

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

**April 15, 2024 - 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 FOLLOWING MINUTES:
 - 2a. REGULAR SESSION OF MARCH 18, 2024
 - 2b. REGULAR SESSION OF APRIL 1, 2024
3. Motion approving with staff's recommended conditions, a proposed Final Plat of Greenwood Industrial Park, Section 6, being a Replat of Lots 2A, 2B, and 2C, Re-Subdivision of Lot 2, 26.450-acres, Greenwood Industrial Park, Section 5, and Lot 1, Block 2, Greenwood Industrial Park, Section 5, Midland County, Texas. Generally located on the south side of East County Road 1110, approximately 765-feet west of N. County Road 79. (DISTRICT: NONE) (DEVELOPMENT SERVICES)
(DISTRICT: NONE) (DEVELOPMENT SERVICES)
4. Motion approving a Final Plat of YMCA Addition, Section 1, being a plat of a 7.017-acre tract of land out of Sections 23 and 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south corner of the intersection of Avalon Drive and Mockingbird Lane) (DISTRICT 4) (DEVELOPMENT SERVICES) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

5. Motion approving a Final Plat of West 191 Industrial Park, Section 15, being a plat of a 2.96-acre tract of land out of Section 31, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 1,380 feet west of Holdridge Road.) (DISTRICT 4) (DEVELOPMENT SERVICES)
(DISTRICT 4) (DEVELOPMENT SERVICES)
6. Motion approving a Final Plat of Mockingbird Ridge, Section 9, being a plat of an 18.99-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas. (Generally located immediately southeast of Waxwing Drive.) (DISTRICT 1) (DEVELOPMENT SERVICES)
(DISTRICT 1) (DEVELOPMENT SERVICES)

PUBLIC HEARINGS

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

7. Consider a request by Jesus Sanchez for a zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 1, Block 61, Park Avenue Heights, Section 2, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of East California Avenue and S. Tyler Street.) (DISTRICT 2) (DEVELOPMENT SERVICES) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
8. Consider a request by Jesus Sanchez for a zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 2, Block 61, Park Avenue Heights, Section 2, City and County of Midland, Texas. (Generally located west of South Tyler Street, approximately 55 feet south of E. California Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
9. Consider a request by Jose Mendez for a zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lots 7 and 8, Block 15, Greenwood Addition, Section 3, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South Tilden Street and E. Washington Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
10. Hold a public hearing and consider a request by Zoo Midland, on behalf of Green Acres Golf Course, LLC, for a Specific Use Designation without Term for a Wildlife Rehabilitation Center on 4.352-acre parcel of land situated in Section 42, Block 38, Township 1 South, E.C. Kneply Survey, Abstract No. 541, Midland County, Texas. (Generally located on the west side of Todd Street, approximately 420 feet south of East Golf Course Road.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

11. Proposed Preliminary Plat of Westview Addition, Section 6, being a replat of Lots 13-14, Block 2, Westview Addition, Midland County, Texas.

Generally located on the south side of West County Road 58, approximately 1,000 feet west of North County Road 1278. **(DISTRICT: NONE) (ADMINISTRATIVE SERVICES)**

12. Motion approving with staff's recommended conditions a Preliminary Plat of Hannah Addition, Section 6, being a Replat of a 13.84-acre tract of land out of Lot 7, Block 5, Hannah Addition, Section 5, County of Midland, Texas. (Generally located on the northwest corner of the intersection of S County Road 1230 and W County Road 130. (Extra Territorial Jurisdiction) (DEVELOPMENT SERVICES) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

Xavier Bauguess
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**

March 18, 2024

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 , March 18, 2024.

Commissioners present: Lucy Sisniega, John Burkholder, Adrian Carrasco, Abraham Bejil, Steven Villela

Commissioners absent: Brennan Berry, Emily Holeva, Sallie Vega, Joshua Sparks

Staff members present: Landon Ochoa, Alexis M. Martinez, Xavier Bauguess, Andrew Meyers, Daniel Humbert, Diana E. Geerts

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 FOLLOWING MINUTES:

Adrian Carrasco moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

- 2a. REGULAR SESSION OF FEBRUARY 20, 2024

Adrian Carrasco moved to approve; seconded by John Burkholder.

The motion passed by the following vote:
AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela
NAY: None
ABSTAIN: None
ABSENT: Berry, Holeva, Vega, Sparks

2b. REGULAR SESSION OF MARCH 4, 2024

Adrian Carrasco moved to approve; seconded by John Burkholder.

The motion passed by the following vote:
AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela
NAY: None
ABSTAIN: None
ABSENT: Berry, Holeva, Vega, Sparks

3. Motion approving a Final Plat of Lindsay Acres, Section 13, being a replat of the west half of the west 608-feet of the north 134.4-feet of Tract 6, Lindsay Acres Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Marlin Avenue and Moran Street.) (DISTRICT 2) (DEVELOPMENT SERVICES) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Adrian Carrasco moved to approve; seconded by John Burkholder.

The motion passed by the following vote:
AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela
NAY: None
ABSTAIN: None
ABSENT: Berry, Holeva, Vega, Sparks

4. Motion approving a Final Plat of Midland Memorial Hospital, Section 3, being a replat of Lot 1A, Block 1, Midland Memorial Hospital, Section 2, Lot 16, Block 4, Highland Park Addition, Block 11, Highland Park Addition, a 0.42-acre portion of North N Street right-of-way between West Illinois Avenue and West Ohio Avenue, and a 0.13-acre portion of alley right-of-way within Block 11, Highland Park Addition, City and County of Midland, Texas. (Generally located at the northeast corner of Andrews Highway and West Illinois Avenue.) (DISTRICT 3) (DEVELOPMENT SERVICES) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Senior Planner Landon Ochoa gave an overview of this project. No letters of objection were received; staff recommend approval.

Senior Planner Landon Ochoa mentioned this was the Midland Memorial Hospital Project and they were expanding to make offices for the hospital.

Commissioner Abraham Bejil is abstain to this vote due to being a member of the Midland Memorial Hospital.

Planning Manager Xavier Bauguess did confirm they have spoken to the engineers and being specific on the conditions they need to meet.

Steven Villela moved to approve this request; seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

5. Motion approving a Final Plat of Mockingbird Ridge, Section 6, being a plat of a 14.43-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas. (Generally located east of Firewheel Road, approximately 1,000 feet north of Blazing Saddle Boulevard.) (DISTRICT 1) (DEVELOPMENT SERVICES)
(DISTRICT 1) (DEVELOPMENT SERVICES)

Senior Planner Landon Ochoa gave an overview of this project. No letters of objection were received; staff recommend approval.

Senior Planner Landon Ochoa mentioned this was phase 6 of the replat process of Mockingbird Ridge.

Commissioner Adrian Carrasco said he remembered voting against this particular variance due to the lot sizes being too small to fit the zone requirements, but City Council approved it.

Senior Planner Landon Ochoa did mention City Council did approve the preliminary plat and therefore came back with the final.

Ronnie Wallace clarified that phase 5 they did have smaller lot sizes but did go for the process of exception for those lots. On Phase 6 everything is up to standard with lot sizes conforming to the Planned District requirements.

Commissioner John Burkholder also brought up if there will be any green space available for this area.

Ronnie Wallace did say they are building a park, walking trail and grass areas. The park being .5 acres of the land. Town homes and single family homes will be built on this property.

Planning Manager Xavier Bauguess did clarify that for this phase they are meeting all requirements of the PD zone from building to lot sizes.

Chair Lucy Sisneiga requested if we may contact other department to be added to our

meetings in case we have any questions regarding the plats.

Planning Manager Xavier Bauguess did agree to the request of having other departments at our meeting if available.

Chair Lucy Sisneiga said their has been many variances that have been approved that they do not agree with, therefore they want to have further review and information that is available.

Steven Villela moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

PUBLIC HEARINGS

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

6. Consider a request by Waystone Brewing LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a brewpub, on a 2,034 square foot portion of Lot 1-H, Block 5, Colony Place, Section 5, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of W Wadley Avenue and N. Garfield Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Senior Planner Diana Geerts gave an overview of this project. No letters of objection were received; staff recommended approval.

The public hearing was open at 4:00pm.

Commissioner John Burkholder commented if we were aware of the hours on Sunday being 10am-11pm, being that that is not allowed.

Senior Planner Diana Geerts confirmed we are aware and only left it that way for the sake of closing time.

Commissioner Steven Villela mention is state regulates that since the establishment does not sell food.

Senior Planner Diana Geerts stated that TABC regulates the portion.

Planning Manager Xavier Bauguess did mention that TABC has the last say even if they get approved for certain hours and no food.

The public hearing was closed at 4:00pm.

Abraham Bejil moved to approve this request; seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

7. Hold a public hearing and consider a motion approving with staff's recommended conditions, a proposed Preliminary Plat of Haley Heights Addition, being a Replat of a 0.42-acre portion of Lot 2, Block 30, Haley Heights Addition, City and County of Midland, Texas. (Generally located northeast of the intersection of South McKenzie Street and West Francis Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES) **(DISTRICT 2)**
(DEVELOPMENT SERVICES)

Planner Daniel Humbert gave an overview of this project. No letters of objection were received; staff recommend approval.

The public hearing was open at 4:10pm.

Commissioner Abraham Bejil asked if the lot would be narrow or wider.

Planner Daniel Humbert answered with they will be wider being that they were 50 ft now ill be 55ft.

Commissioner Burkholder questioned if sidewalks would be needed.

Commissioner Villela mentioned that during the permit process they will look at all of the building requirements.

Planning manager Xavier Bauguess did mention that it does go to all departments for approvals therefor if comments were made they will make them at this point. He also did reach out to Taha engineering department, to clarify if a side walk is required. Taha did say their is no curb so no side walk will be required.

The public hearing was closed at 4:10pm.

Steven Villela moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

8. Hold a public hearing to consider a request by Providencia Restaurant, for a Specific Use Designation with Term for the sale of Alcoholic Beverage Sales for On-Premises Consumption in a Restaurant on a 6,261 square foot portion of Lot 3A, Block 3, Mayfield Place, Section 8, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North Midkiff Road and Mockingbird Lane) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Planner Andrew Meyers gave an overview of this project. No objection letters were received; staff recommend approval.

The public hearing was open 4:12pm.

There was no one wishing to speak on this item.

The public hearing was closed at 4:13pm.

Adrian Carrasco moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

MISCELLANEOUS

9. Motion approving with staff's recommended conditions a Preliminary Plat of Parkway South Addition, Section 4, being a replat of Lot 1, Block 2, Parkway South Addition, Section 2, an 8.0-acre tract of land and a 0.429-acre tract of land out of Section 2, Block 39, T-2-S, T&P RR Co. Survey, in part, and a replat of Lot 1, Block 2, Parkway South Addition, Section 2, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of South Lamesa Road and East Gist Avenue.) (District 2) (DEVELOPMENT SERVICES) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

10. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of West Terminal Addition, Section 11 being a 5.42-acre tract of land out of southwest/4 of located in Section 1, Block 41, T-2-S, RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 100, approximately 1,360 feet east of South County Road 1295.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

Commissioner Villela asked if drainage report is done at the permitting process or the platting process.

Planner Daniel Humbert said the drainage report has to be submitted with the preliminary plat, there one of the conditions before moving on to the final will be the drainage report.

Adrian Carrasco moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Westridge Park Addition, Section 55, being a plat of a 28.97-acre tract of land out of the northwest quarter of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Tradewinds Boulevard and Leisure Drive.)
(DISTRICT 1) (DEVELOPMENT SERVICES) (DISTRICT 1) (DEVELOPMENT SERVICES)

Commissioner Bejil asked if this was the plat that was going to be a golf course.

Planner Andrew Meyers did say it was going to be the gold course but not converted it to the Honda committee.

Abraham Bejil moved to approve this request; seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

With no further items or business to come before the Commission, Chairwoman Sisniega adjourned the meeting at

Lucy Sisniega, Chairwoman

Date

Xavier Bauguess, Planning Division Manager
Department of Development Services

Date

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

April 1, 2024

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 3:31p.m., April 01, 2024.

Commissioners present: Lucy Sisniega, John Burkholder, Emily Holeva, Adrian Carrasco, Abraham Bejil, Steven Villela, Joshua Sparks

Commissioners absent: Brennan Berry

Staff members present: Landon Ochoa, Alexis M. Martinez, Elizabeth Triggs, Daniel Humbert, Diana E. Geerts, Sarah Yeilding

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 a Final Plat of Shenandoah Ridge, Section 3 being a 17.84-acre Tract of Land out of Section 12, Block 39, T-1-S, T&P RY Co. Survey, City of Midland, Midland and Martin Counties, Texas. (Generally located on the east side of Black Butte approximately 110 feet north of Inselberg Street) (DISTRICT 1) (DEVELOPMENT SERVICES) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Berry

3. Motion approving with staff's recommended conditions, a proposed Final Plat of

Cloverdale East, Section 3, being a replat of Lots 3-6, Block 1, Correction Plat of Cloverdale East, Section 2, Midland County, Texas. (Generally located on the north side of East Interstate 20, approximately 2,380 feet east of the intersection of East Highway 158 and East Interstate 20.) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Berry

4. Motion approving a Final Plat of Homestead Addition, Section 22, being a replat of the south 175 feet of the east half of Block 29, Homestead Addition, City and County Midland, Texas. (Generally located on the northwest corner of the intersection of West Michigan Avenue and North Colorado Street) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Berry

5. Consider a motion approving the following minutes:

Chair Lucy Sisneiga requested comments to be added to last meetings minutes and all meeting minutes moving forward.

Developmental Service Officer Elizabeth Triggs agreed to the request and informed planning admin to adjust minutes.

Steven Villela moved to defer; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Berry

PUBLIC HEARINGS

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

6. Consider a request by Amador Urquidi for a zone change from C, Commercial District to SF-3, Single Family Dwelling District on Lot 5, Block 25, Greenwood Addition, Section 4, City and County of Midland, Texas. (Generally located west of South Stonewall Street, approximately 60 feet north of E. New York Avenue.) **(DISTRICT 2) (DEVELOPMENT**

SERVICES)

Planner Daniel Humbert gave an overview of this project. No letters of objection were received; staff recommends approval.

The public hearing was open at 3:40pm.

Amador Urquidi at 508 Stonewall went up to talk about building a residential home in a commercial zone.

Commissioner Joshua Sparks explained how the previous zoning was and what was allowed.

Chair Lucy Sisneiga also mentioned how many people have had to come in for similar zone changes.

The public hearing was closed 3:42pm.

Adrian Carrasco moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Berry

7. Motion approving with staff's recommended conditions a Preliminary Plat of Avalon Addition, Section 4, being a Residential Replat of Lot 19 less the west 14.5 feet, all of Lot 20, and the west 9 feet of Lot 21, Block 6, Avalon Addition, City and County of Midland, Texas (Generally located on the south side of Stanolind Avenue, approximately 130 feet west of North I Street) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Senior Planner Landon Ochoa gave an overview of this project. No letters of objection were received; staff recommends approval.

The public hearing was open 3:45pm.

Alexander Hurt at 3504 Cardinal came up requesting additional information. As the trustee of the neighboring lot he was concerned about any impacts to his property.

Senior Planner Landon Ochoa replied that there would be no effect to the neighboring lots.

The public hearing was closed 3:47pm.

Abraham Bejil moved to approve this request; seconded by Steven Villela.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None
ABSENT: Berry

8. Hold a public hearing and consider a request by Karen Alvarez for a Specific Use Designation with Term for the sale of Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on a 2100-square foot portion of Lot 1A, Block 17, Skyline Terrace, Unit 7, City and County of Midland, Texas. (Generally located on the south side of West Loop 250 North, approximately 1,105-feet west of North Midkiff Road. (District 1) (DEVELOPMENT SERVICES) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Senior Planner Diana Greets gave an overview of this project. No letters of objection were received; staff recommends approval.

The public hearing was open 3:50pm.

There was no one wishing to speak on this item.

The public hearing was closed 3:50pm.

Adrian Carrasco moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Berry

9. Hold a public hearing and consider a request by Musselman Family Limited Partnership for a zone change from SF-1, Single-Family Dwelling District to AE, Agricultural Estate District for a 37.542-acre tract of land, out of the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 840 feet west of North A Street.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Senior Planner Landon Ochoa gave an overview of this project. No letters of objection were received; staff recommends approval.

The public hearing was open 3:57pm.

Commissioner Adrian Carrasco expressed concerns from fellow constituents in the area over how many accessory structurals can be built in an Agricultural Estates zone.

Developmental Service Officer Elizabeth Triggs clarified the number of accessory structurals in the AE zoning stating that only 10% of the lot can be covered with accessory buildings to keep the Agricultural Estates land use as an open space.

Tim Hair with Dunaway Associates spoke on behalf of the intended use of the property to

be open polo field, barns, shade, storage areas and paddocks for horses.

Commissioner Joshua Sparks requested the location of the access point for the property.

Tim Hair with Dunaway Associates answered that the main access would be off Mockingbird Ln., however, there is also access through Polo Grounds Street as well as A Street.

Chair Lucy Sisneiga asked for clarification on if the entire acreage would be for use with horses.

Tim Hair with Dunaway Associates replied that the intended use was to divide the lot into two plats for the Polo Club to expand Polo grounds with shadings and storage and the Musselman Family would use it for barns, storage and paddocks.

Tim Hair with Dunaway Associates also added that they are aware of the flood plane and the necessity of keeping the lot open area.

The public hearing was closed 4:02pm.

Steven Villela moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Berry

10. Hold a public hearing and consider a request by Ivania Hernandez Morales for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption in a restaurant on a 1,763 square foot portion of Lot 6A, Block 62, Belmont Addition, Section 23, City and County of Midland, Texas. (Generally located on the north side of East Interstate 20, approximately 478 feet west of South Terrell Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Senior Planner Landon Ochoa gave an overview of this project. No letters of objection were received; staff recommends approval.

The public hearing was open 4:06pm.

Commissioner Adrian Carrasco asked if the school was still located nearby.

Senior Planner Landon Ochoa replied that it was no longer there.

Commissioner Steven Villela clarified that they were only changing hours of operation.

Senior Planner Landon Ochoa confirmed hours of operation were the only change.

The public hearing closed 4:06pm.

Adrian Carrasco moved to approve this request; seconded by Steven Villela.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Berry

MISCELLANEOUS

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 4:08 p.m.

Lucy Sisniega, Chair

Date

Xavier Bauguess, Planning Division Manager
Department of Development Services

Date



Planning and Zoning Commission

Approved for Agenda:
Xavier Bauguess

MEETING DATE: April 15, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion approving with staff's recommended conditions, a proposed Final Plat of Greenwood Industrial Park, Section 6, being a Replat of Lots 2A, 2B, and 2C, Re-Subdivision of Lot 2, 26.450-acres, Greenwood Industrial Park, Section 5, and Lot 1, Block 2, Greenwood Industrial Park, Section 5, Midland County, Texas. Generally located on the south side of East County Road 1110, approximately 765-feet west of N. County Road 79. (DISTRICT: NONE) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

 ,

Preliminary Plat Approval:

The Moore Group, on behalf of Pioneer Natural Resources USA Inc., is requesting to replat to provide additional land for each lot should additional OSSF (On-site sewage facilities) capacity be required in the future. The proposed subdivision will have five (5) lots with a total acreage of 34.37.

The preliminary plat was approved at the December 4, 2023, Planning and Zoning Commission meeting and at the January 9, 2024, City Council 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: Plat outside designated service areas. [For Applicant's Information Only.]

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

PAVING: Deferral request for paving improvements were administratively approved on 12/12/2023. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 12/12/2023. [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 12/12/2023. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

No comments.

Oil and Gas: (Approved)

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

Building Code: (Approved)

ETJ, no jurisdiction.

GIS: (Approved)

No comments.

MIDLAND COUNTY PUBLIC WORKS: (Approved)

A permit will be required if connecting to county road 1110. [Informational]

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 5 proposed lots of Greenwood Industrial Park, RESUBDIVISION OF LOT 1, BLOCK 2, GREENWOOD INDUSTRIAL PARK SECTION 5 & LOTS 2A,2B & 2C, BLOCK 2, RESUBDIVISION OF LOT 2, GREENWOOD INDUSTRIAL PARK, SECTION 5 IN SECTION 36, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY lot 1A block 2 is 7.5 acre, lot 2F is 6.4 acre, lot 2E is 4.8 acre, lot 2D is 5.3 acre, is lot 2G is 10 acre to ensure the proposed plans on the application for existing man camp and structures and the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of Greenwood Industrial Park, Section 6, subject to Condition A.

Condition(s):

- A. 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
Proposed Final Plat
Maps



Final Plat Application

Project Number:

SUB-23-0011

Case Number:

Proposed Subdivision Plat Name: Resubdivision of Lots 1, 2A, 2B & 2C Greenwood Industrial Park Section 6**Legal Description (attached sealed Metes and Bounds):** Being a Replat of Lots 2A, 2B, and 2C, Resubdivision of Lot 2.

26.450-acres Greenwood Industrial Park, Section 5, and a Replat of Lot 1, Greenwood Industrial Park, Section 5, County of Midland, Texas.

Property Owner

Printed Name: Pioneer Natural Resources USA, Inc.

Phone ()

Email

Cory.morgan@prx.com

Address 3617 N Big Spring St.

City Midland

State TX

Zip 78705

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: The Moore Group

Printed Name: Edward Moore

Phone (512) 442-0377

Email

emoore@mooregroup.net

Address 1000 N Cuernavaca Dr.

City Austin

State TX

Zip 78733

Current Zoning: None (ETJ)**Reason for Platting:** To provide additional land for each lot should additional OSSF capacity be required in the future**Plat Information**

Total Acreage: 34.37

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

Number of Lots: 5

Number of Multi-Family Dwelling Units: 0

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

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Cory T Morgan

Date: 12/14/2023

Property Owner (printed): CORY T MORGAN

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.

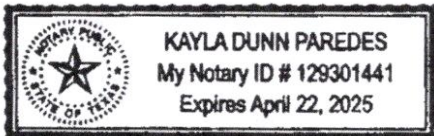
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF ~~MIDLAND~~ DALLAS

Before me, the undersigned authority, on this day personally appeared Cory T Morgan who, being by me duly sworn, upon oath says: That (s)he is authorized by Pioneer Natural Resources US, Inc., 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.

Cory T Morgan
Authorized Agent (signature)

Subscribed and sworn to before me, this 14th day of December, 20 23, to certify which witness my hand and seal of office.



