

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

**August 19, 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 a Final Plat of West End Addition, Section 34 being a replat of Lot 1 and the east 40 feet of Lot 2, Block 10, West End Addition, City and County of Midland, Texas. (Generally located southwest of the intersection of North E Street and West Texas Avenue.) (DISTRICT 3) **(DEVELOPMENT SERVICES)**
3. Motion approving a Final Plat of Chaparral Subdivision, Section 2, being the east 100 feet of Lot 15, Block 2, Chaparral Subdivision, Midland County, Texas. (Generally located on the south side of West County Road 152, approximately 830 feet west of South County Road 1270.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of Olvera Addition, being a plat of a 2.32-acre tract of land out of the southwest quarter of Section 26, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located approximately 430 feet east of South County Road 1185, and approximately 1,915 feet north of East County Road 150.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Snively Block Addition, Section 15, being a replat of Snively Block Addition, Section 5, a 2.3-acres tract of land out of Lot 1, Block 3, Snively Block, Section 5, City and County of Midland, Texas. (Generally located on the west side of Cotton Flat Road, approximately 517 feet northwest of West Francis Street.) **(DISTRICT 2)**

(DEVELOPMENT SERVICES)

PUBLIC HEARINGS

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

6. Hold a public hearing and consider a request by Maverick Engineering, on behalf of Betenbough Homes LLC, for a zone change from LR, Local Retail District, in part, TH, Townhouse (Attached) Dwelling District, in part, MF-16, Multiple-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, SF-2, Single-Family Dwelling District, in part, SF-1, Single-Family Dwelling District, in part, 2F, Two-Family Dwelling (Duplex) District, in part, to PD, Planned Development District for Housing Development out of a 302.39 tract of land, in Section 18, Block 38, T-I-S, A-734, T&P RY. CO. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Fairgrounds Road and Firewheel Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

7. Motion approving, with staff's recommended conditions, a Preliminary Plat of 349 Ranch Estates, Section 26, being a replat of the west 178 feet of Lot 3, Block 1, 349 Ranch Estates, City and County of Midland, Texas. (Generally located northeast of the intersection of State Highway 349 and Tejas.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
8. Motion approving, with staff's recommended conditions, a Preliminary Plat of Shenandoah Industrial Park, being a plat of a 25.64-acre tract of land situated in Section 16, Block 38, T-1-S, T&P Co. RR Survey, Midland County, Texas. (Generally located on the east side of North County Road 1150, approximately 800 feet north of East County Road 50.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
9. Motion approving, with staff's recommended conditions, a Preliminary Plat of Highway 158 Addition, Section 1, being a plat of a 64.05-acre tract of land located in the north part of the south half of Section 1, Block 38, T-2-S, T. J. Murphy Survey, A-579, the north part of the south half of Tract 1, Block 38, T-2-S, H. M. Horton Survey, A-1082, and Tract 2, Block 38, T-2-S, J. M. Rose Survey, A-585, Midland County, Texas. (Generally located on the southwest corner of the intersection of South County Road 1140 and East State Highway 158.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Landon Ochoa
Planning Division Manager
Department of Development Services

The City of Midland Planning and Zoning Commission meetings are available to all persons

regardless of disability. If you require special assistance, please contact the Planning Division at 432-685-7400 or write to us at P.O. Box 1152, Midland, Texas 79702, at least 48 hours in advance of the meeting.



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: August 19, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion approving a Final Plat of West End Addition, Section 34 being a replat of Lot 1 and the east 40 feet of Lot 2, Block 10, West End Addition, City and County of Midland, Texas. (Generally located southwest of the intersection of North E Street and West Texas Avenue.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

O-1, Office District

Preliminary Plat Approval:

This final plat is eligible for approval under the short form procedure per Section 11-2-3(l) of the Subdivision Ordinance, without prior approval of a preliminary plat. Pennell Land Surveying, LLC, on behalf of Chris Beckett, is requesting to replat 1201 West Texas Avenue and the east 40 feet of 1201 West Texas Avenue into one lot to develop a real estate office.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

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

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

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

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

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

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

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.

Building Code: (Approved)

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

GIS: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of West End Addition, Section 34.

Attachments:

Application
Proposed Final Plat
Maps



Final Plat Application

Project Number: SUB-24-0733
Case Number: _____

Proposed Subdivision Plat Name: **WEST END ADDITION, SECTION 34**

Legal Description (attached sealed Metes and Bounds): REPLAT OF LOT 1 AND THE EAST 40 FEET OF LOT 2, BLOCK 10, WEST END ADDITION - M&

Property Owner
Printed Name: **FARAH MATOTT**

Phone (432) 934-3177
Email

farahnicoleirvine@gmail.com

Address **905 W. KANSAS**

City **MIDLAND**

State **TX**

Zip **79701**

Developer (if different than Owner)
Printed Name:

CHRIS BECKETT

Phone (432) 349-7000
Email

chris@pineandbeckett.com

Address **4400 N. BIG SPRING**

City **MIDLAND**

State **TX**

Zip **79705**

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

Firm: PENNELLSURVEYING, LLC

Printed Name: **DURYN HENINGTON**

Phone (432) 510-6256
Email

dhenington.pennellsurvey@gmail.com

Address **2030 W. CUTHBERT, STE. 4**

City **MIDLAND**

State **TX**

Zip **79701**

Current Zoning:

Reason for Platting: REMODEL

Plat Information

Total Acreage:

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **1**

Number of Multi-Family Dwelling Units:

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): Farah Irvin-Matott

Date:

Property Owner (printed): Farah Irvin-Matott

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.

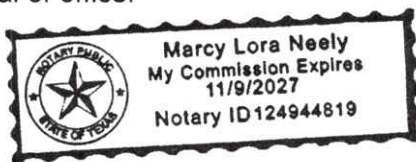
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Farah N Irvin-Matott
Authorized Agent (signature)

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



Marcy Neely
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 # _____ | ☐ Tax Certificates | ☐ Recording Fee |

Received By:

Date:

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

West Texas Avenue



Location Map

SUB-24-0753

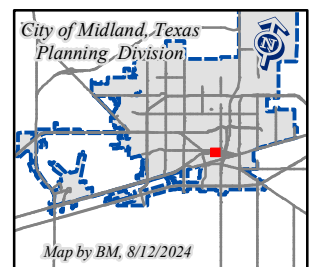
Scale: 1" = 70'

Proposed plat of West End Addition, Section 34 being a replat of Lot 1 and the east 40 feet of Lot 2, Block 10, West End Addition, City and County of Midland, Texas.

Generally located southwest of the intersection of North E Street and West Texas Avenue. (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

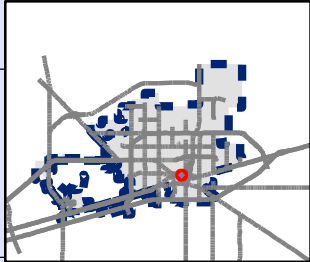
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

West Texas Avenue

North E Street

O1

PD





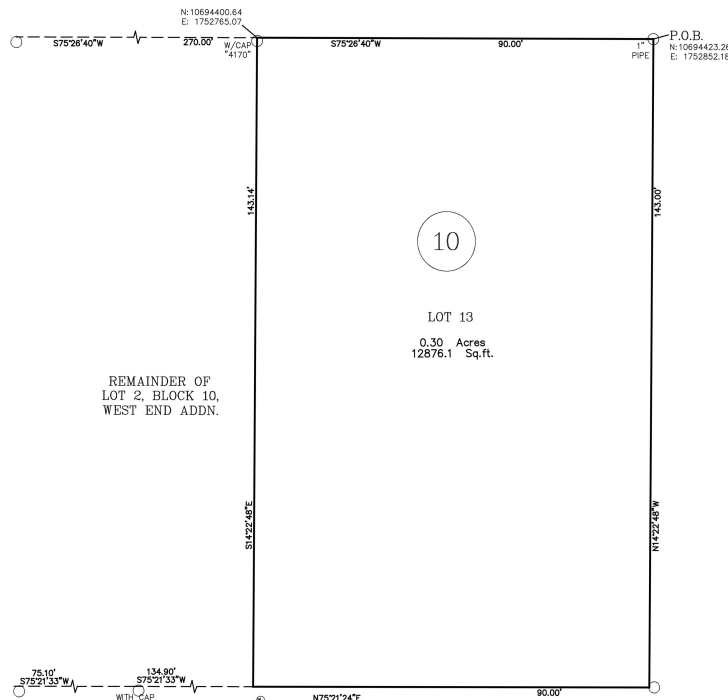
VICINITY MAP
(NOT TO SCALE)

FINAL PLAT
WEST END ADDITION,
SECTION 34
BEING A RE-PLAT OF LOT 1 &
THE EAST 40' OF LOT 2, BLOCK 10,
WEST END ADDITION, AN ADDITION TO THE
CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

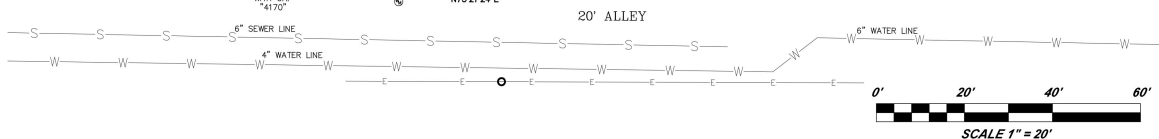
NOTICE:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. BEARINGS/DISTANCES/COORDINATES SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0202 F, EFFECTIVE DATE: 08/16/05, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X" WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

W. TEXAS AVENUE (80' WIDE)



LEGEND
● Set 1/2" L.R.
W/Cap "RPLS 6832"
○ Fnd. 1/2" L.R.



UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Mark Lieb
ATMOS ENERGY
Print Name:

Jeffrey B. Henderson
ONCOR ELECTRIC DELIVERY
Print Name:

Luis Montez
OPTIMUM
Print Name:

Ruben Guerra
ASTOUND
Print Name:

JERRY UNDERWOOD
AT&T-TEXAS
Print Name:

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, FARAH MATOTT, is the record owner of LOT 1 AND THE EAST 40 FEET OF LOT 2, BLOCK 10, WEST END ADDITION, An addition to the City of Midland, Midland County, Texas, according to the plat recorded in Volume 17, Pages 614 & 615 and Plat Cabinet E, Page 52, of the Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, FARAH MATOTT, being the owner of the land shown on this plat designated as WEST END ADDITION, SECTION 34, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

WITNESS my hand at _____, this the _____ day of _____, 2024.

By: FARAH MATOTT OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

DURYN HENINGTON, R.P.L.S. 6832
2030 W. CUTHBERT, STE. 4
MIDLAND, TX 79701
432.570.6256

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "WEST END ADDITION, SECTION 34" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the _____ day of _____, 2024.

LUCY SISNEGA, CHAIRMAN

LONDON OCHOA, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE: _____ PAGE _____

OWNER:
FARAH MATOTT
905 W. KANSAS AVE.
MIDLAND, TX 79701
(432) 934-3777

PENNELL LAND SURVEYING, LLC

SURVEYING FIRM #: 10193978
2030 W. Cuthbert, Midland, Texas 79701
(432)570-6256, brucepennell@yahoo.com

JULY 2024

August 19, 2024
WEST END ADDITION,
SECTION 34

MAC A. STARNES
ATTORNEY AND COUNSELOR AT LAW
3408 N. Midkiff Ste 201
Midland, Texas 79705

Board Certified by the Texas
Board of Legal Specialization in :

Residential Real Estate Law
Commercial Real Estate Law
Farm & Ranch Real Estate Law

mstarnes@stewart.com

Telephone: (432) 685-0000
Facsimile (877) 267-4117

July 19, 2024

ATTORNEY'S TITLE OPINION

To: Farah Nicole Matott

Re: Plat Opinion

Lot 1 and the East 40 Feet of Lot 2, in Block 10, of WEST END ADDITION, an addition to the City of Midland, Midland County, Texas, according to the Map or Plat thereof recorded in/under Volume E, Page 52, of the Map/Plat Records of Midland County, Texas.

Gentlemen:

You have requested that I examine title to the above described property and render a title opinion as to ownership, easements and restrictions for platting purposes.

I have examined the following:

The real property abstract records and indices, of Stewart Title Midland, LLC from sovereignty to July 1, 2024 and the Grantor Grantee indices of Midland County as maintained by the County Clerk from July 1, 2024 until July 18, 2024.

Deeds, Deeds of Trust, Leases and other conveyances affecting the subject properties which were referenced on said indices and filed of record in the real property records of Midland County, Texas.

Record Title Holder

Effective as of July 18, 2024 based on examination of the above record title to the above described property is vested as follows:

FARAH NICOLE MATOTT

Subject to:

Deed Restrictions or Restrictive Covenants or Restrictions of record:

None

Minerals, Easements and Rights of Way

Examiner has not searched or investigated the existence or non-existence of mineral reservations, oil and gas leases or other matters pertaining to the mineral estate as it was outside the scope of this opinion.

All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

All matters as shown on plat recorded in/under Volume E, Page 52 of the Map/Plat Records of Midland County, Texas.

Memorandum of Oil, Gas and Mineral Lease recorded October 29, 2015, recorded in/under County Clerk's File No. 2015-28311 of the Official Public Records of Midland County, Texas in favor of Midland-Petro D.C. Partners, LLC

Any rights, easements, interests or claims which may exist by matters, as reflected on survey drawing made by Bruce R. Pennell, R.P.L.S. No. 4170, dated September 18, 2019 in Job No. 1201 W Texas, showing (a). Overhead Electric Lines and (b). Variance between fence and property lines

Liens:

None

Taxes:

Examiner has not determined the status of taxes due and owing on the property.

This opinion is delivered to Farah Nicole Matott for her sole use and for the sole purpose of determining ownership and to determine the existence of liens easements and rights of way. This opinion is rendered in reliance on the real property abstract records and indices, of Stewart Title Midland, LLC. Examiner has not undertaken to render an opinion as to zoning, environmental matters, or the status or legal standing of any corporation in title.


Kac A. Steeles.
Examining Attorney



Final Plat

West End Addition,
Section 34

August 19, 2024



Visit Our Website:
MIDLANDTEXAS.GOV

1

PACKET

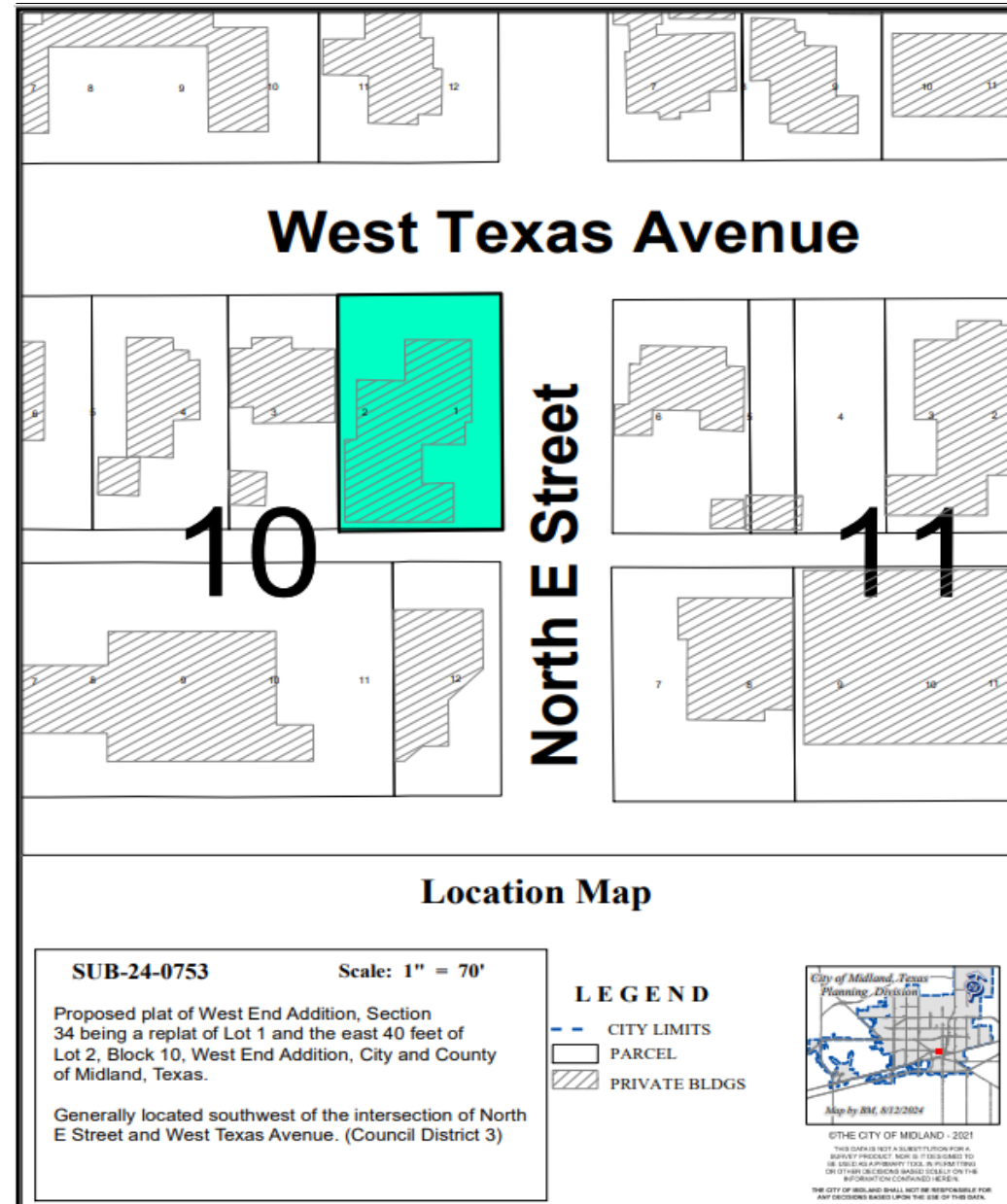
Page 2.14

August 19, 2024



West End Addition, Section

- Pennell Land Surveying, LLC, on behalf of Chris Beckett
- Final Plat Approval
- Located on West Texas Avenue



3

Page 2.16



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VICINITY MAP
(NOT TO SCALE)

FINAL PLAT

WEST END ADDITION,

SECTION 34

BEING A RE-PLAT OF LOT 1 &
THE EAST 40' OF LOT 2, BLOCK 10,
WEST END ADDITION, AN ADDITION TO THE
CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, FARAH MATTOIT, is the record owner of LOT 1 AND THE EAST 40' OF LOT 2, BLOCK 10, WEST END ADDITION, as addition to the City of Midland, Midland County, Texas, according to the plat recorded in Volume 17, Page 404 & 405 and Plat Located 6, Page 20, of the Plat Records of Midland County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That I, FARAH MATTOIT, being the owner of the land shown on this plat designated as WEST END ADDITION, SECTION 34, as addition to the City of Midland, Midland County, Texas, and whose name is substantially correct, do hereby certify to the public use of the streets, blocks and easements shown thereon, and do hereby give an easement of highway and agree to the City of Midland for garbage and trash collection, and location and maintenance of water conduits, sewer conduits, and conduits shall easement that a construction and easement on said lot or lots until the usual course of said conduits thereto have been located and approved by the Director of Utilities.

