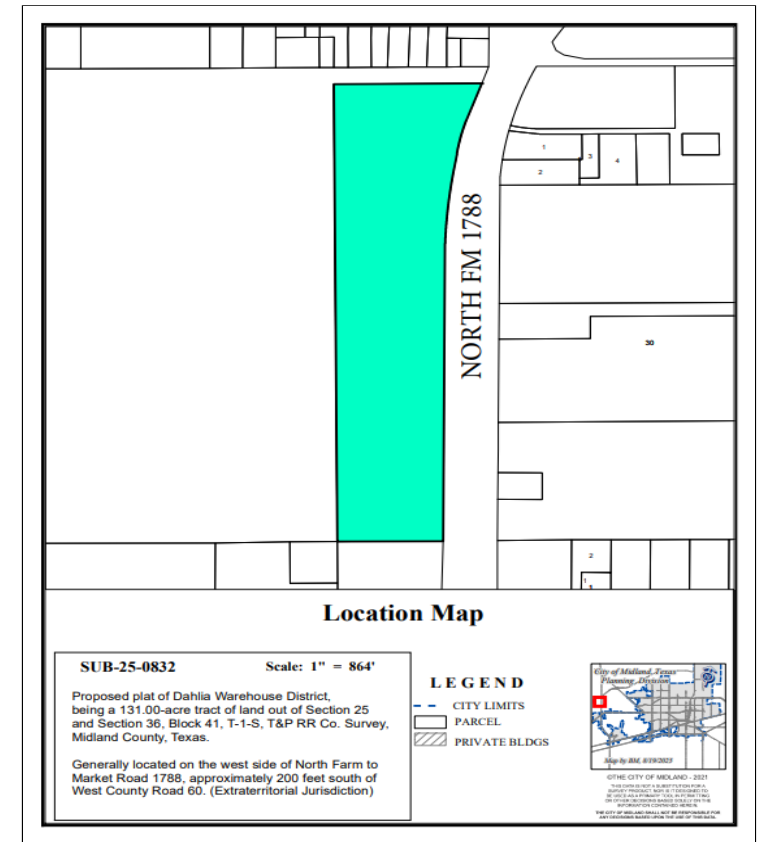
Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

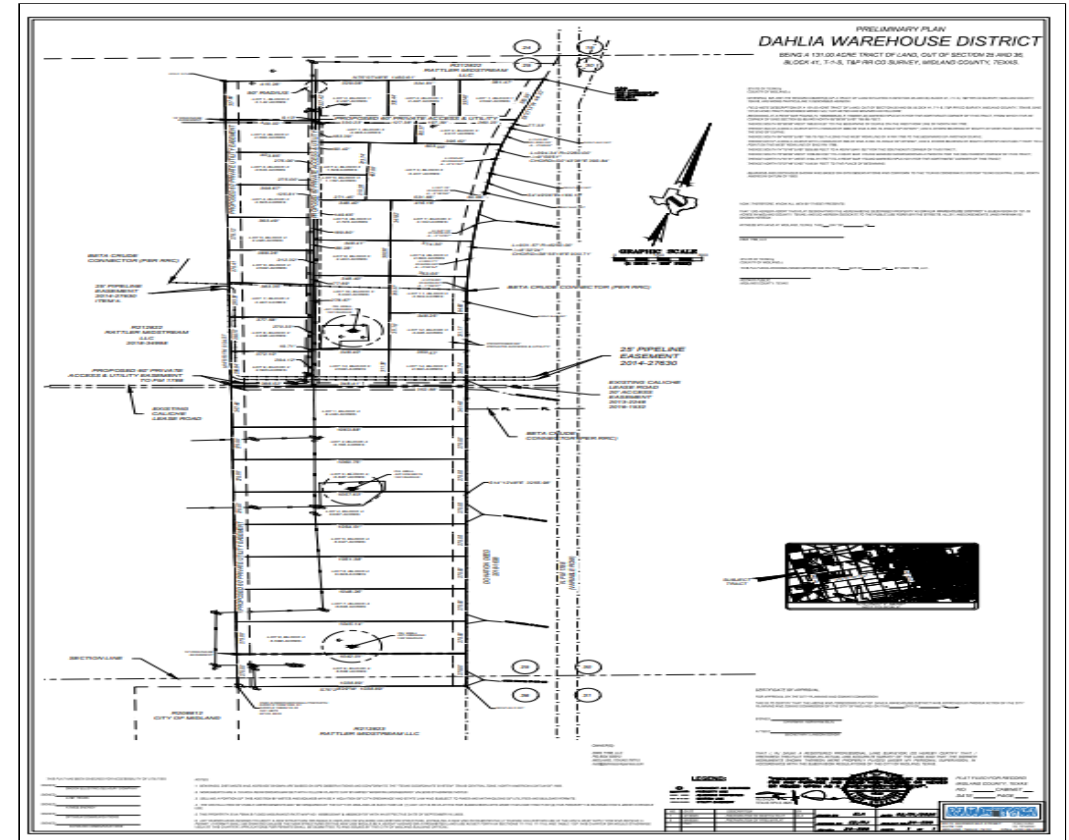
- **Property Owner/Developer:** DWD 1788, LLC
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** Generally located on the west side of North Farm to Market Road 1788, approximately 200 feet south of West County Road 60. (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting to obtain addresses and septic permits

2



PLAT DETAILS

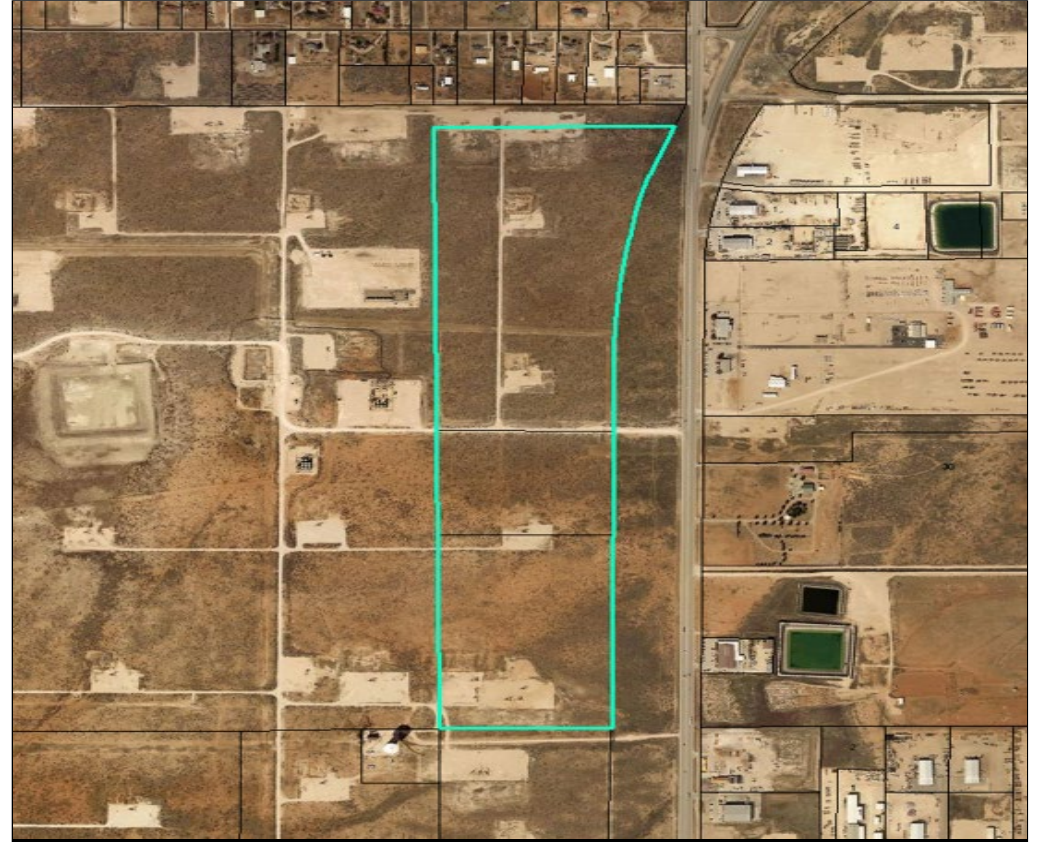
- **Acreage:** 131.00 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 35



3

LAND USE

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

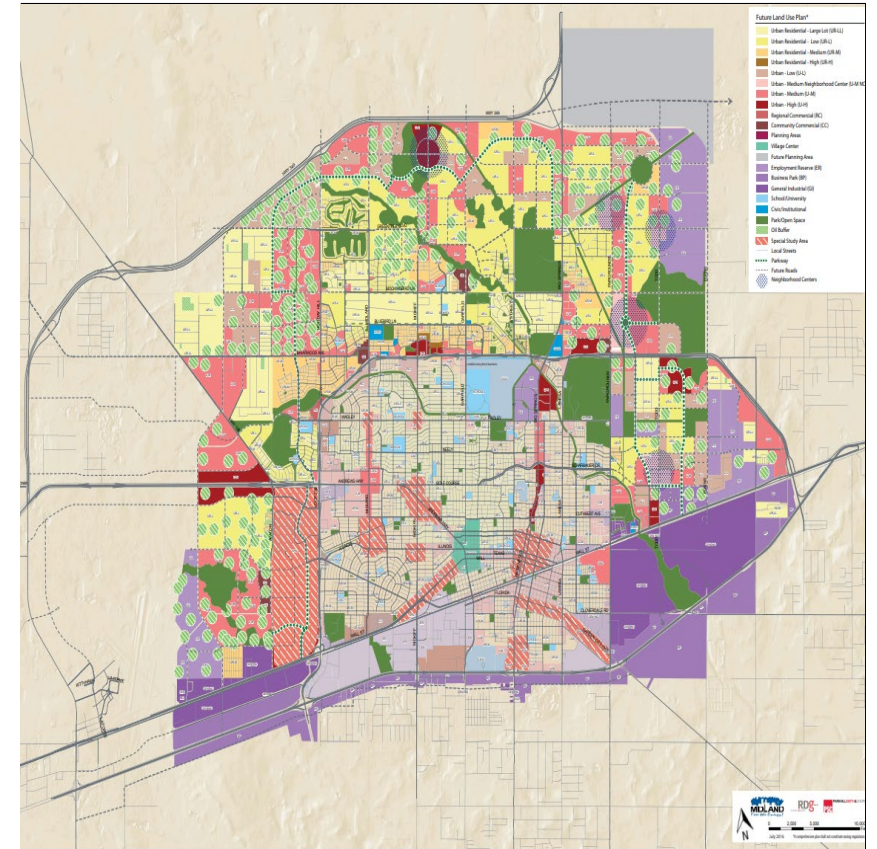


4



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



5



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:
 - A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]
 - B. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]

6



STAFF'S RECOMMENDATION

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

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: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

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

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

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

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

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

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

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

PAVING: Deferral request for paving improvements were administratively approved on 8/4/2025. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 8/4/2025. [For Applicant's Information Only.]