Kayla Dunn Paredes
NOTARY PUBLIC, ~~MIDLAND~~ DALLAS COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Mylar

☒ Application Fee

Check # 1034

☒ 1 Copy of Dimensioned Plat

☒ 1 Copy of Plat (11x17)

☒ Title Opinion

☒ Tax Certificates

☒ Plat in Digital Format (PDF/JPEG)

☒ CADD File

☒ Public Improvement

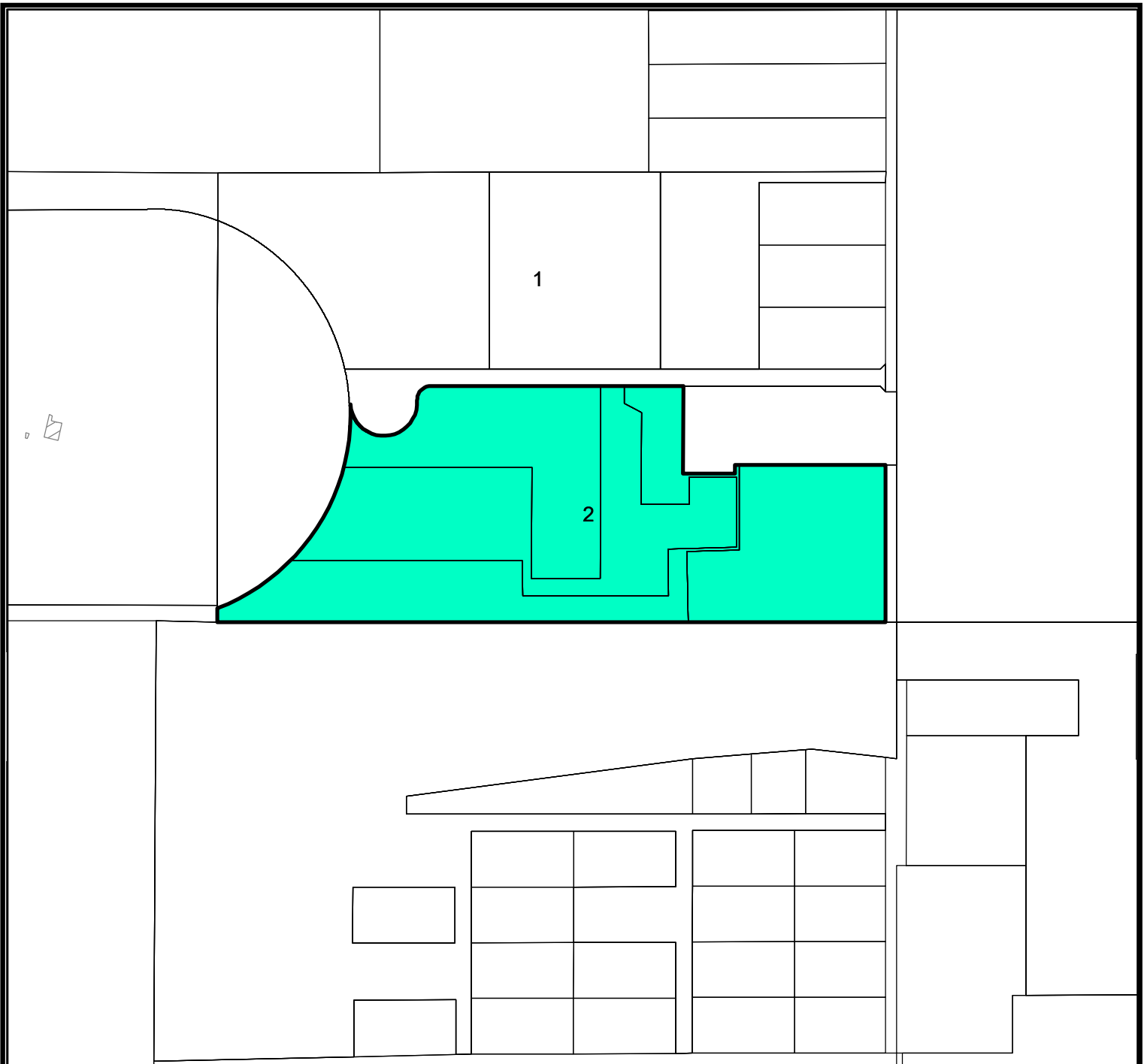
☒ Recording Fee

Check # 1731

Received By: [Signature]

Date: MAR 20 2024

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



LOCATION MAP

SUB-23-0671

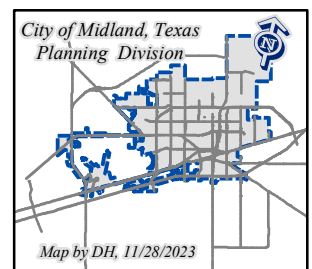
Scale: 1" = 518'

Proposed plat of Greenwood Industrial Park, Section 6, being a Replat of Lots 2A, 2B, and 2C, Re-Subdivision of Lot 2, 26.450-acres, Greenwood Industrial Park, Section 5, and Lot 1, Block 2, Greenwood Industrial Park, Section 5, Midland County, Texas.

Generally located on the south side of East County Road 1110, approximately 765-feet west of N. County Road 1110. (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.

April 15, 2024





Planning and Zoning Commission

Approved for Agenda:
Xavier Bauguess

MEETING DATE: April 15, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a Final Plat of YMCA Addition, Section 1, being a plat of a 7.017-acre tract of land out of Sections 23 and 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south corner of the intersection of Avalon Drive and Mockingbird Lane) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

AE, Agricultural Estate District, in part, RR, Regional Retail District

Preliminary Plat Approval:

LCA, on behalf of YMCA of Midland, is requesting to plat a 25.195-acre tract of land out of Sections 23 and 24, Block 40, T-1-S, T&P RR Co Survey, City and County of Midland, Texas, for future development at 5512 Golden Gate Drive.

The Planning & Zoning Commission recommended denial of this request on October 2, 2023. City Council approved this request on October 24, 2023.

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)

* * * Updated 2024.04.12 * * *

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

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

PAVING: Deferral of the timing of the Mockingbird Lane paving improvements has been administratively approved. A financial security has been put up for the Avalon Drive paving improvements. [For Applicant's Information Only.]

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

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

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

SEWER: A financial security has been put up for the wastewater improvements along the frontage of Avalon Drive. [For Applicant's Information Only.]

DRAINAGE: Drainage was 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)

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

Oil and Gas: (Approved)

No Oil & Gas Issues. The Robbie #24D well radius of 500 ft. is identified. Informational residential/commercial building permits inside the 500 ft. radius will require a variance to the permitted well from the City Council. The variance request would need to be made through the Building Official- Jeff Pinkstaff. Please note if oil & gas wells are not identified or left off plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2020 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 time of new code edition adoption in the City of Midland and date of permit application.

GIS: (Approved)

No comments.

Planning: (Approved with Conditions)

In the future, if the remainder of the preliminary plat is platted, the next final plat will need to be called YMCA Addition, Section 2. [Informational]

Staff recommends approval of the Final Plat of YMCA Addition, Section 1, subject to Condition A.

Condition(s):

- A. 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:

Proposed Final Plat

Application
Location Map
Zoning Map
Aerial



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: YMCA Addition, Section 1

Legal Description (attached sealed Metes and Bounds): Being a 7.017 acre tract located in Sections 23 and 24, Block 40, T-1-S, T&P R.R. Co. Survey, City and County of Midland, Texas.

Property Owner

Printed Name: YMCA of Midland/ Christine Bearden, CEO

Phone (432) 682-2551

Email cthomas@midlandymca.org

Address 800 North Big Spring Street
PO Box 2696-79702City Midland
MidlandState TX
TXZip 79701
79702**Developer (if different than Owner)**

Printed Name: _____

Phone ()

Email _____

Address _____

City _____

State _____

Zip _____

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

Firm: Landgraf, Crutcher & Associates

Phone (432) 332-5058

Email lb@lcaodessa.com

Printed Name: LCA

lca@lcaodessa.com

Address 521 N. Texas Avenue

City Odessa

State TX

Zip 79761

Current Zoning: AE

Reason for Platting: Ownership purposes, future building permits may be required

Plat Information

Total Acreage: 7.017

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

Number of Residential Lots: 0

Number of Multi-Family Dwelling Units: _____

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Christine R. Bearden Date: 3-20-24

Property Owner (printed): Christine R. Bearden

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.

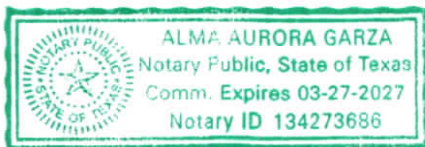
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Christine R. Bearden
Authorized Agent (signature)

Subscribed and sworn to before me, this 20 day of March, 20 24, to certify which witness my hand and seal of office.



Alma Aurora Garza
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)

☒ Public Improvements

☒ Application Fee

☒ Title Opinion

☒ Recording Fee

Check # 42061

☒ Tax Certificates

Check # 42062

Received By: London Orloa

Date:

MAR 20 2024

(Resubmitted)

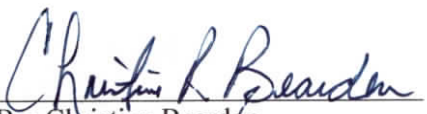
20 March, 2024

City of Midland- Planning Department
Attn: Landon Ochoa
300 N. Loraine
Midland, Texas 79702

To whom it may concern:

I/We Christine Bearden / YMCA North Hub, authorize LCA to act as our agent for the platting/zoning purposes regarding our project YMCA Addition Section 1. As Client we consent to LCA signing all applications and/or needed documentation, receiving all comments and/or needed information and representing me/us at any all hearings for the duration of this project.

Sincerely,



By: Christine Bearden
YMCA North Hub

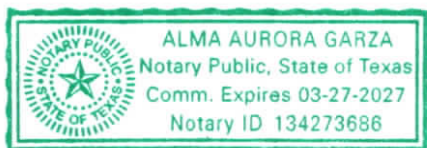
3-20-24

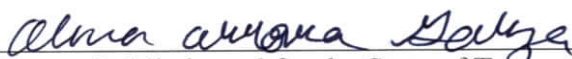
Date:

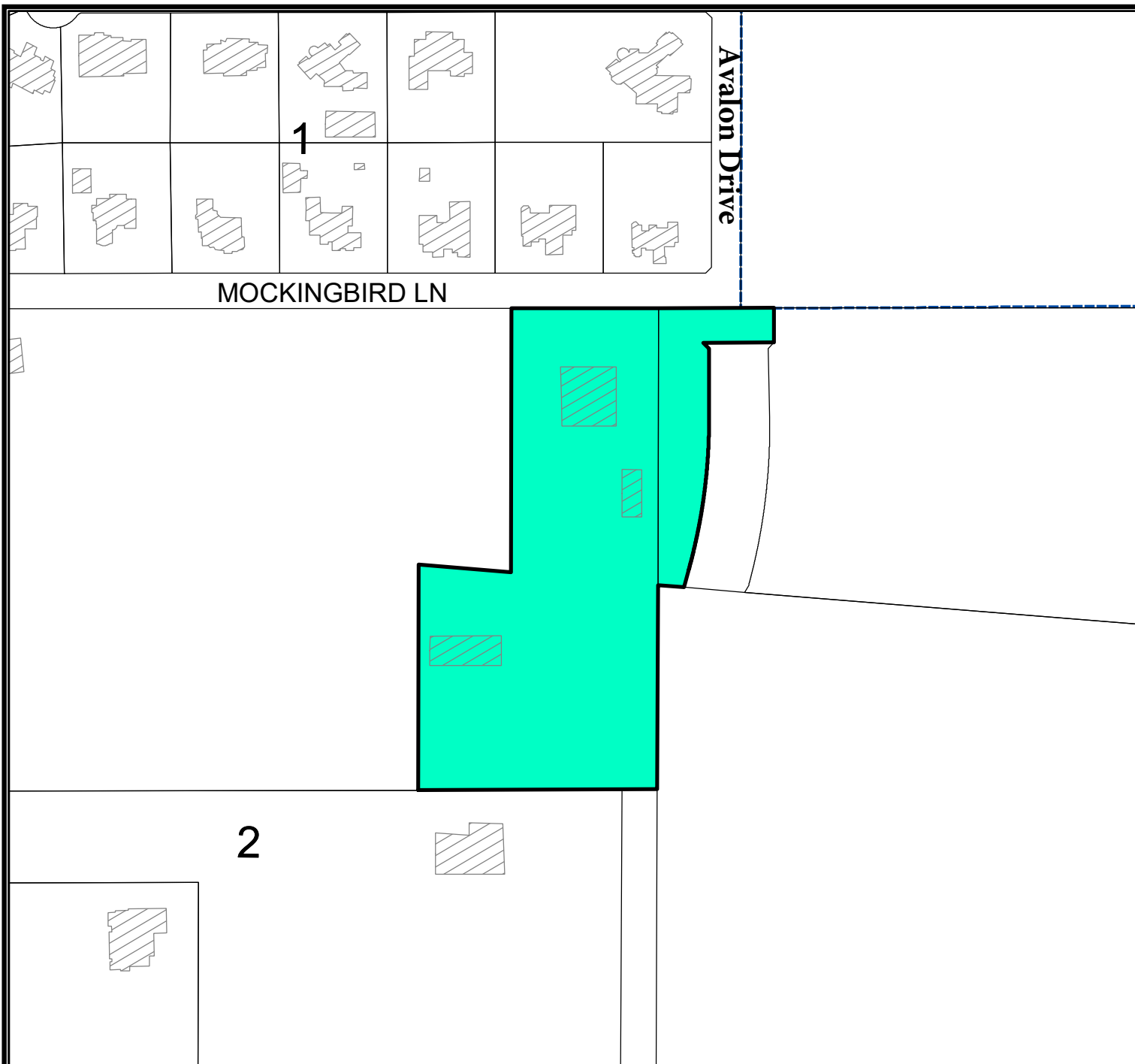
STATE OF TEXAS §
COUNTY OF MIDLAND §

BEFORE ME, the undersigned authority, on this day personally appeared Christine R. Bearden, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Christine R. Bearden for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of March, A.D., 2024.




Notary Public in and for the State of Texas
My Commission Expires: March 27, 2024



Location Map

P-24-1930

Scale: 1" = 245'

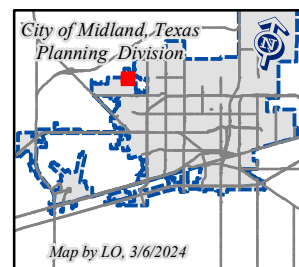
YMCA Addition, Section 1, being a plat of a 7.017-acre tract of land out of Sections 23 and 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the south corner of the intersection of Avalon Drive and Mockingbird Lane. (DISTRICT 4)

PACKET

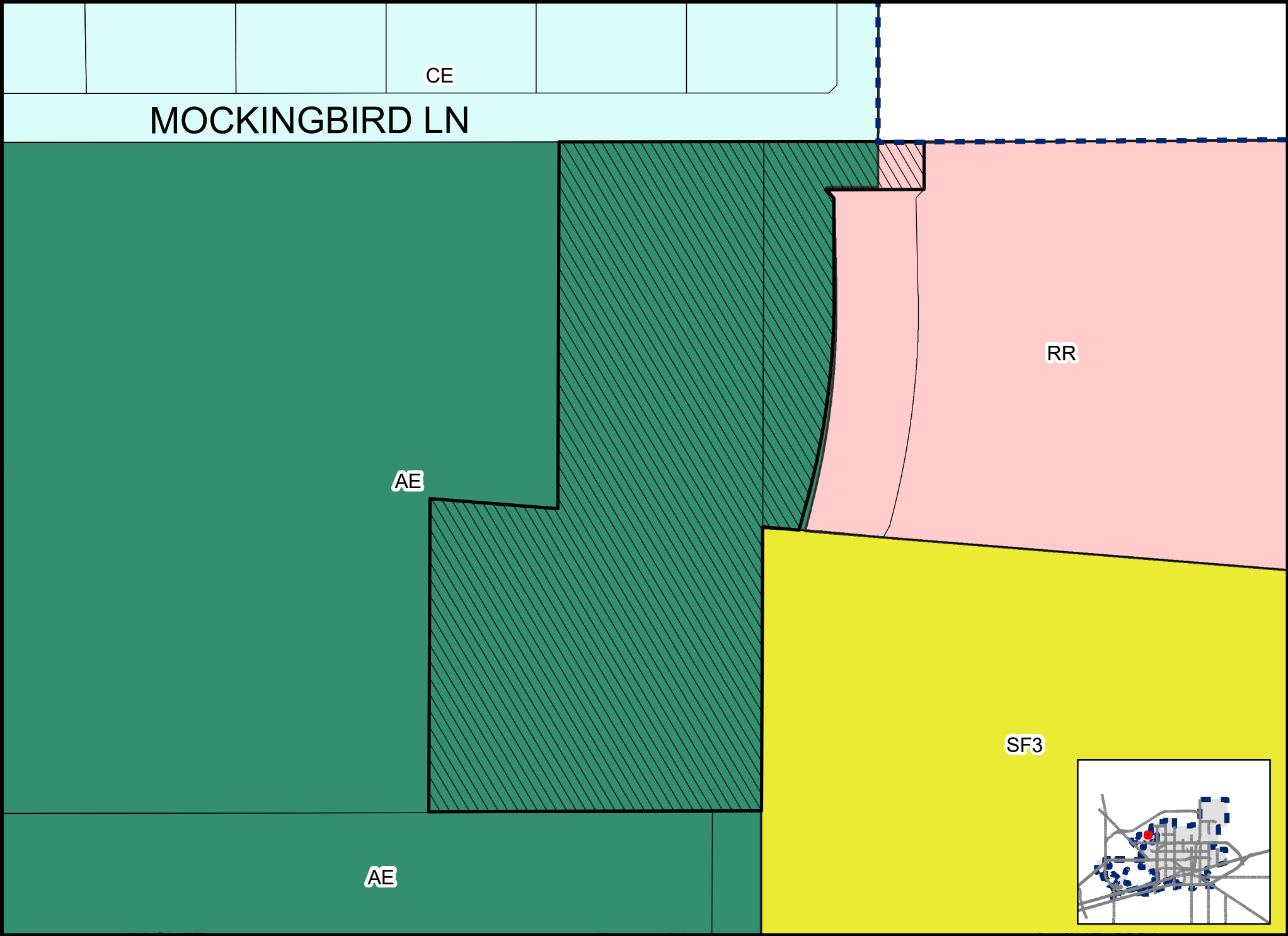
LEGEND

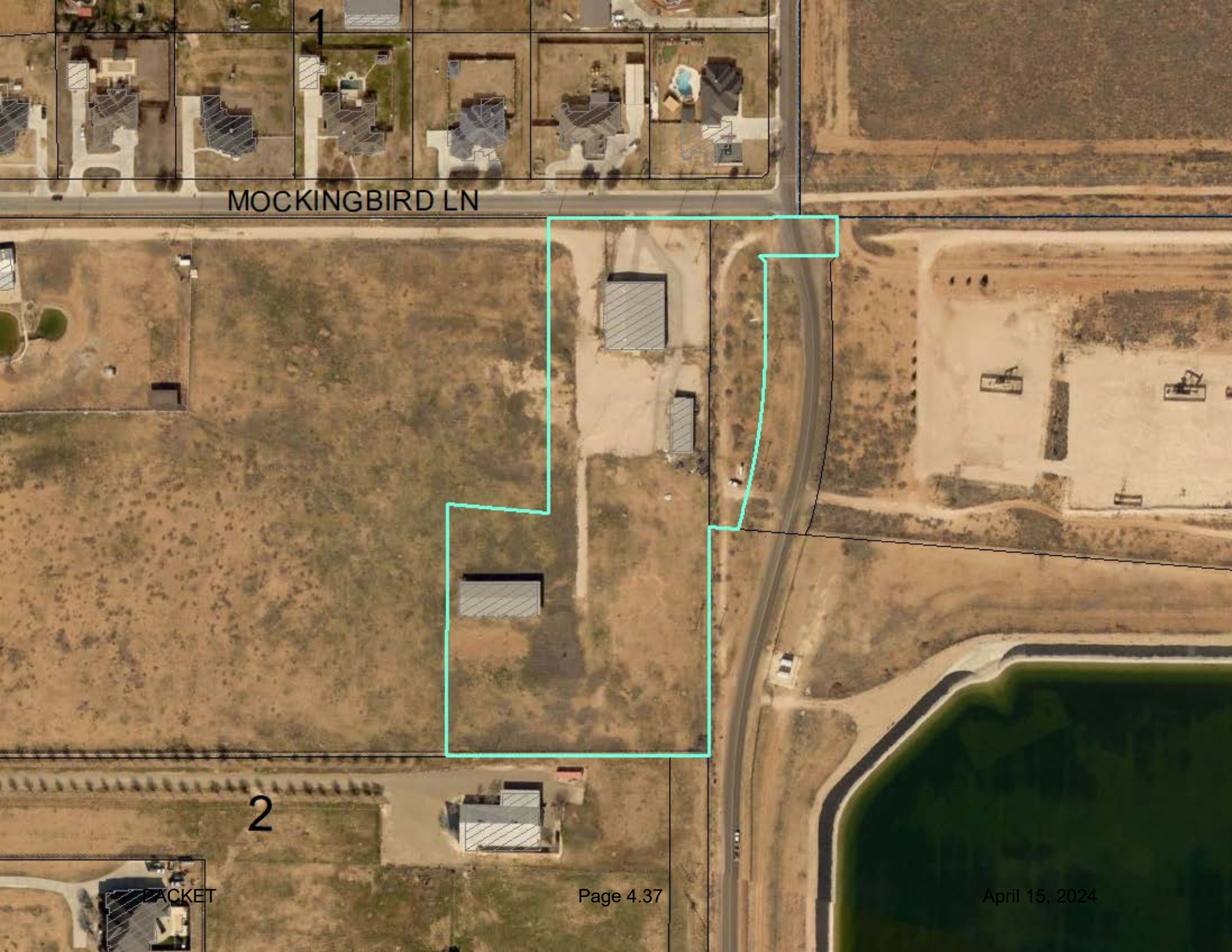
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





MOCKINGBIRD LN

1

2

PACKET



Planning and Zoning Commission

Approved for Agenda:
Xavier Bauguess

MEETING DATE: April 15, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a Final Plat of West 191 Industrial Park, Section 15, being a plat of a 2.96-acre tract of land out of Section 31, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 1,380 feet west of Holdridge Road.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District

Preliminary Plat Approval:

Maverick Engineering, on behalf of Adicio Captial, LLC, is requesting to plat a 2.96-acre tract of land out of Section 31, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas into two lots for ownership purposes.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

WATER: Deferral request for water improvement were administratively approved on 12/19/2023. [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 12/19/2023. [For Applicant's Information Only.]