WITNESS my hand at _____ this _____ day of _____, 2024.

By: FARAH MATTOIT OWNER

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, FARAH MATTOIT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting on the instrument signed, 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 _____ day of _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DAVID WENDENSON, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an original and accurate survey of the land and that the same conforms with the laws and regulations of the State of Texas, and that I am acting in accordance with the provisions of the Subdivision Regulations of the City of Midland, Texas.

DAVID WENDENSON, P.L.S. (682)
2010 & CURRENT, C.E. 4
MIDLAND, TX 79701
442-0430

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "WEST END ADDITION, SECTION 34" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____, 2024.

LUIS MONTES, CHAIRMAN

DANIEL DORCA, SECRETARY

PLAT FILED FOR RECORDS
MIDLAND COUNTY, TEXAS

NO. _____ CHAINET _____

DATE _____ PAGE _____

PENNELL LAND SURVEYING, LLC
SURRENDERING FIRM # 10193978
2020 W. Culbourn, Midland, Texas 79701
(432) 519-4254, hvs@pennellllc@yahoo.com

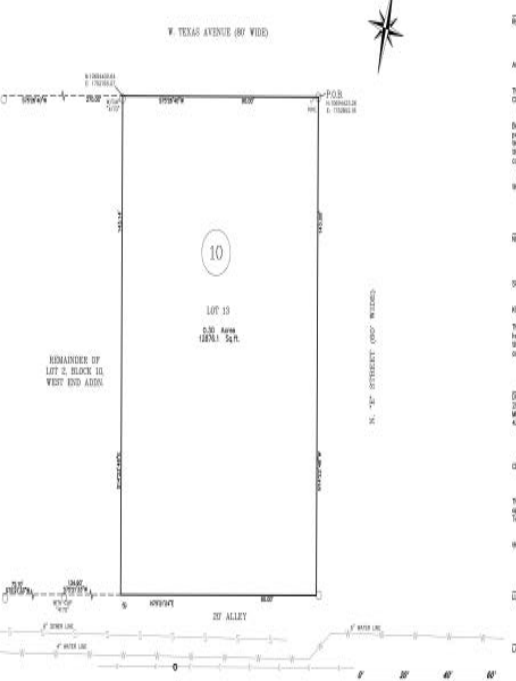
OWNER:
FARAH MATTOIT
905 W. KANSAS AVE.
MIDLAND, TX 79701
(432) 934-3777

JULY 2024

WEST END ADDITION, SECTION 34

NOTES:

 1. BEING A PORTION OF THE ADDITION BY METES AND BOUNDS NOT BE A VIOLATION OF CITY, MUNICIPAL AND STATE LAW AND SUBJECT TO FINES AND IMPROVING OF UTILITIES AND BUILDING PERMITS.
 2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
 3. BOUNDARY DISTANCES, COORDINATES SHOWN HEREON ARE LARGEST GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS COORDINATE, ZONE, NORTH AMERICAN DATUM OF 1983.
 4. WITH REFERENCE TO THE FEDERAL BUREAU OF LAND MANAGEMENT (FBLM) RECORDS, THE SURVEYOR HAS DETERMINED THAT THIS PART OF THE PROPERTY IS LOCATED IN ZONE "Y" WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON THE SURVEYOR.



W. TEXAS AVENUE (BY WIDTH)

LOT 10
0.35 ACRES
APPROX. 54.1'

LOT 11
0.35 ACRES
APPROX. 54.1'

LOT 12
0.35 ACRES
APPROX. 54.1'

20' ALLEY

SCALE 1" = 20'

UTILITY COMPANIES' CERTIFICATE

This plat has been checked for accessibility of utilities.

Mark Lobb
Mark Lobb
PUBL. NAME

Luis Montez
Luis Montez
PUBL. NAME

Ruben Guerra
Ruben Guerra
PUBL. NAME

DAVID WENDENSON
DAVID WENDENSON
PUBL. NAME

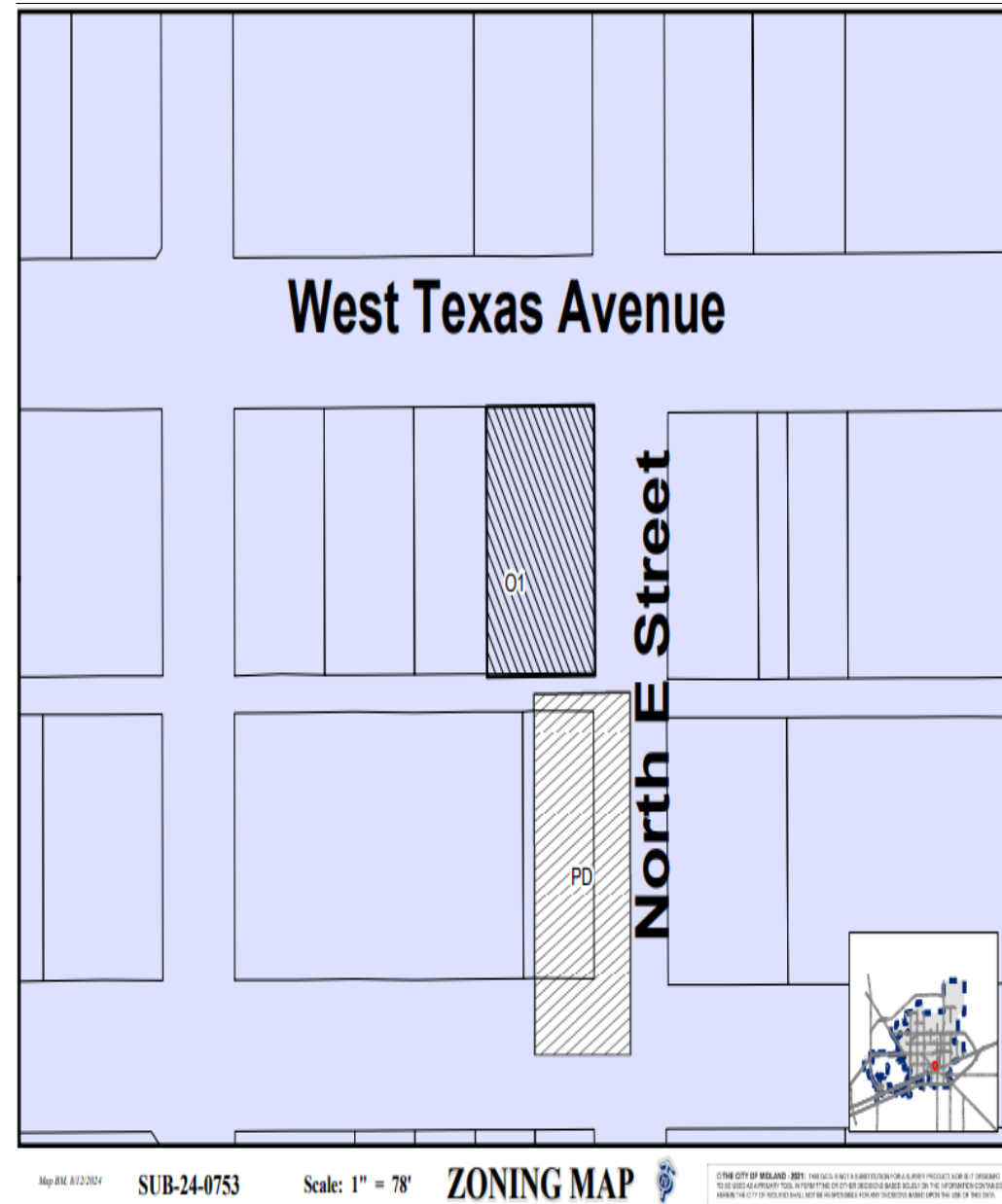
DAVID WENDENSON
DAVID WENDENSON
PUBL. NAME

DAVID WENDENSON
DAVID WENDENSON
PUBL. NAME

DAVID WENDENSON
DAVID WENDENSON
PUBL. NAME

West End Addition, Section

- Current Zoning: O-1, Office District
- Surrounding Zoning:
 - North, East and West: O-1, Office District
 - South: O-1, Office District and
 - PD, Planned Development





West End Addition, Section 34

- The plat meets all requirements; therefore, staff recommends approval of West End Addition, Section 34
- This final plat is eligible for approval under the short form procedure per Section 11-2-3(I) of the Subdivision Ordinance, without prior approval of a preliminary plat.



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: August 19, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Diana Geerts, Senior Planner

SUBJECT: Motion approving a Final Plat of Chaparral Subdivision, Section 2, being the east 100 feet of Lot 15, Block 2, Chaparral Subdivision, Midland County, Texas. (Generally located on the south side of West County Road 152, approximately 830 feet west of South County Road 1270.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

Maverick Engineering, on behalf of 3119 Associates, LLC, is requesting to replat the east 100 feet of Lot 15, Block 2, Chaparral Subdivision, Midland County, Texas, into one lot for ownership purposes. The property is located on West County Road 152.

The Planning & Zoning Commission approved the preliminary plat on May 20, 2024.

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.

Building Code: (Approved)

ETJ, no jurisdiction.

Engineering: (Approved with Conditions)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 01/19/2024. [For Applicant's Information Only.]

WATER: Deferral request for water improvement were administratively approved on 01/19/2024. [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 sewer improvements were administratively approved on 01/19/2024. [For Applicant's Information Only.]

DRAINAGE: Existing site is developed. [For Applicant's Information Only.]

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

Transportation: (Approved with Conditions)

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

Fire: (Approved)

ETJ; No comments.

Oil and Gas: (Approved)

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

GIS: (Approved)

No comments.

Midland County Public Works: (Approved)

It appears that Sketch and preliminary comment phase happened before I was here. I'll assume the City is fine with Drainage, and water availability. Otherwise final plat looks fine.

Midland County Health: (Approved)

Yes, the health department will review application from the 1 proposed lot of Chaparral Subdivision, Section 2, RE-PLAT OF EAST 100 FEET OF LOT 15, BLOCK 2, CHAPARRAL SUBDIVISION MIDLAND COUNTY TEXAS the lot is 1 acre to ensure the proposed plans on the application for the septic system to the existing structures will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

No comments.

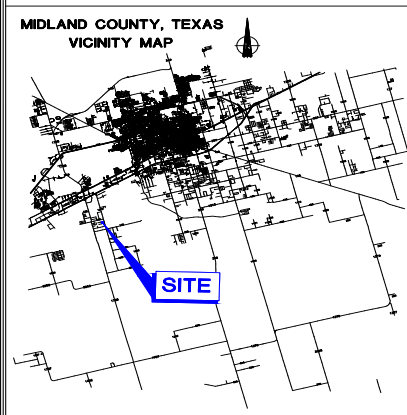
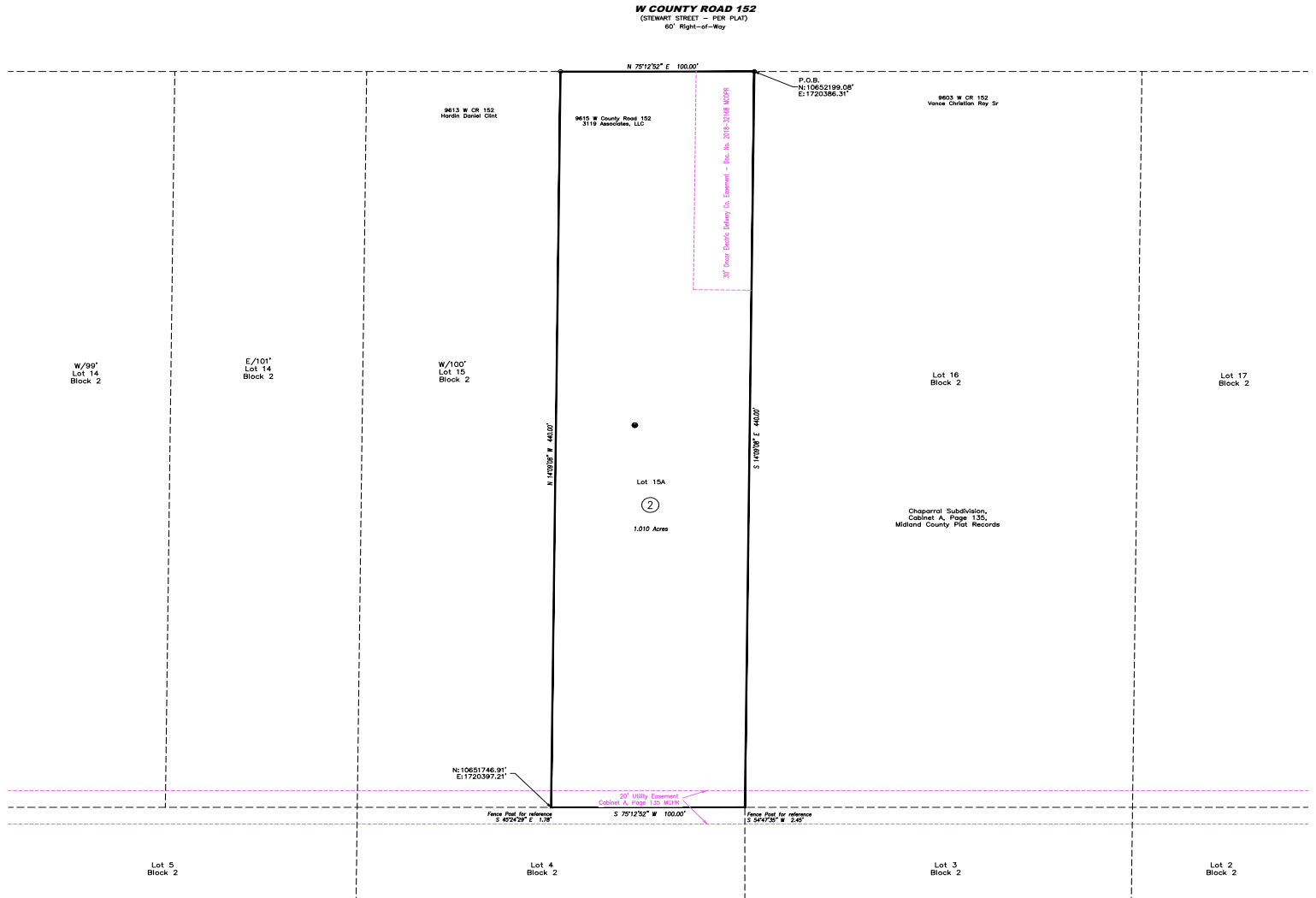
Planning: (Approved)

Staff recommends approval of the Final Plat of Chaparral Subdivision, Section 2.

Attachments:

Proposed Final Plat
Application
Maps
Aerial Photo

CHAPARRAL SUBDIVISION SECTION 2
A REPLAT OF THE EAST 100 FEET
OF LOT 15, BLOCK 2,
CHAPARRAL SUBDIVISION,
MIDLAND COUNTY, TEXAS.



METES & BOUNDS DESCRIPTION:

The East 100 Feet of Lot 15, Block 2, Chaparral Subdivision recorded in Cabinet A, Page 135, Plat Records, Midland County, Texas.

Boundary more fully describes as follows:

Beginning at (N:106°52'19.08", E:172°03'36.31") at 2" iron rod with cap marked "ASB 5689" set in the south right of way line of W County Road 152 at the northwest corner of Lot 16, said Block 2 and the northeast corner of said Lot 15, for the northeast corner of this tract;

Thence South 14°09'08" East with the west line of said Lot 16 and the east line of said Lot 15, a distance of 440.00 feet to a point at the southwest corner of said Lot 16, the northeast corner of lot 4, said Block 2, and the southeast corner of said Lot 15, for the southeast corner of this tract;

Thence South 75°12'52" West with the north line of said Lot 4 and the south line of said Lot 15, a distance of 100.00 feet to a point for the southwest corner of this tract;

Thence North 14°09'08" West through said Lot 15, a distance of 440.00 feet to a 2" iron rod with cap marked "ASB 5689" set in the south right of way line of said W County Road 152 for the northwest corner of this tract;

Thence North 75°12'52" East with the south right of way line of said W County Road 152, a distance of 100.00 feet to the Point of Beginning.

Containing 1.010 acres of land.

Bearings & Coordinates are based on the Texas Coordinate System, NAD 1983, Central Zone (CORS).

NOTES:

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

2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

3. LOCATED IN ETG.

4. BEARING & COORDINATES SHOWN ON THIS SURVEY ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD 1983, CENTRAL ZONE (CORS).

5. THIS PROPERTY IS IN ZONE X AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS GRAPHICALLY SCALED ONTO FEMA MAP NO. 48329C0200F, DATED SEPTEMBER 16, 2005, PREPARED FOR MIDLAND COUNTY, TEXAS.

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

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "CHAPARRAL SUBDIVISION SECTION 2" 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: _____
XAVIER BAUGNESS

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, 3119 Associates LLC is/are the record owner(s) of a tract of land situated in THE EAST 100 FEET OF LOT 15, BLOCK 2, CHAPARRAL SUBDIVISION, Midland County Texas, and, hereby dedicate to the public use forever the streets, alleys and easements (and parks) (and parkways) (and drainage basins) [include all that apply] shown thereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That 3119 Associates LLC do(es) hereby adopt this plat designating the herein above described property as CHAPARRAL SUBDIVISION SECTION 2, on addition to the City of Midland, Texas, and, hereby dedicate to the public use forever the streets, alleys and easements (and parks) (and parkways) (and drainage basins) [include all that apply] shown thereon.

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

Tim Clancy, Principle 3119 Associates LLC

ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF MIDLAND
This plat was acknowledged before me on _____, 20____
by 3119 Associates LLC.