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

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

SEWER: Deferral request for wastewater improvements were administratively approved on 8/4/2025. [For Applicant's Information Only.]

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

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

DIMENSION: * * * OTHER: * * *

TRANSPORTATION: (Approved)

No 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)

Include the ROW dedication as part of the plat boundaries and make ROW dedication line solid. (this was correct on the previous submittal) Calls needed for 20' private access easement where it connects to Campgrounds Addition, Sec 3, lot 5B.

CRMWD: (Approved)

We do not have any comments on this plat.

Health Department: (Approved)

Yes, the health department will review applications from the 4 proposed lots of Campgrounds Addition SECTION 4 , PLAT OF A 8.4 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK I, 1788 INDUSTRIAL PARK each lot 6 is 2.4 acre, lot 7 is 1 acre, lot 8 is 2 acre, lot 9 is 1.8 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and existing structures and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

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

Condition:

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

Attachments:

Application
Preliminary Plat
Location Map
Aerial
PowerPoint Presentation

	Preliminary Plat Application	Project Number: <u>SUB-25-0849</u> Case Number: _____
Proposed Subdivision Plat Name: <u>CAMPGROUNDS ADDITION, SECTION 4</u>		
Legal Description (attached sealed Metes and Bounds): <u>BEING A REPLAT OF THE EAST 8.40 ACRES OF LOT 7, BLOCK 1, 1788 INDUSTRIAL PARK, MIDLAND COUNTY, TEXAS</u>		
Property Owner Printed Name: <u>CORPORATE HOSPITALITY HOUSING- MIDLAND LLC</u>		Phone (817) <u>307-9251</u> Email <u>mehtaRp3@gmail.com</u>
Address <u>125 EAST JOHN CARPENTER FREEWAY, SUITE 1050</u>	City <u>IRVING</u>	State <u>TX</u> Zip <u>75062</u>
Developer (if different than Owner) Printed Name: _____		Phone () _____ Email _____
Address _____	City _____	State _____ Zip _____
Representative (if acting as Agent, see affidavit on page 2) Firm: <u>MAVERICK ENGINEERING</u> Printed Name: <u>ASHLEE DEVINE</u>		Phone (432) <u>262-0999</u> Email <u>adevine@maverick-eng.com</u>
Address <u>1909 W WALL ST, SUITE K</u>	City <u>MIDLAND</u>	State <u>TX</u> Zip <u>79701</u>
Current Zoning: <u>ETJ</u>		
Reason for Platting: <u>SEPTIC PERMIT</u>		
Plat Information	Total Acreage: <u>8.40</u>	
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)		
Number of Lots: <u>4</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)

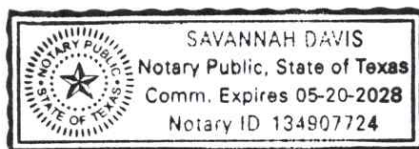
Property Owner (signature) Signed by: <u>Ravi Mehta</u>	Date: <u>8/4/2025</u>
Property Owner (printed): <u>Ravi Mehta</u>	
<i>The Preliminary Plat shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 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.</i> <i>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</i>	

STATE OF TEXAS COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Andrew Mellen who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or is authorized by Corporate Hospitality Housing-Midland 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. Mellen
Authorized Agent (signature)

Subscribed and sworn to before me, this 4 day of August, 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 # <u>5489</u>		
Received By: <u>Angelina Geronimo</u>		Date: <u>8/5/25</u>

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

Preliminary Plat Application

2

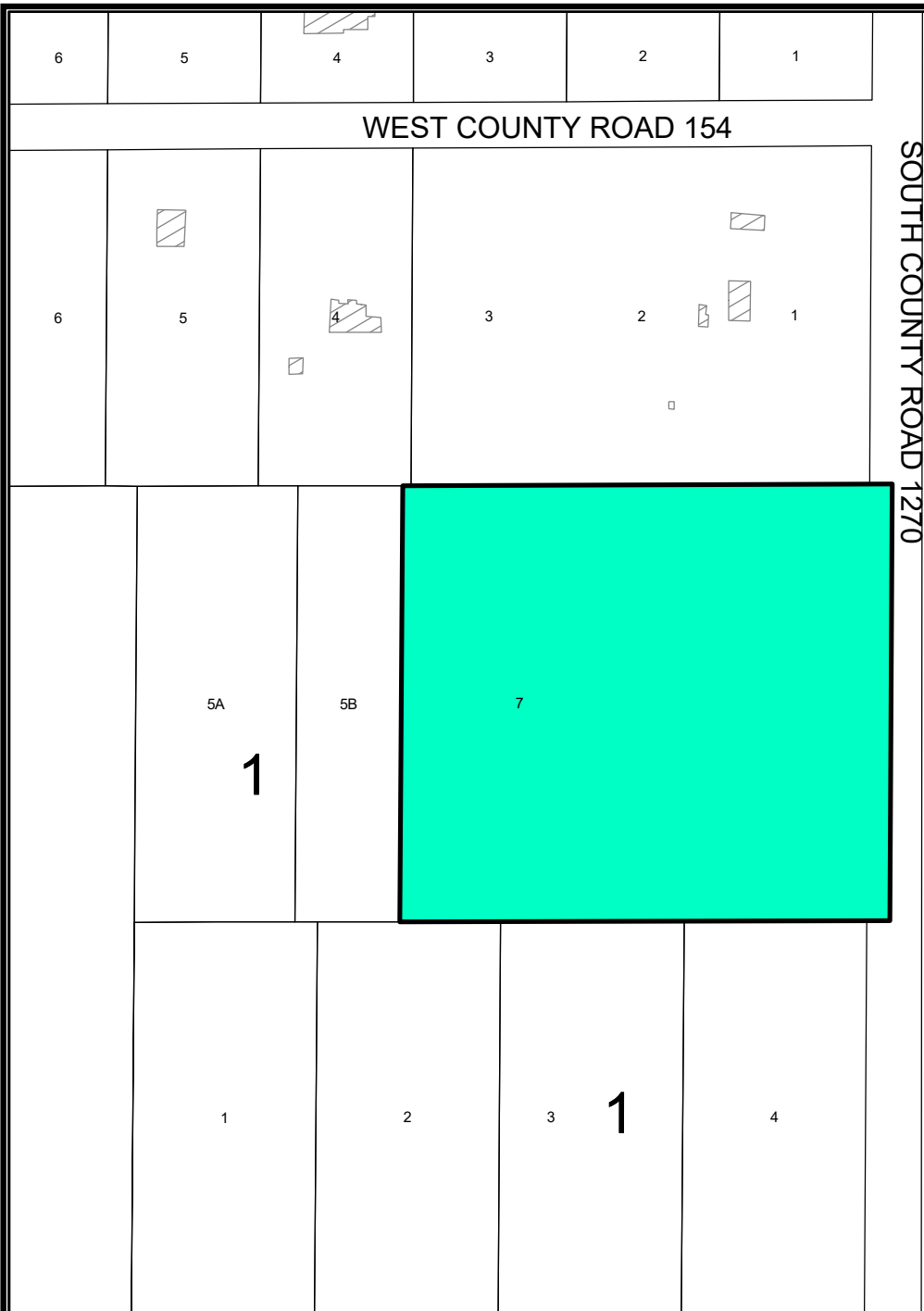
RECEIVED Revised 07/01/19

AUG 05 2025

Initial: AB

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

Drawing: F:\2024\4040303-RAVI MHTA-CR (279) EXPANSION 10 ACRE-240193-240182-230181-180011\DRAWINGS\PLAT\PRELIMINARY PLAT\240302 FINAL PLAT CAMPGROUNDS ADDITION SECTION 4 2ND SUBMITTAL.DWG: Last Saved By: SDavis on 8/4/2024 10:40:00 AM



Location Map

SUB-25-0849

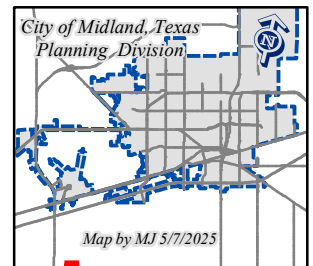
Scale: 1" = 233'

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

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

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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 CAMPGROUNDS ADDITION, SECTION 4