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

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

Transportation: (Approved)

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

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

Fire: (Approved)

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

Oil and Gas: (Approved)

No Oil and Gas Issues. Informational: No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat. Please note if oil & gas wells are not identified or left off plat, this could prevent receiving city

permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2020 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 time of new code edition adoption in the City of Midland and date of permit application.

GIS: (Approved)

No comments.

Health Department:

Yes, the health department will review application from the 2 proposed lot of West 191 Industrial Park Section 15, BEING A 2.9 ACRE TRACT IN SECTION 31, BLOCK 40, T-1-S lot 24 is 1.6 acre, lot 25 is 1.3 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the existing structures and septic systems and from the water well on the property and the water wells on the adjacent properties.

Planning: (Approved)

The Planning & Zoning Commission approved the preliminary plat of West 191 Industrial Park, Section 15 on December 4, 2024. [Informational]

Staff recommends approval of the Final Plat of West 191 Industrial Park, Section 15, subject to Condition A.

Condition(s):

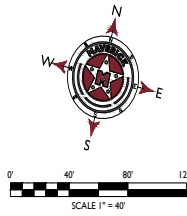
- A. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.**

Attachments:

Proposed Final Plat
Application
Location Map
Zoning Map
Aerial

WEST 191 INDUSTRIAL PARK SECTION 15

BEING A 2.96 ACRE TRACT OF LAND SITUATED IN SECTION 31, BLOCK 40,
TOWNSHIP ONE SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AICDO CAPITAL, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS WEST 191
INDUSTRIAL PARK SECTION 15, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE
NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND
EASEMENTS SHOWN THEREON, AND DO HEREBY GRANT AN EASEMENT OF RIGHTS AND EGRESS TO THE CITY OF
MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE
OF TRAIL CONTAINERS AND ACCESS THEREON, AND CONSTRUCTION AND EASEMENT THAT NO CONSTRUCTION SHALL
COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN
SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____, TX,

THIS _____ DAY OF _____, 2024.

BY _____, FOR AICDO CAPITAL, LLC.

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY
PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME
IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS ACTING AS OWNER
AND THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE
CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

GREGORY W. SHOULTS 0081336
MAVERICK ENGINEERING PLLC, P.A. #0194514
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701



CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST 191
INDUSTRIAL PARK SECTION 15, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING
COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

DAY OF _____, 2024.

LUCY SYRBECA, CHAIRMAN

XAVIER BASQUEZ, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF
UTILITIES

Designed by:
Mark Lick
AT&T/AMERIS

BY:

Designed by:
Amy Underwood
AT&T/AMERIS

BY:

Designed by:
Luis Montoya
AT&T/AMERIS

BY:

Designed by:
JASON M. BROADBENT
AT&T/AMERIS

BY:

Designed by:
DANIEL P. MONTAGNA
AT&T/AMERIS

BY:

PROPERTY OWNER

AICDO CAPITAL, LLC
PO BOX 30218
MIDLAND, MIDLAND COUNTY, TX 79710
DEED INSTRUMENT #2021-28426 O.P.M.C.T.

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____



MAVERICK
CIVIL ENGINEERING & LAND SURVEYING

1909 Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: F-10194514
Tel: (432) 363-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

WEST 191 INDUSTRIAL PARK
SECTION 15
April 15, 2024

PACKET

Page 5.41



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: West 191 Industrial Park, Section 15

Legal Description (attached sealed Metes and Bounds): Being a 2.96 Acre Tract of Land Situated in Section 31, Block 40, Township 1 South, Texas and Pacific Railway Company Survey, City and County of Midland, Texas

Property Owner

Printed Name: Adicio Capital LLC

Phone (432) 262-0999

Email
nathancullum@yahoo.com

Address PO Box 50218

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: Maverick Engineering

Printed Name: Paladin Huckaba

Phone (432) 262-0999

Email
phuckaba@maverick-eng.com

Address 1909 W Wall St Ste K

City Midland

State TX

Zip 79701

Current Zoning: RR

Reason for Platting: ownership purposes**Plat Information**

Total Acreage: 2.96

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

Number of Lots: 2

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Nathan Cullum Date: 3/18/2024

Property Owner (printed): 68AC59D76F2C4DF... Nathan Cullum

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.

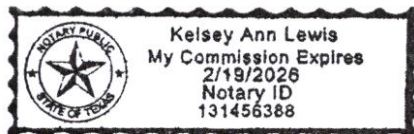
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Andrew L. Mellen who, being by me duly sworn, upon oath says: That (s)he is authorized by Adicio Capital 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 18th day of March, 2024, to certify which witness my hand and seal of office.



Kelsey Ann Lewis
 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>4714</u> | ☒ Tax Certificates | ☒ Recording Fee |
| | | Check # <u>4715</u> |

Received By: Landon Allen

Date: MAR 20 2024

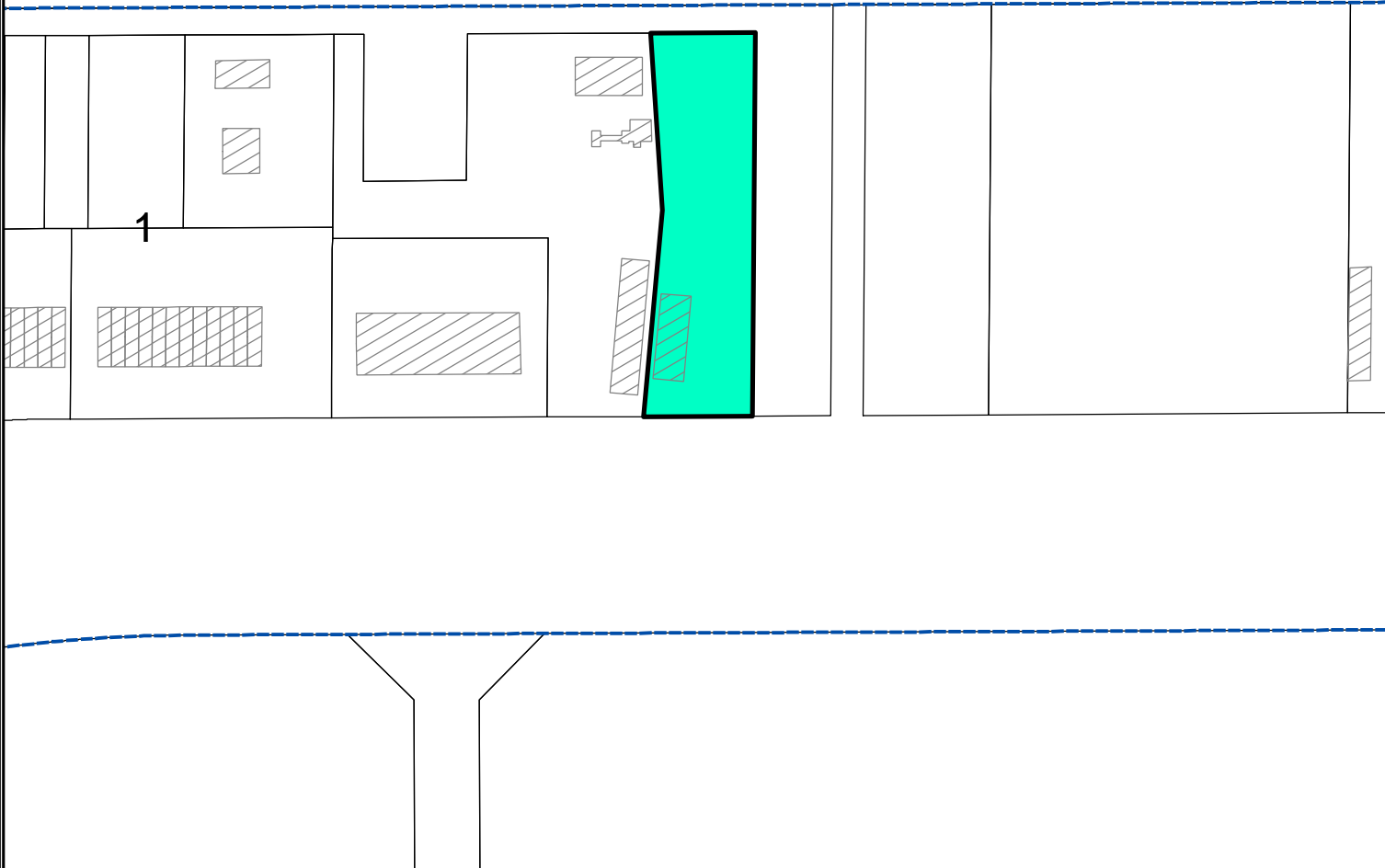
****Application will not be considered for scheduling until reviewed by a planner.****

PACKET
 Final Plat Application

Page 5.43

2

April 15, 2024
 Revised 7/01/19



LOCATION MAP

SUB-23-0682

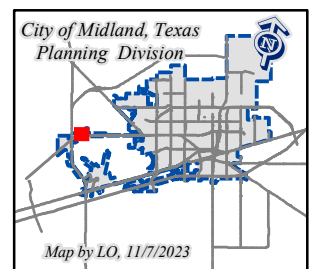
Scale: 1" = 325'

Proposed plat of West 191 Industrial Park, Section 15, being a Plat of a 2.96-acre tract of land out of Section 31, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas.

Generally located north of State Highway 191, approximately 1,380 feet west of Sinclair (DISTRICT 4)

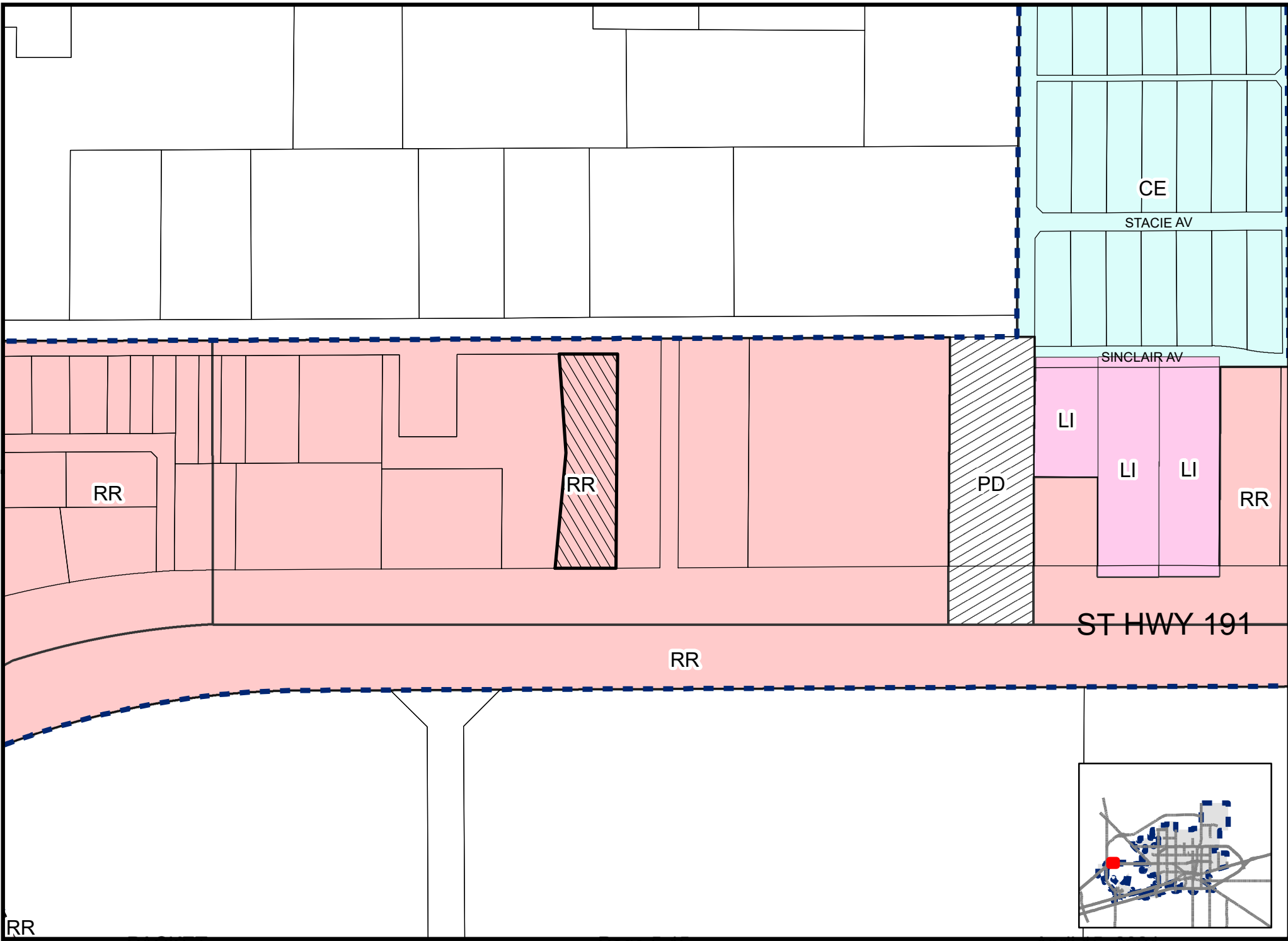
LEGEND

- 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.







Planning and Zoning Commission

Approved for Agenda:
Xavier Bauguess

MEETING DATE: April 15, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a Final Plat of Mockingbird Ridge, Section 9, being a plat of an 18.99-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas. (Generally located immediately southeast of Waxwing Drive.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned Development District (Ordinances 10344 & 10405) for Housing Development.

Preliminary Plat Approval:

The applicant, Maverick Engineering, is requesting to plat a 258.87-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.

The applicant is platting to allow for the development of multi-use site including single family housing, townhomes, cottage housing, retail, and greenspace/detention. 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.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved with Conditions)

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

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

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

PAVING: Internal paving improvements have not been accepted nor has a final walk-through been requested. [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].

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved with Conditions)

STREET NAME AND TRAFFIC CONTROL SIGN FEE – Estimated fee due at Final Plat submittal = 7 new intersections created at \$500/intersection = \$3500.

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil and Gas Issues. Informational: No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat. Please note if oil & gas wells are not identified or left off plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2020 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 time of new code edition adoption in the City of Midland and date of permit application.

GIS: (Approved)

No comments.

Planning: (Approved with Conditions)

The Planning & Zoning Commission approved the final plat Mockingbird Ridge, Section 1 on July 10, 2023 and Sections 2 & 3 on September 5, 2023. Section 4 was approved on December 18, 2023. Section 5 was approved on February 5, 2024. Section 6 was approved on March 18, 2024. [Informational]

Staff recommends approval of the Final Plat of Mockingbird Ridge, Section 9, subject to Condition A.

Condition(s):

- A. 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:

Proposed Final Plat
Application
Location Map
Zoning Map
Aerial



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Mockingbird Ridge, Section 9

Legal Description (attached sealed Metes and Bounds): Being an 18.99-Acre Tract of Land,
Situating 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 (432) 262-0999

Email
ronnie@betenbough.com

Address 6305 82nd ST

City Lubbock

State TX

Zip 79424

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: Mayerick Engineering

Printed Name: Paladin Huckaba

Phone (432) 262-0999

Email
phuckaba@maverick-eng.com

Address 1909 W Wall St Ste K

City Midland

State TX

Zip 79701

Current Zoning: PD

Reason for Platting: ownership purposes

Plat Information

Total Acreage: 18.99

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

Number of Lots: 91

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Abram Fuentes Date: 3/19/24
 Property Owner (printed): Abram Fuentes

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.

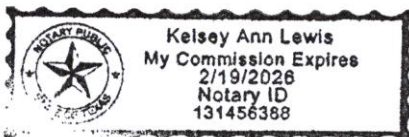
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Andrew I. Mellen who, being by me duly sworn, upon oath says: That (s)he is authorized by Peterborough Homes, 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 I. Mellen
 Authorized Agent (signature)

Subscribed and sworn to before me, this 19th day of March, 2024, to certify which witness my hand and seal of office.



Kelsey Ann Lewis
 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>4716</u>	☒ Tax Certificates	☒ Recording Fee
		Check # <u>4717</u>

Received By: Jordan Ochoa

Date: MAR 20 2024

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

PACKET

Page 6.52

April 15, 2024

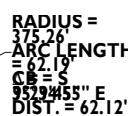
Final Plat Application

2

Revised 7/01/19

BEING AN 18.99-ACRE TRACT OF LAND,
SITUATED IN SECTION 18, T1N, R1E, CITY
OF MIDLAND
COUNTY, TEXAS (REMAINDER OF

(REMAINDER OF
340.49 ACRES)
BETENBOUGH
HOMES LLC
DOC. NO. 2021-
35675
C. B. MGT.



CURVE TABLE				
TABLE				
CURVE NO.	ARC LENGTH	CHORD	CHORD LENGTH	
C1	49.54	550.00	41.52	N 35.41° E 5.040
C2	20.30	200.00	20.30	S 73.03° W 0.083
C3	561.11	200.00	558.51	S 68.57° W 21.881
C4	562.79	1680.00	560.67	S 64.33° E 17.112
C5	469.53	1740.00	468.08	N 61.49° E 13.520
C7	79.071	600.00	119.98	S 55.52° E 62.203
C8	884.13	2000.00	881.56	N 87.00° W 69.391
C9	15.29	100.00	15.21	S 47.00° E 1.394
C10	204.75	2000.00	204.86	S 38.54° W 1.555
C11	60.85	300.00	60.84	N 61.34° E 0.255
C12	200.34	200.00	204.75	S 19.31° E 26.494
C13	200.34	200.00	204.75	S 19.31° E 26.494
C14	200.34	200.00	204.75	S 19.31° E 26.494
C15	200.34	200.00	204.75	S 19.31° E 26.494
C16	200.34	200.00	204.75	S 19.31° E 26.494
C17	200.34	200.00	204.75	S 19.31° E 26.494
C18	200.34	200.00	204.75	S 19.31° E 26.494



HOMES, LLC, BEING THE OWNER OF THE LAND
 SECTION 1. IN ADDITION TO THE CITY OF
 DO HEREBY GRANT, CONVEY, SELL, ASSIGN, RELEAS-
 TO THE CITY OF ST. LOUIS, MISSOURI, AND DO HEREBY GIVE
 TO THE CITY OF ST. LOUIS, MISSOURI, A TRASH
 AND DO HEREBY GIVE TO THE CITY OF ST. LOUIS, MISSOURI,
 TRASH CONTAINERS; AND DO HEREBY GIVE TO THE CITY OF
 ST. LOUIS, MISSOURI, ALL COMMENCE ON SAID
 DATE, TOGETHER WITH HAS BEEN SELECTED AND
 APPOINTED THE DIRECTOR OF UTILITIES.

CERTIFICATE OF APPROVAL
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MOCKINGBIRD RIDGE SECTION 9 WAS
APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING
COMMISSION OF THE CITY OF MIDLAND
TEXAS MONTH 2024

XAVIER BAUGUÉS,
SECRETARY

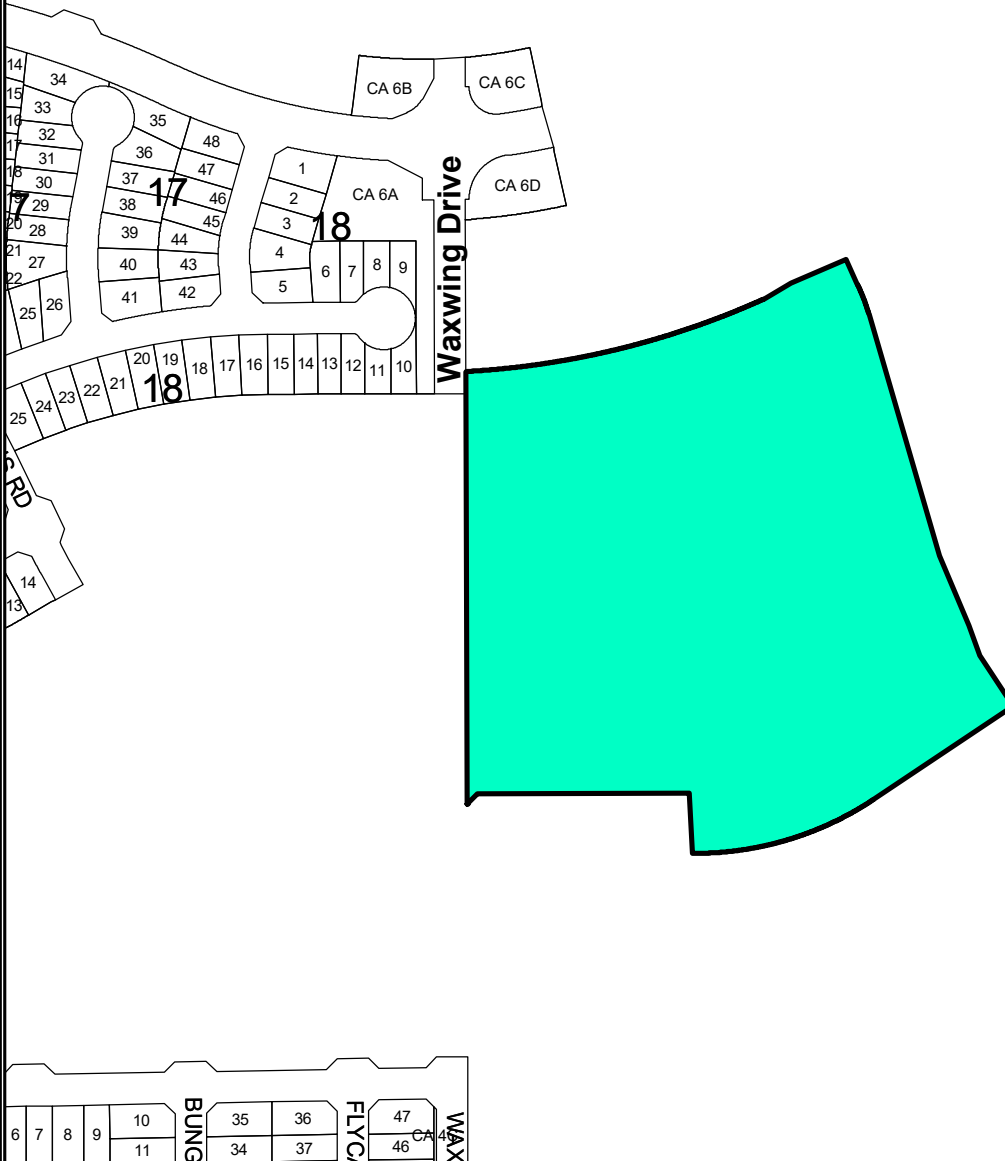
DATE #9024-35675

**MOCKINGBIRD
D, RIDGE
SECTION**

April 15, 2011 www.playerick.com

§

Drawing: F:\2021\210122-BETENBOUGH-BRANDT TRACT\DRAWINGS\PLAT\PHASE 9\210122 MOCKINGBIRD
RIDGE SEC 9 FINAL PLAT.DWG Last Saved By: ADevine on 3/15/24



Location Map

SUB-22-1944

Scale: 1" = 267'

Proposed Plat Mockingbird Ridge, Section 9, being a plat of an 18.99-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas.