(Notary Seal) Notary Public, State of Texas

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____
Mark Lisk
ATMOS-ENERGY
PRINT NAME
SIGNED: _____
Martin Arguello
ONCOR-ELECTRIC DELIVERY
PRINT NAME
SIGNED: _____
Blaine Juarez
AT&T TEXAS
PRINT NAME
SIGNED: _____
Luis Montoya
OPTIMUM
PRINT NAME
SIGNED: _____

PRINT NAME

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

OWNER:
3119 ASSOCIATES, LLC
PO BOX 27608
MIDLAND, TEXAS 79708
(919)-834-3601

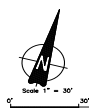
Professional Land Surveying & Mapping
Aaron Burrell Land Surveyors, LLC
415 W. Wall St., Suite 204
Midland, Texas 79701
432-848-4439
aaronburrell.com
P.O. Box 8041
Midland, Texas 79708
TPLS Firm No. 009922

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
That I, ARON S. BURRELL, 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 Surveyor Regulations of the City of Midland, Texas.

ARON S. BURRELL
Registration Number 5689
12 June 2024



PACKET



LEGEND
○ per L&P Year Rod
● Water 90%



Final Plat Application

Project Number: SUB-23-0690
Case Number: _____

Proposed Subdivision Plat Name: **Chaparral Subdivision Section 2**

Legal Description (attached sealed Metes and Bounds): _____

BEING A REPLAT OF THE EAST 100 FEET OF LOT 15, BLOCK 2, CHAPARRAL SUBDIVISION, MIDLAND COUNTY, TEXAS.

Property Owner

Printed Name: **3119 ASSOCIATES, LLC**

Phone ()
Email

Address **PO BOX 27608**

City **RALEIGH**

State **NC**

Zip **27611**

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 ()
Email

Address **1909 W Wall St. Ste K**

City **Midland**

State **TX**

Zip

Current Zoning: **EJT**

Reason for Platting: OWNERSHIP

Plat Information

Total Acreage: **1.010**

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **1**

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): Tim Clancy Date: 7/1/24
Property Owner (printed): TIM CLANCY - Manager

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

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

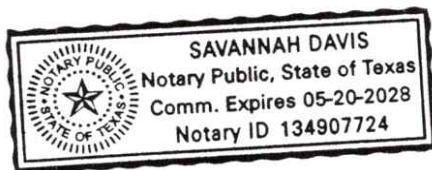
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is authorized by 3119 Associates 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.

Ashlee Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 19th day of June, 20 24, to certify which witness my hand and seal of office.



S. D.
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>4789</u>	☒ Tax Certificates	☒ Recording Fee
Received By: <u>[Signature]</u>		Check # <u>4796</u>
		Date: <u>JUL 2 4 2024</u>

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



Location Map

SUB-23-0690

Scale: 1" = 200'

Proposed replat of Chapparrl Subdivision, Section 2, being the east 100 feet of Lot 15, Block 2, Chapparral Subdivision, Midland County, Texas.

Generally located on the south side of West County Road 152, approximately 830 feet west of South County Road 1270. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

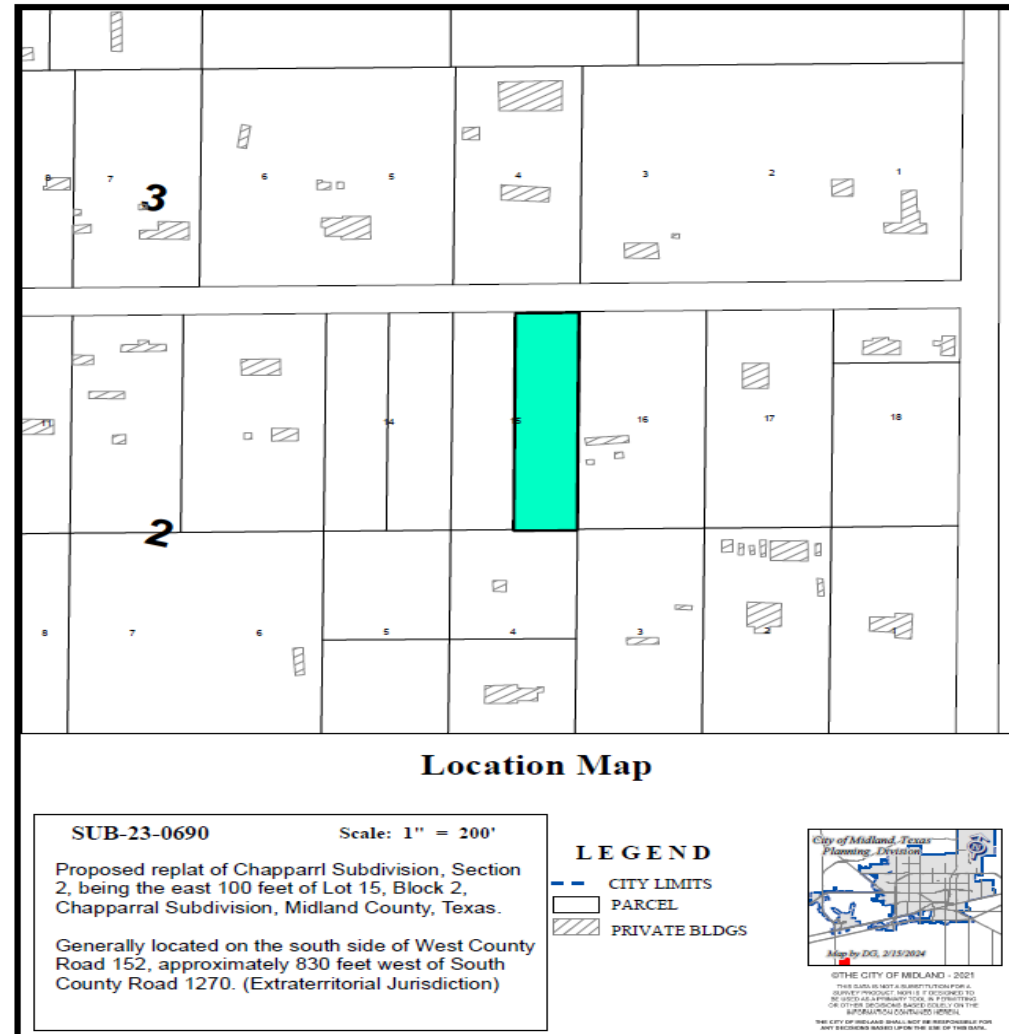
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Chaparral Subdivision, Section 2

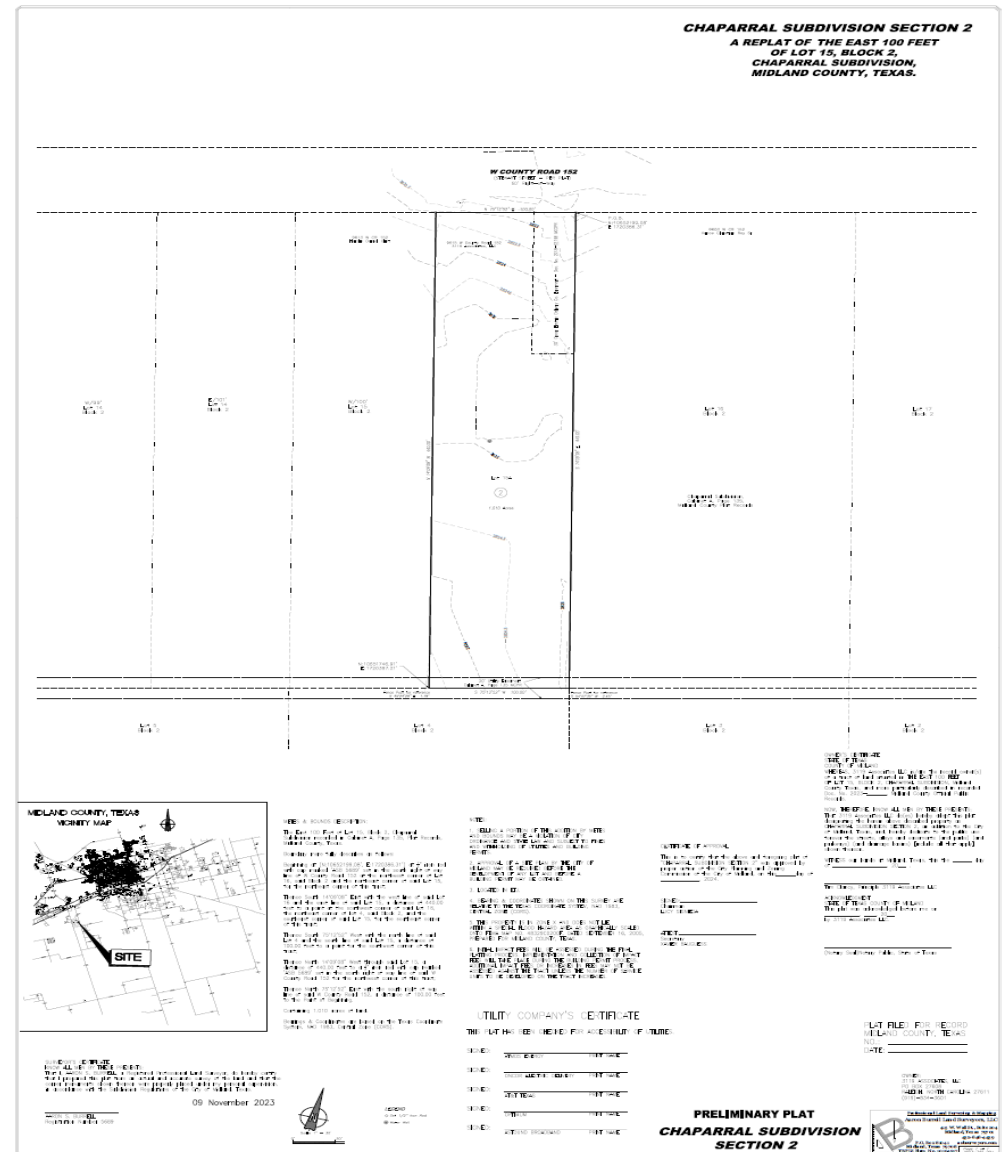
Plat

- Maverick Engineering, on behalf of ORSRP LTD
- Final Plat
- 2200 W Wadley



Chaparral Subdivision, Section 2

- **Approximately 2.95 acres**
- **Replatting for ownership purposes**



- Aerial Photo



Staff recommends approval of the Final Plat of Chaparral Subdivision, Section 2



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: August 19, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Diana Geerts, Senior Planner

SUBJECT: Motion approving a Final Plat of Olvera Addition, being a plat of a 2.32-acre tract of land out of the southwest quarter of Section 26, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located approximately 430 feet east of South County Road 1185, and approximately 1,915 feet north of East County Road 150.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

Pennell Land Surveying, LLC, on behalf of Maria Olvera, is requesting to plat a 2.32-acre tract of land out of Section 26, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas into one lot in order to construct an RV park. The property is located at 6002 South County Road 1185.

The Planning & Zoning Commission approved the preliminary plat on July 15, 2024.

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)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 06/24/2024. [For Applicant's Information Only.]

WATER: Deferral request for water improvement were administratively approved on 06/24/2024. [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 sewer improvements were administratively approved on 06/24/2024. [For Applicant's Information Only.]

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

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

SIDEWALKS: Deferral request for sidewalk improvements were administratively approved on 06/24/2024. [For Applicant's Information Only.]

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 comment.

CRMWD:

No Comments

Midland County:

They will need a permit to tie into the county road.

Midland County Health Department:

Yes, the health department will review application from the 1 proposed lot of Olvera Addition, PLAT OF A 2.3 ACRE TRACT OF LAND OUT OF SECTION 26, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY the lot is 2.3 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

Planning: (Approved)

Staff recommends approval of the Final Plat of Olvera Addition.

Attachments:

Proposed Final Plat
Application
Location Map
Aerial Photo
PowerPoint



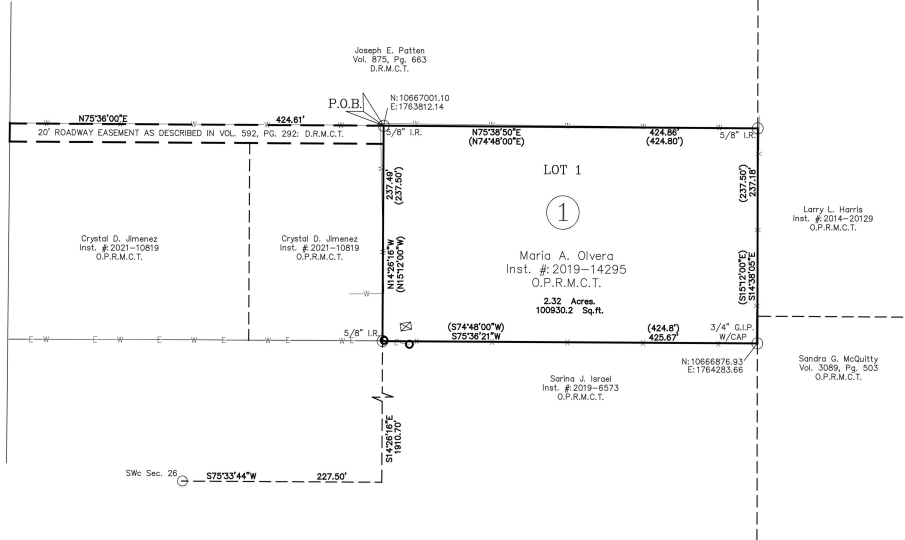
VICINITY MAP
(NOT TO SCALE)

NOTICE:

- SUBJECT PROPERTY IS LOCATED IN THE CITY OF MIDLAND EXTRA TERRITORIAL JURISDICTION, AND AS SUCH, MAY BE SUBJECT TO CERTAIN ORDINANCES, CODES, RESTRICTIONS AND REGULATORY POWERS OF THE CITY OF MIDLAND.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
- WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0216 F., EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X" WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.
- 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 SAVE 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.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES WITH withholding OF UTILITIES AND BUILDING PERMITS.
- FINAL PLAT IS COMPLIANT WITH OLVERA ADDITION DRAINAGE STUDY, PREPARED BY WA CIVIL, LLC AND APPROVED BY CITY OF MIDLAND ON 06/21/2024. [REFERENCE CITY CODE SECT. 11 -2- 3(D)8]



SOUTH COUNTY ROAD 1185 (60' WIDE)



- LEGEND**
- Set 1/2" I.R.
 - W/Cap "RPLS 4170"
 - Fnd. 1/2" I.R.
 - Power Pole
 - Overhead Electric Line
 - Hog Wire Fence Line
 - X — X — Barbed Wire Fence Line



UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Mark Lieb
ATMOS ENERGY
Print Name: Mark Lieb

Jeffrey B. Henderson
ONCOR ELECTRIC DELIVERY
Print Name: Jeffrey B. Henderson

PACKET

Luis Montez
OPTIMUM
Print Name: Luis Montez

Ruben Guerra
ASTOUND
Print Name: Ruben Guerra

Jerry Underwood
AT&T-TXNMS
Print Name: JERRY UNDERWOOD

PENNELL LAND SURVEYING, LLC
SURVEYING FIRM #: 10193978
2030 W. Cuthbert, Midland, Texas 79701
(432)570-6256, brucepennell@yahoo.com

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MARIA A. OLVERA, is the record owner of OLVERA ADDITION, A SUBDIVISION OF Midland County, Texas, according to the Warranty Deed recorded in Instrument 201-14295, of the Official Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS my hand at _____ this the _____ day of _____, 2024.

By: MARIA A. OLVERA OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

DUYRN HENNINGTON, R.P.L.S. 6832
2030 W. CUTHBERT, STE. 4
MIDLAND, TX 79701
432.570.6256

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

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

the _____ day of _____, 2024.

LUCY SISNIEGA, CHAIRMAN

LONDON OCHOA, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE: _____ PAGE _____

OWNER:
MARIA A. OLVERA
1410 WEST COUNTY ROAD 125
MIDLAND, TX 79706
432-664-9916

JULY 2024

August 19, 2024
OLVERA ADDITION



Final Plat Application

Project Number: SUB 23-0700
Case Number: _____

Proposed Subdivision Plat Name: **OLVERA ADDITION**

Legal Description (attached sealed Metes and Bounds): PLAT OF 2.32 ACRES IN SECTION 26, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY (INSTRUMENT # 2019-14295)

Property Owner Printed Name: MARIA A. OLVERA		Phone <u>(432) 664-9916</u> Email <u>molvera432@gmail.com</u>	
Address 1410 W.C.R. 125	City MIDLAND	State TX	Zip 79706

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

Representative (if acting as Agent, see affidavit on page 2) Firm: <u>PENNELLS LAND SURVEYING, LLC</u> Printed Name: DURYN HENINGTON		Phone <u>(432) 570-6256</u> Email <u>dhenington.pennellsurvey@gmail.com</u>	
Address 2030 W. CUTHBERT, STE. 4	City MIDLAND	State TX	Zip 79701

Current Zoning: **ETJ**

Reason for Platting: IMPROVEMENTS ON LAND

Plat Information	Total Acreage: 2.32
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1	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): Maria A. Olvera

Date: 7-23-2024

Property Owner (printed) x Maria A Olvera

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.

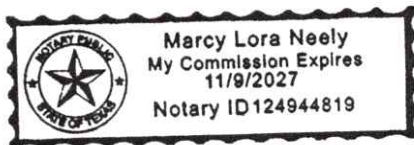
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

M. A. Olvera
Authorized Agent (signature)

Subscribed and sworn to before me, this 23rd day of July, 2024, to certify which witness my hand and seal of office.