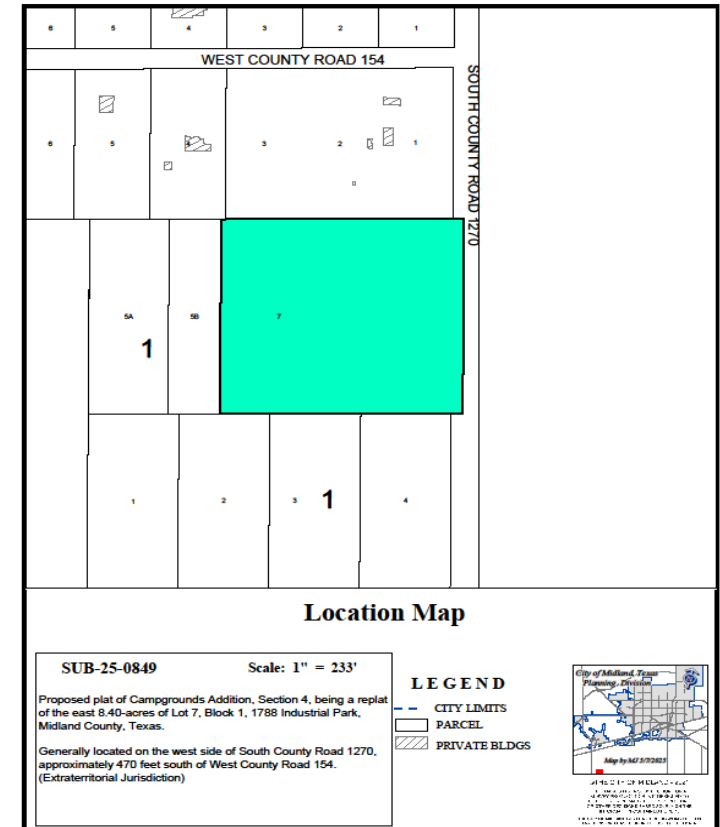


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APPLICATION SUMMARY

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



2



- **Acreage:** 8.40 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 4



LAND USE

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

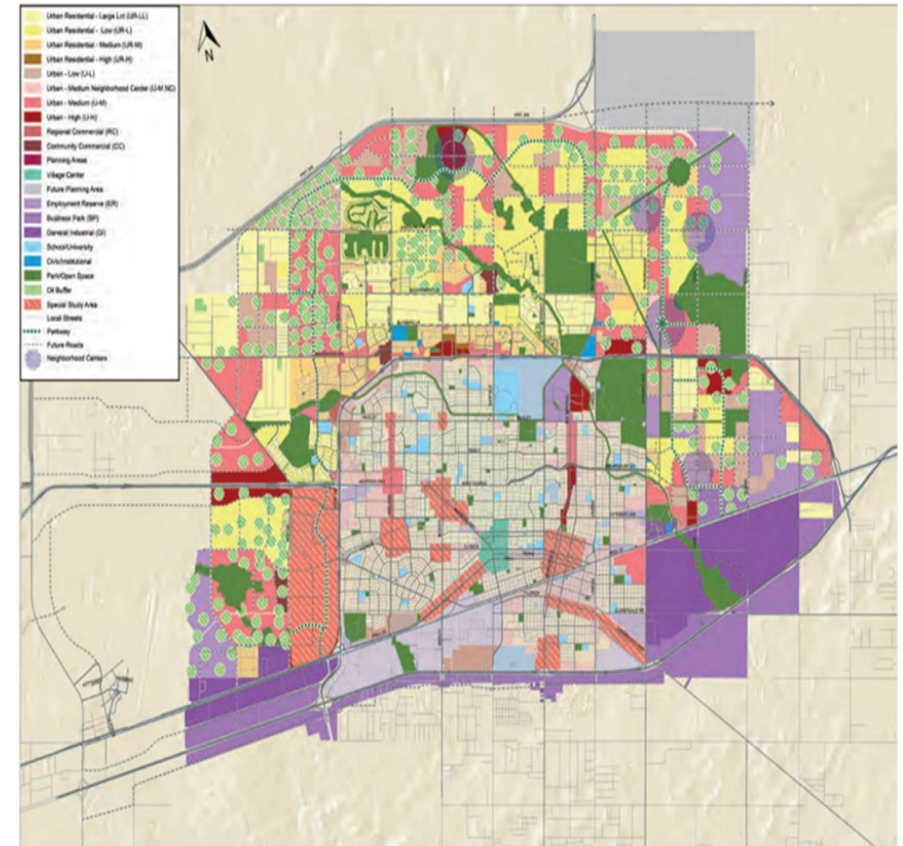


4



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



5



STAFF'S RECOMMENDATION

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

6



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of West 1788 Industrial Park Addition, Section 10, being an 8.00-acre tract of land, situated in Section 37, Block 41, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of North Farm to Market 1788, approximately 440 feet north of Onyx Drive.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of NCA SF 16, LLC, is requesting to plat a 8.00-acre tract of land located on the west side of North Farm to Market 1788 into 1 lot for future commercial development.

Current Zoning:

RR, Regional Retail District.

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

BUILDING CODE: (Approved)

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

date of permit application.

ENGINEERING: (Approved with Conditions)

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

ROW: See Transportation's comments. [For Applicant's Information Only.]

PAVING: FM 1788 is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant's Information Only.]

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

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

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

DRAINAGE: Drainage report is currently under review. FEMA Note on plat face appears to be a carryover from another plat. Correct the provided FEMA floodplain information and delineate the FEMA floodplain boundary on the plat face. [Reference Midland City Code 11-2-3(D)8]

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

OTHER: Deferral is currently under review.

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)

Oil & Gas well concern- There is a P&A well on or just North of the property. Locate the abandoned well bore if it is on the property, identify it and include language in plat notes- No structure shall be built over Plugged and Abandoned well. If it is not on the property, simply identify it on the plat. Plugged and Abandoned (P&A) well NOA TXL FEE # 3708M (API# 32937251)

GIS: (Approved)

Depict easements south of plat and provide recording info.

ADDRESSING: (Approved)

Confirmed with MECD that the city should address this location. No revisions needed.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 1 proposed lot of West 1788 Industrial Park Addition, Section 10, PLAT OF A 8 ACRE TRACT OF LAND IN SECTION 37, BLOCK 41, T-1-S, T. & P. RR. CO. SURVEY the lot is 8-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)

Provide the owner's phone number [Midland City Code 11-2-3(A)1(a)(2)]

MCAD shows a different owner. Provide proof of ownership at final plat submittal [Midland City Code 11-2-3(H)3(m)(1)]

Staff recommends approval of the Preliminary Plat of West 1788 Industrial Park Addition, Section 10, subject to the following conditions.

Conditions:

- A. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]**
- B. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]**
- C. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]**
- D. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

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



Preliminary Plat Application

Project Number:

SUB-15-0868

Case Number:

Proposed Subdivision Plat Name: WEST 1788 INDUSTRIAL PARK ADDITION, SECTION 10

Legal Description (attached sealed Metes and Bounds): BEING A 8.00 ACRE TRACT OF LAND, SITUATED IN SECTION 37, BLOCK 41, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: NCA SF 16 LLC

Phone (432) 661-3768

Email
nate@waterrunner.com

Address 11906 JORDY ROAD

City MIDLAND

State TX

Zip 79707

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: ANDREW MELLEN

Phone (432) 262-0999

Email
amellen@maverick-eng.com

Address 1909 W WALL STREET, SUITE K City MIDLAND

State TX

Zip 79701

Current Zoning: ETJ**Reason for Platting:** ADDRESSING FOR A WATER DELIVERY COMPANY**Plat Information**

Total Acreage: 8.00

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

Number of Lots: 1

Number of Multi-family Dwelling Units:

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

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

Request for a Development 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): Nathan Taylor Date: 8/4/2025
 Property Owner (printed): Nathan Taylor

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.

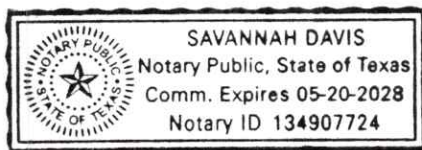
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

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 NCA SF 16 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.

Andrew L. Mellen
 Authorized Agent (signature)

Subscribed and sworn to before me, this 4 day of August, 20 25, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Check # 5483

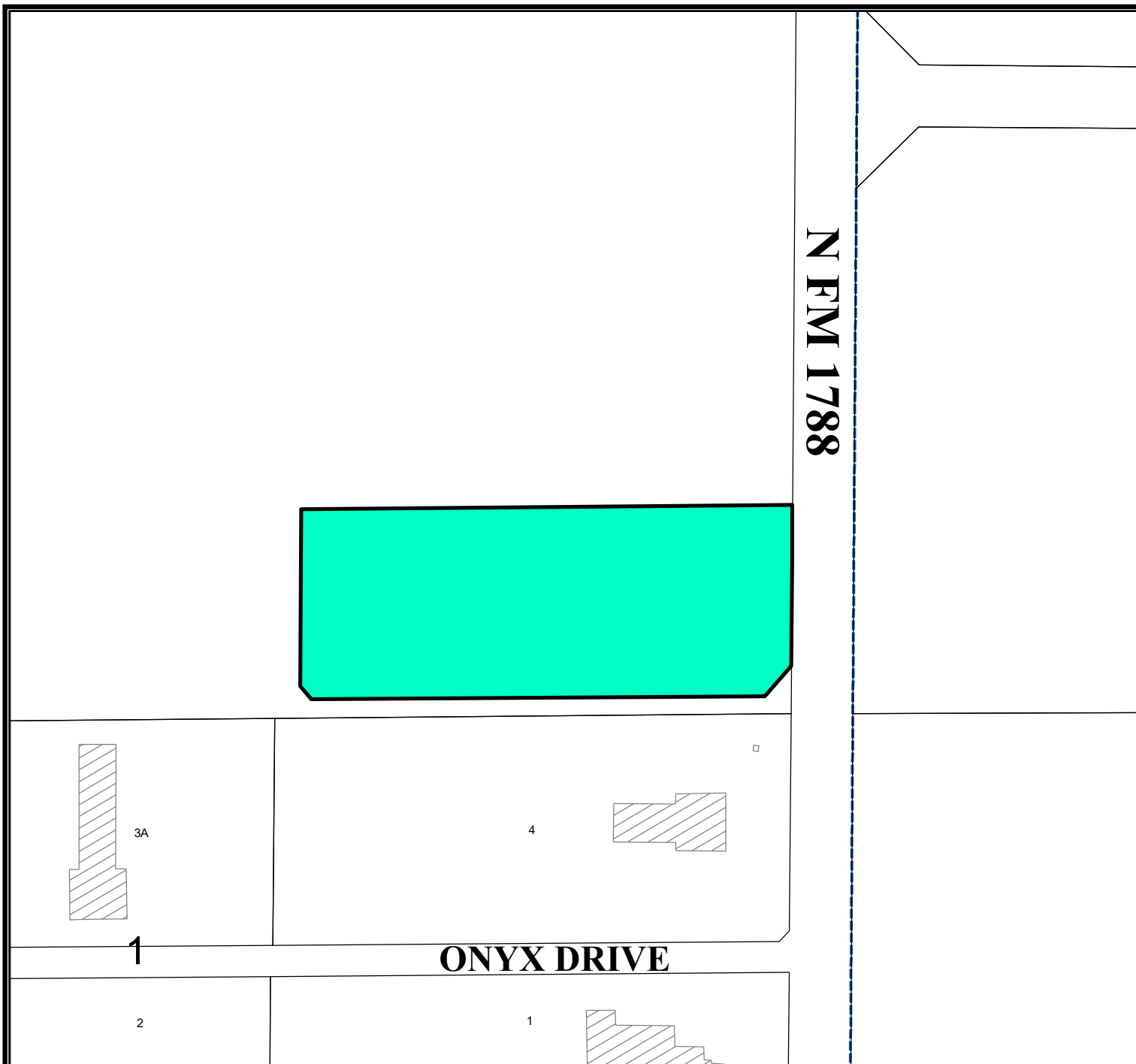
RECEIVED

Received By: [Signature]

Date: AUG 06 2025

Initial: [Signature]

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



Location Map

SUB-25-0868

Scale: 1" = 3,350'

Proposed plat of West 1788 Industrial Park Addition, Section 10, being an 8.00-acre tract of land, situated in Section 37, Block 41, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the west side of North Farm to Market 1788, approximately 440 feet north of Onyx Drive. (Council District 4)