Generally located immediately southeast of
Waxwing Drive (DISTRICT 1)
PACKET

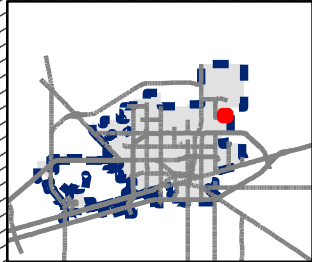
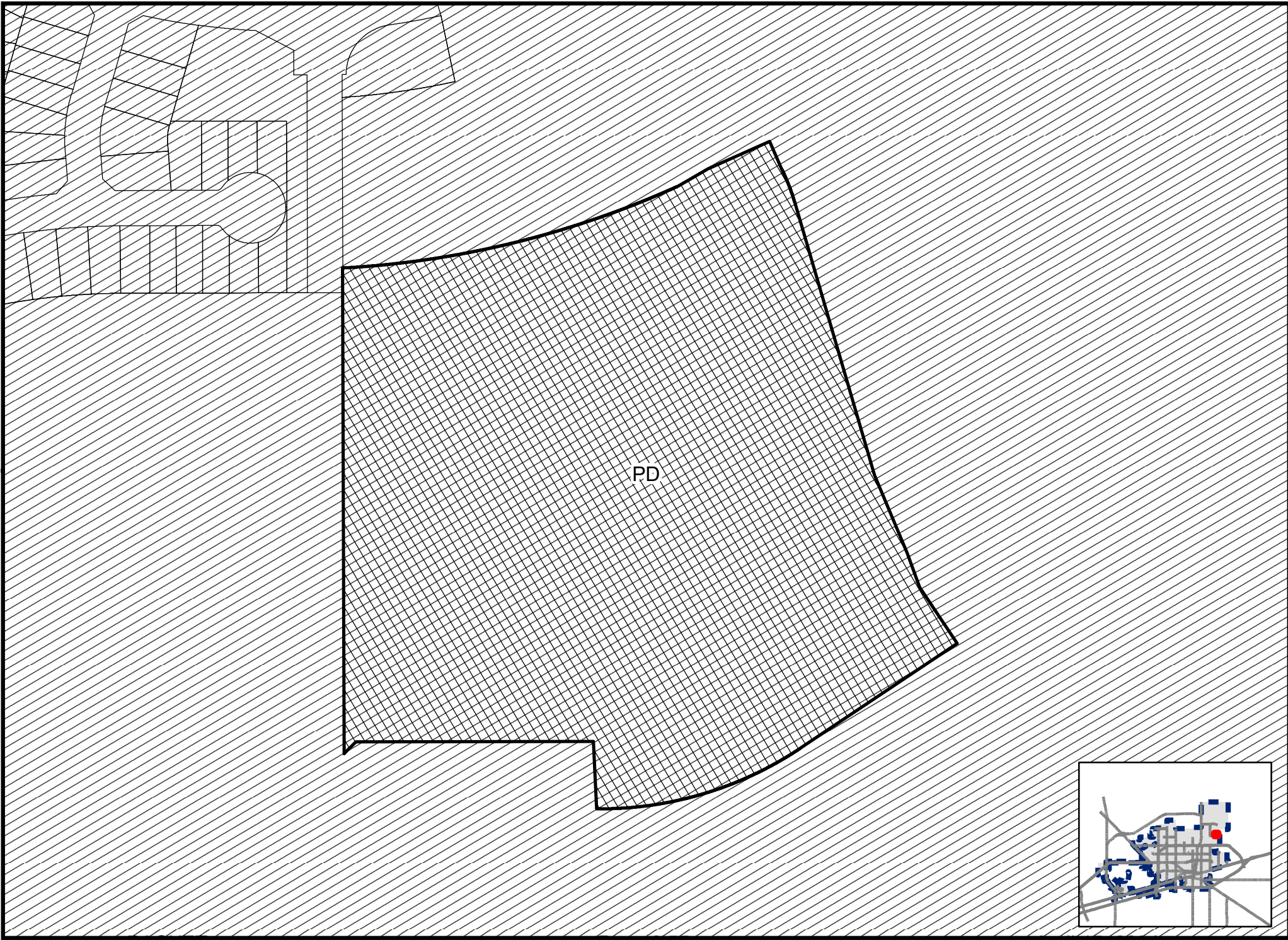
LEGEND

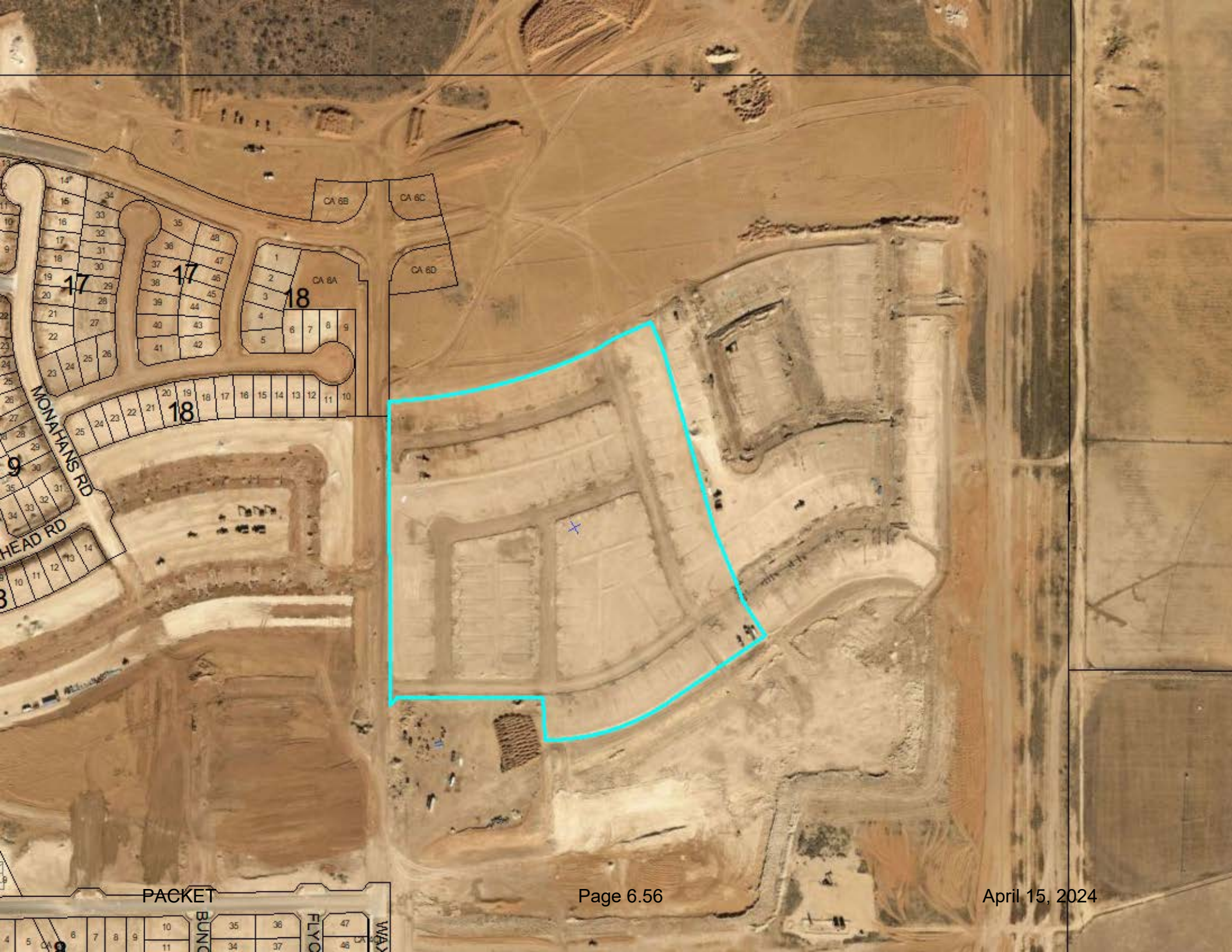
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Planning and Zoning Commission

Approved for Agenda:
Xavier Bauguess

MEETING DATE: April 15, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Consider a request by Jesus Sanchez for a zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 1, Block 61, Park Avenue Heights, Section 2, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of East California Avenue and S. Tyler Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Jesus Sanchez, is requesting a Zone Change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District to build a new residential structure.

Current Zoning:

MF-22, Multiple-Family Dwelling District

Surrounding Zoning and Land Use:

The adjacent lots to the north are zoned SF-3, Single Family Dwelling District and MF-22, Multiple-Family Dwelling District and share a residential structure. The surrounding lots to the east, south and west are vacant lots zoned MF-22, Multiple-Family Dwelling District.

Analysis:

The subject property is zoned MF-22, Multiple-Family Dwelling District. Jesus Sanchez is seeking this zone change in in order to construct a home. This vacant lot is located in a residential neighborhood. Changing this zoning would help the future residential development of this area have more uniform zoning. Although the lot dimensions do not

meet the minimum requirements of the adjacent MF-22, Multiple-Family Dwelling District zoning, it does meet the requirements for the SF-3, Single-Family Dwelling District zoning which is in the area.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3; The Tall City Tomorrow Plan designated this area as U-M NC, Urban-Medium Neighborhood Center. 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 and Gas issues.

Engineering: (Approved)

No objection. [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 2020 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 time of new code edition adoption 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:

Therefore, staff recommends approval of this zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District subject to conditions A.

Conditions:

- A. That the use and development of the property shall conform to the regulations of the SF-3, Single Family Dwelling District.**

Letters of Objection:

Staff has not received any letters of objection as of April 8, 2024.

Attachments:

Application

Site Plan (Exhibit A)

Maps



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

Project Number: _____

Case Number: _____

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

Printed Name: Jesus Sanchez

Phone (432) 269 2539

Email

J.Sanchez@TexanEliteContractors.com

Address
2013 Elkins Rd.

City
Midland

State
TX

Zip
79705

Property Owner

Printed Name: Jesus Sanchez

Phone (432) 269 2539

Email

432 269 2539

Address
800 S. Tyler Street

City
Midland

State
TX

Zip
79701

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: Jesus Sanchez

Phone (432) 269 2539

Email

Address

City

State

Zip

Street Address: 800 S. Tyler Street

Legal Description

Lot: 001 Block: 061 Subdivision: Park Ave

Current Zoning:

Multifamily

Proposed Zone: Single Family

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

Reason for Zone Change Request: Build a single family home

Present Use of Property: Vacant

Proposed Use of Property: Home

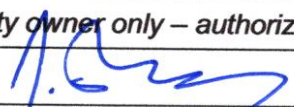
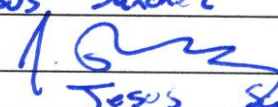
How would this zone change affect the public health, safety and welfare? it wouldnt

Describe how conditions affecting the property have changed since present zoning designation: new homes being built all around

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: 3/18/24
Applicant (printed): Jesus Sanchez	
Property Owner (signature): 	Date: 3/18/24
Property Owner (printed): Jesus Sanchez	

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

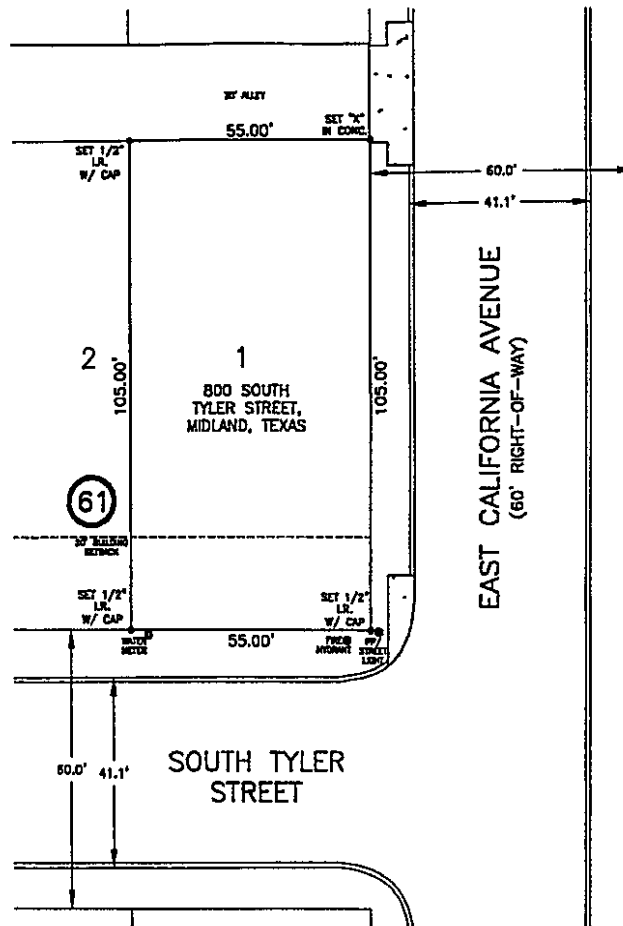
Before me, the undersigned authority, on this day personally appear _____ who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by _____, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right,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

Authorized Agent (signature)

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

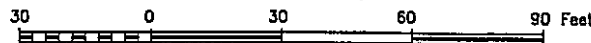
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
☒ Property Owner Authorization ☒ Application Fee Check # <u>Paid Online</u>	☒ Dimensioned Site Plan ☒ Plans in Digital Format (PDF/JPEG)
Received By: 	Date: MAR 11 2024



SURVEY EXAMINED AND ACCEPTED
BY BORROWER/PURCHASER
DATE 10/14/22

PLAT
OF
LOT ONE (1), BLOCK SIXTY ONE (61),
PARK AVENUE HEIGHTS (SECOND SECTION),
AN ADDITION TO THE CITY OF MIDLAND,
MIDLAND COUNTY, TEXAS



EASEMENTS OR RIGHT-OF-WAYS
VOL. 1810, P. 176

SURVEY PLAT FOR: JESUS SANCHEZ

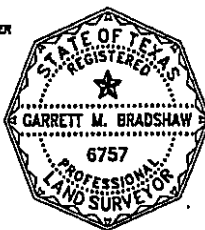
TO LICH HOLDEN ISSUING THE INSURANCE UNDERWRITER AND LONE STAR
ABSTRACT, MIDLAND, TEXAS

THIS SURVEY PLAT IS PROVIDED SOLELY FOR THIS TRANSACTION AND CLT.
NO. 310258 AS NOTED.

PLAT IS COPYRIGHTED AND SHALL NOT BE USED FOR ANY OTHER
TRANSACTION.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY
WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY
DESCRIBED HEREON AND IS CORRECT, AND THAT THERE
ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES
IN AREA BOUNDARY LINE CONFLICTS, ENCROACHMENTS,
OVERLAPPING OF IMPROVEMENTS, VISIBLE EASEMENTS OR
RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THIS
SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED
ROADWAY AS SHOWN.

Garrett M. Bradshaw
REGISTERED PROFESSIONAL LAND SURVEYOR



FILED IN CABINET B, PAGE 114, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP COMMUNITY PANEL
48329002108 F, DATED SEPTEMBER 18, 2005.

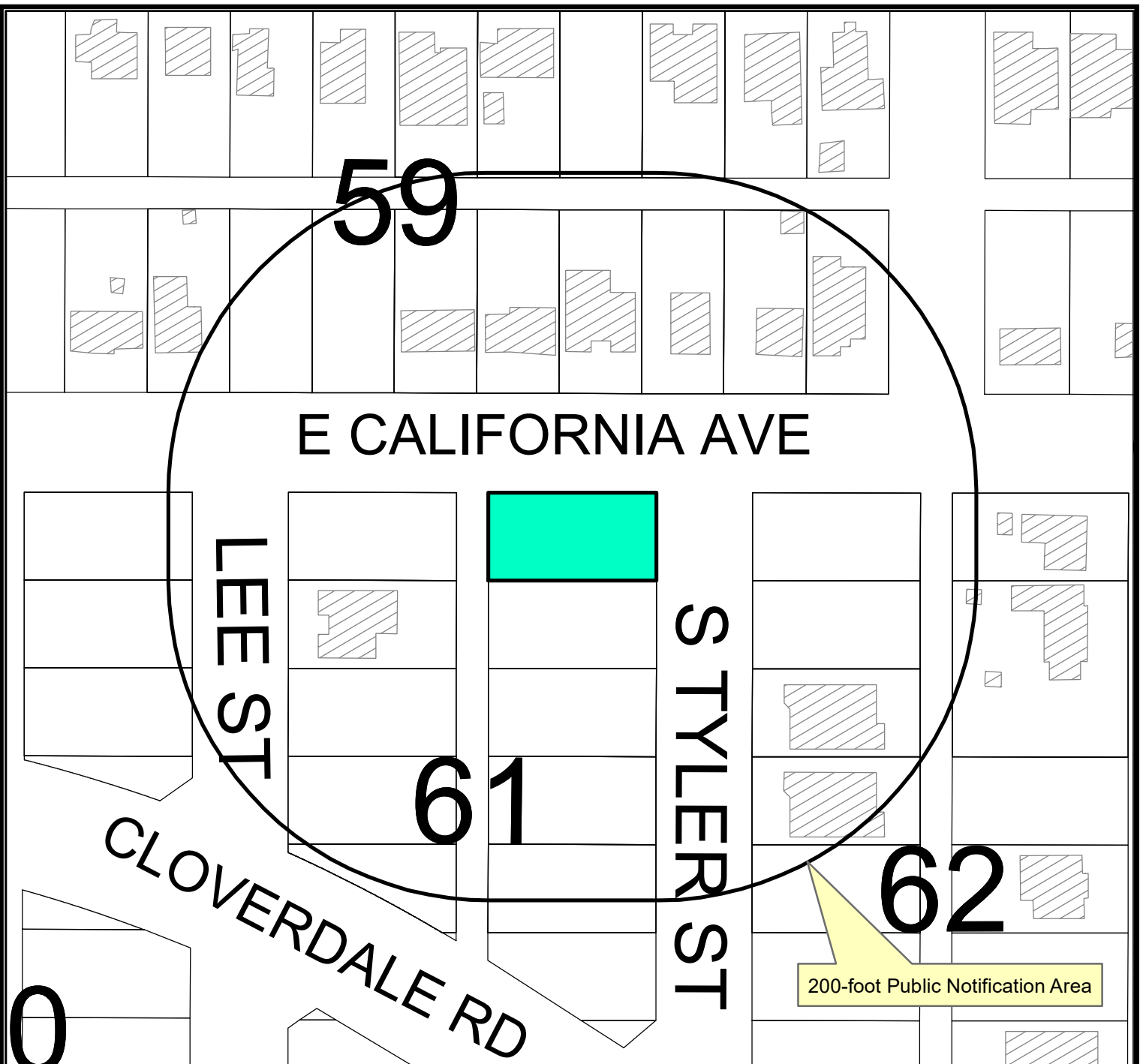
Stored: 22092592

BRADSHAW AND ASSOCIATES, INC.

CONSULTING ENGINEERS
REGISTERED PROFESSIONAL LAND SURVEYORS

FIRM # 10122900/10122901
4400 N. BIG SPRING SUITE A-8
MIDLAND, TEXAS 79705
(432) 682-4460 FAX (432) 682-7997

By	Drawn	Chkd	Surveyed
	WET	GMB	GB
Date	10-04-2022	10-04-2022	09-27-2022



Location Map

Z-24-0365

Scale: 1" = 90.07'

Consider a request by Jesus Sanchez for a zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 1, Block 61, Park Avenue Heights, Section 2, City and County of Midland, Texas.