Marcy Neely
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 # _____

☐ Tax Certificates

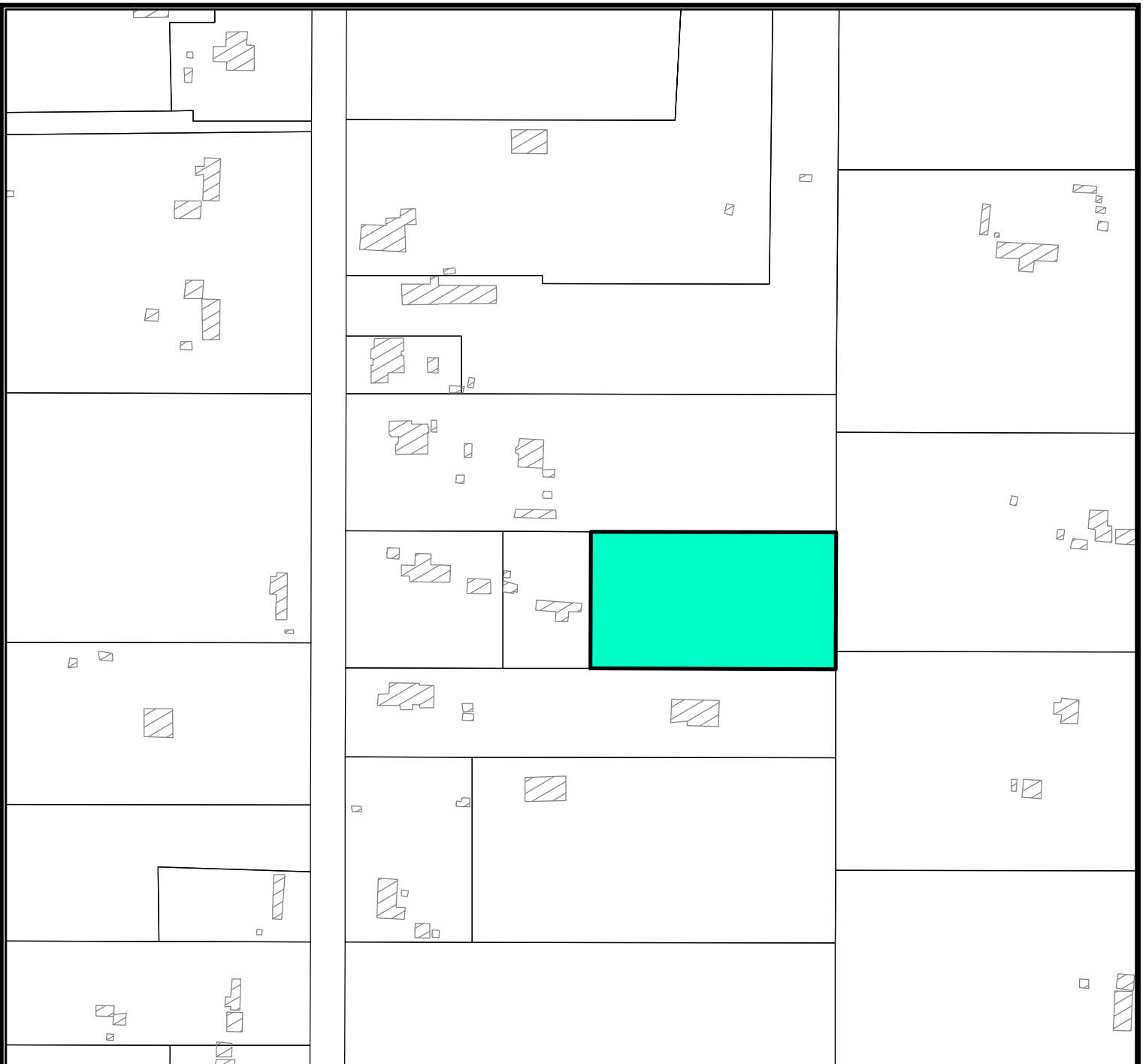
☐ Recording Fee

Check # 2128

Received By: _____

Date: _____

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



LOCATION MAP

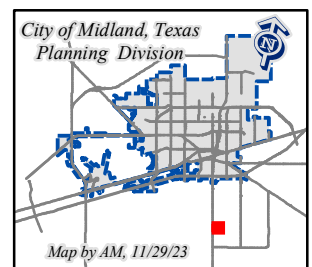
SUB-23-0700

Scale: 1" = 250'

Proposed plat of Olvera Addition being a plat of a 2.32-acre tract of land out of Section 26, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas.
Generally located approximately 430 feet east of South County Road 1185 and, approximately 1,915 feet north of East County Road 150. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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





Olvera Addition Preliminary Plat

August 19, 2024



Visit Our Website:
MIDLANDTEXAS.GOV

1

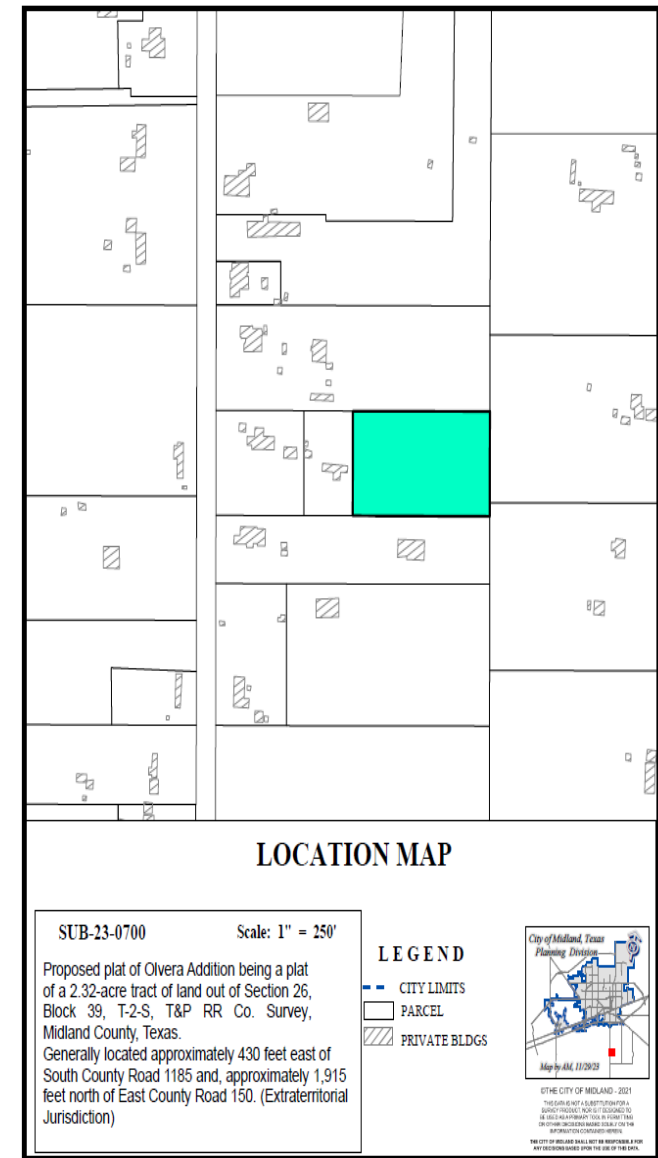
PACKET

Page 4.41

August 19, 2024



- Pennell Land Surveying, on behalf of Maria Olvera
- Final Plat approval
- 6002 South County Road 1185



- # 3

ENNELL LAND SURVEYING, LLC
SURVEYING FIRM #: 10193978
2030 W. Cuthbert, Midland, Texas 79701
(432)570-6256, bruceennell@yahoo.com



- The plat meets all requirements; therefore, staff recommends approval of the Final Plat of Olvera Addition



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: August 19, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Diana Geerts, Senior Planner

SUBJECT: Motion approving a Final Plat of Snively Block Addition, Section 15, being a replat of Snively Block Addition, Section 5, a 2.3-acres tract of land out of Lot 1, Block 3, Snively Block, Section 5, City and County of Midland, Texas. (Generally located on the west side of Cotton Flat Road, approximately 517 feet northwest of West Francis Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

C, Commercial District

Preliminary Plat Approval:

Pennell Surveying, on behalf of Sueno De Dia LLC, is requesting to replat the property located at 1500 Cotton Flat Road from one lot into two lots. Being Snively Block Addition, Section 5, a 2.3-acres tract of land out of Lot 1, Block 3, Snively Block, Section 5, City and County of Midland, Texas.

The Planning & Zoning Commission approved the preliminary plat on June 3, 2024.

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.

BUILDING CODE: (Approved)

No comments.

ENGINEERING: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 08/07/2024. [For Applicant's Information Only.]

WATER: 12" water exists in Cotton flat Street E of tract, okay as is. No public water improvements required. Deferral request for water improvements were administratively approved on 08/07/2024. [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 sewer improvements were administratively approved on 08/07/2024. [For Applicant's Information Only.]

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

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

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments.

OIL AND GAS: (Approved)

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

GIS: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 2 proposed lots of Snively Block Addition, Section 15, RE-PLAT OF LOT 1, BLOCK 3, SNIVELY BLOCK ADDITION 5TH SECTION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, lot 1A is 1 and Lot 1b is 1.3 acre, septic system 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)

Staff recommends approval of the Final Plat of Snively Block Addition, Section 15.

Attachments:

Proposed Final Plat
Application
Maps



VICINITY MAP
(NOT TO SCALE)

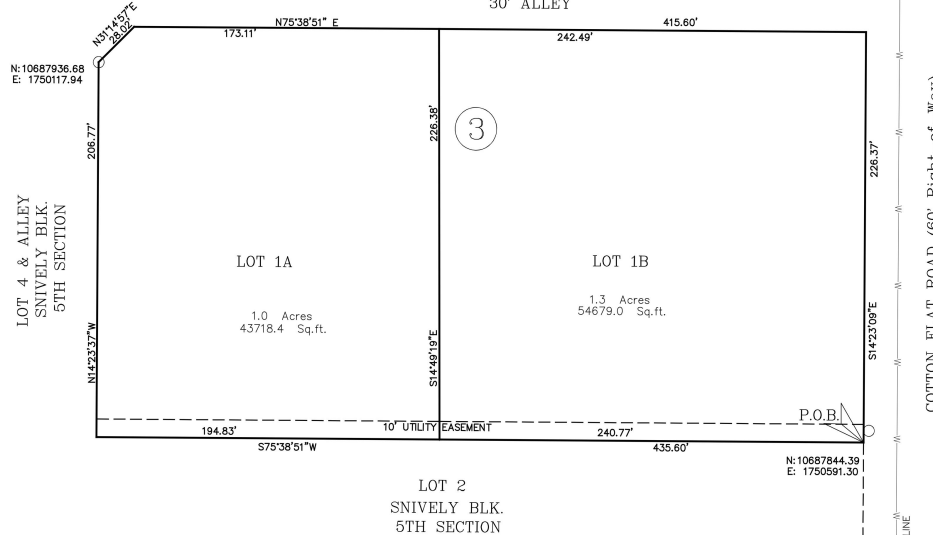
LEGEND

- Set 1/2" I.R.
W/Cap "RPLS 6832"
- Fnd. 1/2" I.R.
- Existing Water Line



LOT 4 & ALLEY
SNIVELY BLK.
5TH SECTION

N:10687936.68
E: 1750117.94



0' 20' 40' 60'
SCALE 1" = 20'

NOTICE:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
- WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0201 F, EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X" WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

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

UTILITY COMPANY'S CERTIFICATE

This plot has been checked for accessibility of utilities.

Mark Lieb
ATMOS ENERGY
Mark Lieb
Print Name:
Jeffrey B. Henderson
PACKET
Print Name:

Luis Montez
OPTIMUM
Luis Montez
Print Name:
Ruben Guerra
ASTOUND
Ruben Guerra
Print Name:

JERRY UNDERWOOD
AT&T-TEXAS
Print Name:

Page 5.49

PENNELL LAND SURVEYING, LLC
SURVEYING FIRM #: 1019397
2030 W. Cuthbert, Midland, Texas 79701
(432)570-6256, brucepennell@yahoo.com

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, SUENO DE DIA, LLC, is the record owner of LOT ONE (1), BLOCK THREE (3), SNIVELY BLOCK ADDITION, 5TH SECTION, an addition to the City of Midland, Midland County, Texas, according to the plat recorded in Plat Cabinet D, Page 24, of the Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, SUENO DE DIA, LLC, being the owner of the land shown on this plat designated as SNIVELY BLOCK ADDITION, 5TH SECTION REPLAT, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon, and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

WITNESS my hand at this the 8th day of July, 2024.

By: Patrick Claud Gray
SIGNATORY

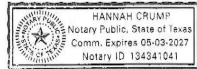
ACKNOWLEDGEMENT

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, (OWNER OR SIGNOR), known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

the 8th day of July, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

DURYN HENNINGTON, R.P.L.S. 6832
2030 W. CUTHBERT, STE. 4
MIDLAND, TX 79701
432.570.6256

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

This is to certify that the above and foregoing plat of "SNIVELY BLOCK ADDITION, 5TH SECTION REPLAT" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the day of 2024.

LUCY SISNIEGA, CHAIRMAN

XAVIER BAUGUCESS, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. CABINET

DATE: PAGE

NO. CABINET

PAGE

OWNER:
SUENO DE DIA, LLC,
18 BEAR CREEK RD.
FREDERICKSBURG, TX 78624
432-967-5373

JULY 2024

August 19, 2024
SNIVELY BLOCK ADDITION,
SECTION 15



Final Plat Application

Project Number:

Case Number:

SUB-24-0714
P-24-2054

Proposed Subdivision Plat Name: SNIVELY BLOCK ADDN, SEC. 15

Legal Description (attached sealed Metes and Bounds):

Property Owner

Printed Name: SUENO DE DIA, LLC

Phone (432) 967-5373

Email: Patrickgray@gmail.com

Address 18 BEAR CREEK RD.

City FREDERICKSBURG

State TX

Zip 78624

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: PENNELL LAND SURVEYING, LLC

Printed Name: DURYN HENINGTON

Phone (432) 570-6256

Email: dhenington.pennellsurvey@gmail.com

Address 2030 W. CUTHBERT, STE. 4

City MIDLAND

State TX

Zip 79701

Current Zoning:

Reason for Platting: SELLING WEST SIDE OF ORIGINAL LOT

Plat Information

Total Acreage: 2.3

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots:

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):

Patrick Gray

Date: 8-7-24

Property Owner (printed):

PATRICK GRAY

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.

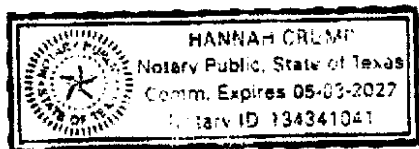
STATE OF TEXAS

COUNTY OF MIDLAND

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

Authorized Agent (signature)

Subscribed and sworn to before me, this 8th day of July, 20 24, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Mylar

☒ Application Fee

Check # _____

Received By: [Signature]

☒ 1 Copy of Dimensioned Plat

☒ 1 Copy of Plat (11x17)

☒ Title Opinion

☒ Tax Certificates

☐ Plat in Digital Format (PDF/JPEG)

☐ CADD File

☐ Public Improvement

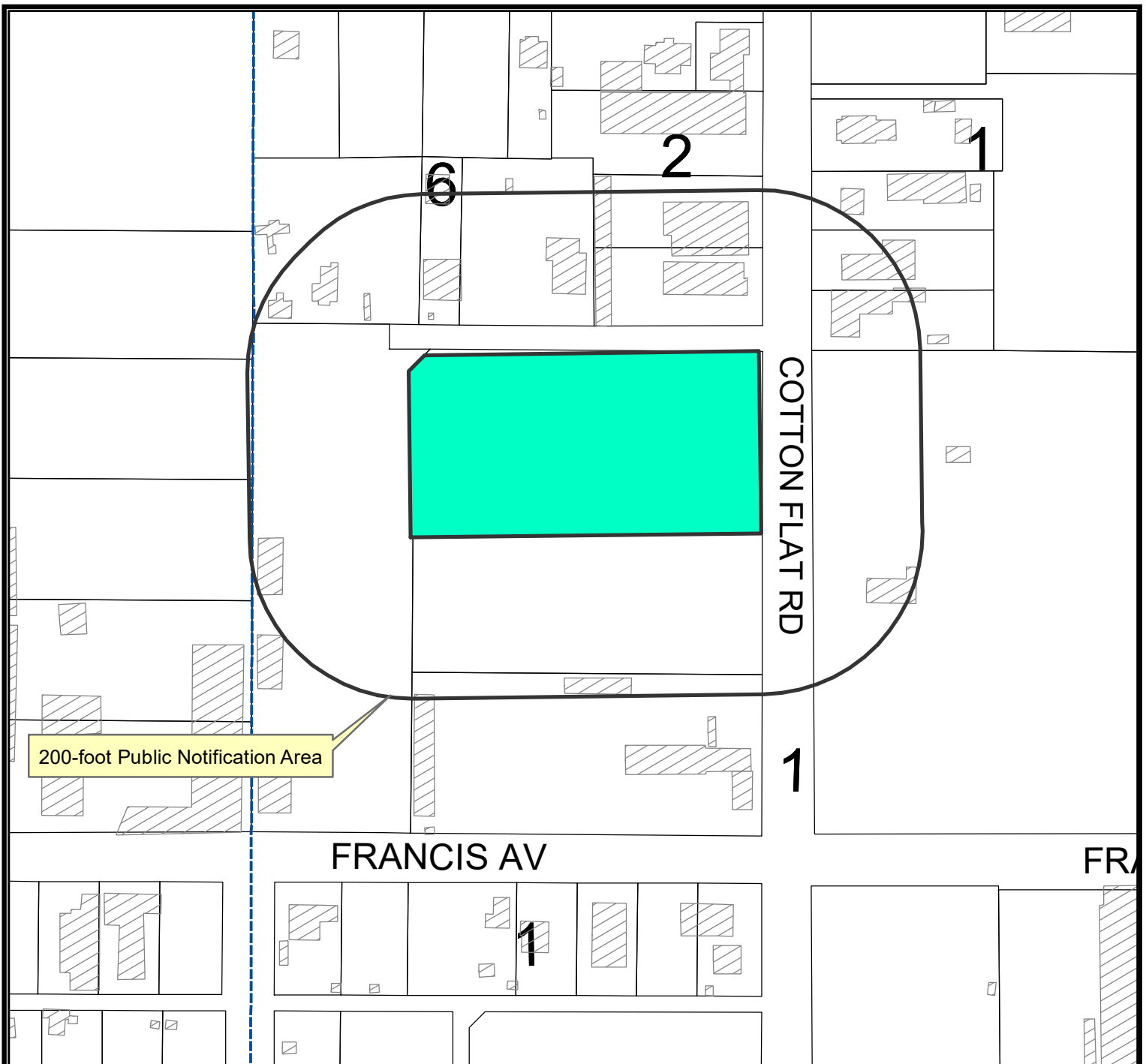
☒ Recording Fee

Check # _____

Date: _____

2/23

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



LOCATION MAP

SUB--24-0714

Scale: 1" = 244'

Proposed replat of Snively Block Addition, Section 5, a 2.3-acre tract of land out of Lot 1, Block 3, Snively Block, Section 5, City and County of Midland, Texas.