LEGEND

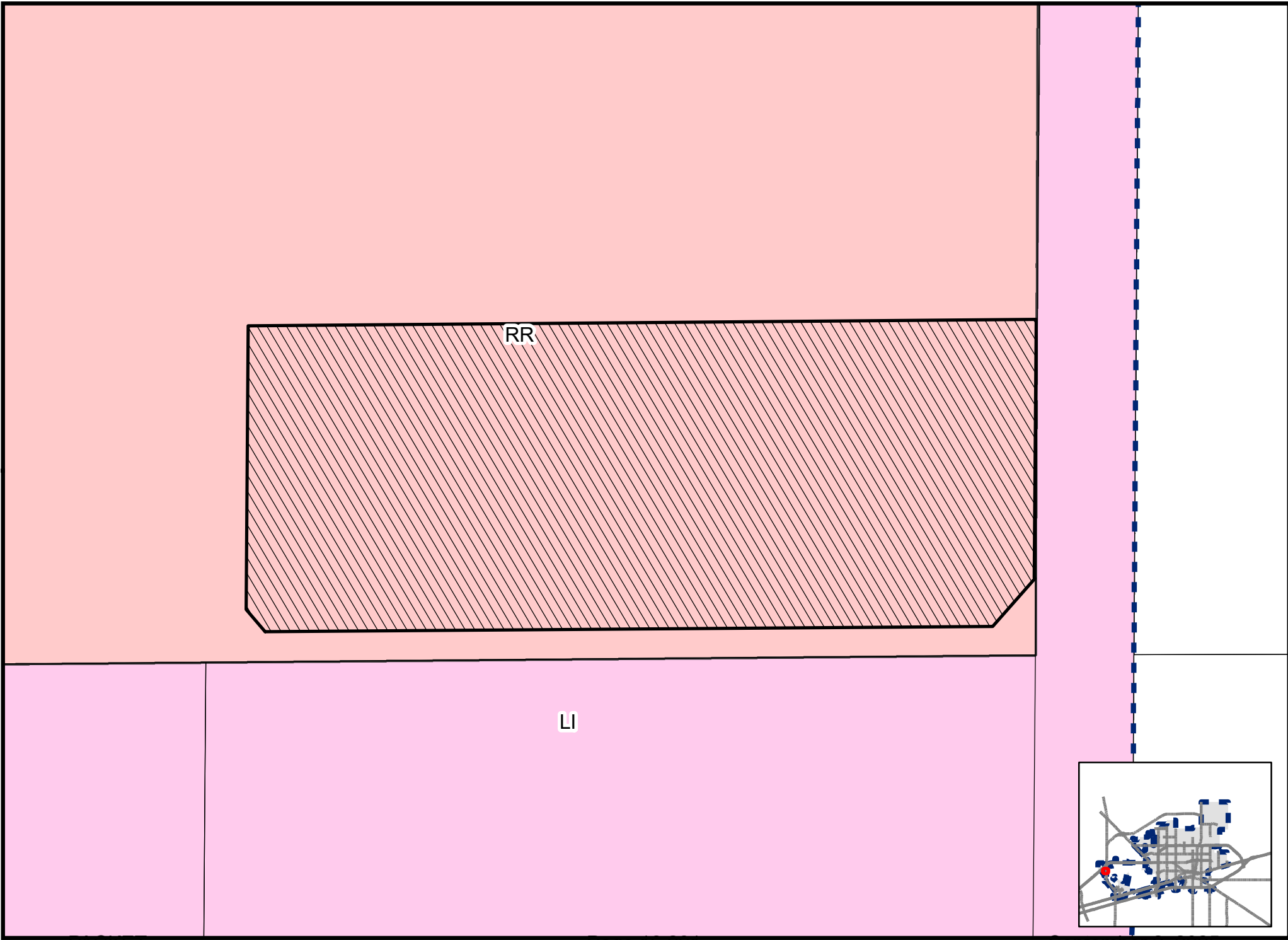
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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PRELIMINARY PLAT WEST 1788 INDUSTRIAL PARK ADDITION, SECTION 10

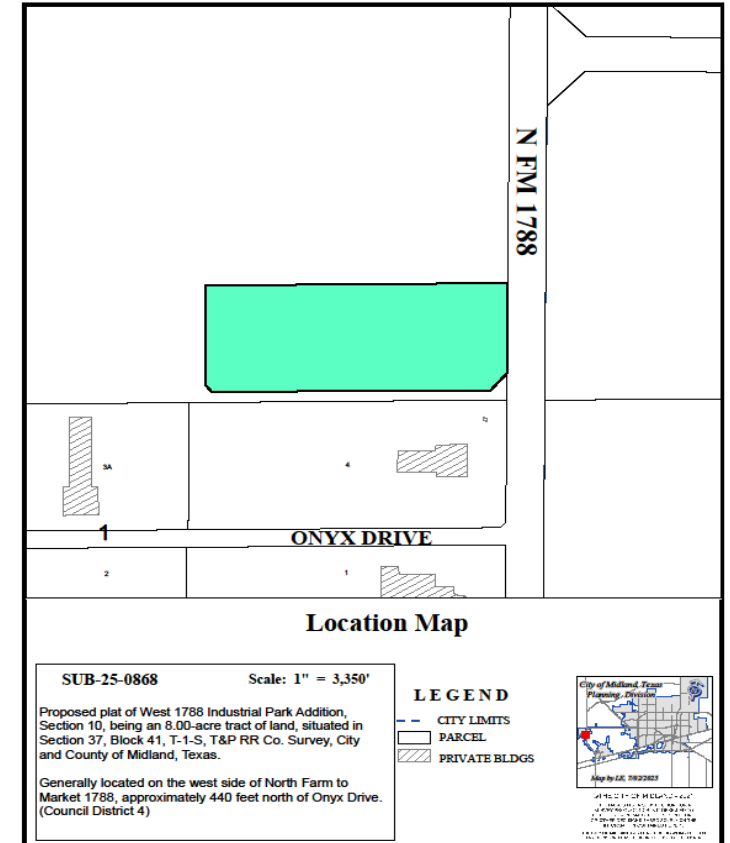


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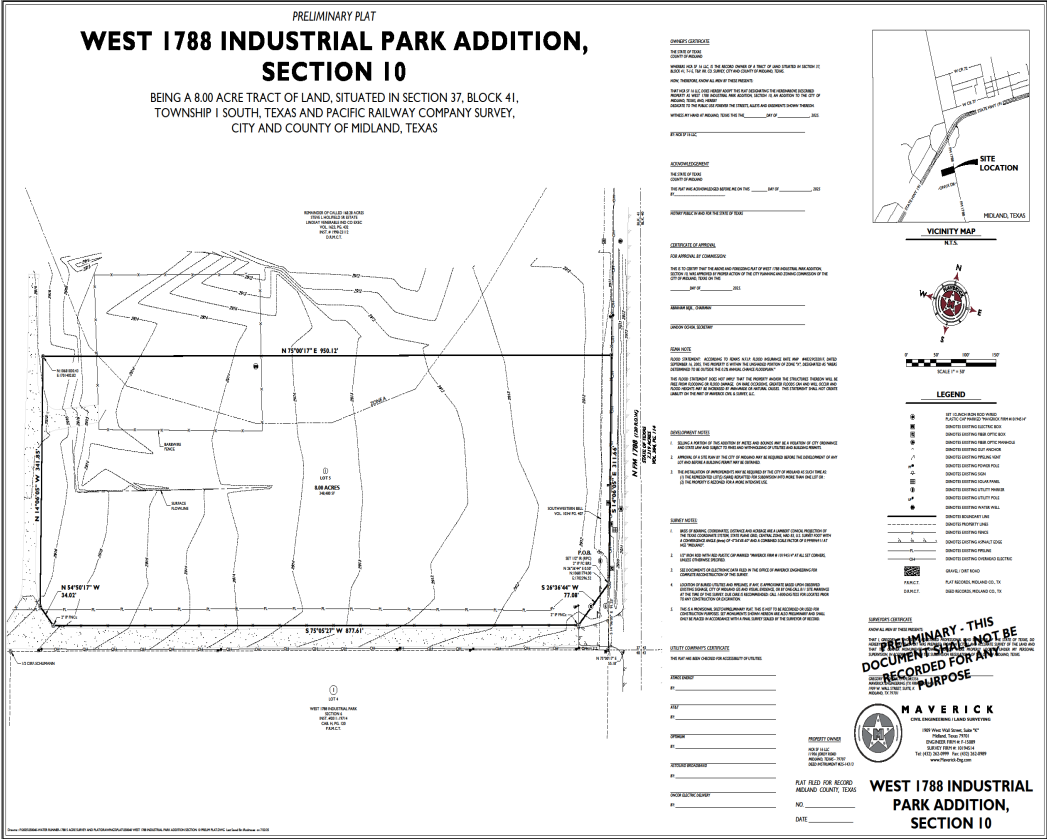
APPLICATION SUMMARY

- **Developer/Property Owner:** NCA SF 16, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** Generally located on the west side of North Farm to Market 1788, approximately 440 feet north of Onyx Drive. (Council District 4)
- **Reason for Request:** Platting for future commercial development



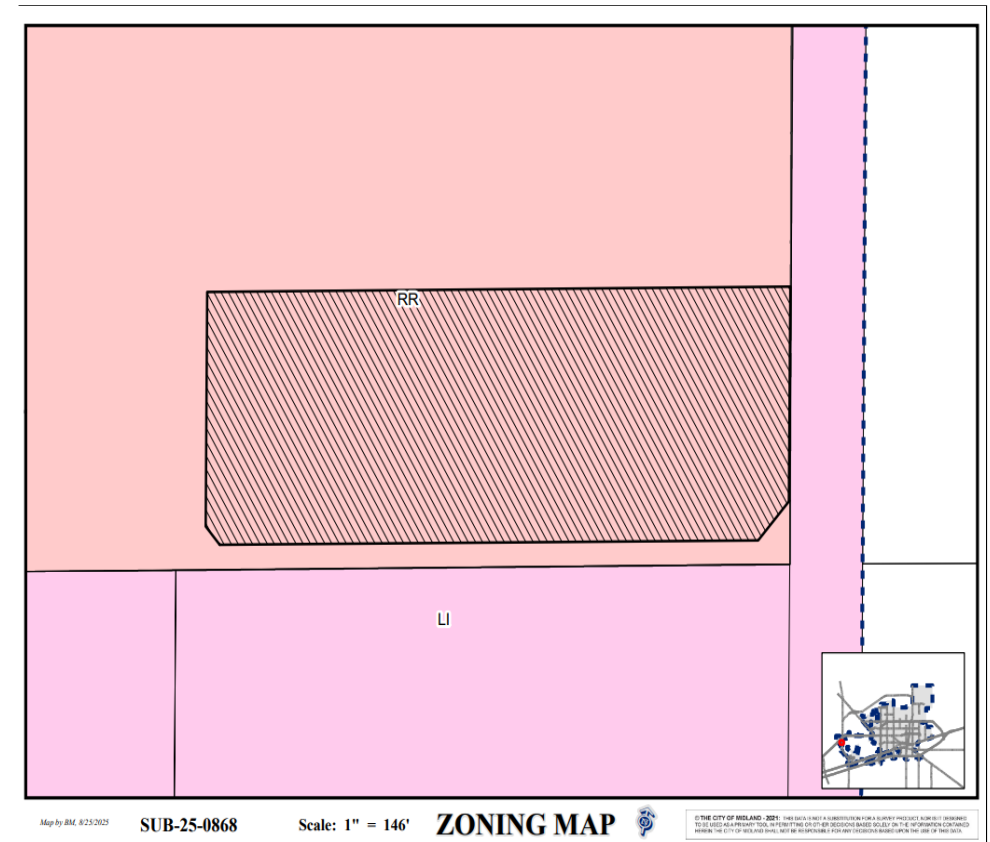
PLAT DETAILS

- Acreage: 8.00
- Number of Existing Lots: 0
- Number Proposed Lots: 1



ZONING

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



4



LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
 - **North/East/West:** Vacant Land
 - **South:** Industrial Use
- **Proposed Use:** Water Delivery Company