Generally located on the southwest corner of the intersection of East California Avenue and S. Tyler Street. (Council District 2)

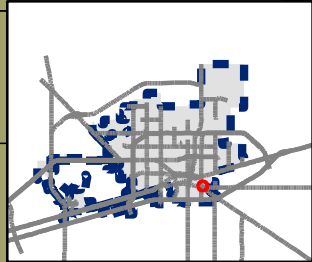
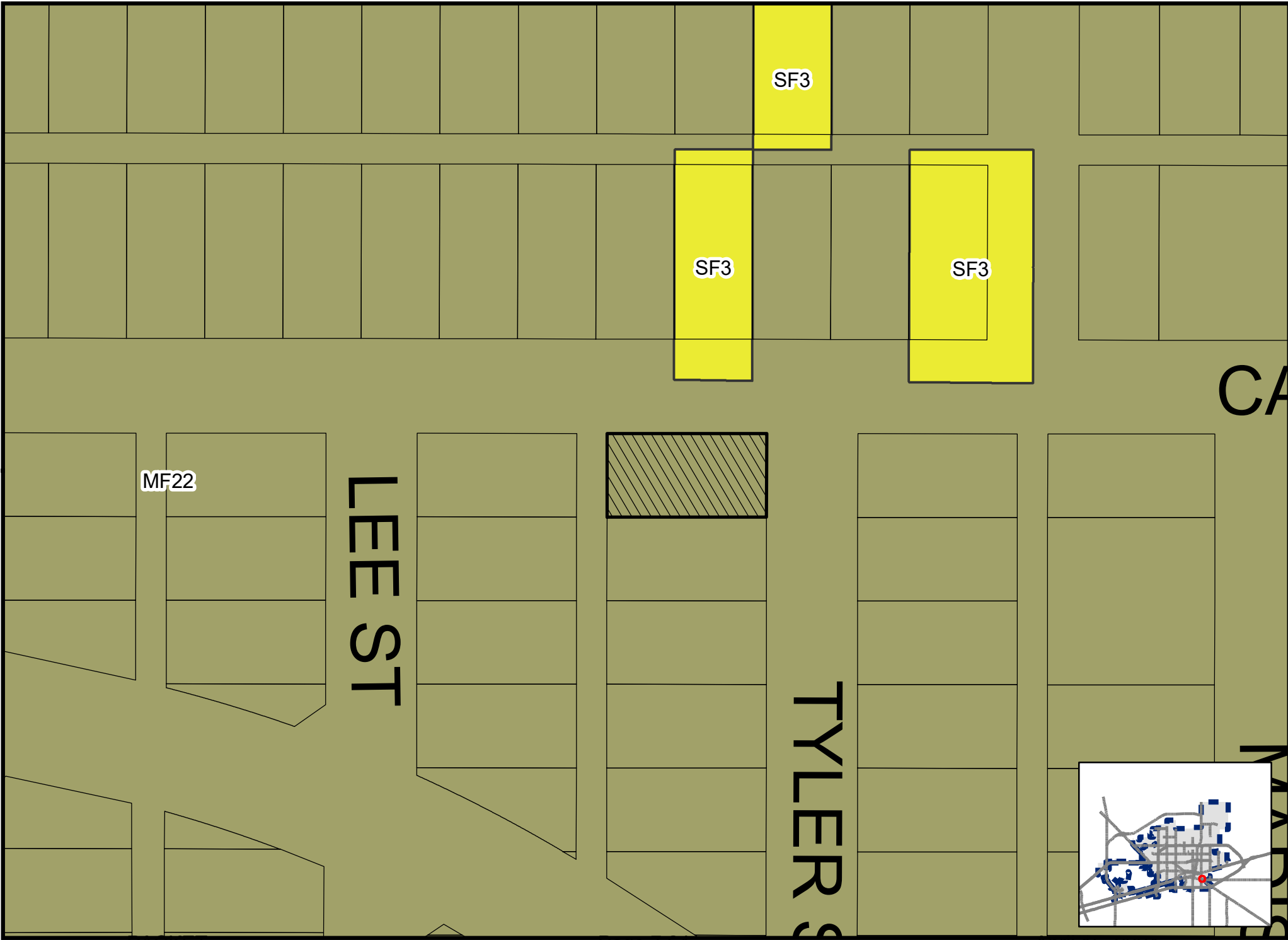
LEGEND

- 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.







TEXAN ELITE
CONTRACTORS
432.269.2539/432.260.9690

TEXAN ELITE
CONTRACTORS
432.269.2539/432.260.9690



Commission

Approved for Agenda:
Xavier Bauguess

MEETING DATE: April 15, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Consider a request by Jesus Sanchez for a zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 2, Block 61, Park Avenue Heights, Section 2, City and County of Midland, Texas. (Generally located west of South Tyler Street, approximately 55 feet south of E. California Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Jesus Sanchez, is requesting a Zone Change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District to build a new residential structure.

Current Zoning:

MF-22, Multiple-Family Dwelling District

Surrounding Zoning and Land Use:

All surrounding lots to the north, east, south and west are vacant lots zoned MF-22, Multiple-Family Dwelling District.

Analysis:

The subject property is zoned MF-22, Multiple-Family Dwelling District. Jesus Sanchez is seeking this zone change in in order to construct a home. This vacant lot is located in a residential neighborhood. Changing this zoning would help the future residential development of this area have more uniform zoning. Although the lot dimensions do not meet the minimum requirements of the adjacent MF-22, Multiple-Family Dwelling District zoning, it does meet the requirements for the SF-3, Single-Family Dwelling District zoning

which is in the area.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3; The Tall City Tomorrow Plan designated this area as U-M NC, Urban-Medium Neighborhood Center. 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 and Gas issues.

Engineering: (Approved)

No objection. [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 2020 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 time of new code edition adoption 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:

Therefore, staff recommends approval of this zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District subject to conditions A.

Conditions:

- A. That the use and development of the property shall conform to the regulations of the SF-3, Single Family Dwelling District.**

Letters of Objection:

Staff has not received any letters of objection as of April 8, 2024.

Attachments:

Application

Site Plan (Exhibit A)

Maps



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

Project Number: _____

Case Number: _____

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

Printed Name: Jesus Sanchez

Phone (432) 269 - 2539

Email
J.Sanchez@TexanEliteContractors.com

Address
2013 Elkins Rd.

City
Midland

State
TX

Zip
79705

Property Owner

Printed Name: **Jesus Sanchez**

Phone (432) 269 - 2539

Email
432 269 - 2539

Address
802 S. Tyler Street

City
Midland

State
TX

Zip
79701

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: Jesus Sanchez

Phone (432) 269 - 2539

Email

Address

City

State

Zip

Street Address: 802 S. Tyler Street

Legal Description

Lot: 002 Block: 061 Subdivision: Park Avenue

Current Zoning:

Multifamily

Proposed Zone: Single Family

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

Reason for Zone Change Request: Build a single family home

Present Use of Property: vacant

Proposed Use of Property: home

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

Describe how conditions affecting the property have changed since present zoning designation: new homes being bnuilt all around

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>J. Sanchez</u>	Date: <u>3/18/24</u>
Applicant (printed): <u>Jesus Sanchez</u>	
Property Owner (signature): <u>J. Sanchez</u>	Date: <u>3/19/24</u>
Property Owner (printed): <u>Jesus Sanchez</u>	
<i>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.</i> <i>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</i>	

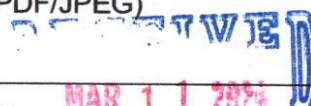
STATE OF TEXAS
COUNTY OF MIDLAND

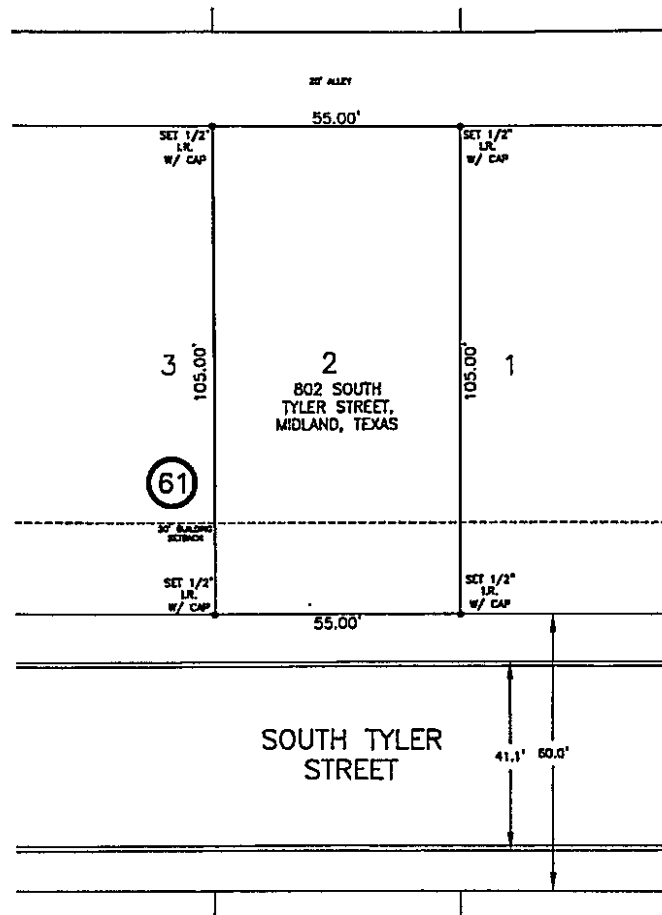
Before me, the undersigned authority, on this day personally appear _____ who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by _____, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right,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

Authorized Agent (signature)

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

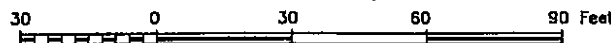
FOR OFFICE USE ONLY	
☒ Property Owner Authorization ☒ Application Fee Check # <u>Paid online</u> Received By: <u>[Signature]</u>	☒ Dimensioned Site Plan ☒ Plans in Digital Format (PDF/JPEG) 



SURVEY EXAMINED AND ACCEPTED
BY BORROWER/PURCHASER
DATE 10/14/22

PLAT OF

LOT TWO (2), BLOCK SIXTY ONE (61),
PARK AVENUE HEIGHTS (SECOND SECTION),
AN ADDITION TO THE CITY OF MIDLAND,
MIDLAND COUNTY, TEXAS



EASEMENTS OR RIGHT-OF-WAYS
VOL. 1910, P. 178

SURVEY PLAT FOR: JESUS SANCHEZ

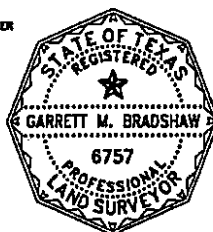
TO LEND HOLDER ISSUING THE INSURANCE UNDERWRITER AND LONE STAR
ABSTRACT, MIDLAND, TEXAS

THIS SURVEY PLAT IS PROVIDED SOLELY FOR THIS TRANSACTION AND C.F.
NO. 310299 AS NOTED.

PLAT IS COPYRIGHTED AND SHALL NOT BE USED FOR ANY OTHER
TRANSACTION.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY
WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY
DESCRIBED HEREIN AND IS CORRECT, AND THAT THERE
ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES
IN AREA BOUNDARY LINE CONFLICTS, ENCROACHMENTS,
OVERLAPPING OF IMPROVEMENTS, VISIBLE EASEMENTS OR
RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THIS
SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED
ROADWAY AS SHOWN.

Garrett M. Bradshaw
REGISTERED PROFESSIONAL LAND SURVEYOR



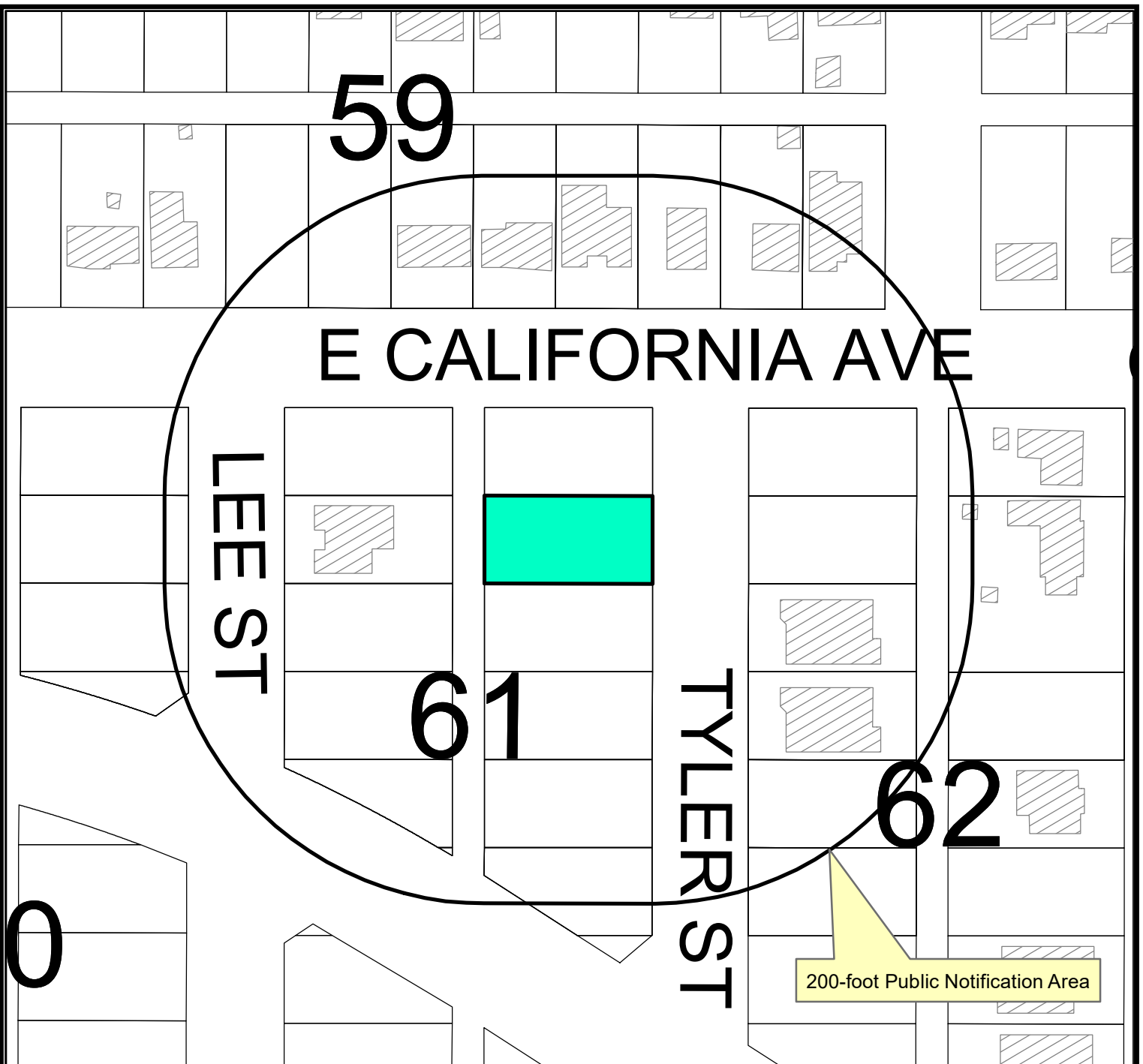
FILED IN CABINET 8, PAGE 114, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

THIS PROPERTY LIES WITHIN ZONE "A" AS SHOWN BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP COMMUNITY PANEL
48329C0206 F, DATED SEPTEMBER 18, 2005.

Stored: 22092593

BRADSHAW AND ASSOCIATES, INC.
CONSULTING ENGINEERS
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM # 10122800/10122801
4400 N. BIG SPRING SUITE A-8
MIDLAND, TEXAS 79705
(432) 682-4400 FAX (432) 682-7897

	Drawn	Chkd	Surveyed
By	WET	GMB	GB
Date	10-04-2022	10-04-2022	09-27-2022



Location Map

Z-24-0366

Scale: 1" = 90.07'

Consider a request by Jesus Sanchez for a zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 2, Block 61, Park Avenue Heights, Section 2, City and County of Midland, Texas.

Generally located west of South Tyler Street, approximately 55 feet south of E. California Avenue.

(Council District 12)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

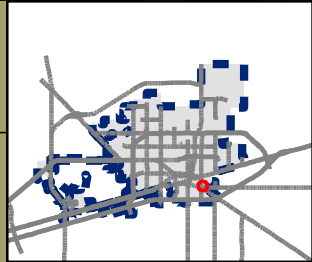
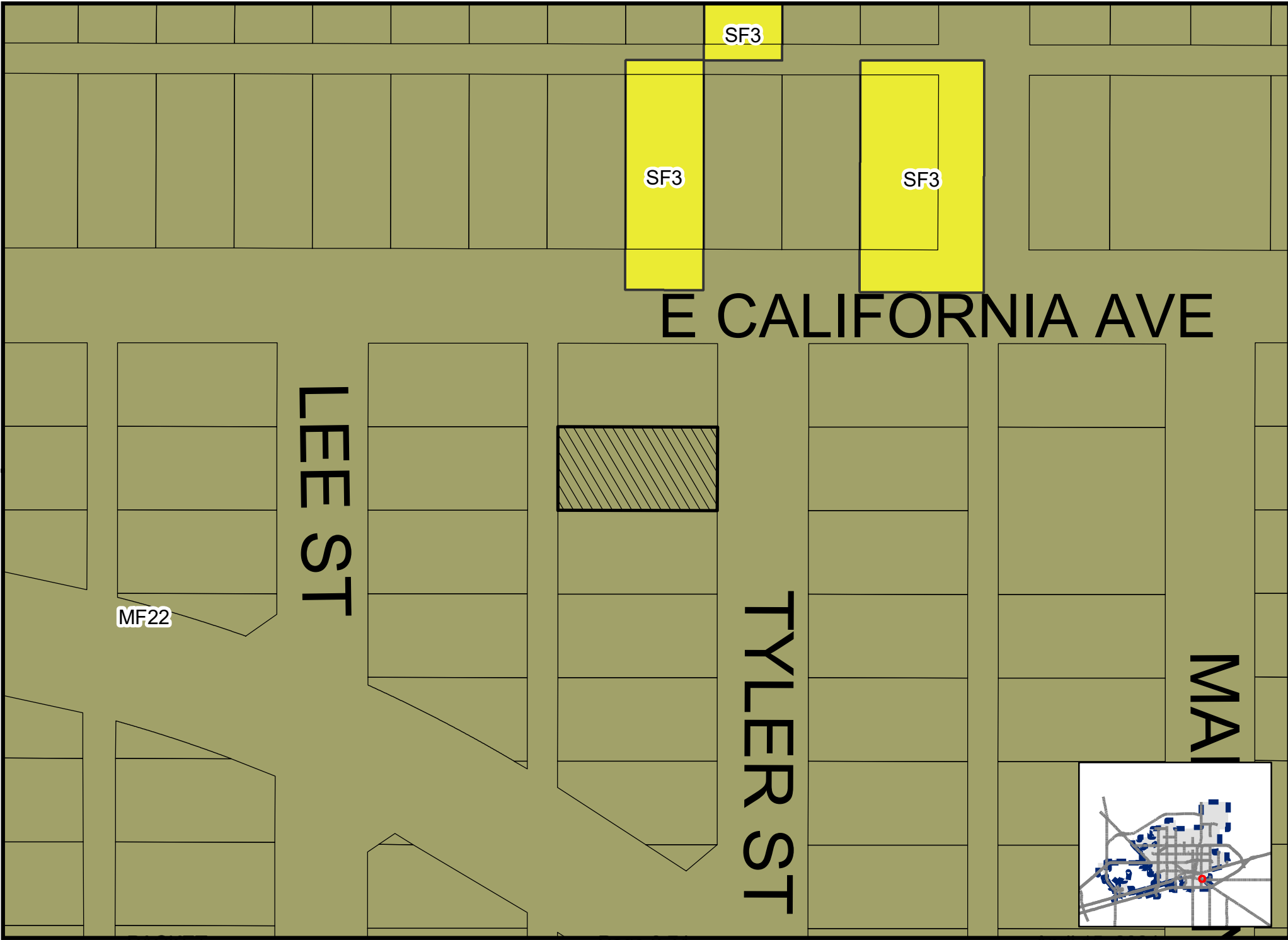


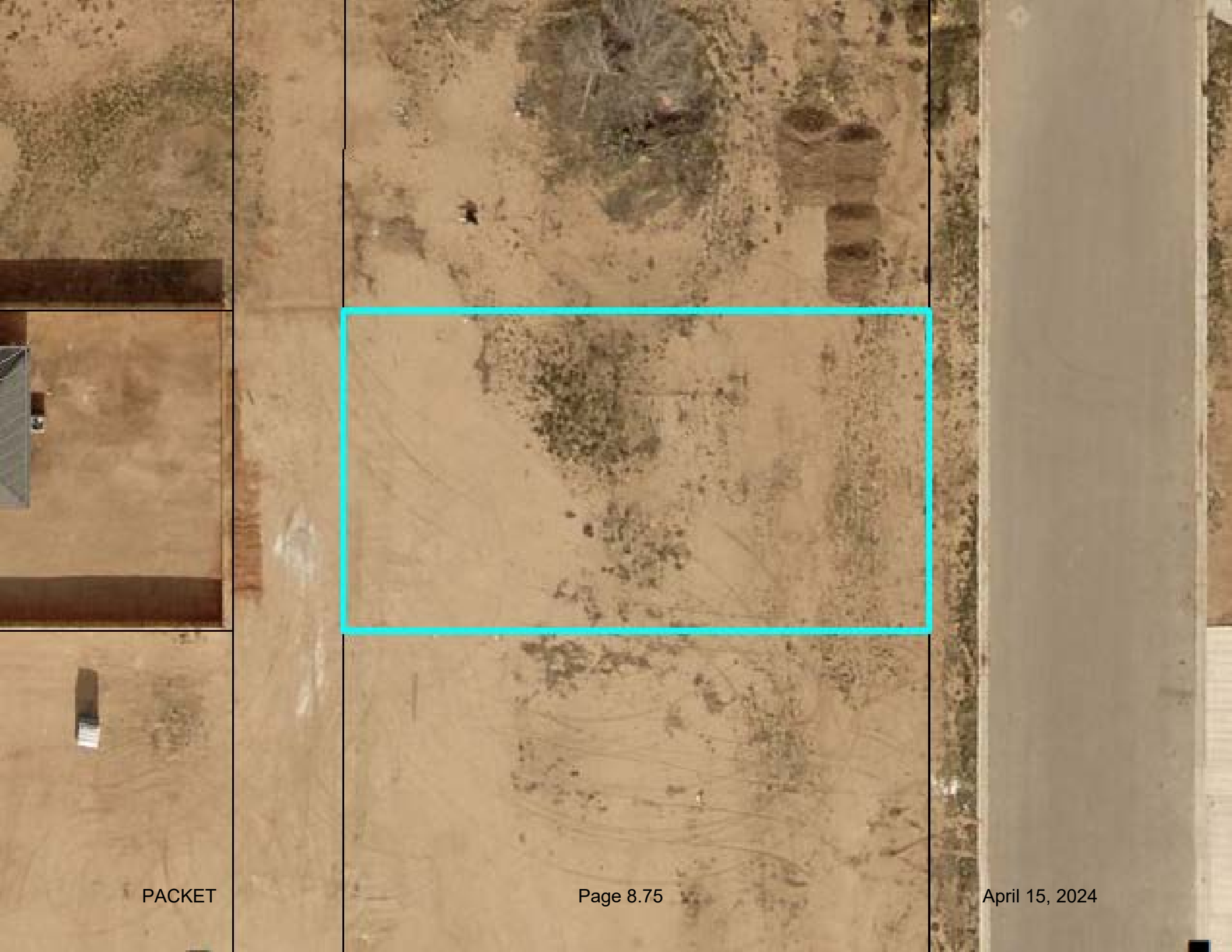
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April 15, 2024

Page 8.73









Planning and Zoning Commission

Approved for Agenda:
Xavier Bauguess

MEETING DATE: April 15, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Consider a request by Jose Mendez for a zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lots 7 and 8, Block 15, Greenwood Addition, Section 3, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South Tilden Street and E. Washington Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Jose Mendez, is requesting a Zone Change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District to build a new residential structure at 409 and 411 South Tilden Street.

Current Zoning:

MF-22, Multiple-Family Dwelling District.