Generally located on the west side of Cotton Flat Road, approximately 517-feet northwest of West Francis Street (DISTRICT 2)

LEGEND

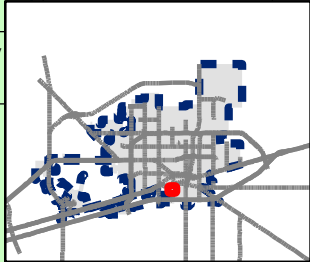
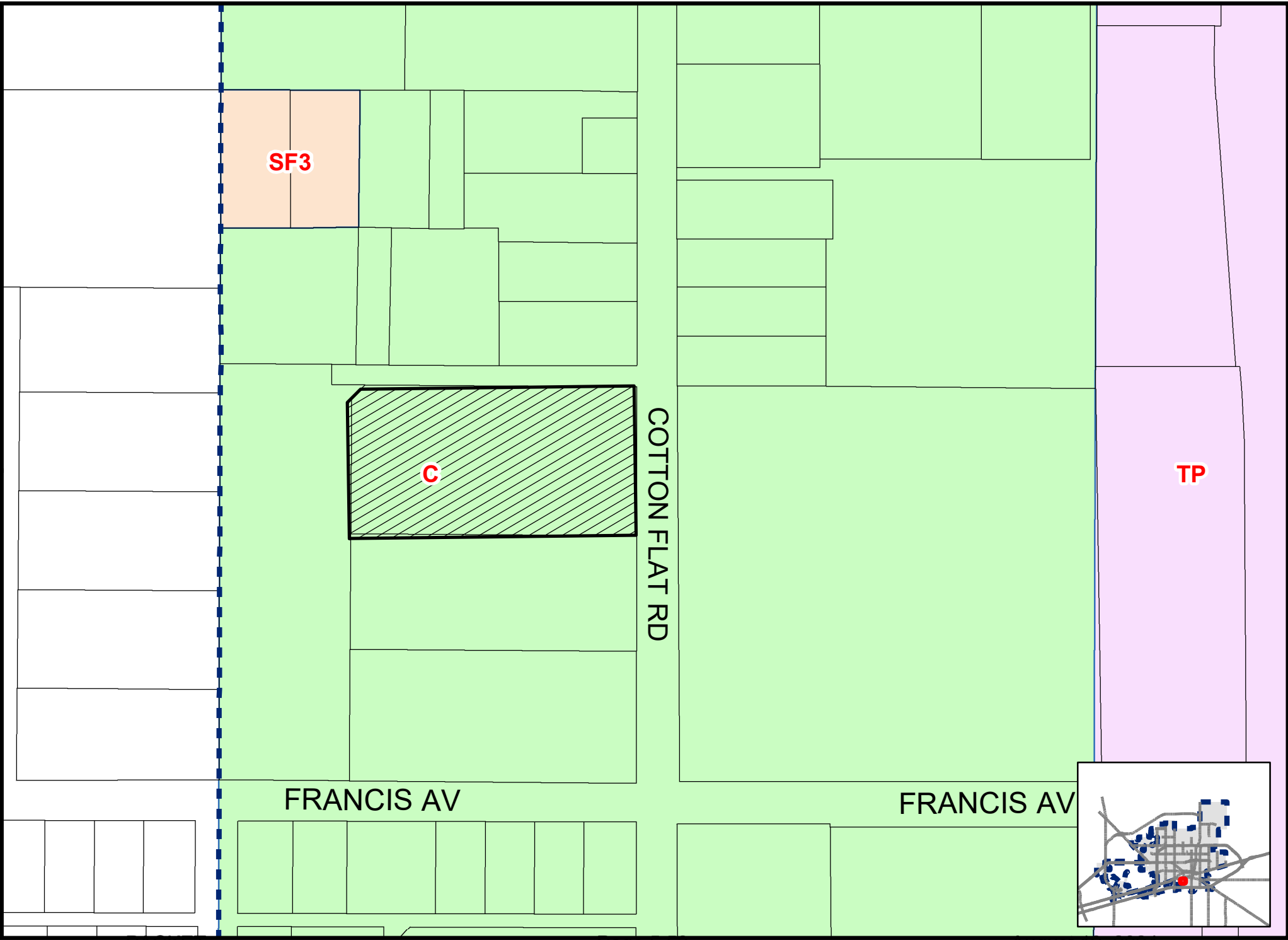
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





3

1

FRANCIS AV



Snively Block Addition, Section 15

Final Plat

August 19, 2024



Visit Our Website:
MIDLANDTEXAS.GOV

1

PACKET

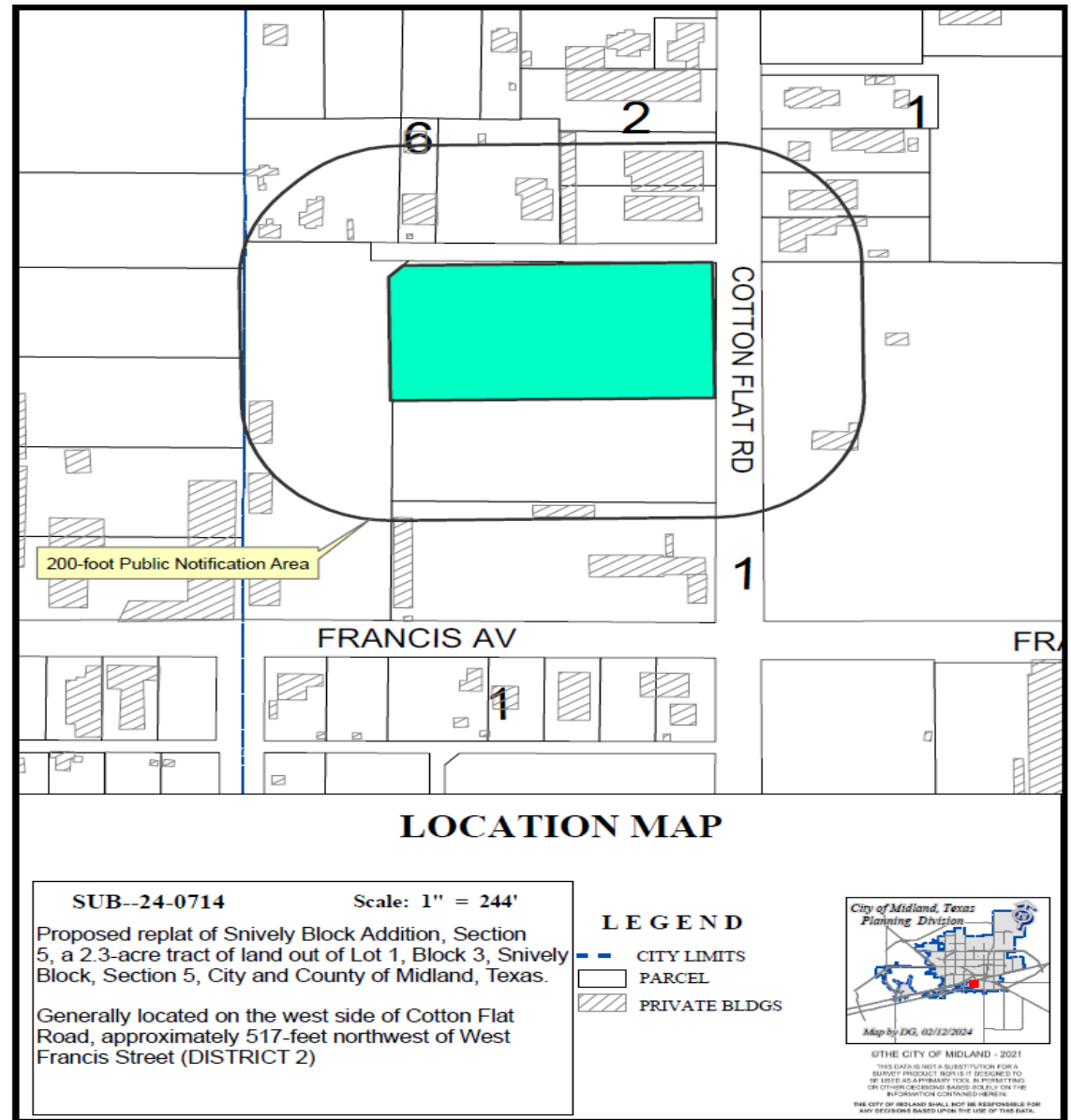
Page 5.55

August 19, 2024



Snively Block Addition, Section 15

- Pennell Land Surveying, on behalf of Sueno De Dia LLC
- Replat
- 1500 Cotton Flat Road



Snively Block Addition, Section 15

- 2.3-acres
- The applicant is requesting to replat one lot to create two lots for development purposes.

FINAL PLAT
SNIVELY BLOCK ADDITION,
SECTION 15
BEING A RE-PLAT OF LOT 1, BLOCK 3,
SNIVELY BLOCK ADDITION, 5TH SECTION,
CITY AND COUNTY OF MIDLAND, TEXAS,

VICINITY MAP
(NOT TO SCALE)

LEGEND
• 1/4" = 10' (1/4" = 10' AS SHOWN)
○ 1/4" = 1/2" (1/4" = 1/2" AS SHOWN)
--- Existing Water Line

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY NOTES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND RETRACTION OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. COORDINATES, BOUNDRIES, DISTANCES AND AREAS SHOWN HEREON ARE CURRENT AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 1500000001 P, EFFECTIVE DATE: 08/15/10, THIS SUBDIVISION HAS DETERMINED THAT EACH OF THE SUBDIVISION IS LOCATED IN ZONE "X" WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SUBDIVISION.

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

UTILITY COMPANY'S CERTIFICATE
This plat has been checked for consistency of utilities.

OWNERS CERTIFICATE
THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, SUIVO DE DIA, LLC, is the record owner of LOT ONE (1), BLOCK THREE (3), SNIVELY BLOCK ADDITION, 5TH SECTION, as shown on the City of Midland County, Texas, platting to be the plat recorded in the Public Records of Midland County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SUIVO DE DIA, LLC, being the owner of the land shown on this plat designated as SNIVELY BLOCK ADDITION, 5TH SECTION, as shown on the City of Midland County, Texas, and whose name is substituted herein, do hereby declare to the public and before the officials, signs, and documents shown therein, and do hereby give an agreement of express and agree to the City of Midland for platting and final subdivision, location and establishment of such boundaries and access thereto, and condition and consent that no subdivision shall commence or be laid out or built until the final location of all boundaries between lots have been selected and approved by the Director of URBAN.

WITNESSED my hand at _____, this _____ day of _____, 2024.

[Signature]
By: PATRICK CLARE BRYANT, SECRETARY

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, SUIVO DE DIA, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in my capacity thereof stated. Given under my hand and seal of office this _____ day of _____, 2024.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SUBDIVISION'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

That J. LUTHER HENDRICKS, 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 survey measurements shown thereon were personally checked under his personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

CERTIFICATE OF APPROVAL
FOR APPROVAL BY THE COMMISSION:

This is to certify that the above and foregoing plat of "SNIVELY BLOCK ADDITION, 5TH SECTION REPLAT" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____, 2024.

LOUT BERRERA, CHAIRMAN

LOUT BERRERA, CHAIRMAN

MARK BAUGESS, SECRETARY

MARK BAUGESS, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CANNOT
DATE: _____ PAGE _____

BY: _____ SECRETARY
AT: _____ PAGE _____

BY: _____ JERRY UNDERWOOD, First Name

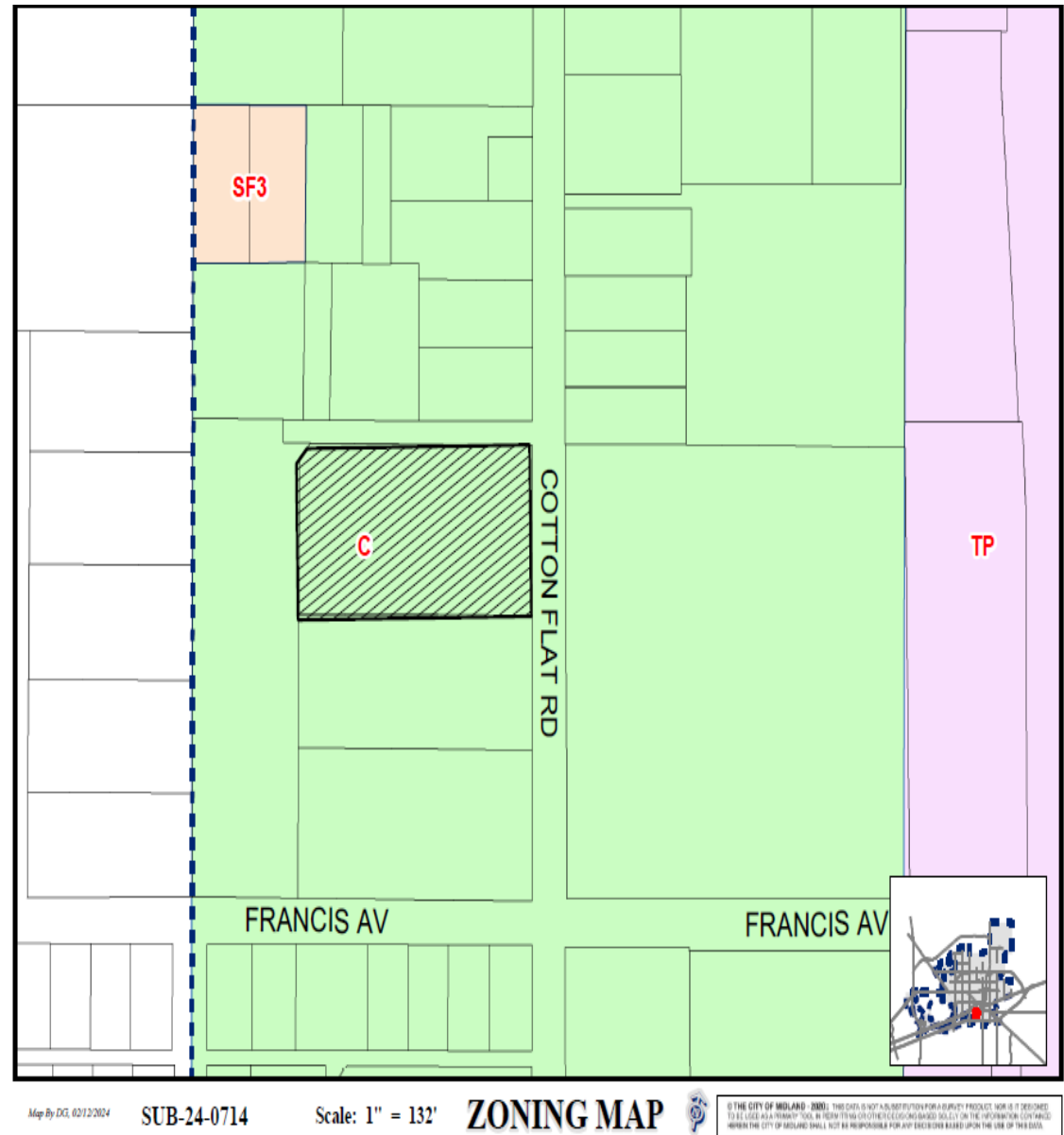
PENNEL LAND SURVEYING, LLC
SURVEYING FIRM #: 10192978
2800 W. Caribbers, Midland, Texas 79701
(432) 710-4256, brucepennell@yahoo.com

BY: _____ SUIVO DE DIA, LLC,
18 BEAR CREEK RD.,
FREDERICKSBURG, TX 78624
432-967-5373

JULY 2024
SNIVELY BLOCK ADDITION,
SECTION 15

Snively Block Addition, Section 15

- Current Zoning: C, Commercial District.
- Surrounding Zoning:
 - North, South, East, and West: C, Commercial District.



- Aerial Photo



The plat meets all City of Midland Zoning Code requirements .

The Planning & Zoning Commission approved the preliminary plat on June 3, 2024.

Staff recommends approval of the Final Plat of Snively Block Addition, Section 15.



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: August 19, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Hold a public hearing and consider a request by Maverick Engineering, on behalf of Betenbough Homes LLC, for a zone change from LR, Local Retail District, in part, TH, Townhouse (Attached) Dwelling District, in part, MF-16, Multiple-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, SF-2, Single-Family Dwelling District, in part, SF-1, Single-Family Dwelling District, in part, 2F, Two-Family Dwelling (Duplex) District, in part, to PD, Planned Development District for Housing Development out of a 302.39 tract of land, in Section 18, Block 38, T-I-S, A-734, T&P RY. CO. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Fairgrounds Road and Firewheel Road.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve ☐ Deny ☐ Directional/Informational

Details of Request:

Maverick Engineering, on behalf of Betenbough Homes LLC, is requesting a Zone Change from LR, Local Retail District, in part, TH, Townhouse (Attached) Dwelling District, in part, MF-16, Multiple-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, SF-2, Single-Family Dwelling District, in part, SF-1, Single-Family Dwelling District, in part, 2F, Two-Family Dwelling (Duplex) District, in part, to PD, Planned Development District for Housing Development to allow for the development of multi-use site including single family housing, cottage housing, and greenspace.

Current Zoning:

LR, Local Retail District, in part, TH, Townhouse (Attached) Dwelling District, in part, MF-16, Multiple-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part,

SF-2, Single-Family Dwelling District, in part, SF-1, Single-Family Dwelling District, in part, 2F, Two-Family Dwelling (Duplex) District, in part.

Surrounding Zoning and Land Use:

The zoning to the north is SF-3, Single-Family Dwelling District and AE, Agricultural Estate District. The zoning to the east is AE, Agricultural Estate District. The properties to the south are zoned PD, Planned Development District for Housing Development (Ordinance 10344). The properties to the west are zoned PD, Planned Development District for Housing Development (Ordinance 6128) and SF-3, Single-Family Dwelling District.

Analysis:

Maverick Engineering, on behalf of Betenbough Homes LLC, is requesting a Zone Change for the development of multi-use site including single family housing, cottage housing, and greenspace uses. This proposed subdivision will have a total of one thousand three hundred and twenty-two (1,322) residential lots and approximately 60 acres of greenspace/detention pond that is composed of parks, trails, common areas, and drainage ponds.

The current zoning is LR, Local Retail District, in part, TH, Townhouse (Attached) Dwelling District, in part, MF-16, Multiple-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, SF-2, Single-Family Dwelling District, in part, SF-1, Single-Family Dwelling District, in part, 2F, Two-Family Dwelling (Duplex) District, in part, and the location of vacant property.

The applicant is proposing the development to be executed in fourteen (12-26) phases. The lots width will vary from either 45 or 50 feet and the minimum depth would be 83 feet. Below is a chart with the lot class tabulation, representing them by phases and percentage by lot widths.