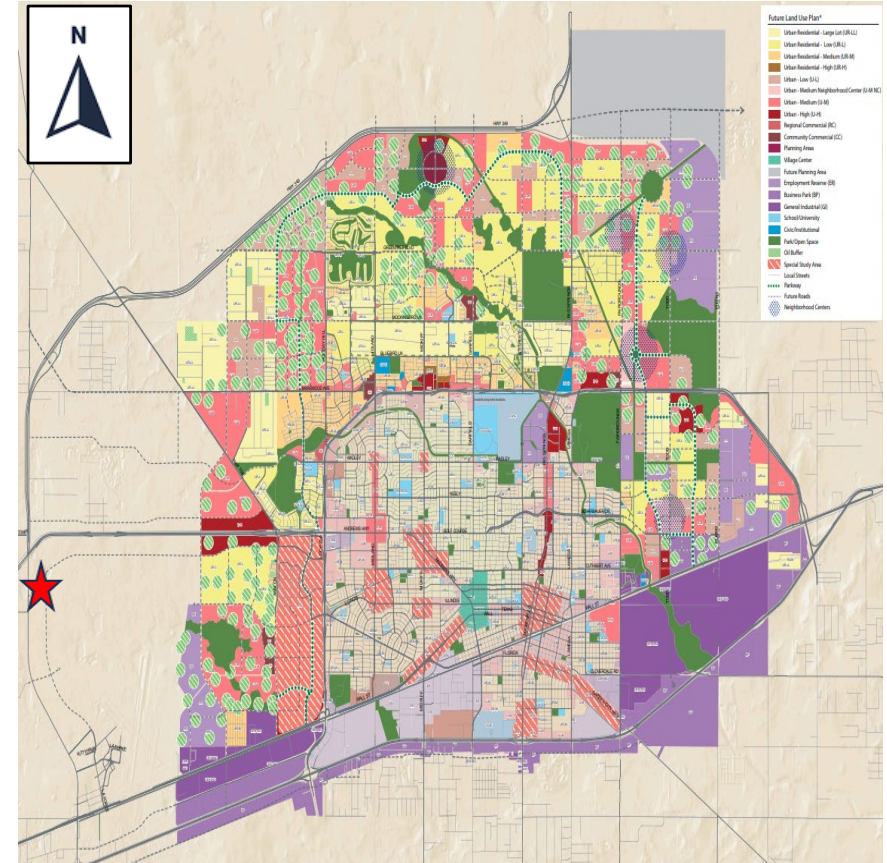


5



COMPREHENSIVE PLAN

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



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

7



STAFF'S RECOMMENDATION

- C. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]
- D. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

8



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Limestone Addition, Section 1, being a plat of a 54.49-acre tract of land situated in Sections 11 and 14, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. Generally located at the southeast corner of the intersection of South County Road 1250 and West Interstate 20 Service Road. (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Maverick Engineering, on behalf of Marlin Muscat Properties, LLC, is requesting to plat a 54.49-acre tract of land located on the east side of South County Road 1250 into 10 lots for future industrial development.

Current Zoning:

Extraterritorial Jurisdiction (ETJ).

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Deferral request mark-ups were returned on August 4, 2025. Please ensure the updated materials are submitted before the final plat phase. [For Applicant's Information Only.] W I-20 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: Deferral request mark-ups were returned on August 4, 2025. Please ensure the updated materials are submitted before the final plat phase. [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 mark-ups were returned on August 4, 2025. Please ensure the updated materials are submitted before the final plat phase. [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.]

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with conditions)

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

FIRE: (Approved)

No comments or objections

OIL AND GAS: (Approved)

No Oil & Gas Issues

Addressing: (Approved)

County Plat - To be addressed by MECD

GIS: (Approved)

Provide distances to the 60'x60' access easements. Also, provide calls for said easements.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 10 proposed lots of Limestone Addition, Section 1, PLAT OF A 54.49 ACRE TRACT OF LAND OUT OF SECTION II AND 14, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY each lots 1,2,4,5,10 is 6 acre lots 3,6,7,9 is 4 acres, lot 8 is 5 acres property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved)

MCAD shows the owners as Cumberland & Western Resources, LLC. Provide proof of ownership at the final phase. [Midland City Code 11-2-3(A)1(a)(2)]

Staff recommends approval of the Preliminary Plat of Limestone Addition, Section 1, 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 by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].**
- C. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent**

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

Attachments:

Proposed Preliminary Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number: Sub 25-0864

Case Number: _____

Proposed Subdivision Plat Name: LIMESTONE ADDITION SECTION 1

Legal Description (attached sealed Metes and Bounds): A PLAT OF A 54.49 ACRE TRACT OF L/ SECTIONS 11 AND 14, BLOCK 40, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMF

Property Owner Printed Name: <u>MARLIN MUSCAT PROPERTIES, LLC</u>		Phone (432) <u>262-0999</u> Email: <u>john@limestonebg.com</u>	
Address: <u>PO BOX 1095</u>	City: <u>DRIPPING SPRING</u>	State: <u>TX</u>	Zip: <u>78620</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) <u>262-0999</u> 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: ETJ

Reason for Platting: SITE HAS NEVER BEEN FORMALLY PLATTED. UTILITY IMPROVEMENTS.

Plat Information	Total Acreage: <u>54.49</u>
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: <u>10</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):

Date: 8/2/25Property Owner (printed): John Peters

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.

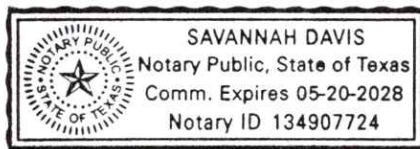
STATE OF TEXAS

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 Marlin Muscat Properties, 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. Hall
Authorized Agent (signature)

Subscribed and sworn to before me, this 4th day of August, 2025, to certify which witness my hand and seal of office.



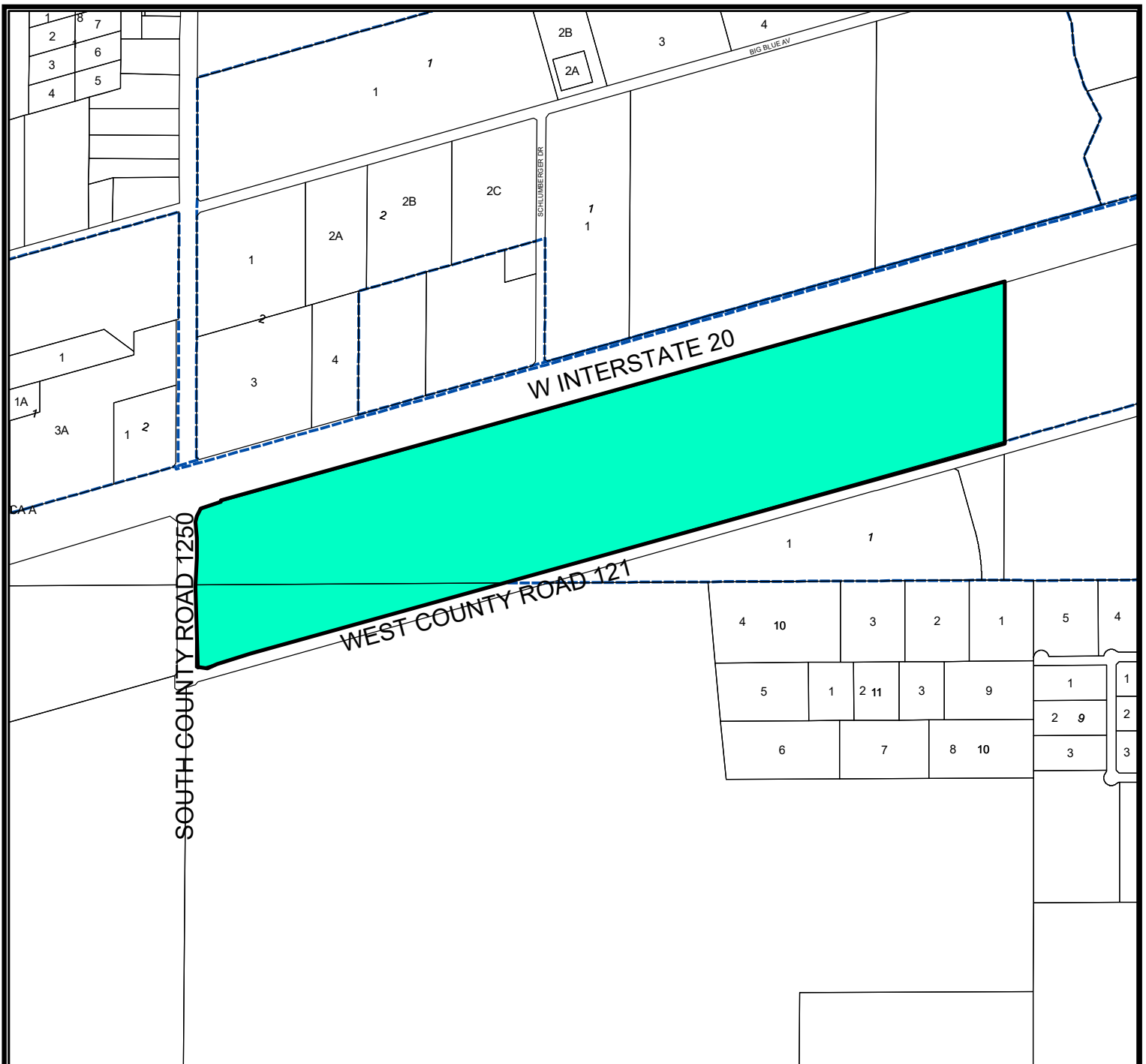
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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 # 5488**RECEIVED**Received By: [Signature]Date: AUG 02 2025Initial: PR****Application will not be considered for scheduling until reviewed by a planner.****

Preliminary Plat Application

2

Revised 07/01/19



Location Map

SUB-25-0864

Scale: 1" = 6,000'

Proposed plat of Limestone Addition, Section 1, being a plat of a 54.49-acre tract of land situated in Sections 11 and 14, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the southeast corner of the intersection of South County Road 1250 and West Interstate 20 Service Road. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

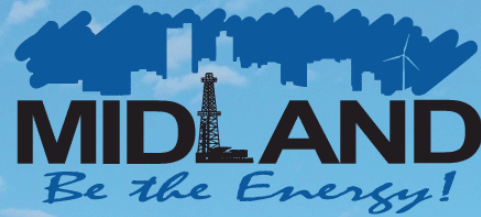


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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.