Surrounding Zoning and Land Use:

All adjacent lots to the north, east, south and west are zoned MF-22, Multiple-Family Dwelling District. The lots to the north, south and west have residential structures. The lot to the east is the location of a church.

Analysis:

The subject property is zoned MF-22, Multiple-Family Dwelling District. Jose Mendez is seeking this zone change in in order to construct a single-family home, which is not allowed in the MF-22 district. This vacant lot is located in a residential neighborhood that

is developed with single-family homes. Changing this zoning would help the future residential development of this area. This lot does meet the requirements for the SF-3, Single-Family Dwelling District zoning which is in the area.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3; The Tall City Tomorrow Plan designated this area as U-M NC, Urban-Medium Neighborhood Center. 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 objections.

Oil and Gas: (Approved)

No Oil and Gas issues.

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 2020 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 time of new code edition adoption in the City of Midland and date of permit application.

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.]

Planning:

Therefore, staff recommends approval of this zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District subject to condition A.

Conditions:

A. That the use and development of the property shall conform to the

regulations of the SF-3, Single Family Dwelling District.

Letters of Objection:

Staff has not received any letters of objection as of April 8, 2024.

Attachments:

Application
Site Plan (Exhibit A)
Maps



**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>José Alfredo Zarate Mendez</u>		Phone <u>(432) 2606127</u> Email _____	
Address <u>500 S Webster</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79701</u>

Representative (if different from Applicant or Property Owner) Firm: _____ Printed Name: <u>José Alfredo Zarate Mendez</u>		Phone () Email _____	
Address <u>500 S Webster</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79701</u>

Street Address: <u>409-411 S Tilden St.</u>		703 Webster 705 Webster	
Legal Description <u>015/041</u> Lot: <u>008</u> Block: <u>015/041</u>	Subdivision: <u>Greenwood</u>		

Current Zoning: <u>MultiFamily</u>	Proposed Zone: <u>single Family SF-3</u> (List by tracts if more than one district is requested)
------------------------------------	---

Reason for Zone Change Request: building a family home for my son

Present Use of Property: Vacante lots

Proposed Use of Property: Family home

How would this zone change affect the public health, safety and welfare? I don't think affects anything

Describe how conditions affecting the property have changed since present zoning designation: I don't think it will affect an area that was named multiFamily where most of the houses are made for single family

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): Jose Alfredo Zarate Mendez

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 _____ who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ 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.

Authorized Agent (signature)

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check # 2149

Received By: DB

Date:

RECEIVED
MAR 19 2024

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

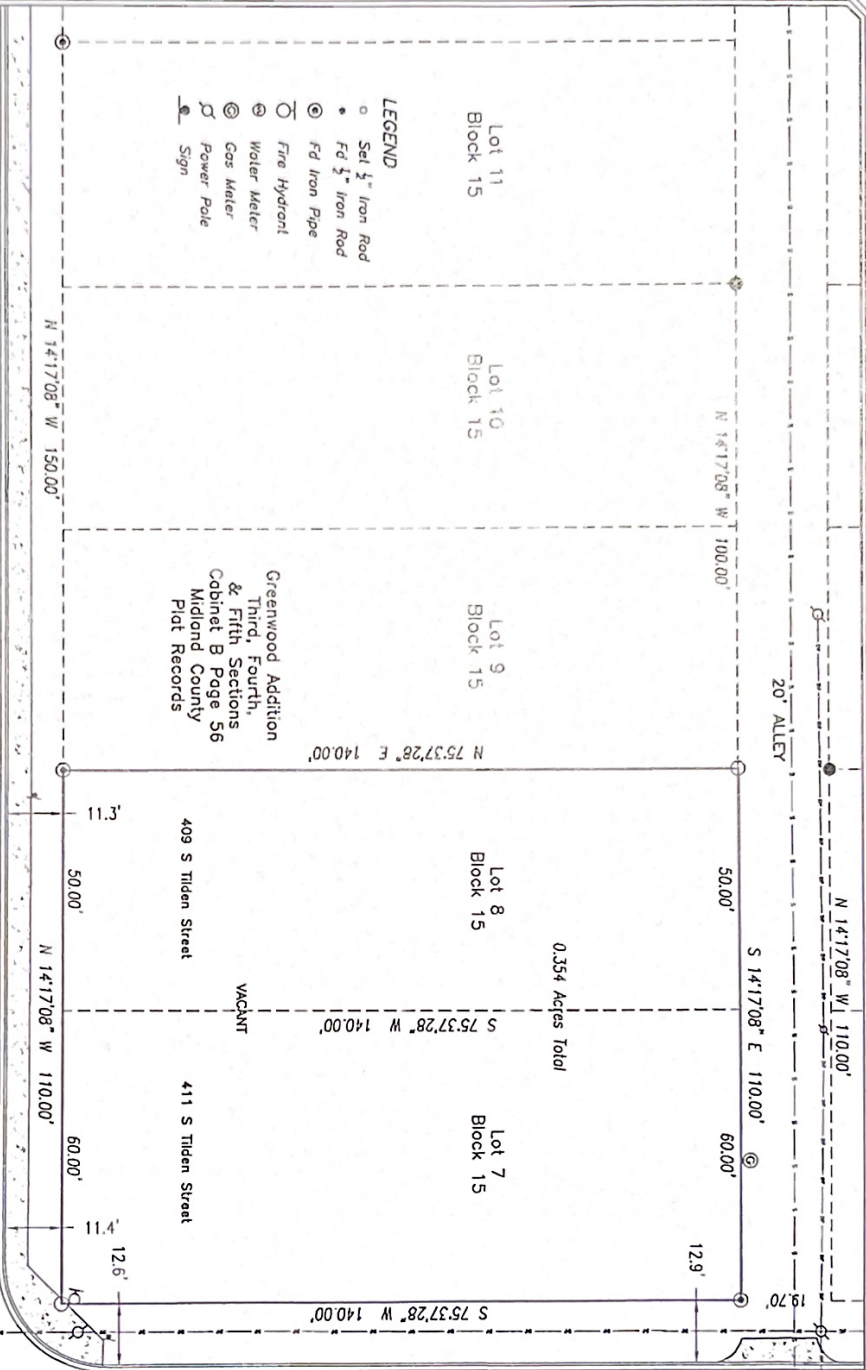


**TITLE SURVEY OF LOTS 7 & 8, BLOCK 15,
GREENWOOD ADDITION, THIRD, FOURTH, & FIFTH
SECTIONS, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS.**

37' Boc-Boc
Paved Roadway

S TILDEN STREET
60' Right-of-Way

- LEGEND**
- Set $\frac{1}{2}$ " Iron Rod
 - Set $\frac{1}{4}$ " Iron Rod
 - Set Iron Pipe
 - Fire Hydrant
 - Water Meter
 - Gas Meter
 - Power Pole
 - Sign



E WASHINGTON AVENUE
60' Right-of-Way

37' Boc-Boc
Paved Roadway

SURVEY BASED ON
TITLE COMMITMENT OF
MIDLAND COUNTY
ASSURANCE COMPANY
ISSUED OCTOBER 18,
2023 WITH AN
EFFECTIVE DATE OF
OCTOBER 05, 2023.
SCHEDULE B (Survey
related items):
10 All matters per plot
of record in Cdb B Pg
56 MCRP - AFFECTS
Texas.

FLOOD NOTE:
This Property
Zone X and D
NOT LIE within a
Special Flood
Hazard Area as
determined by the
FEMA Flood Map
4432AC0206F.
Dated September
15, 2005. Prepared
for Midland County,
Texas.

Legal Description:
Lots 7 and 8, Block 15, Greenwood Addition,
Third, Fourth, & Fifth Sections, an addition to
the City of Midland, recorded in Cabinet B,
Page 56, Plat Records, Midland County, Texas.

1, Aaron S. Burrell, do hereby certify:
This plat represents a legal survey made on
the ground on October 30, 2023, by me, of
the property legally described herein. All
information shown is true and correct to the
best of my knowledge and belief.

08 November 2023

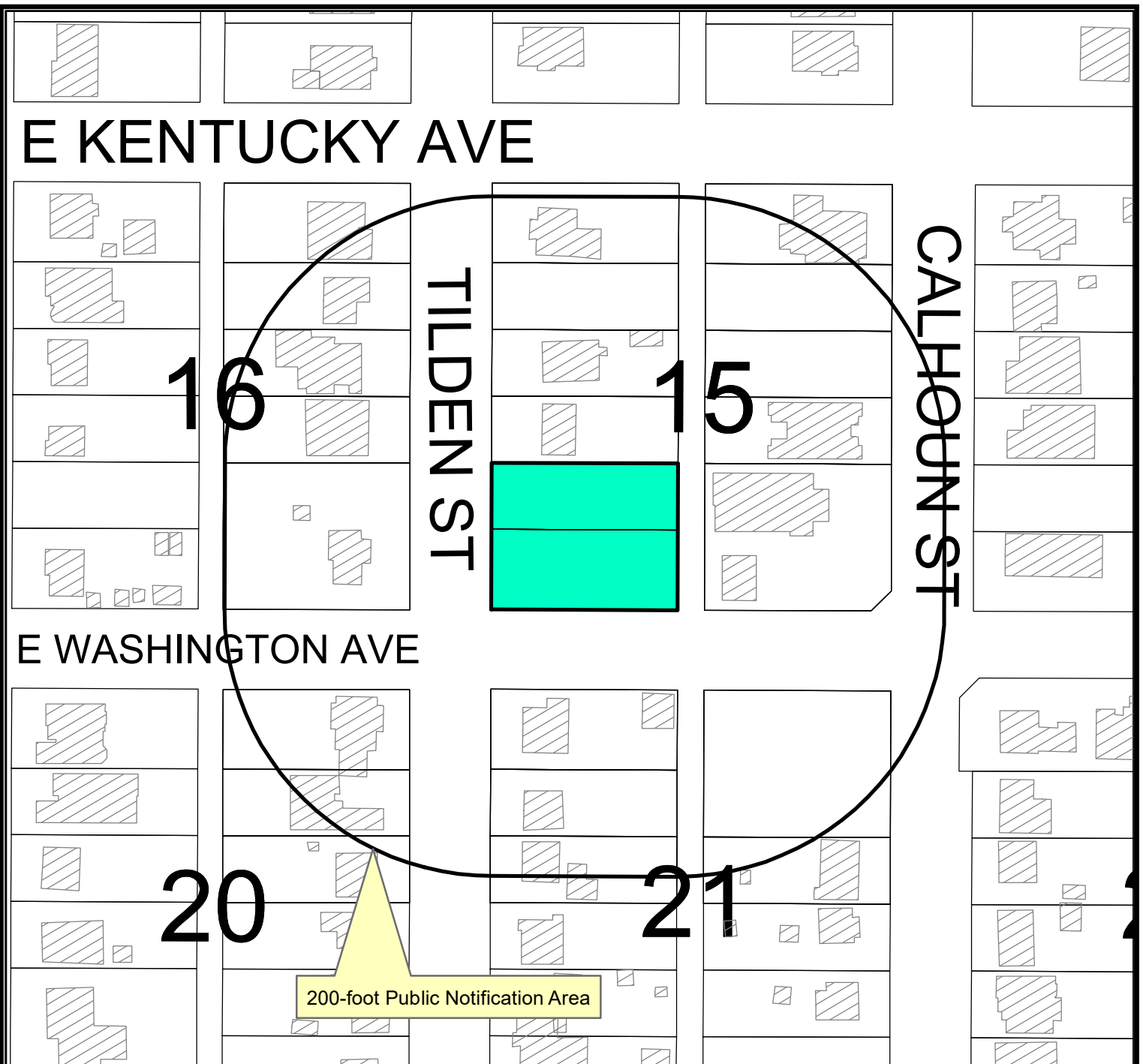
Aaron S. Burrell
Aaron S. Burrell
Registered Professional Land Surveyor
Texas No. 5689



Bearings shown on this survey are relative to
the Texas Coordinate System, NAD 1983.
Control Zone (CONE).

Professional Land Surveying & Mapping
Aaron Burrell Land Surveyors, LLC
TBPLS Firm No. 10194217
415 W. Wall St., Suite 204
Midland, Texas 79701
P.O. Box 8411
Midland, Texas 79708
432-848-4439
www.aasurveyors.com

Page 1 of 1
2023-708



Location Map

Z-24-0368

Scale: 1" = 108'

Consider a request by Jose Mendez for a zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lots 7 and 8, Block 15, Greenwood Addition, Section 3, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of South Tilden Street and E. Washington Avenue. (Council District 2)

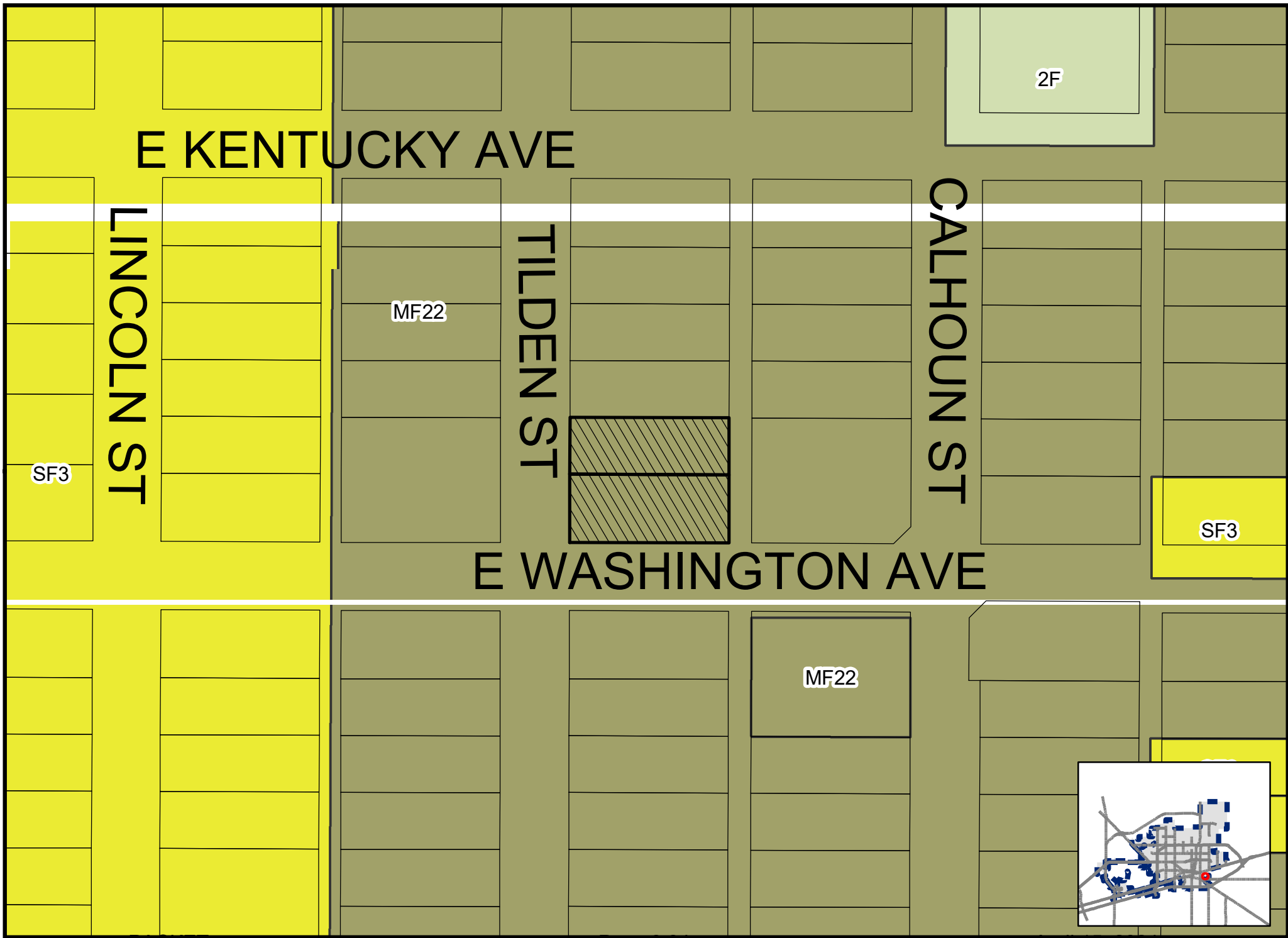
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Planning and Zoning Commission

Approved for Agenda:
Xavier Bauguess

MEETING DATE: April 15, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Andrew Meyers, Planner

SUBJECT: Hold a public hearing and consider a request by Zoo Midland, on behalf of Green Acres Golf Course, LLC, for a Specific Use Designation without Term for a Wildlife Rehabilitation Center on 4.352-acre parcel of land situated in Section 42, Block 38, Township 1 South, E.C. Kneply Survey, Abstract No. 541, Midland County, Texas. (Generally located on the west side of Todd Street, approximately 420 feet south of East Golf Course Road.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

AE, Agricultural Estate District.

Details of Request:

Zoo Midland, on behalf of Green Acres Golf Course, LLC, is requesting a Specific Use Designation without Term to operate a Wildlife Rehabilitation Center at 1507 Todd Street.

Surrounding Zoning and Land Use:

This property is currently zoned AE, Agricultural Estate District. All of the surrounding properties are zoned AE, Agricultural Estate District.

Analysis:

The property is located at 1507 Todd Street and is currently vacant buildings. The property is zoned AE, Agricultural Estate District, which allows for the use of a Wildlife Rehabilitation Center with a Specific Use Designation without Term.

The proposed use of the property is a zoo intake center; however, the most similar use in the Zoning Ordinance is a Wildlife Rehabilitation Center.

Per the City Code, a Wildlife Rehabilitation Center shall be on tracts of land of not less than two acres, and animals located on the property should also be always kept in enclosures.

There will be a buffer of natural/open area between the proposed zoo intake center and existing residences, and the primary hours of operation for the zoo will be during the day.

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.” This zoo intake center will enhance the quality of life in Midland through assisting the zoo in maintain the animals health and wellbeing.

This project has been circulated to all City departments for review. Below are the department comments.

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

No objections. [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.]

Transportation: (Approved)

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

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2020 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 time of new code edition adoption in the City of Midland and date of permit application.

Planning: (Approved with Conditions)

This request meets all requirements; therefore, staff recommends approval of the request of the Specific Use Designation without Term for the Wildlife Rehabilitation Center, subject to Conditions A through E.

Conditions:

A. That the use and development of the property shall significantly conform to the site plan, Exhibit "B."

B. That the property may be a wildlife rehabilitation center in which wild animals, poisonous snakes, and other animals may be kept.

C. That animals shall be always kept in enclosures unless being handled by a trained expert.

C. That the occupancy of the Wildlife Rehabilitation Center shall not exceed the maximum occupancy determined by the Building Code and Fire Code.

D. That the establishment shall meet all requirements of the Fire Department and Code Administration.

E. That the applicant shall obtain a Certificate of Occupancy prior to the commencement of Wildlife Rehabilitation Facility to ensure that the conditions of this permit are satisfied.

Letters of Objection:

As of April 10, 2024, staff has not received any letters of objection.

Attachments:

Application
Metes and Bounds (Exhibit A)
Site Plan (Exhibit B)
Maps
Aerial Photo
Site Photo



**Specific Use Designation
Application (Non-Alcohol)**

Case Number: _____

Ord. Number: _____

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

Printed Name: Charles Harrington

Phone (832) 423-1415

Email
charrington@zoomidland.org

Address 18 Desta Dr

City Midland

State TX

Zip 79705

Property Owner

Printed Name: Green Acres Golf, LLC

Phone (832) 423-1415

Email
charrington@zoomidland.org

Address P.O. Box 52268

City Midland

State TX

Zip 79710

Representative (if different from Applicant or Property Owner)

Firm: _____
Printed Name: _____

Phone (

Email

Address

City

State

Zip

Type of Permit: SUD without term

For Office Use Only

☐ with Term

☐ without Term

Is there any Code Enforcement action pending on property? ☐ Yes ☒ No

Street Address: 1507 Todd Dr

Legal Description

Lot: _____ Block: _____ Subdivision: _____

See attached fieldnotes

Current Zoning: AE

Maximum Floor Area: Total new buildings 4500
sq. ft.

Maximum Occupancy: 4-5 people

Proposed hours and days of use or operation: Operated 7 days a week between the hours of 8:00 a.m. to 8:00 p.m. except for emergencies.

Reason for request: To provide an off-site area from the actual zoo to receive animals in transport and necessary zoo equipment. Also, to provide an area for food preparation for the actual zoo.

Applicant's opinion as to why the request will not adversely affect the public safety, health, morals, general welfare, and convenience: There should be no effect on the public health, safety and welfare. There will be limited animal occupancy and for short periods of time.

Submittal and Fees

Items to be submitted with this application form:

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Site Plan showing
 - Parking (if applicable)
 - Building Footprint
- Digital Copies of Site Plan (PDF/JPEG)

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

Applicant (signature):

Date: 3/19/2024

Applicant (printed): Charles Harrington

Property Owner (signature):

Date: 3/19/2024

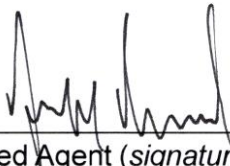
Property Owner (printed): Jeff Beard

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.

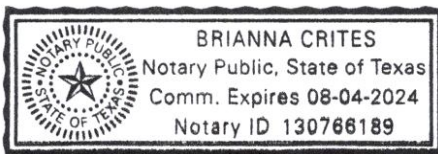
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

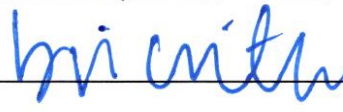
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Jeff Beard, who, being by me duly sworn, upon oath says: That (s)he is the owner of Green Acres Golf, LLC or authorized by the Board of Directors, 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 20th day of March, 2024, to certify which witness my hand and seal of office.




NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

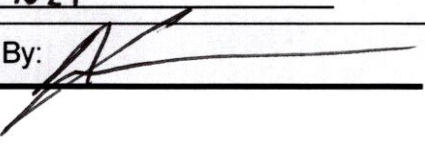
☒ Property Owner Authorization

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check # 1024

Received By: 

Date:

MAR 20 2024

METES AND BOUNDS DESCRIPTION

BEING a 4.352 acre parcel of land situated in Section 42, Block 38, Township 1 South, E. C. Knepley Survey, Abstract No. 541, Midland County, Texas, and being a tract of land described in Warranty Deed to Green Acres Golf, LLC, as recorded in Instrument Number 2023-6743, Official Public Records of Midland County, Texas (O.P.R.M.C.T.), and being a portion of Tract 4, Parker Acres, an addition to the City of Midland, as recorded in Volume 87, Page 569, Plat Records of Midland County, Texas (P.R.M.C.T.), said 4.352 acre parcel of land being more particularly described by metes and bounds as follows:

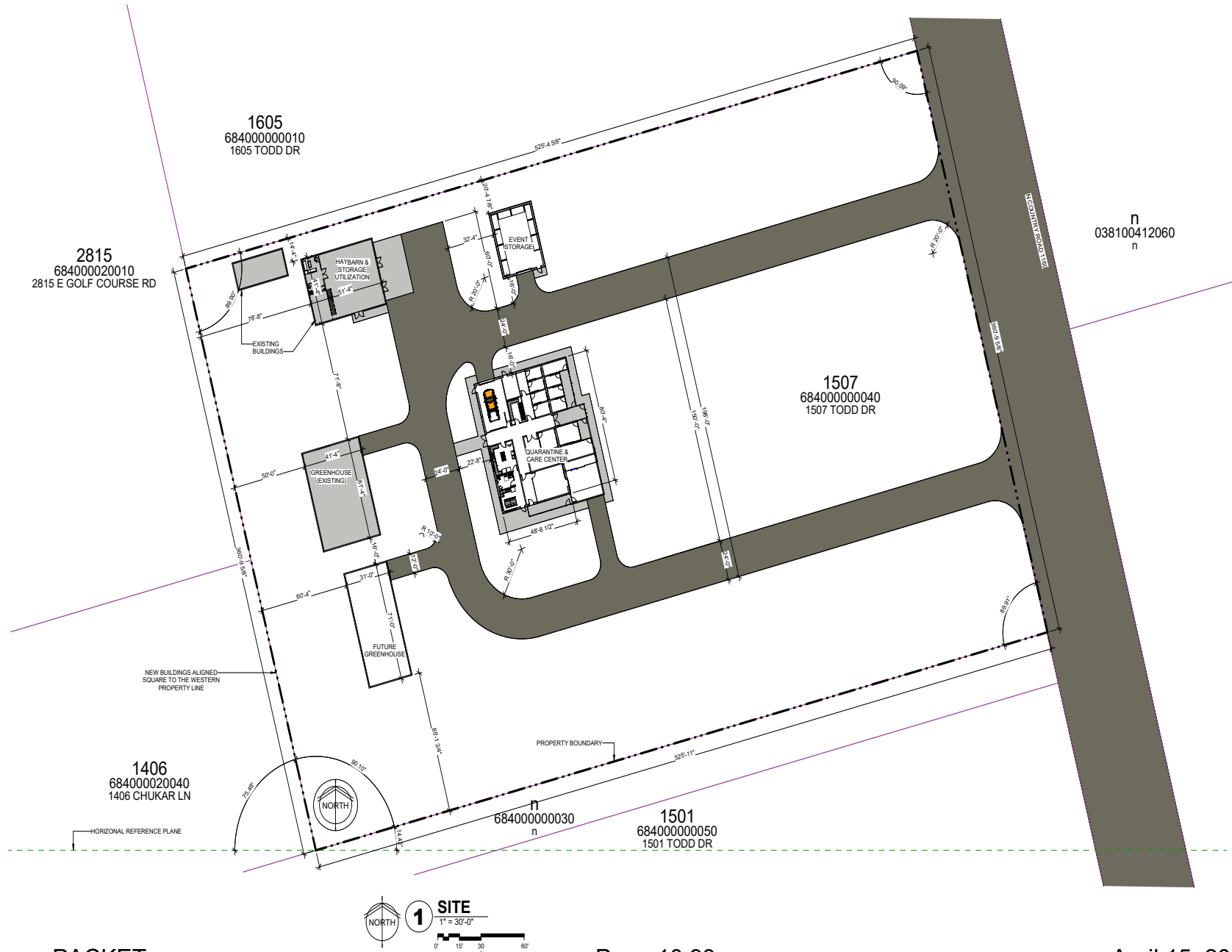
BEGINNING at a found 1/2-inch iron rod for the common northeast corner of said Green Acres Golf tract and the southeast corner of a tract of land described in General Warranty Deed with Vendor's Lien in Favor of Third Party to Sigifredo Arballo Jr., as recorded in Instrument Number 2020-9531, O.P.R.M.C.T., and being on the westerly line of a 30-foot roadway dedication unto the use of the public of Todd Road (N County Road 1160), as recorded in Volume 87, Page 571, Deed Records of Midland County, Texas (D.R.M.C.T.), said point being locatable by NAD83 Grid Coordinate N=10,703,891.49, E=1,768,507.04, and from which a found 1/2-inch iron rod with cap stamped "BRADSHAW ASSOC" for the northeast corner of said Sigifredo Arballo Jr. tract bears North 14 degrees 21 minutes 55 seconds West, a distance of 392.19 feet;

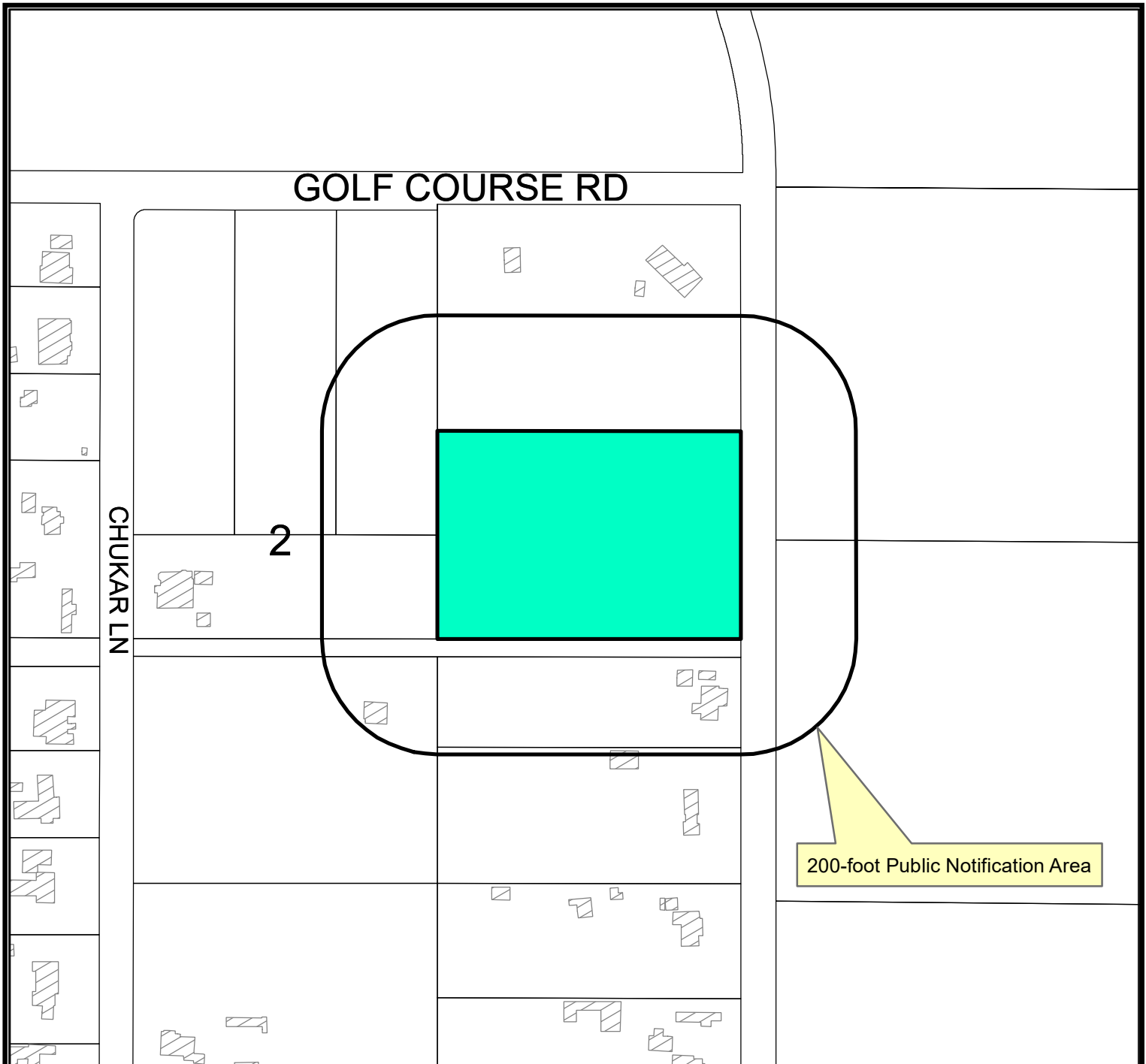
THENCE South 14 degrees 21 minutes 55 seconds East, along the westerly line of said 30-foot roadway dedication of Todd Road, a distance of 360.65 feet to a found 1/2-inch iron rod for the common southeast corner of said Green Acres Golf tract and the northeast corner of a 50-foot Right-of-Way to Texas Electric Service Company, as recorded in Volume 107, Page 574, D.R.M.C.T., and from which a found 1-inch iron rod for the southeast corner of said 50-foot Right-of-Way bears South 14 degrees 21 minutes 55 seconds East, a distance of 50.00 feet;

THENCE South 75 degrees 44 minutes 41 seconds West, departing the westerly line of said 30-foot roadway dedication of Todd Road, along the common southerly line of said Green Acres Golf tract and the northerly line of said 50-foot Right-of-Way, a distance of 525.68 feet to a found 3-inch iron pipe for the common southwest corner of said Green Acres Golf tract and the southeast corner of Lot 4, Block 2, Parker Acres Section 3, an addition to the City of Midland, as recorded in Cabinet E, Page 210, P.R.M.C.T.;

THENCE North 14 degrees 21 minutes 55 seconds West, departing the northerly line of said 50-foot Right-of-Way, along the common westerly line of said Green Acres Golf tract and the easterly lines of said Lot 4 and Lot 1, Block 2, of said Parker Acres Section 3, a distance of 360.65 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." for the common northwest corner of said Green Acres Golf tract and the southwest corner of said Sigifredo Arballo Jr. tract;

THENCE North 75 degrees 44 minutes 41 seconds East, departing the easterly line of said Lot 1, along the common northerly line of said Green Acres Golf tract and the southerly line of said Sigifredo Arballo Jr. tract, a distance of 525.68 feet to the POINT OF BEGINNING and containing 4.352 acres (or 189,584 square feet) of land, more or less.





Location Map

SUDwo-24-0041

Scale: 1" = 250'

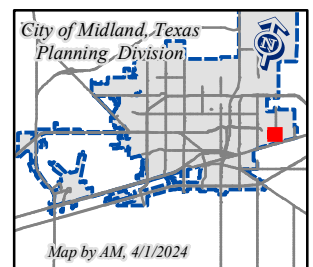
Consider a request by Zoo Midland, on behalf of Green Acres Golf Course, LLC, for a Specific Use Designation without Term for a Wildlife Rehabilitation Center on a 4.352 acre parcel of land situated in Section 42, Block 38, Township 1 South, E.C. Kneply Survey, Abstract No. 541, Midland County, Texas.

Generally located on the west side of Todd Drive, approximately 420 feet south of East Gold Course Road.

(Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

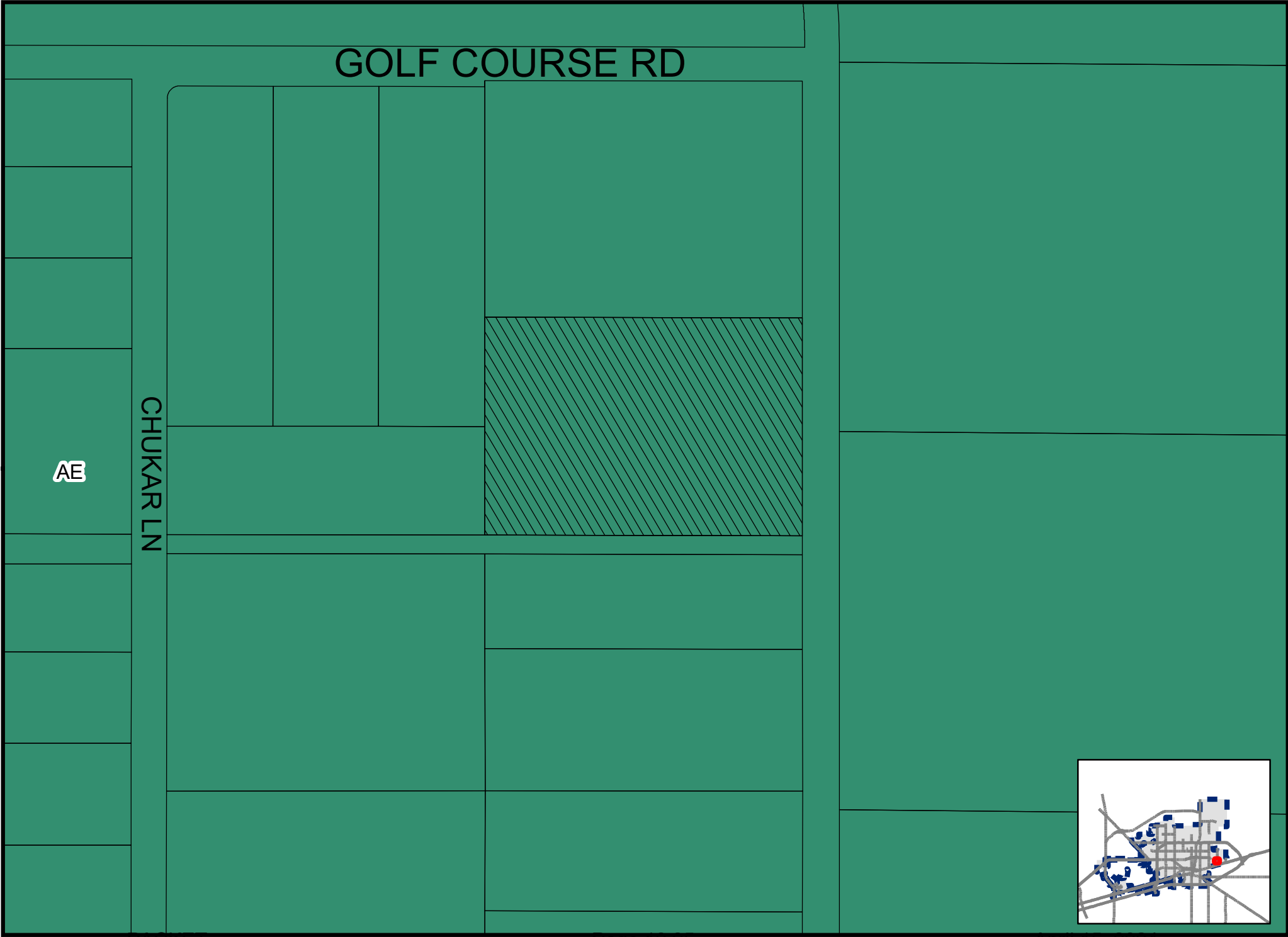


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PACKET

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April 15, 2024

Map By AM, 4/1/2024

SUDwo-24-0041

Scale: 1" = 200'

ZONING MAP



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Planning and Zoning Commission

Approved for
Agenda:
Xavier Bauguess

MEETING DATE: April 15, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion approving with staff's recommended conditions, a Proposed Preliminary Plat of Westview Addition, Section 6, being a replat of Lots 13-14, Block 2, Westview Addition, Midland County, Texas. (Generally located on the south side of West County Road 58, approximately 1,000 feet west of North County Road 1278.) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Schumann Surveying, Inc., on behalf of ECACR60, LLC, is requesting to replat a property located at 10320 West County Road 58. The applicant is replatting to reconfigure both lots. The proposed subdivision will have two (2) lots with a total acreage of 3.61.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2020 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 time of new code edition adoption in the City of Midland and date

of permit application.

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved)

IMPACT FEES: Plat outside designated service areas. [For Applicant's Information Only.]

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

PAVING: Deferral request for paving improvements were administratively approved on 04/22/2024. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 04/22/2024. [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 04/22/2024. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

See GIS comments.

FIRE: (Approved)

No comments.

OIL AND GAS: (Approved)

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

GIS: (Approved with Conditions)

Please denote 20' development easement as depicted on Westview Addition along with recording information. If portion of easement is being abandoned with this plat, please label as such. Current GIS depicts that northwest corner has a 30' radius curve (Also depicted on Westview Addition plat). Please depict this curve. Please depict what appears to be a setback line. (building line on Westview Addition) For 50' utility and access easement please make line dashed. (45' ROW measures to be larger on GIS. If this is correct disregard) 45' ROW should have a name based on Westview Addition. (confirming with MECD)

PUBLIC WORKS: (Approved)

A permit to tie into county road 58 will be required. [Informational]

CRMWD: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 2 proposed lots of Westview Addition, Section 6, REPLAT OF LOTS 13-14 WESTVIEW ADDITION BLOCK 2 MIDLAND COUNTY TEXAS lot 14A is 1 acre, LOT 13A is .69 acre any septic on lot 13 must be designed by an Registered Sanitarian or Professional Engineer and must be installed by a Texas OSSF licensed installer 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)

The minimum lot size for county plats is 1 acre. Proposed Lot 13A does not meet this requirement.

Because one lot is less than one acre a special exception permit will be required

Add 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."

Staff recommends approval of the Preliminary Plat of Westview Addition, Section 6, subject to condition A.

Conditions:

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

Attachments:

Application
Preliminary Plat
Maps



Preliminary Plat Application

Project Number:

Case Number:

Proposed Subdivision Plat Name: WEST VIEW ADDITION, SECTION 6

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF LOTS 13-14, Westview ADDITION, BLOCK 2, Midland County, TX

Property Owner

Printed Name:

ECA CRGO, LLC

Address

10320 W. County Road 60

City

Midland

Phone (714) 512-1344

Email

www.ecaapplications.com

State

TX

Zip

79707

Developer (if different than Owner)

Printed Name:

Address

City

Phone ()

Email

State

Zip

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

Firm: SCHUMANN SUCCESSION, INC.

Printed Name:

ED ALEMAN

Address

800 N. MACIENFELD

City

Midland

Phone (432) 684-5548

Email

State

TX

Zip

79701

Current Zoning: NA

Reason for Platting: To Reconfigure Lots 13 + 14

Plat Information

Total Acreage:

1.81

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots:

2

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature):

Date: 3-13-24

Property Owner (printed): Bob Motis

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.

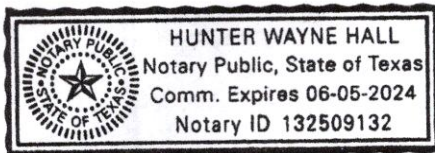
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

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 Bob Motis 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.

Edelman
Authorized Agent (signature)

Subscribed and sworn to before me, this 13 day of March, 20 24, to certify which witness my hand and seal of office.



HLH
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 # will pay online

Received By: Isabel Osorio

Date: MAR 20 2024

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

PRELIMINARY
WESTVIEW ADDITION,
SECTION 6,

BEING A REPLAT OF LOTS 13-14,
WESTVIEW ADDITION, BLOCK 2,
MIDLAND COUNTY, TEXAS

STATE OF TEXAS &
COUNTY OF MIDLAND &

WHEREAS, ECA CR60, LLC, WE ARE THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN WESTVIEW ADDITION, BLOCK 2, MIDLAND COUNTY, TEXAS, FIELD NOTE DESCRIPTION OF A 1.81 ACRE TRACT OF LAND, OUT OF WESTVIEW ADDITION, BLOCK 2, MIDLAND COUNTY, TEXAS. SAID 1.81 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND (N:10699432.83, E:1703729.92) IN THE SOUTH RIGHT OF WAY LINE OF WEST COUNTY ROAD 58 FOR THE NORTHEAST CORNER OF THIS TRACT, ALSO BEING THE NORTHEAST CORNER OF LOT 14, BLOCK 2, WESTVIEW ADDITION, AN ADDITION TO THE COUNTY OF MIDLAND AS PER THE PLAT RECORDED IN CABINET A, PAGE 101, PLAT RECORDS OF MIDLAND COUNTY, TEXAS;

THENCE SOUTH 14°13'25" EAST 395.00 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°19'35" WEST 200.01 FEET TO A REINF BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°13'25" WEST 395.00 FEET TO A REINF BAR SET IN SAID SOUTH RIGHT OF WAY LINE OF SAID WEST COUNTY ROAD 58 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°19'35" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID WEST COUNTY ROAD 58, 200.01 FEET TO THE PLACE OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WESTVIEW ADDITION, SECTION 6, AN ADDITION OF 1.81 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF _____, 2024.

ECA CR60, LLC

STATE OF TEXAS &
COUNTY OF MIDLAND &

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2024, BY ECA CR60, LLC .

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

NOTES:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "SCHUMANN ENGINEERING" UNLESS OTHERWISE NOTED.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
5. PROPERTY IS IN FEMA PANEL 48329C0063F, EFFECTIVE DATE OF 9/16/2005. PROPERTY IS IN ZONE "AE" ACCORDING TO THIS PANEL. WITH A BASE FLOOD ELEVATION OF 2883.50.

LEGEND:

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

OWNER(S):

ECA CR60, LLC
10320 W. C.R. 60
MIDLAND, TX 79707
(714)512-1344
www.ecapplications.com

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WESTVIEW ADDITION, SECTION 6, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF _____, 2024.

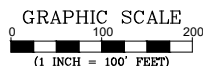
SIGNED: _____
CHAIRMAN: LUCY SISNEGA

ATTEST: _____
SECRETARY: XAVIER BAUGUESS

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

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

RJ DAUM
TEXAS RPLS 4826



NO.	DATE	DESCRIPTION	BY

DRAWN BY:	JG	DATE:	08/10/2023
CHECKED BY:	ED/RJ	PROJECT NO.:	79003
JOB NO.:	79,711	SHEET:	1 OF 1

Page 11.104

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

SCHUMANN
SURVEYING, INC.
A NATIONAL LAND COMPANY



PLAT NO. 1014900

08/16/2024 (432) 884-5548

PACKET

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

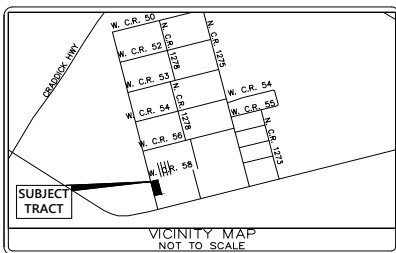
SIGNED: _____
ONCOR ELECTRIC DELIVER COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS





Location Map

SUB-23-0673

Scale: 1" = 270'

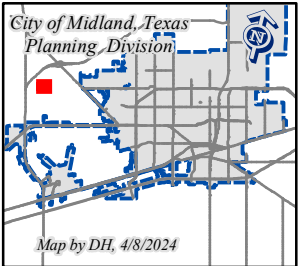
Proposed Plat of Westview Addition, Section 6, being a replat of Lots 13-14, Block 2, Westview Addition, Midland County, Texas.