LOT CLASS TABULATION																			
Product Class	Smallest Lot		Smallest Lot Depth	Phase #															
	Area SF	LF		12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	Percent of Total
Core	45'	4825	96'	46	30	50	22	25	45	48	69	24	25	49	25	32	23	37	42%
	50'	4851	90'	53	20	64	46	35	16	6	37	40	22	28	26	31	25	16	35%
Cottages	50'	4120	83'	1	49	0	41	12	36	49	2	1	46	31	0	37	2	0	23%
PHASE TOTAL				100	99	114	109	72	97	103	108	65	93	108	51	100	50	53	100%
OVERALL TOTAL				1322															

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

For core dwellings:

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

For cottages:

1. A minimum lot Width shall be 50 feet.

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

The proposed uses consist of two product classes which are:

- 1015 - Core (SF-3, Single-Family Dwelling District lots);
- 307 – Cottages (SF-3, Single-Family District lots);

The proposed density for each district is as followed:

- Core (SF-3): 6.0 units per acre
- Cottage (SF-3): 1.84 units per acre

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

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

Fire: (Approved)

No objection to zone change.

Oil and Gas: (Approved)

No Oil & Gas well concerns. Non-Permitted wells identified with 135 ft. 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.

Engineering: (Approved)

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

Code: (Approved)

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

Transportation: (Approved)

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

Planning: (Approved)

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

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

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

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

If this zone change is approved, staff recommends that it should be subject to conditions A through F.

Conditions:

- A. That the Property shall significantly conform to the site plan attached hereto as Exhibit "B".**
- B. That the Property shall significantly conform to the amenity plan attached hereto as Exhibit "C".**
- C. That each lot identified in Exhibit "B" as "50' Front Width - Cottage" is subject to the following conditions and regulations:**

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

D. That each lot identified in Exhibit “B” as “45’ Front Width - Core” is subject to the following conditions and regulations:

1. The minimum lot Width shall be 45 feet.
2. A minimum lot Depth be 96 feet; and
3. A minimum lot Area shall be 4,825 square feet

E. That each lot identified in Exhibit “B” as “50’ Front Width - Core” is subject to the following conditions and regulations:

1. The minimum lot Width shall be 50 feet.
2. A minimum lot Depth be 90 feet; and
3. A minimum lot Area shall be 4,851 square feet

F. That the signs on the property shall conform to the regulations set in Title XI, Chapter 7a.

Letters of Objection:

Staff has not received any letters of objection as of August 16, 2024.

Attachments:

Application
Site Plan
Survey
Amenity Plan
Maps
PowerPoint



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

Project Number: L-24-0387
Case Number: _____

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

Printed Name: Betenbough Homes LLC

Phone (432) 262-0999

Email
ronniew@betenbough.com

Address 6305 82nd St

City Lubbock

State TX

Zip 79424

Property Owner

Printed Name: see applicant

Phone ()

Email

Address

City

State

Zip

Representative (if different from Applicant or Property Owner)

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

Street Address: NA

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

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

Proposed Zone: PDHD

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

Reason for Zone Change Request: To advance proposed housing development

Present Use of Property: vacant

Proposed Use of Property: Residential

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Applicant (signature): [Signature]

Date: 7-10-24

Applicant (printed): Ronnie Wallace

Property Owner (signature): see applicant

Date: 7-10-24

Property Owner (printed) : see applicant

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

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

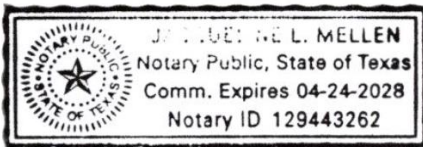
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlee Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 10 day of July, 20 24, to certify which witness my hand and seal of office.



Jacqueline Mellen
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG) - Sarah Blanton

Check # 4798

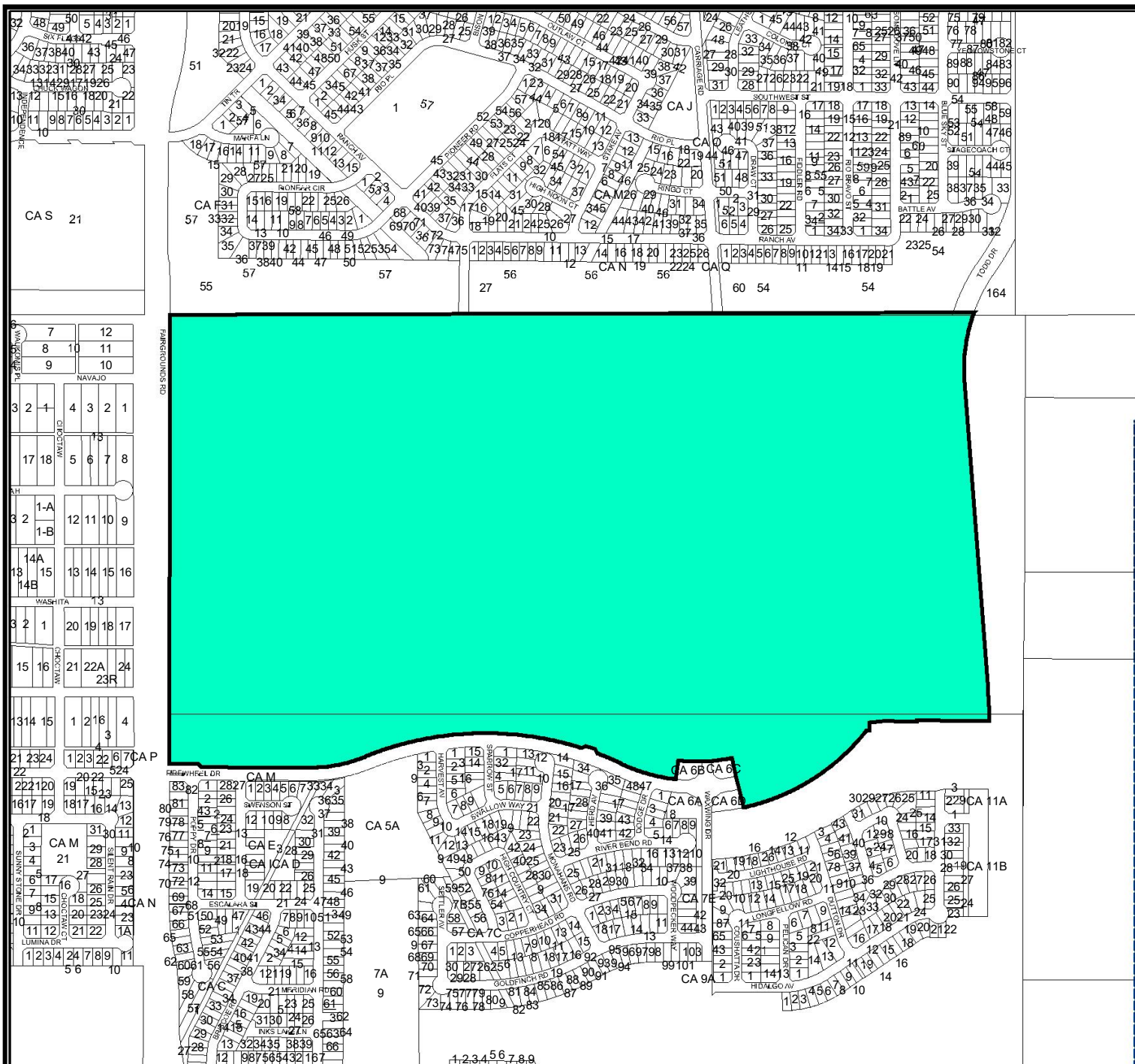
Received By: Alexis

Date: 7-10-24

RECEIVED
JUL 10 2024

BY:

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



Location Map

Z-24-0387

Scale: 1" = 877'

Consider a request by Maverick Engineering, on behalf of Betenbough Homes LLC, for a zone change from LR, Local Retail District, in part, TH, Townhouse (Attached) Dwelling District, in part, MF-16, Multiple-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, SF-2, Single-Family Dwelling District, in part, SF-1, Single-Family Dwelling District, in part, 2F, Two-Family Dwelling (Duplex) District, in part, to PD, Planned Development District for Housing Development out of a 302.39 tract of land, in Section 18, Block 38, T-I-S, A-734, T&P RY. CO. Survey, City and County of Midland, Texas.

Generally located northeast of the intersection of Fairgrounds Road and Firewheel Road. (Council District 1)

LEGEND

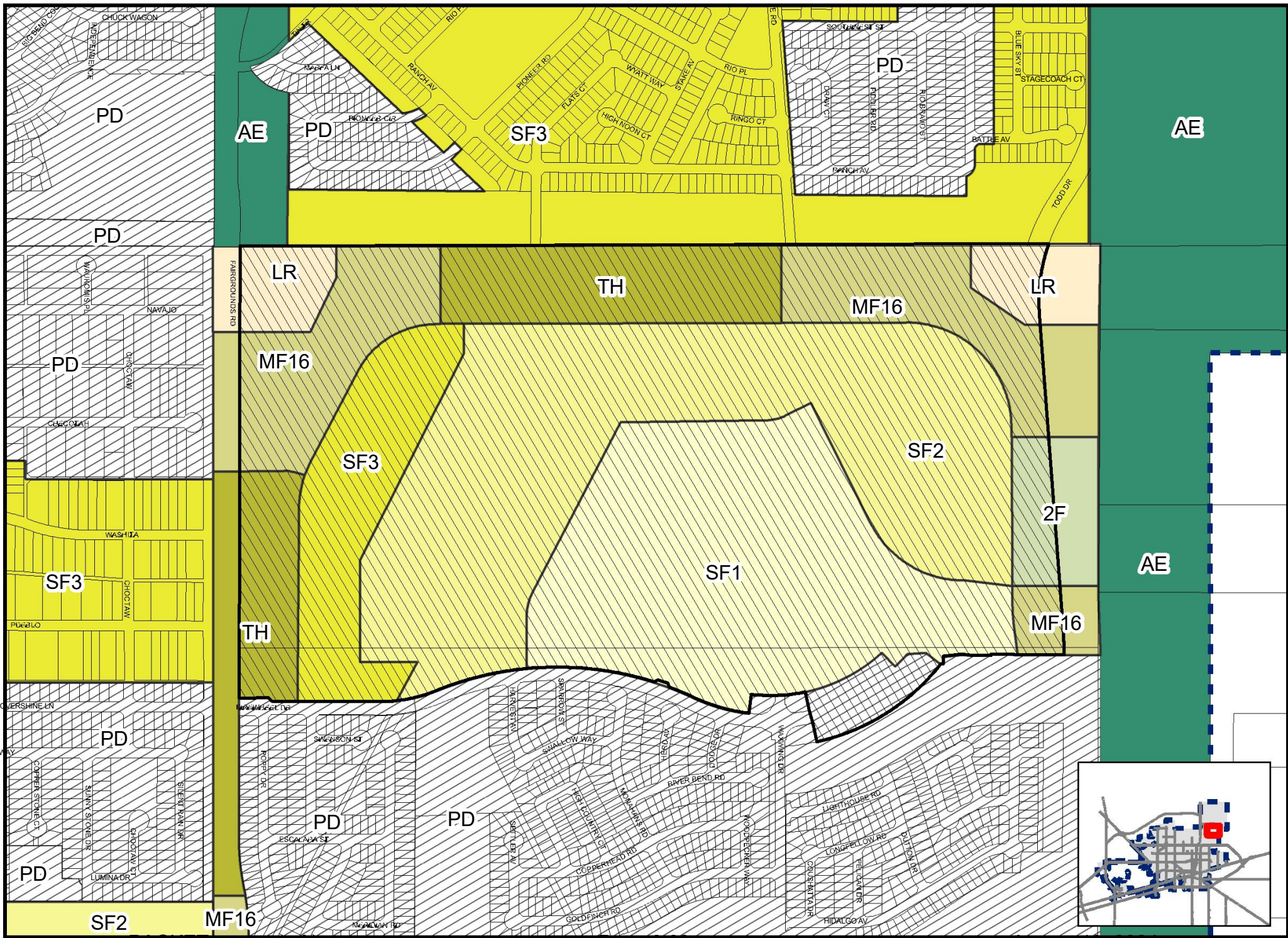
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



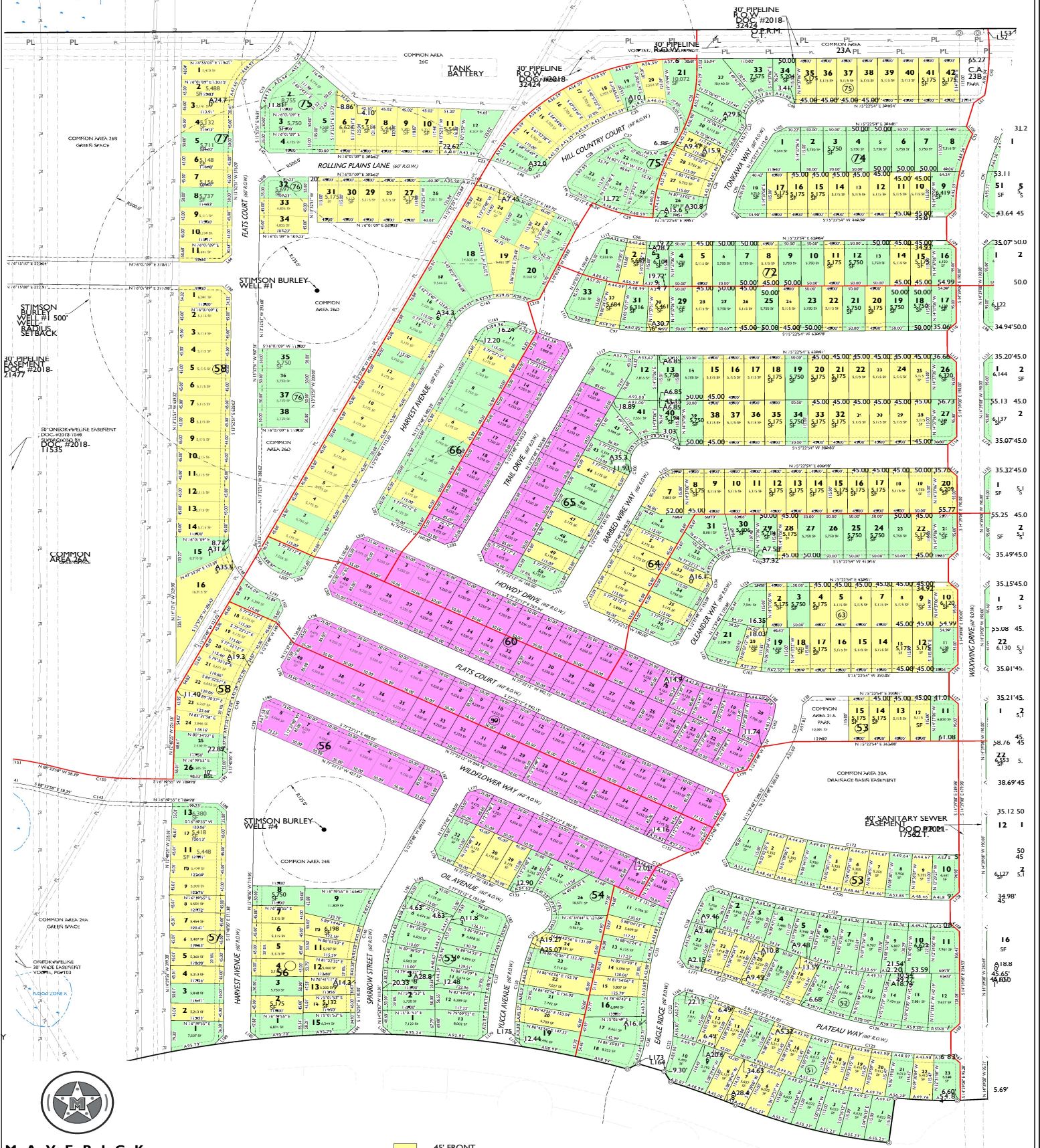
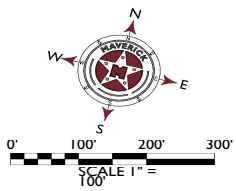




PDHD SITE PLAN
MOCKINGBIRD RIDGE
 BEING A 302.39 ACRE TRACT OF LAND, SITUATED
 IN SECTION 18, BLOCK 38, T-1-S
 A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND,
 MIDLAND COUNTY, TEXAS.

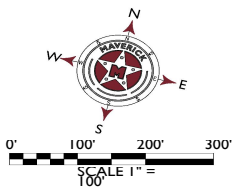
- LEGEND**
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 - 1/3653754081261438264702243555182184497152" IRON ROD W/ WIRE
 - 1/7307508162522876529404487110364368994304" IRON ROD W/ WIRE
 - 1/1461501632504575305880897422072873988608" IRON ROD W/ WIRE
 - 1/2923003265009150611761794844145747977216" IRON ROD W/ WIRE
 - 1/5846006530018301223523589688291495954432" IRON ROD W/ WIRE
 - 1/11692013060036602467047179376829919088672" IRON ROD W/ WIRE
 - 1/23384026120073204934094358753659838177344" IRON ROD W/ WIRE
 - 1/46768052240146409868188717507319676354688" IRON ROD W/ WIRE
 - 1/93536104480292819736377435014639352709376" IRON ROD W/ WIRE
 - 1/1870722089605856394727548700292787054175" IRON ROD W/ WIRE
 - 1/374144417921171278945509740058557410835" IRON ROD W/ WIRE
 - 1/74828883584234255789101948011711482167" IRON ROD W/ WIRE
 - 1/14965776716846851577820389602342364334" IRON ROD W/ WIRE
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 - 1/598631068673874063112815576093694573376" IRON ROD W/ WIRE
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 - 1/239452427469549625245126306437477829504" IRON ROD W/ WIRE
 - 1/478904854939099250490252612874955659008" IRON ROD W/ WIRE
 - 1/957809709878198500980505225749911180016" IRON ROD W/ WIRE
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 - 1/383123883951279400392202090299644720064" IRON ROD W/ WIRE
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 - 1/1532495535805117601568808361198578880256" IRON ROD W/ WIRE
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 - 1/1185710980945985765559822678012382222236992" IRON ROD W/ WIRE
 - 1/2371421

PDHD SITE PLAN
MOCKINGBIRD RIDGE
 BEING A 302.39 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.



45' FRONT CORE
 50' FRONT WIDTH-CORE
 50' SIDE WIDTH-COTTAGE

PDHD SITE PLAN
MOCKINGBIRD RIDGE
 BEING A 302.39 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.