PRELIMINARY PLAT LIMESTONE ADDITION, SECTION 1



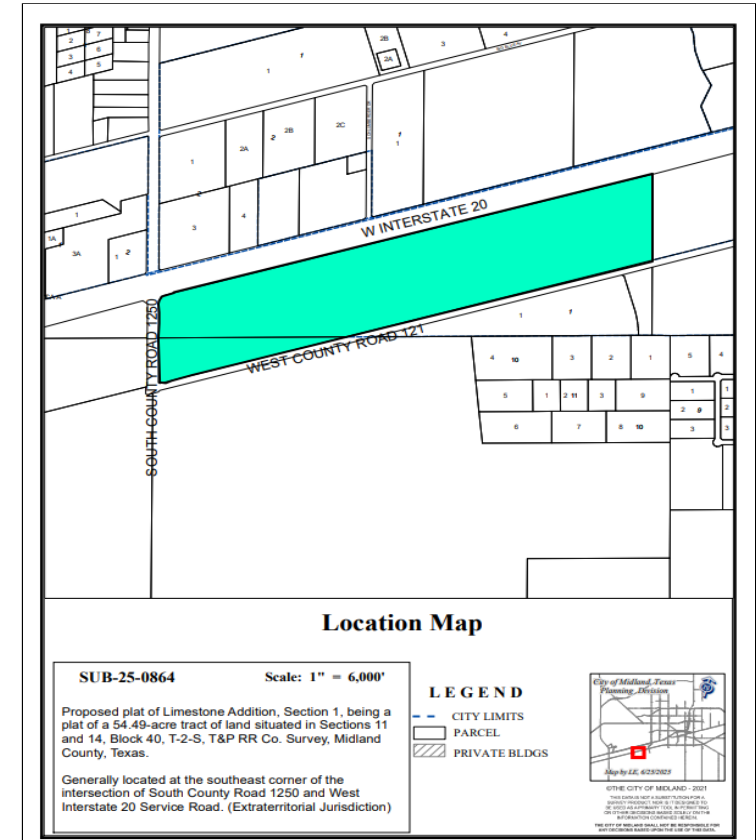
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APPLICATION SUMMARY

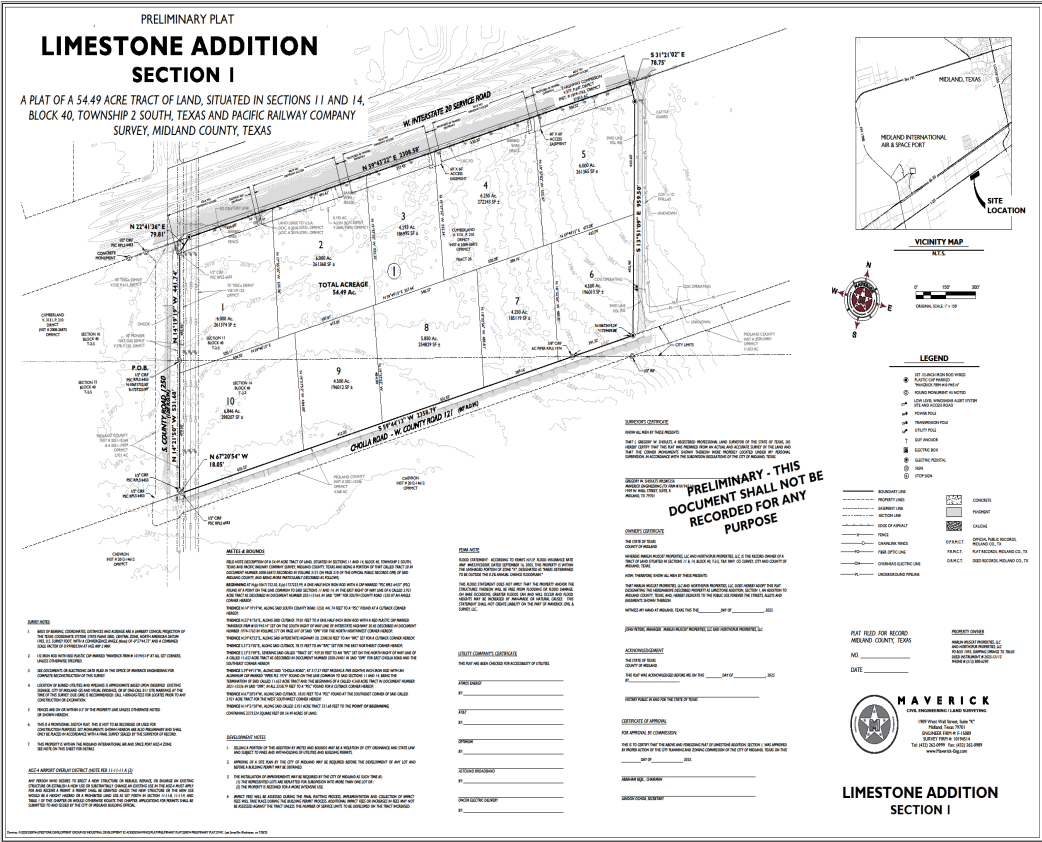
- **Developer/Property Owner:** Marlin Muscat Properties, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** Generally located at the southeast corner of the intersection of South County Road 1250 and West Interstate 20 Service Road (Extraterritorial Jurisdiction)
- **Reason for Request:** For future industrial development

2



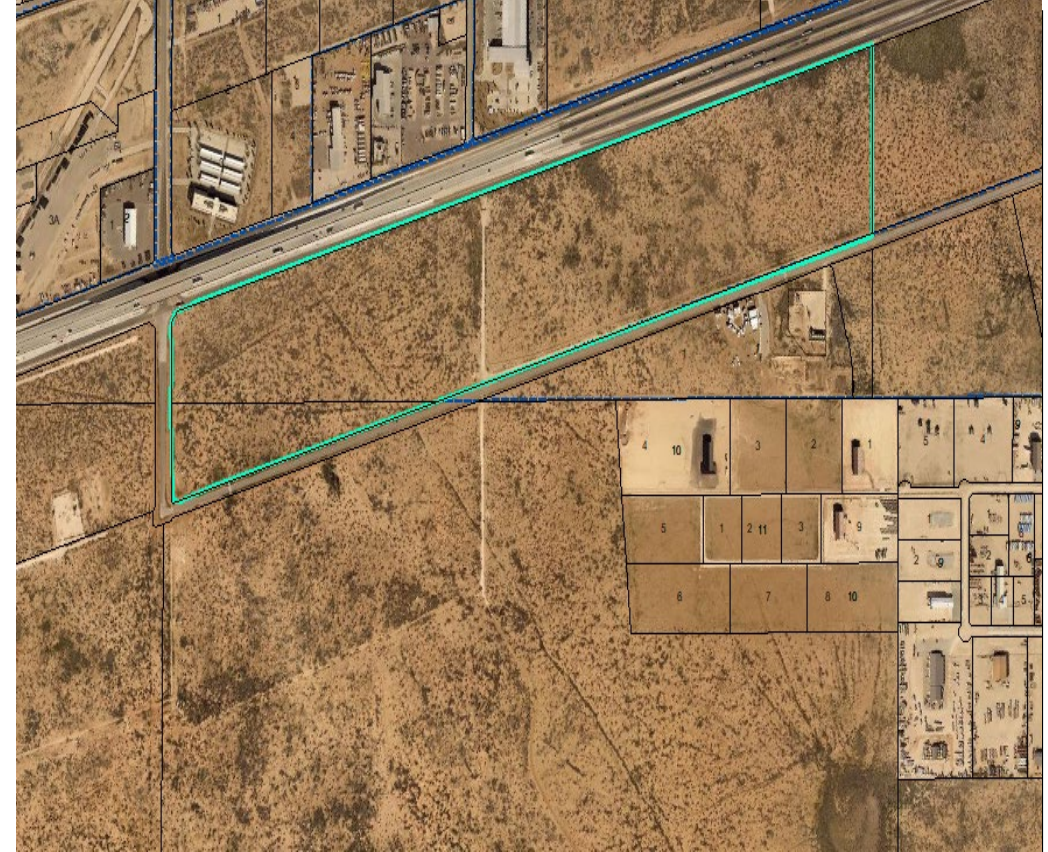
PLAT DETAILS

- Acreage: 54.49 acres
- Number of Existing Lots: 0
- Number Proposed Lots: 10



LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
 - **North:** West Interstate 20
 - **South/East/West:** Vacant Land
- **Proposed Use:** Industrial Use

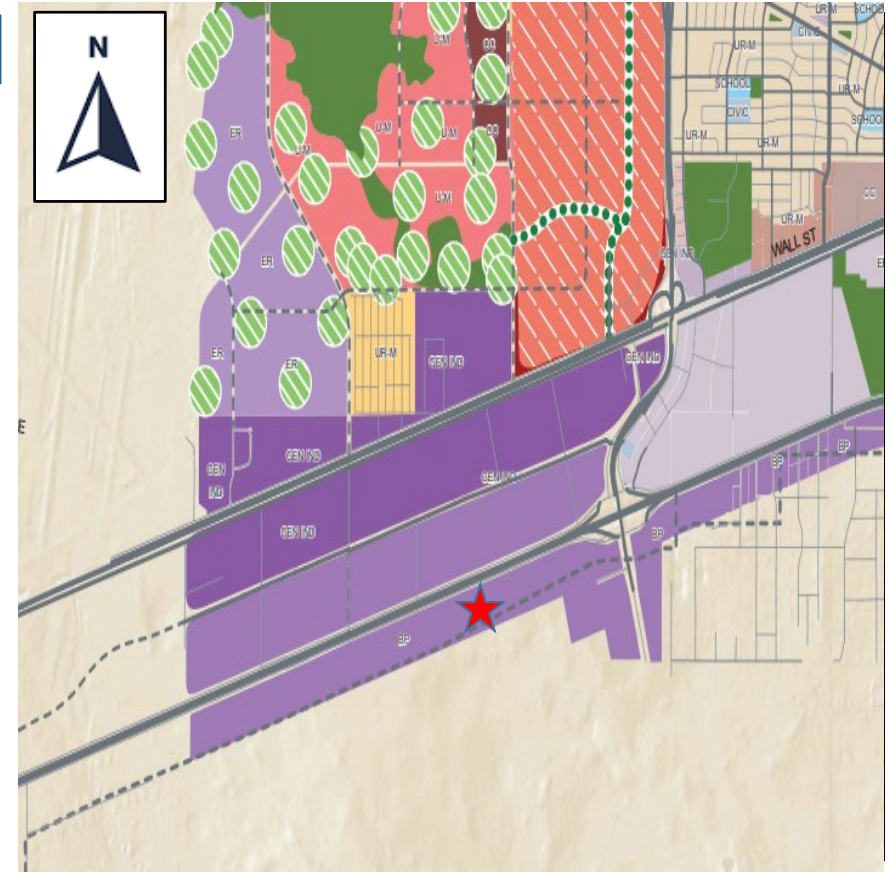


4



COMPREHENSIVE PLAN

- **Land Use Designation:** Business Park I-20 (BP)
- **Supported Uses:** Industrial uses such as warehousing and distribution
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