Generally located on the south side of West County Road 58, approximately 1,000 feet west of North County Road 1278.
(Extraterritorial Jurisdiction)

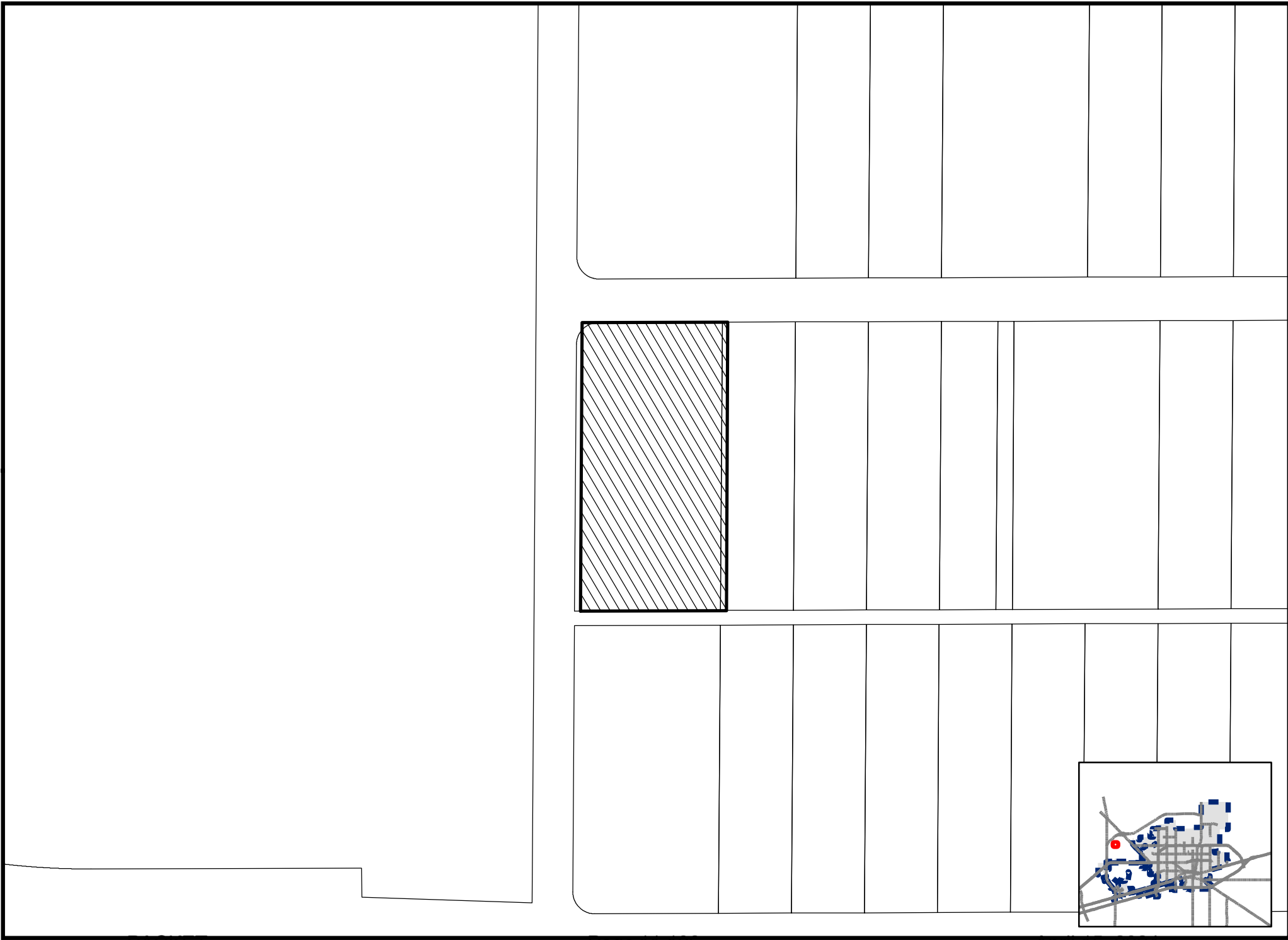
PACKET

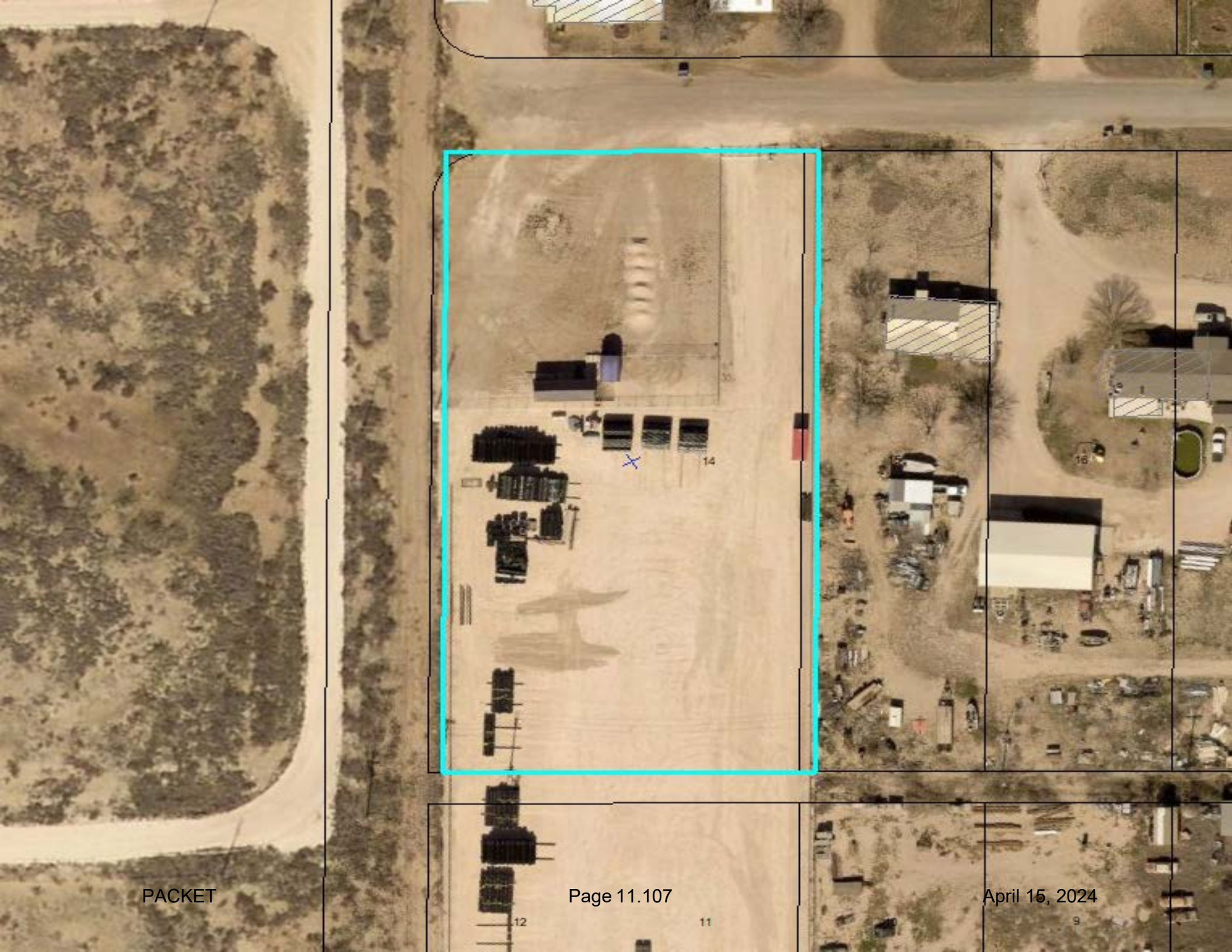
LEGEND

- 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.







Planning and Zoning Commission

Approved for
Agenda:
Xavier Bauguess

MEETING DATE: April 15, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Diana Geerts, Senior Planner

SUBJECT: Motion approving with staff's recommended conditions a Preliminary Plat of Hannah Addition, Section 6, being a Replat of a 13.84-acre tract of land out of Lot 7, Block 5, Hannah Addition, Section 5, County of Midland, Texas. (Generally located on the northwest corner of the intersection of S County Road 1230 and W County Road 130. (Extra Territorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Schumann Engineering, on behalf of Adams Development Group is requesting to replat a 13.84-acre tract of land out of Lot 7, Block 5, Hannah Addition, Section 6, County of Midland, Texas. The property is proposed to be replated into two lots for the future development of commercial buildings.

Current Zoning:

ETJ, Extra Territorial Jurisdiction

Departmental Review:

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 2020 NEC No issues. 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 time of new code edition adoption in the City of Midland and date of permit application.

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Property is outside of the designated service areas. [For the Applicant's information only.]

ROW: Refer to transportation's comments, if any. [For the Applicant's information only.]

PAVING: CR 1232 and CR 1230 are sub-standard, construct to City Standards for entire platted frontage or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

PRO RATA: None. [For the 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: Provide updated drainage report being that the layout for Hannah Addition Section 6 has changed since the approval of Hannah Addition Section 5 on 9/12/2023.

FEMA Firm data to be on plat face. [Reference Midland City Code 11-2-3(D)8]
EASEMENTS: Show existing and proposed. [For the Applicant's information only.]

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

Provide 20 ft x 20 ft intersection corner clips at property corners adjacent to all public street intersections. [Reference City Code Section 11-2-5(C)3(k).]

FIRE: (Approved)

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

OIL AND GAS: (Approved)

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

GIS: (Approved)

Block should be depicted on plat visual. Block is 5. Lots can be 12-13. Please depict that corner clip is ROW dedication. S C R 1232 is 300' ROW.

Midland County: (Approved)

They will need to get a permit to tie into SCR 1232 from Public Works.

The county recommends a drainage analysis and a certification of water availability. If the lots are for commercial use and certification of water availability is cost prohibitive to obtain, a letter guaranteeing future owners must sign an acknowledgment and waiver that no water availability study has been done would be acceptable.

CRMWD: (Approved)

We do not have any comments on this plat.

Midland Health Dept.: (Approved)

Yes, the health department will review applications from the 2 proposed lots of Hannah Addition, Section 6, REPLAT OF LOT 7 BLOCK 5 HANNAH ADDITION SECTION 5, lot 7A is 8 acres and lot 8 is 5.7 acres to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

Owner does not match MCAD, provide documentation to confirm ownership.

Confirm all ROW measurements and list on plat.

Label block on lots listed to replat.

Staff recommends approval of the Preliminary Plat of Hannah Addition, Section 6, subject to condition A.

Condition:

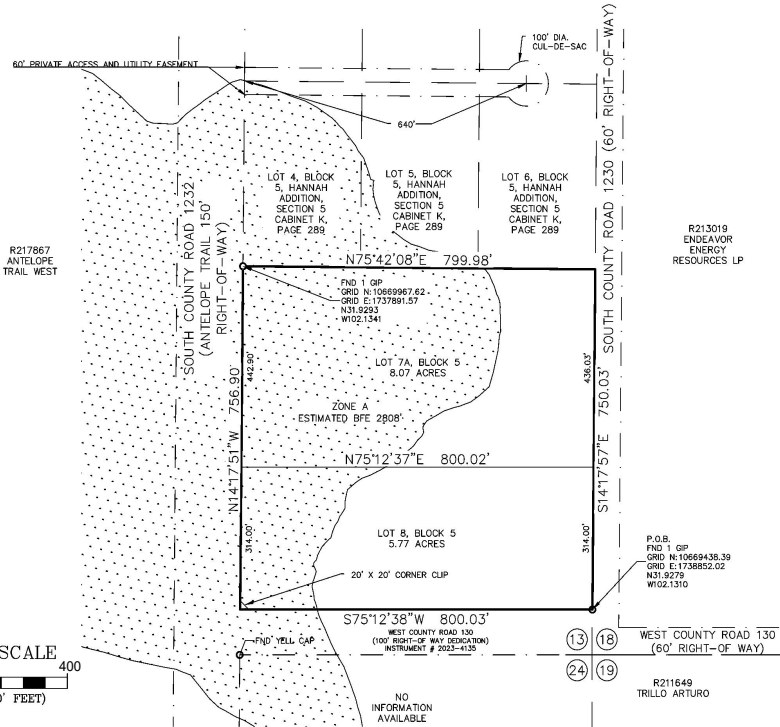
- A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.**

Attachments:

Proposed Preliminary Plat
Application
Maps

PRELIMINARY
HANNAH ADDITION
SECTION 6

BEING A REPLAT OF LOT 7, BLOCK 5,
HANNAH ADDITION, SECTION 5,
MIDLAND COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, WE ARE THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN THE SOUTHEAST PART OF SECTION 13, BLOCK 40, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 13.84 ACRE TRACT OF LAND, BEING LOT 7, BLOCK 5 OF HANNAH ADDITION, SECTION 5, ACCORDING TO THE PLAT RECORDED IN CABINET K, PAGE 289, PLAT RECORDS OF MIDLAND COUNTY, TEXAS, SAID 13.84 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINFORCING BAR SET (N:10669438.39, E:1738852.02) IN THE WEST RIGHT OF WAY OF SOUTH COUNTY ROAD 1230 AND THE NORTH RIGHT OF WAY OF WEST COUNTY ROAD 130 FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH THE SOUTHEAST CORNER OF SECTION 13 BEARS SOUTH 14°17'50" EAST 100 FEET;

THENCE SOUTH 75°12'38" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 800.03 FEET TO A REINFORCING BAR SET IN THE EAST RIGHT OF WAY OF SOUTH COUNTY ROAD 1232 (ANTELOPE TRAIL) FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°17'51" WEST, ALONG SAID EAST RIGHT OF WAY, 756.90 FEET TO A REINFORCING BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°42'08" EAST 799.98 FEET TO A REINFORCING BAR SET IN SAID WEST RIGHT OF WAY OF SOUTH COUNTY ROAD 1230 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°17'57" EAST, ALONG SAID EAST RIGHT OF WAY, 750.03 FEET TO THE PLACE OF BEGINNING.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS HANNAH ADDITION, SECTION 6, AN ADDITION OF 13.84 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2024.

ADAMS DEVELOPMENT GROUP, LLC and
ROSENBERG VENTURES II, INC.

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY ADAMS DEVELOPMENT GROUP, LLC and ROSENBERG VENTURES II, INC.

CERTIFICATE OF APPROVAL

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

FOR APPROVAL BY THE COMMISSION:
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HANNAH ADDITION SECTION 5 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF ____, 2024.

SIGNED: _____
CHAIRMAN LUCY SINIEGA

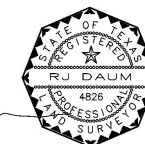
ATTEST: _____
SECRETARY

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

OWNER(S):

1. ADAMS DEVELOPMENT GROUP, LLC
2. ROSENBERG VENTURES II, INC.
3203 S COUNTY ROAD 1200
MIDLAND, TX
432-238-2101
brandonadams@conjunction.net

RJ DAUM
TEXAS RPLS 4826



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



NOTES:

- BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "SCHUMANN ENGINEERING" UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- REPRESENTATION OF FLOODPLAIN BOUNDARIES ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. ANY DEVELOPMENT WITHIN FLOODPLAIN AREAS WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT FROM THE CITY OF MIDLAND FLOODPLAIN ADMINISTRATOR.
- ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE OR ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE A02-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-8, 11-11-9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.
- MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE. MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND, THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS MIDLAND COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVER COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

PACKET

Page 2112

NO.	DATE	DESCRIPTION	BY	DRAWN BY:	DATE:
1	01/24/24	SKETCH PLAN	JG	JG	01/24/24
CHECKED BY: ED/RJ				PROJECT NO.: 79266	
JOB NO.: 80,018				SHEET: 1 of 1	



Preliminary Plat Application

Project Number:

SUB-24-0710

Case Number:

Proposed Subdivision Plat Name:

HANNAH ADDITION, SECTION 6

Legal Description (attached sealed Metes and Bounds): A 13.84 ACRE TRACT OF LAND, BEING LOT 7, BLOCK 5 OF HANNAH ADDITION, SECTION 5, ACCORDING TO THE PLAT RECORDED IN CABINET K, PAGE 289, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.

Property Owner Printed Name: ADAMS DEVELOPMENT GROUP, LLC and ROSENBERG VENTURES II, INC.

Phone 432-238-2101

Email brandonadams@a-jconstruction.net

Address 3203 S COUNTY ROAD 1200

City Midland

State TX

Zip

Developer (if different than Owner) Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Schumann Engineering Co., Inc.

Printed Name: Eduardo L. Aleman

Phone (432) 684-5548

Email ealeman@schumannonline.net

Address 800 N. Marienfeld Suite 100

City Midland

State TX

Zip 79701

Current Zoning:

Reason for Platting: TO SPLIT LOT 7 INTO 2 LOTS 7A, AND LOT 8

Plat Information

Total Acreage: 13.84

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 2

Number of Multi-Family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

Signature (by property owner only – authorized agent must sign affidavit below)Property Owner (signature): Brandon Adams

Date: _____

Property Owner (printed): Brandon Adams

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.

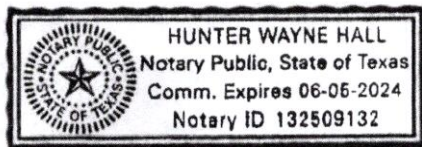
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland

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 Brandon Adams 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 _____ day of _____, 20 __, to certify which witness my hand and seal of office.



Hh
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

Date: _____

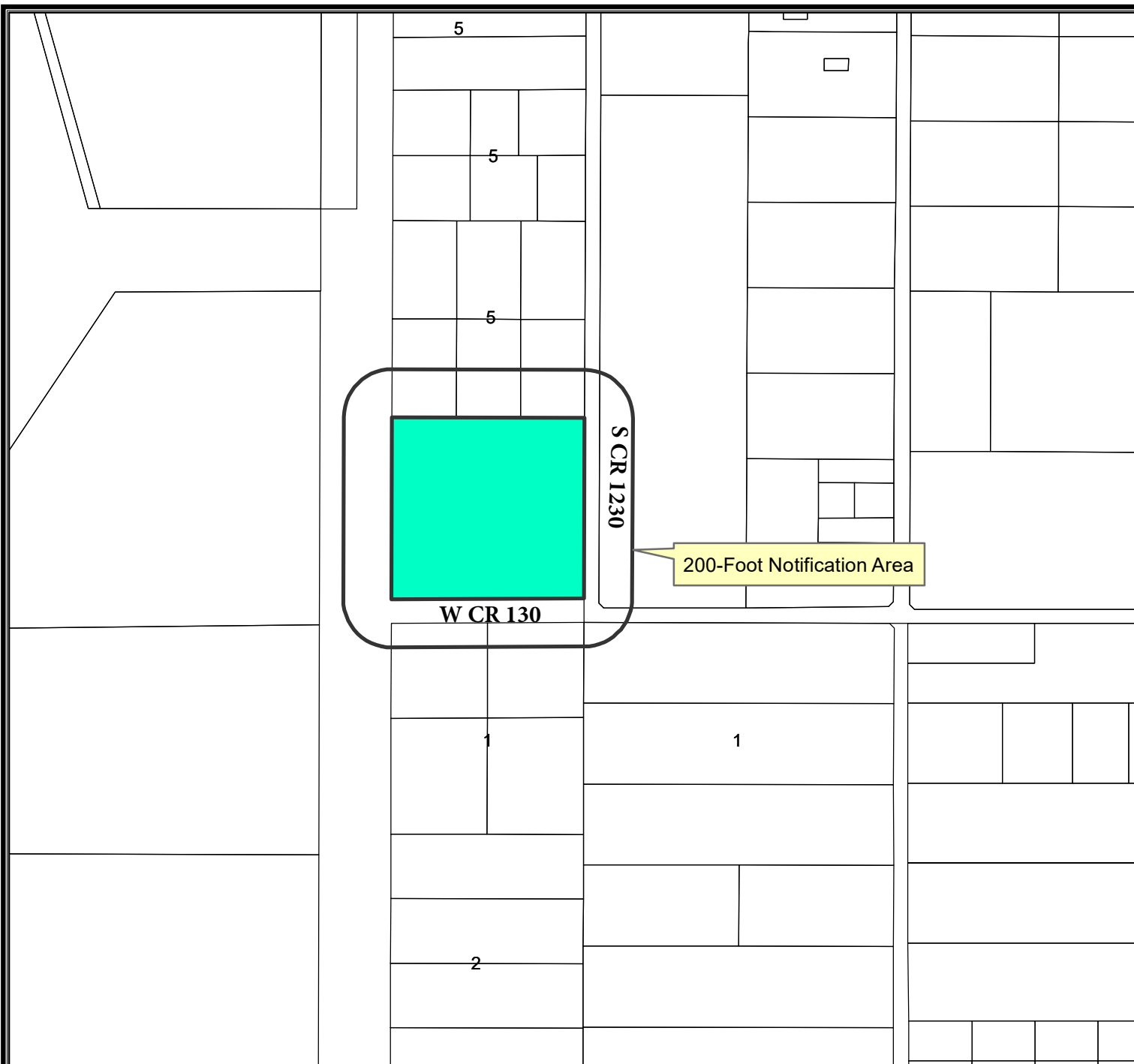
RECEIVED
MAR 20 2024

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

Preliminary Plat Application

2

Revised 07/01/19



OBJECTION MAP

SUB-24-0716

Scale: 1" = 600'

Proposed plat of Hannah Addition, Section 6, being a Replat of a 13.84-acre tract of land out of Lot 7, Block 5, Hannah Addition, Section 5, County of Midland, Texas.

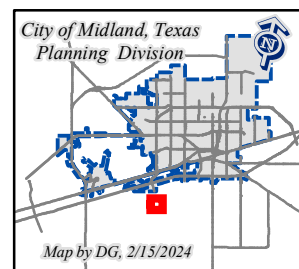
Generally located on the northeast corner of the intersection of S County Road 1230 and W County Road 130. (Extra Territorial Jurisdiction)

PACKET

Page 12.115

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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April 15, 2024