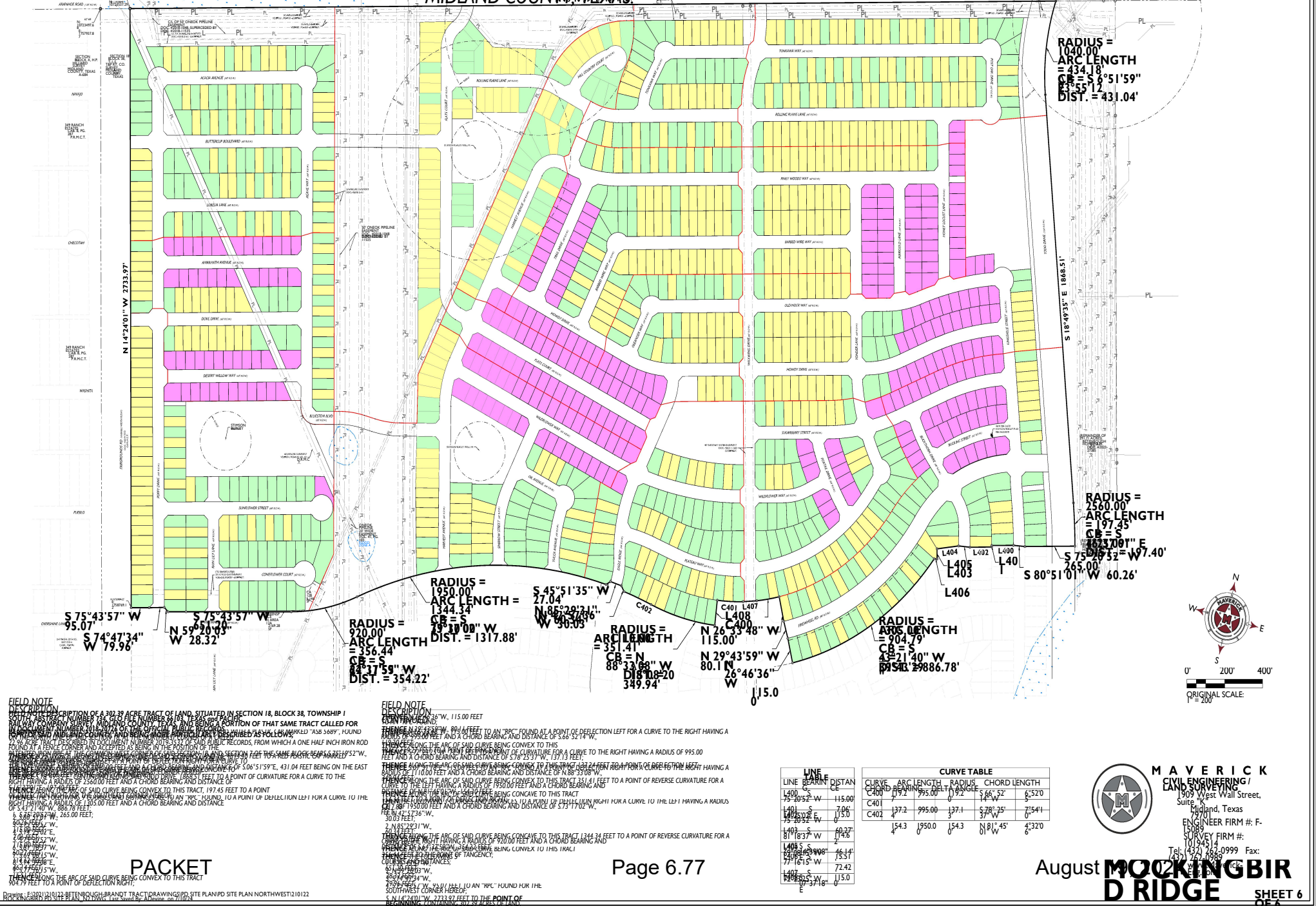


PDHD SITE PLAN
MOCKINGBIRD RIDGE
BEING A 302.39 ACRE TRACT OF LAND SITUATED
IN SECTION 18, BLOCK 38, T-1-S
A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND,
MIDLAND COUNTY, TEXAS.

LINE	TABLE	DISTANCE	LINE	TABLE	DISTANCE	LINE	TABLE	DISTANCE	CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH		
L1	BEARING	28.21	L12	CC	28.25	L23	CS	28.25	C1	70.00	N 14° 31'	35° 08.5'	C10	70.00	N 14° 31'	35° 08.5'		
L2	S 9° 32' 45"	28.25	L13	CC	28.25	L24	CS	28.25	C2	303.9	68.57	N 31° 40'	55° 08.5'	C11	303.9	68.57	N 31° 40'	55° 08.5'
L3	S 30° 39' 57"	28.25	L14	CC	28.25	L25	CS	28.25	C3	60.00	68.57	S 59° 24'	55° 08.5'	C12	60.00	68.57	S 59° 24'	55° 08.5'
L4	N	28.25	L15	CC	28.25	L26	CS	28.25	C4	9.83	10.00	S 09° 30'	55° 08.5'	C13	9.83	10.00	S 09° 30'	55° 08.5'
L5	N 30° 32' 12"	28.25	L16	CC	28.25	L27	CS	28.25	C5	304.0	10.00	S 52° 00'	55° 08.5'	C14	304.0	10.00	S 52° 00'	55° 08.5'
L6	N	28.25	L17	CC	28.25	L28	CS	28.25	C6	10.00	10.00	S 34° 59'	55° 08.5'	C15	10.00	10.00	S 34° 59'	55° 08.5'
L7	S 9° 27' 48"	28.25	L18	CC	28.25	L29	CS	28.25	C7	10.00	10.00	S 77° 45'	55° 08.5'	C16	10.00	10.00	S 77° 45'	55° 08.5'
L8	N	28.25	L19	CC	28.25	L30	CS	28.25	C8	10.00	10.00	S 11° 3'	55° 08.5'	C17	10.00	10.00	S 11° 3'	55° 08.5'
L9	S 30° 39' 58"	28.25	L20	CC	28.25	L31	CS	28.25	C9	10.00	10.00	S 11° 3'	55° 08.5'	C18	10.00	10.00	S 11° 3'	55° 08.5'
L10	N	28.25	L21	CC	28.25	L32	CS	28.25	C10	10.00	10.00	S 11° 3'	55° 08.5'	C19	10.00	10.00	S 11° 3'	55° 08.5'
L11	S 18° 05'	28.25	L22	CC	28.25	L33	CS	28.25	C11	8.25	10.00	S 11° 3'	55° 08.5'	C20	8.25	10.00	S 11° 3'	55° 08.5'
L12	N	28.25	L23	CC	28.25	L34	CS	28.25	C12	193.8	60.00	S 11° 3'	55° 08.5'	C21	193.8	60.00	S 11° 3'	55° 08.5'
L13	N 30° 32' 12"	28.25	L24	CC	28.25	L35	CS	28.25	C13	10.00	10.00	S 11° 3'	55° 08.5'	C22	10.00	10.00	S 11° 3'	55° 08.5'
L14	N	28.25	L25	CC	28.25	L36	CS	28.25	C14	23.57	10.00	S 11° 3'	55° 08.5'	C23	23.57	10.00	S 11° 3'	55° 08.5'
L15	S 9° 32' 45"	28.25	L26	CC	28.25	L37	CS	28.25	C15	47.87	10.00	S 11° 3'	55° 08.5'	C24	47.87	10.00	S 11° 3'	55° 08.5'
L16	S 30° 39' 57"	28.25	L27	CC	28.25	L38	CS	28.25	C16	10.00	10.00	S 11° 3'	55° 08.5'	C25	10.00	10.00	S 11° 3'	55° 08.5'
L17	N	28.25	L28	CC	28.25	L39	CS	28.25	C17	10.00	10.00	S 11° 3'	55° 08.5'	C26	10.00	10.00	S 11° 3'	55° 08.5'
L18	S 9° 27' 48"	28.25	L29	CC	28.25	L40	CS	28.25	C18	87.56	10.00	S 11° 3'	55° 08.5'	C27	87.56	10.00	S 11° 3'	55° 08.5'
L19	N	28.25	L30	CC	28.25	L41	CS	28.25	C19	145.0	10.00	S 11° 3'	55° 08.5'	C28	145.0	10.00	S 11° 3'	55° 08.5'
L20	S 9° 27' 48"	28.25	L31	CC	28.25	L42	CS	28.25	C20	84.78	10.00	S 11° 3'	55° 08.5'	C29	84.78	10.00	S 11° 3'	55° 08.5'
L21	S 30° 39' 58"	28.25	L32	CC	28.25	L43	CS	28.25	C21	193.8	60.00	S 11° 3'	55° 08.5'	C30	193.8	60.00	S 11° 3'	55° 08.5'
L22	N	28.25	L33	CC	28.25	L44	CS	28.25	C22	10.00	10.00	S 11° 3'	55° 08.5'	C31	10.00	10.00	S 11° 3'	55° 08.5'
L23	S 18° 05'	28.25	L34	CC	28.25	L45	CS	28.25	C23	10.00	10.00	S 11° 3'	55° 08.5'	C32	10.00	10.00	S 11° 3'	55° 08.5'
L24	N	28.25	L35	CC	28.25	L46	CS	28.25	C24	23.57	10.00	S 11° 3'	55° 08.5'	C33	23.57	10.00	S 11° 3'	55° 08.5'
L25	S 9° 32' 45"	28.25	L36	CC	28.25	L47	CS	28.25	C25	47.87	10.00	S 11° 3'	55° 08.5'	C34	47.87	10.00	S 11° 3'	55° 08.5'
L26	S 30° 39' 57"	28.25	L37	CC	28.25	L48	CS	28.25	C26	10.00	10.00	S 11° 3'	55° 08.5'	C35	10.00	10.00	S 11° 3'	55° 08.5'
L27	N	28.25	L38	CC	28.25	L49	CS	28.25	C27	10.00	10.00	S 11° 3'	55° 08.5'	C36	10.00	10.00	S 11° 3'	55° 08.5'
L28	S 9° 27' 48"	28.25	L39	CC	28.25	L50	CS	28.25	C28	87.56	10.00	S 11° 3'	55° 08.5'	C37	87.56	10.00	S 11° 3'	55° 08.5'
L29	N	28.25	L40	CC	28.25	L51	CS	28.25	C29	145.0	10.00	S 11° 3'	55° 08.5'	C38	145.0	10.00	S 11° 3'	55° 08.5'
L30	S 9° 27' 48"	28.25	L41	CC	28.25	L52	CS	28.25	C30	84.78	10.00	S 11° 3'	55° 08.5'	C39	84.78	10.00	S 11° 3'	55° 08.5'
L31	S 30° 39' 58"	28.25	L42	CC	28.25	L53	CS	28.25	C31	193.8	60.00	S 11° 3'	55° 08.5'	C40	193.8	60.00	S 11° 3'	55° 08.5'
L32	N	28.25	L43	CC	28.25	L54	CS	28.25	C32	10.00	10.00	S 11° 3'	55° 08.5'	C41	10.00	10.00	S 11° 3'	55° 08.5'
L33	S 18° 05'	28.25	L44	CC	28.25	L55	CS	28.25	C33	10.00	10.00	S 11° 3'	55° 08.5'	C42	10.00	10.00	S 11° 3'	55° 08.5'
L34	N	28.25	L45	CC	28.25	L56	CS	28.25	C34	23.57	10.00	S 11° 3'	55° 08.5'	C43	23.57	10.00	S 11° 3'	55° 08.5'
L35	S 9° 32' 45"	28.25	L46	CC	28.25	L57	CS	28.25	C35	47.87	10.00	S 11° 3'	55° 08.5'	C44	47.87	10.00	S 11° 3'	55° 08.5'
L36	S 30° 39' 57"	28.25	L47	CC	28.25	L58	CS	28.25	C36	10.00	10.00	S 11° 3'	55° 08.5'	C45	10.00	10.00	S 11° 3'	55° 08.5'
L37	N	28.25	L48	CC	28.25	L59	CS	28.25	C37	10.00	10.00	S 11° 3'	55° 08.5'	C46	10.00	10.00	S 11° 3'	55° 08.5'
L38	S 9° 27' 48"	28.25	L49	CC	28.25	L60	CS	28.25	C38	87.56	10.00	S 11° 3'	55° 08.5'	C47	87.56	10.00	S 11° 3'	55° 08.5'
L39	N	28.25	L50	CC	28.25	L61	CS	28.25	C39	145.0	10.00	S 11° 3'	55° 08.5'	C48	145.0	10.00	S 11° 3'	55° 08.5'
L40	S 9° 27' 48"	28.25	L51	CC	28.25	L62	CS	28.25	C40	84.78	10.00	S 11° 3'	55° 08.5'	C49	84.78	10.00	S 11° 3'	55° 08.5'
L41	S 30° 39' 58"	28.25	L52	CC	28.25	L63	CS	28.25	C41	193.8	60.00	S 11° 3'	55° 08.5'	C50	193.8	60.00	S 11° 3'	55° 08.5'
L42	N	28.25	L53	CC	28.25	L64	CS	28.25	C42	10.00	10.00	S 11° 3'	55° 08.5'	C51	10.00	10.00	S 11° 3'	55° 08.5'
L43	S 18° 05'	28.25	L54	CC	28.25	L65	CS	28.25	C43	10.00	10.00	S 11° 3'	55° 08.5'	C52	10.00	10.00	S 11° 3'	55° 08.5'
L44	N	28.25	L55	CC	28.25	L66	CS	28.25	C44	23.57	10.00	S 11° 3'	55° 08.5'	C53	23.57	10.00	S 11° 3'	55° 08.5'
L45	S 9° 32' 45"	28.25	L56	CC	28.25	L67	CS	28.25	C45	47.87	10.00	S 11° 3'	55° 08.5'	C54	47.87	10.00	S 11° 3'	55° 08.5'
L46	S 30° 39' 57"	28.25	L57	CC	28.25	L68	CS	28.25	C46	10.00	10.00	S 11° 3'	55° 08.5'	C55	10.00	10.00	S 11° 3'	55° 08.5'
L47	N	28.25	L58	CC	28.25	L69	CS	28.25	C47	10.00	10.00	S 11° 3'	55° 08.5'	C56	10.00	10.00	S 11° 3'	55° 08.5'
L48	S 9° 27' 48"	28.25	L59	CC	28.25	L70	CS	28.25	C48	87.56	10.00	S 11° 3'	55° 08.5'	C57	87.56	10.00	S 11° 3'	55° 08.5'
L49	N	28.25	L60	CC	28.25	L71	CS	28.25	C49	145.0	10.00	S 11° 3'	55° 08.5'	C58	145.0	10.00	S 11° 3'	55° 08.5'
L50	S 9° 27' 48"	28.25	L61	CC	28.25	L72	CS	28.25	C50	84.78	10.00	S 11° 3'	55° 08.5'	C59	84.78	10.00	S 11° 3'	55° 08.5'
L51	S 30° 39' 58"	28.25	L62	CC	28.25	L73	CS	28.25	C51	193.8	60.00	S 11° 3'	55° 08.5'	C60	193.8	60.00	S 11° 3'	55° 08.5'
L52	N	28.25	L63	CC	28.25	L74	CS	28.25	C52	10.00	10.00	S 11° 3'	55° 08.5'	C61	10.00	10.00	S 11° 3'	55° 08.5'
L53	S 18° 05'	28.25	L64	CC	28.25	L75	CS	28.25	C53	10.00	10.00	S 11° 3'	55° 08.5'	C62	10.00	10.00	S 11° 3'	55° 08.5'
L54	N	28.25	L65	CC	28.25	L76	CS	28.25	C54	23.57	10.00	S 11° 3'	55° 08.5'	C63	23.57	10.00	S 11° 3'	55° 08.5'
L55	S 9° 32' 45"	28.25	L66	CC	28.25	L77	CS	28.25	C55	47.87	10.00	S 11° 3'	55° 08.5'	C64	47.87	10.00	S 11° 3'	55° 08.5'
L56	S 30° 39' 57"	28.25	L67	CC	28.25	L78	CS	28.25	C56	10.00	10.00	S 11° 3'	55° 08.5'	C65	10.00	10.00	S 11° 3'	55° 08.5'
L57	N	28.25	L68	CC	28.25	L79	CS	28.25	C57	10.00	10.00	S 11° 3'	55° 08.5'	C66	10.00	10.00	S 11° 3'	55° 08.5'
L58	S 9° 27' 48"	28.25	L69	CC	28.25	L80	CS	28.25	C58	87.56	10.00	S 11° 3'	55° 08.5'	C67	87.56	10.00	S 11° 3'	55° 08.5'
L59	N	28.25	L70	CC	28.25	L81	CS	28.25	C59	145.0	10.00	S 11° 3'	55° 08.5'	C68	145.0	10.00	S 11° 3'	55° 08.5'
L60	S 9° 27' 48"	28.25	L71	CC	28.25	L82	CS	28.25	C60	84.78	10.00	S 11° 3'	55° 08.5'	C69	84.78	10.00	S 11° 3'	55° 08.5'
L61	S 30° 39' 58"	28.25	L72	CC	28.25	L83	CS	28.25	C61	193.8	60.00	S 11° 3'	55° 08.5'	C70	193.8	60.00	S 11° 3'	55° 08.5'
L62	N	28.25	L73	CC	28.25	L84	CS	28.25	C62	10.00	10.00	S 11° 3'	55° 08.5'	C71	10.00	10.00	S 11° 3'	55° 08.5'
L63	S 18° 05'	28.25	L74	CC	28.25	L85	CS	28.25	C63	10.00	10.00	S 11° 3'	55° 08.5'	C72	10.00	10.00	S 11° 3'	55° 08.5'
L64	N	28.25	L75	CC	28.25	L86	CS	28.25	C64	23.57	10.00	S 11° 3'	55° 08.5'	C73	23.57	10.00	S 11° 3'	55° 08.5'
L65	S 9° 32' 45"	28.25	L76	CC	28.25	L87	CS	28.25	C65	47.87	10.00	S 11° 3'	55° 08.5'	C74	47.87	10.00	S 11° 3'	55° 08.5'
L66	S 30° 39' 57"	28.25	L77	CC	28.25	L88	CS	28.25	C66	10.00	10.00	S 11° 3'	55° 08.5'	C75	10.00	10.00	S 11° 3'	55° 08.5'
L67	N	28.25	L78	CC	28.25	L89	CS	28.25	C67	10.00	10.00	S 11° 3'	55° 08.5'	C76	10.00	10.00	S 11° 3'	55° 08.5'
L68	S 9° 27' 48"	28.25	L79	CC	28.25	L90	CS	28.25	C68	87								

MOCKINGBIR

BEING A 307.19 AC. RIDGE OF LAND, SITUATED
IN SECTION 18, BLOCK 38, T-1-J-S,
A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND,
MIDLAND COUNTY, TEXAS.