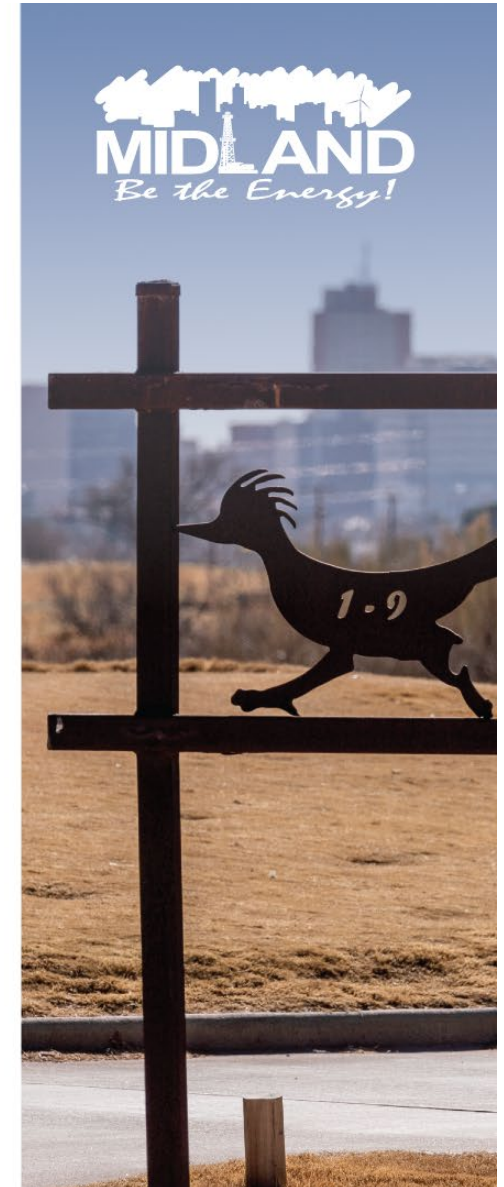
5



RELATED ITEMS

- Since the preliminary plat is over 25-acres, it will need City Council approval. This preliminary plat is scheduled for the September 9, 2025, City Council Meeting.

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 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)].

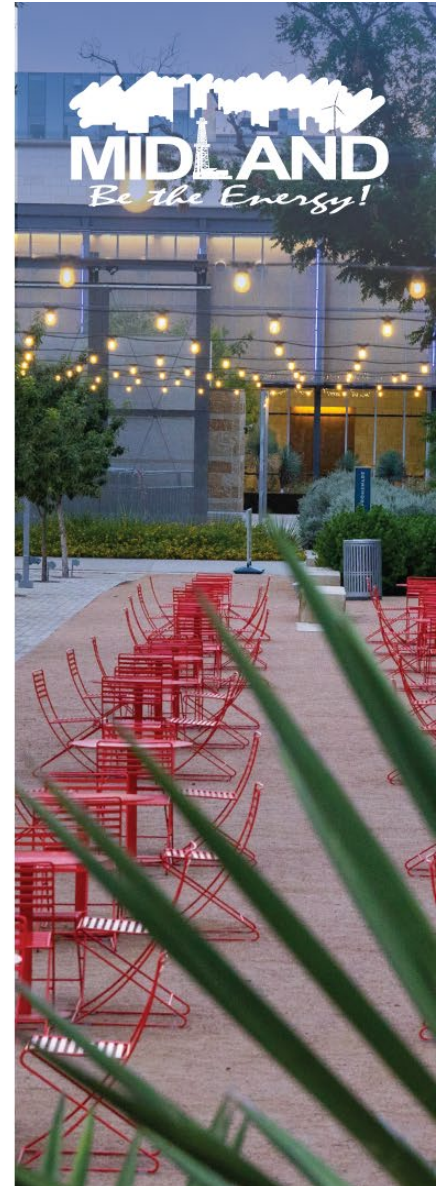
6



STAFF'S RECOMMENDATION

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

8



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 02, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Westview Addition, Section 7, being a replat of Lot 13, Block 12, Westview Addition, 4th Filing, Midland County, Texas. (Generally located at the southeast corner of the intersection of West County Road 50 and North County Road 1278.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of Roxane Rochelle Cutchall, is requesting to replat a property located at 5400 North County Road 1278 into four lots for future residential development.

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

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Engineering: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 8/9/2025. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 8/9/2025. [For Applicant's Information Only.]

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

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

SEWER: Deferral request for wastewater improvements were administratively approved on 8/9/2025. [For Applicant's Information Only.]

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

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

DIMENSION: * * * OTHER: * * *

Transportation: (Approved)

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

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

Building Code: (Approved)

ETJ, no jurisdiction.

GIS: (Approved)

No comments.

Addressing: (Approved)

County Plat - City does not Address. MECD addresses county plats.

Health Department (Approved with Conditions)

Yes, the health department will review application from the 2 proposed lot of Westview Addition, Section 7, RE-PLAT OF A 14.02 OF LOT 13, BLOCK 12 WESTVIEW ADDITION 4TH FILING, MIDLAND COUNTY TEXAS lot 13A AND 13B are .46 acre both lots must tie into the Gardendale water district, both lots septic must be installed by a Texas OSSF licensed installer, to ensure the proposed plans on the application for the public water lines will meet the setbacks from the public water lines on the property and the public water lines on the adjacent properties.

Planning: (Approved with Conditions)

Include the certificate of approval with Abraham Bejil as the Chairman and Landon Ochoa as the Secretary [Informational]

Staff recommends approval of the Preliminary Plat for Westview Addition, Section 7, subject to the following conditions.

Conditions:

- A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]**
- B. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.**

Attachments:

Application
Plat
Location Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number: SUB-25-0856

Case Number: _____

Proposed Subdivision Plat Name: WESTVIEW ADDITION, SECTION 7Legal Description (attached sealed Metes and Bounds): BEING A RE-PLAT OF LOT 13, BLOCK 12 WESTVIEW ADDITION 4TH FILING, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: ROXANE ROCHELLE CUTCHALL

Phone (432) 425-6350

Email drwatkins2010@gmail.comAddress 9704 WEST COUNTY ROAD 60City MIDLANDState TXZip 79707

Developer (if different than Owner)

Printed Name: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip _____

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

Firm: MAVERICK ENGINEERINGPrinted Name: ASHLEE DEVINE

Phone (432) 262-0999

Email adevine@maverick-eng.comAddress 1909 W WALL ST, SUITE KCity MIDLANDState TXZip 79701Current Zoning: ETJReason for Platting: SUBDIVIDING FOR RESIDENTIAL HOMES

Plat Information

Total Acreage: 0.93Type: ☐ Single-Family Residential☐ Multi-Family Residential☐ Commercial☒ Extraterritorial Jurisdiction (ETJ)Number of Lots: 4

Number of Multi-family Dwelling Units: _____

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): 

Date: 6/23/2025

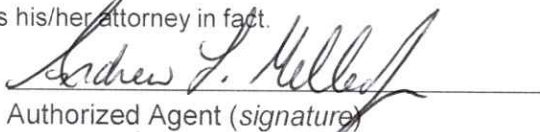
Property Owner (printed): Roxane Cutchall

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.

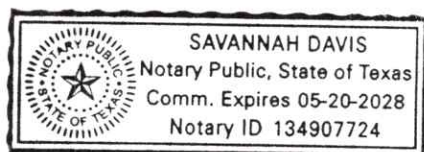
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Roxane Cutchall who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ 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.


Authorized Agent (signature)

Subscribed and sworn to before me, this 31 day of July, 2025, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

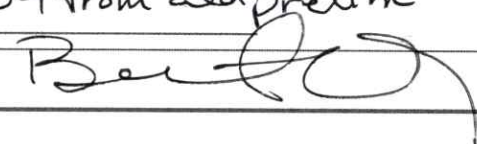
FOR OFFICE USE ONLY

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

☒ Application Fee ☐ 1 Copy of Plat (11x17)

Check # 5409 from add prelim

RECEIVED

Received By: 

Date:

AUG 04 2025

Initial: _____

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

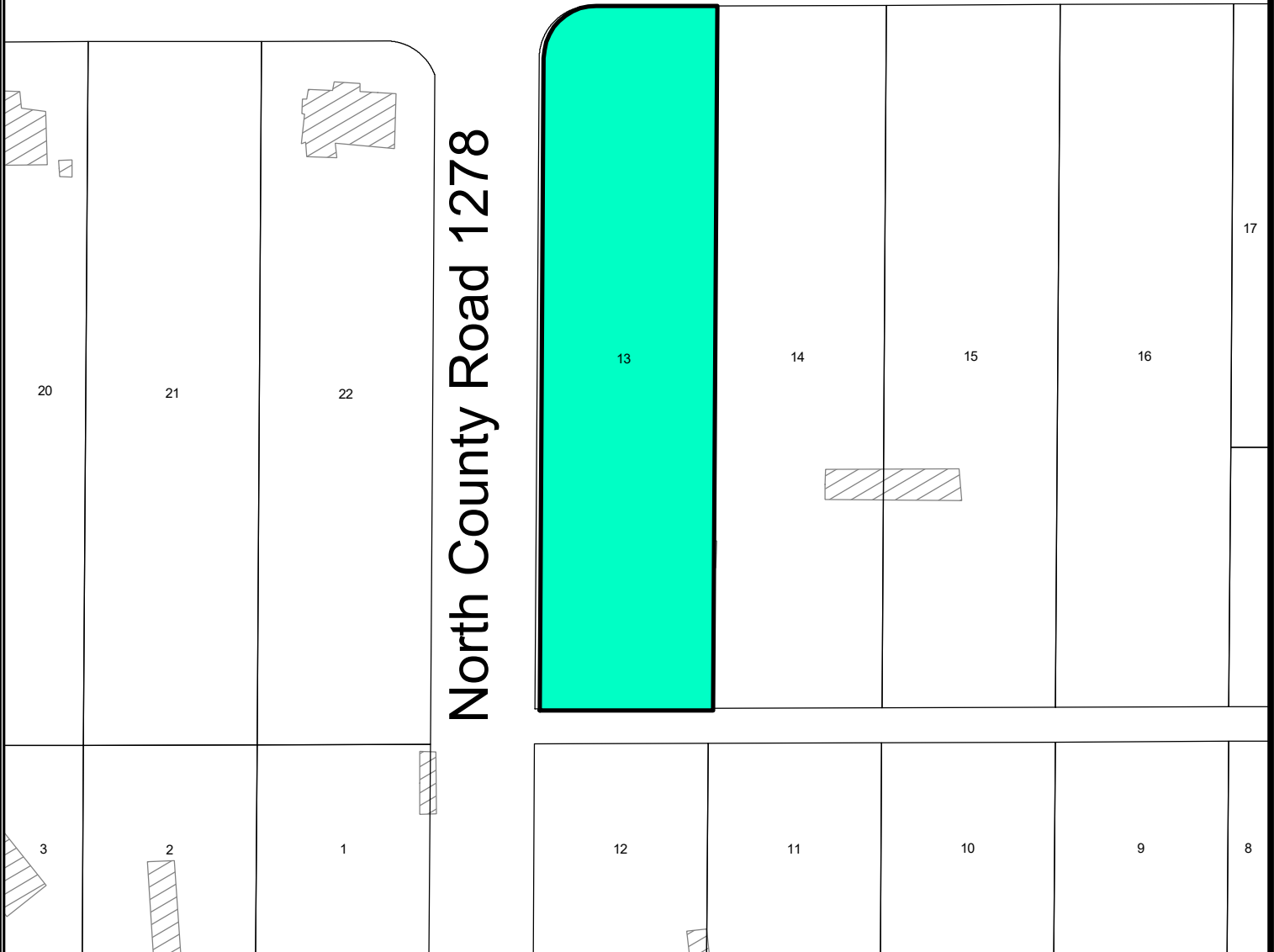
Preliminary Plat Application

2

Revised 07/01/19

West County Road 50

North County Road 1278



Location Map

SUB-25-0856

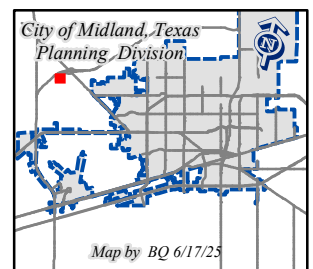
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LEGEND

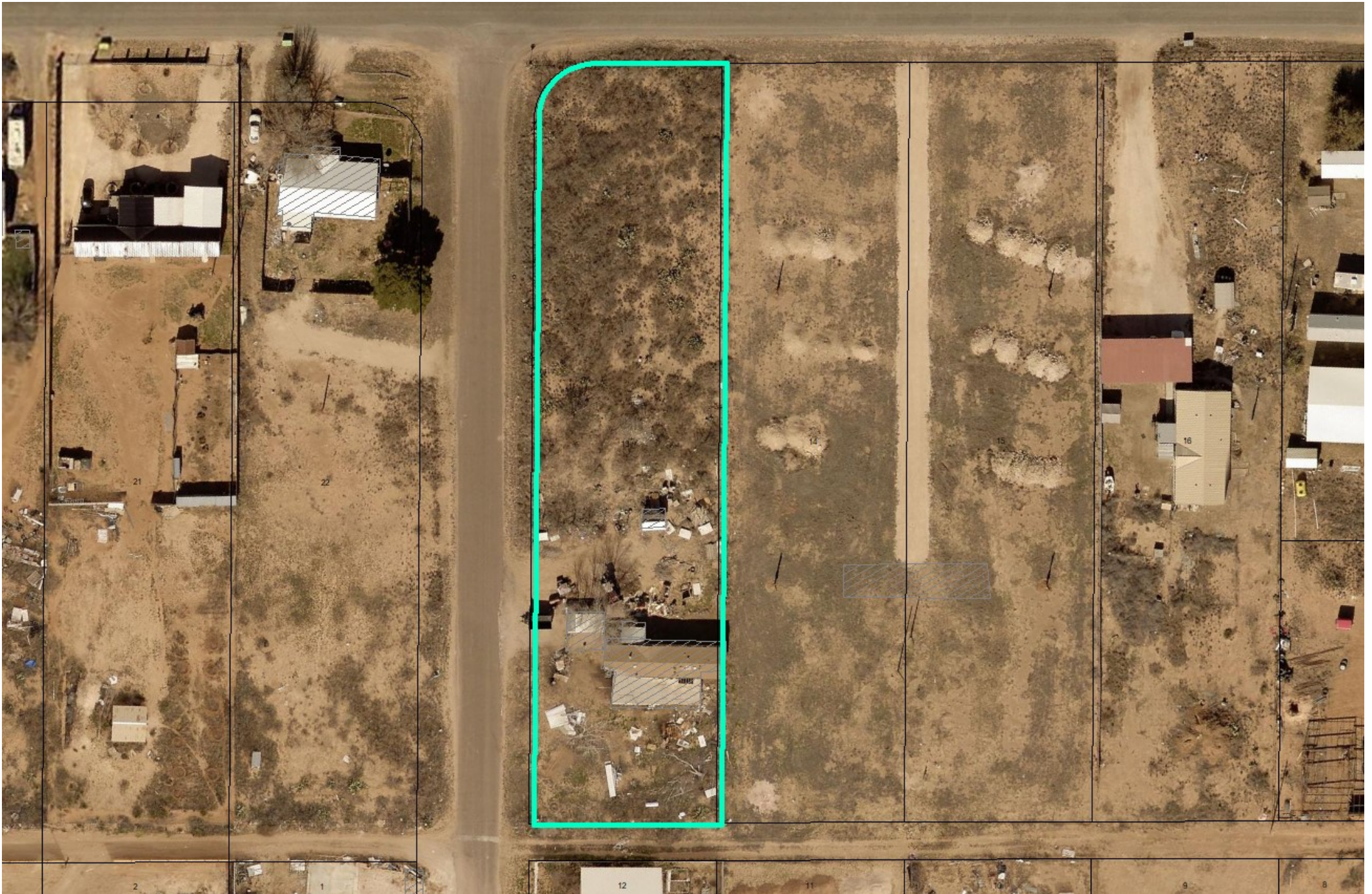
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- PARCEL
- PRIVATE BLDGS

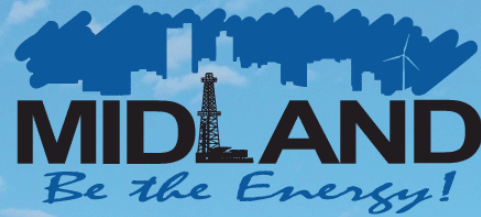


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PRILIMINARY PLAT WESTVIEW ADDITION, SECTION 7

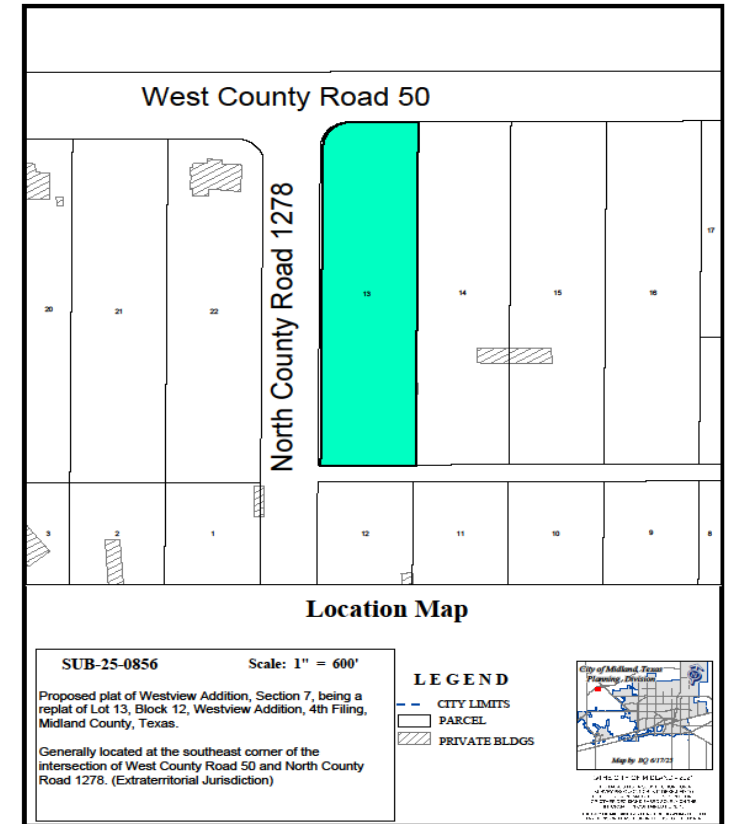


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APPLICATION SUMMARY

- **Property Owner:** Roxane Rochelle Cutchall
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 5400 North County Road 1278 (Extraterritorial Jurisdiction)
- **Reason for Request:** Subdividing the property into two lots for residential development

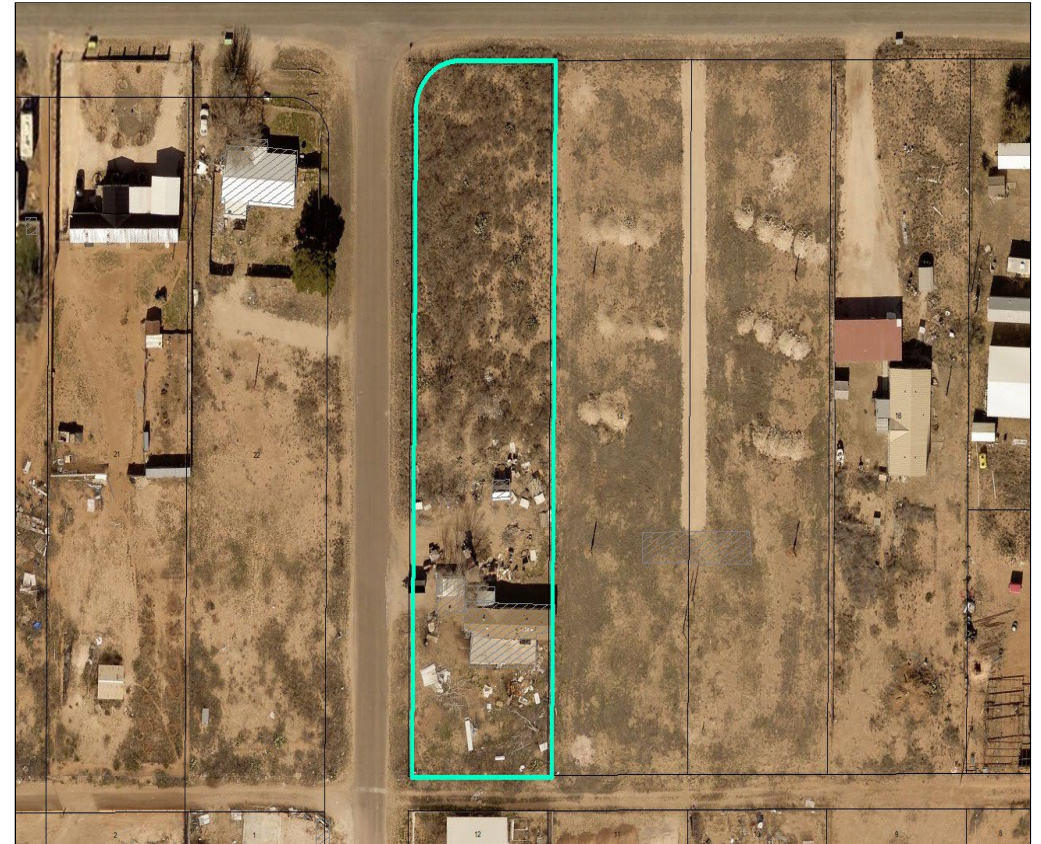


- **Acreage:** 0.93 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 2



LAND USE

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



4



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



STAFF'S RECOMMENDATION

- Staff recommends approval of this request subject to the following conditions.
 - A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]
 - B. 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.

6



MISSION

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