[illegible][illegible]

LINE BEARING DISTANCE				CURVE TABLE				
LINE	BEARING	DISTANCE	CHORD BEARING	CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD ANGLE
L400	75° 30' 52" W	115.00	7° 06' 06" S	C401	171.2	995.00	147.6	56° 52' 6.52"
L401	75° 30' 52" E	70.06	7° 06' 06" S	C402	137.2	995.00	137.1	57° 8' 25" 7.54"
L402	75° 30' 52" W	60.37	7° 06' 06" S		154.3	950.00	154.3	91° 8' 45" 4.32"
L403	75° 30' 52" W	76.34	7° 06' 06" S					
L404	75° 30' 52" W	72.42	7° 06' 06" S					
L405	75° 30' 52" W	115.00	7° 06' 06" S					

NGTH
6.520
754.1
4.320
6



MAVERICK

CIVIL ENGINEERING

309 West Wall Street,
Suite 100
Midland, Texas
79701

ENGINEER FIRM #: F-
1018

SURVEY FIRM #: 1018

Tel: (432) 282-0999 Fax: (432) 282-0880

August 12, 2012

MOCKINGBIRD RIDGE

SHEET 6

OF 4

MOCKINGBIRD RIDGE

Updated August 2024

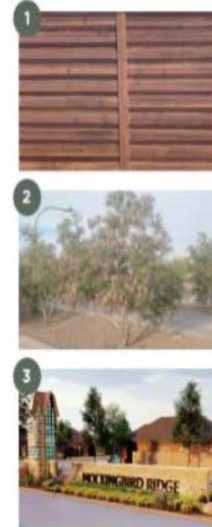
AMENITY MAP

Mockingbird Ridge Space Percentages			
Usable Acres	500	%	
Amenity Space (Average)	76	15%	
Parks, North Area, Pipeline, Trailhead, Roundabout	425	85%	

Open, Active Space	Acres	Qs	Radius Miles (Ideal)	Radius Miles (Standard)
Park (SE)	4	1 (Large)	0.25	0.50
Park (North Central)	1	1 (Mid Level)	0.25	0.50
Park (Far North Central)	0.2	1 (Mid Level)	0.25	0.50
Park (Triangle North of Pipeline)	0.5	Grass	0.25	0.50
Park (Triangle South of Pipeline)	0.5	Grass	0.25	0.50

Source for Radius Numbers: Midland Parks, Recreation, and Open Space Master Plan Page 3-10

Trail (Miles)	4
Total (Feet)	23,240
Trail North	2,710
Trail South	1,398
Trail Pipeline	1,901
Trail Common Area	637
Trail Path (Southeast - around Playscape)	1,550
Trail Path (Southeast Extension)	1,606
Trail around Basin (North Central)	1,288
Trail around Basin (Southeast)	1,584
Trail along Pipeline (Twisted Steers)	5,196
Trail along Blazing Saddle	1,228
Trail along Vantage North (Pocket Park down to Roundabout)	2,882



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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: August 19, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion approving with staff's recommended conditions, a Preliminary Plat of 349 Ranch Estates, Section 26, being a replat of the west 178 feet of Lot 3, Block 1, 349 Ranch Estates, City and County of Midland, Texas. (Generally located northeast of the intersection of State Highway 349 and Tejas.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Westward Environmental, Inc., on behalf of Sweet Commercial Properties, LLC, is requesting to replat a property located at 6400 North Highway 349 into 1 lot and leaving a remainder. The applicant is replatting to develop a Domino's Pizza restaurant.

Current Zoning:

RR, Regional Retail

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

BUILDING CODE: (Approved)

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

SURVEYOR: (Approved with Conditions)

Convert coordinates to state plane so that they are compatible with the city's GIS.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: N SH 349 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. Tejas roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

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

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

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

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

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.

GIS: (Approved with Conditions)

Please check coordinates. They do not place the plat in the expected location. Legal description can say "...an addition to the City and County of Midland, Texas." Title can be 349 Ranch Estates, Sec 26. Provide recording information for 45' dedication west of plat. Add directionality to State HWY 349.

PLANNING: (Approved)

Correct Owner's Certificate as shown in Section 11-2-3 Platting Procedures. [11-2-3(H)3(m)(1)]

Staff recommends approval of the Preliminary Plat of 349 Ranch Estates, Section 26, subject to condition A through C.

Condition:

- A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]**
- B. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]**
- C. Approval of this preliminary plat is subject to the Final Plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

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



Preliminary Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Domino's Midland

Legal Description (attached sealed Metes and Bounds): _____
0.424, BLK: 001, LOT: 003, ADDN: 349 RANCH ESTATES

Property Owner

Printed Name: SWEET COMMERCIAL PROPERTIES, LLC

Phone (432) 967-2234

Email

Address 606 N. WEATHERFORD STREET

City Midland

State Texas

Zip 78701

Developer (if different than Owner)

Printed Name: Fehr's Metal Building Construction, LLC

Phone (432) 967-2234

Email frank@fehrrs.com

Address 377 County Road 307

City Seminole

State Texas

Zip 79360

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

Firm: Westward Environmental, Inc.

Printed Name: Vance Houy, P.E.

Phone (432) 967-2234

Email vhouy@westwardenv.com

Address 4 Shooting Club Rd.

City Boerne

State Texas

Zip 78006

Current Zoning: RR, Regional Retail District

Reason for Platting: New construction of Domino's restaurant

Plat Information

Total Acreage: 0.42ac

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: One (1)

Number of Multi-family Dwelling Units: _____

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature):

Date: _____

Property Owner (printed) : _____

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

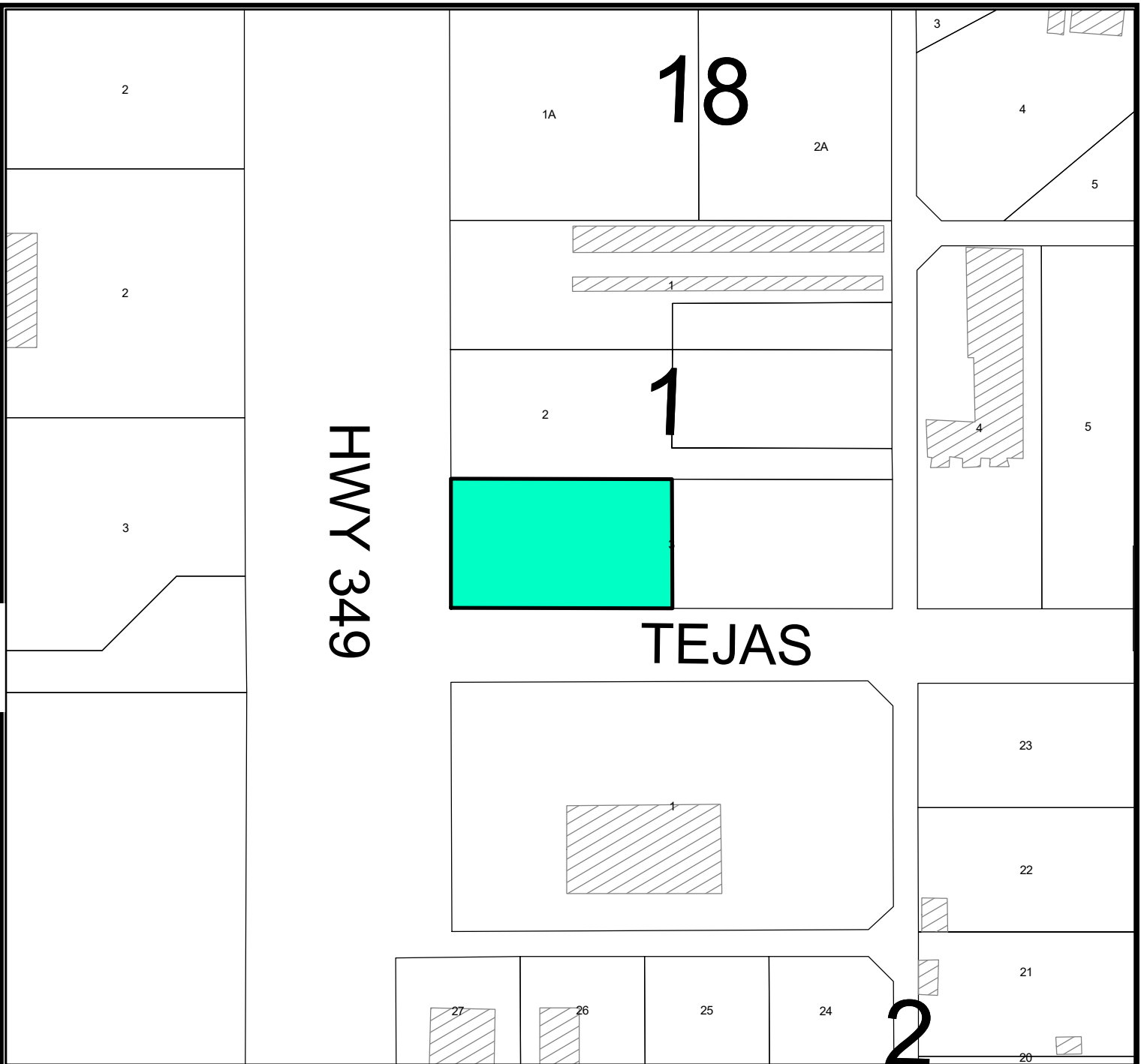
- | | | |
|---|---|--|
| ☐ Property Owner Authorization | ☐ 1 Copy of Dimensioned Plat | ☐ Plat in Digital Format (PDF/JPEG) |
| ☐ Application Fee | ☐ 1 Copy of Plat (11x17) | |

Check # _____

Received By:

Date:

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



Location Map

SUB-24-0755

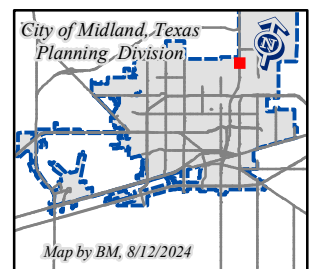
Scale: 1" = 116'

Proposed plat of 349 Ranch Estates, Section 26, being a replat of the west 178 feet of Lot 3, Block 1, 349 Ranch Estates, City and County of Midland, Texas.

Generally located northeast of the intersection of State Highway 349 and Tejas. (Council District 1)

LEGEND

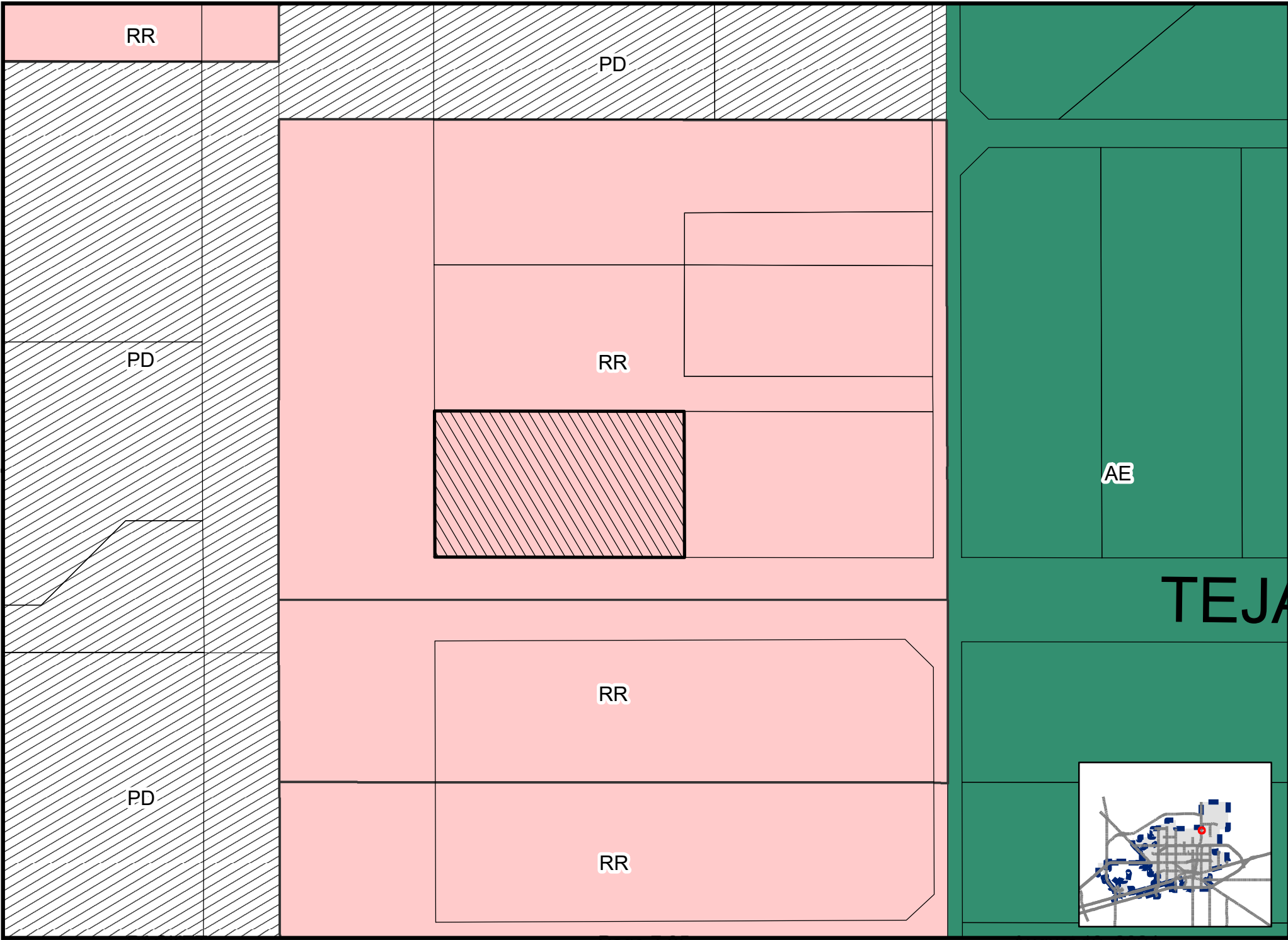
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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



RR

PD

PD

RR

AE

TEJA

RR

PD

RR

PACKET

Page 7.85

August 19, 2024





18

18

1

1



HWY 349

TEJAS

PACKET

Page 7.86

August 19, 2024

2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT I, W. ANDREW MCLAUGHLIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACCURATE AND COMPLETE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

WITNESS OUR HANDS AT _____, TEXAS, THIS _____ DAY OF _____, 2024.

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF _____

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2024, BY _____

NOTARY PUBLIC, _____ COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT I, W. ANDREW MCLAUGHLIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACCURATE AND COMPLETE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

W. ANDREW MCLAUGHLIN, RPLS
TEXAS REGISTRATION NO. 6473

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF 349 RANCH ESTATES, SECTION 28, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2024.

SIGNED: _____
LUCY SISNEHA, CHAIRMAN

ATTEST: _____
LANDON OCHOA, SECRETARY



BASIS OF BEARINGS are relative to State Plane Coordinate System, NAD 1983, Texas Central Zone (4203). Distances and acreages shown are grid values. Distances can be converted to surface using a combined adjustment factor of 1.000120.

THETA ANGLE: +00° 54' 12"

Contours shown hereon were provided by the client.

OWNER:
SWEET COMMERCIAL PROPERTIES, LLC
806 N. WEATHERFORD STREET
MIDLAND, TEXAS 79701
ATTENTION: JAMES C. GERETY
432.967.2234

ENGINEER
VANCE HOJY, P.E. 107401
WESTWARD ENVIRONMENTAL, INC.
4 SHOOTING CLUB ROAD
P.O. BOX 2205
BOERNE, TEXAS 78006
TBP REG. NO. F-4524
830.249.8281

SURVEYOR
W. ANDREW MCLAUGHLIN, R.P.L.S. 6473
OPEN RANGE FIELD SERVICES, LLC.
39350 IH-10 WEST, SUITE 1
BOERNE, TEXAS 78006
TBP REG. NO. 10194069
830.428.0290

LOT 23, BLOCK 1,
349 RANCH ESTATES,
SECTION 28

BEING A REPLAT OF 0.425 ACRES OUT OF LOT 3, BLOCK 1, 349 RANCH ESTATES, AN ADDITION TO THE CITY OF MIDLAND

OPEN RANGE
FIELD SERVICES, LLC.
39350 IH-10 WEST, SUITE 1
BOERNE, TX 78006
830.428.0290 | 878@openrange.com
Job No.: 824-006

LOCATION MAP

LEGEND

- Found 1/2" rebar with red cap stamped "SM CONTROL"
- Found 1/2" rebar with yellow cap stamped "1170" or as noted
- Found 1/2" rebar with no identification
- Calculated Point

PRMCT Plat Record Midland County, Texas
ORCT Official Record Midland County, Texas
BLD Building Setback Line
ROW Right-of-Way
CONC Concrete
ESMT Easement

Water Water Vials
Sewer Sanitary Sewer Main
Electric Electric Energy Pipeline
Power Power Pole
Sign Sign
File File Hybrid
Contour Contour Label

Water Water Vials
Sewer Sanitary Sewer Main
Electric Electric Energy Pipeline
Power Power Pole
Sign Sign
File File Hybrid
Contour Contour Label

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

FEMA FIRM NOTE:
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR MIDLAND COUNTY, TEXAS, MAP NUMBER 443200100F, EFFECTIVE DATE SEPTEMBER 16, 2006, THIS PROPERTY LIES WITHIN ZONE AH, AN AREA OF SPECIAL FLOOD HAZARD (SFHA).

- ADDITIONAL NOTES:**
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE LOT(S) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
 - PROPOSED WATER, SANITARY SEWER, AND STORM SEWER PIPELINES WITH CULVERTS, BRIDGES, AND OTHER APPURTENANCES OR STRUCTURES SHOWN (ONE-LINE PLANS), ARE REQUIRED BEFORE PRELIMINARY PLAT APPROVAL.
 - THIS LOT SHALL NOT HAVE ANY DIRECT ACCESS VEHICLE ACCESS TO STATE HIGHWAY 349 OR ACCESS ROAD.
 - THERE IS A CROSS-ACCESS EASEMENT PROVIDED TO LOT 2, BLOCK 1, 349 RANCH ESTATES WHERE PERMITTED BUILDINGS ARE NOT EXISTING OR PROPOSED.

PACKET

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August 19, 2024



Preliminary Plat

349 Ranch Estates,
Section 26

August 19, 2024



Visit Our Website:
MIDLANDTEXAS.GOV

1

PACKET

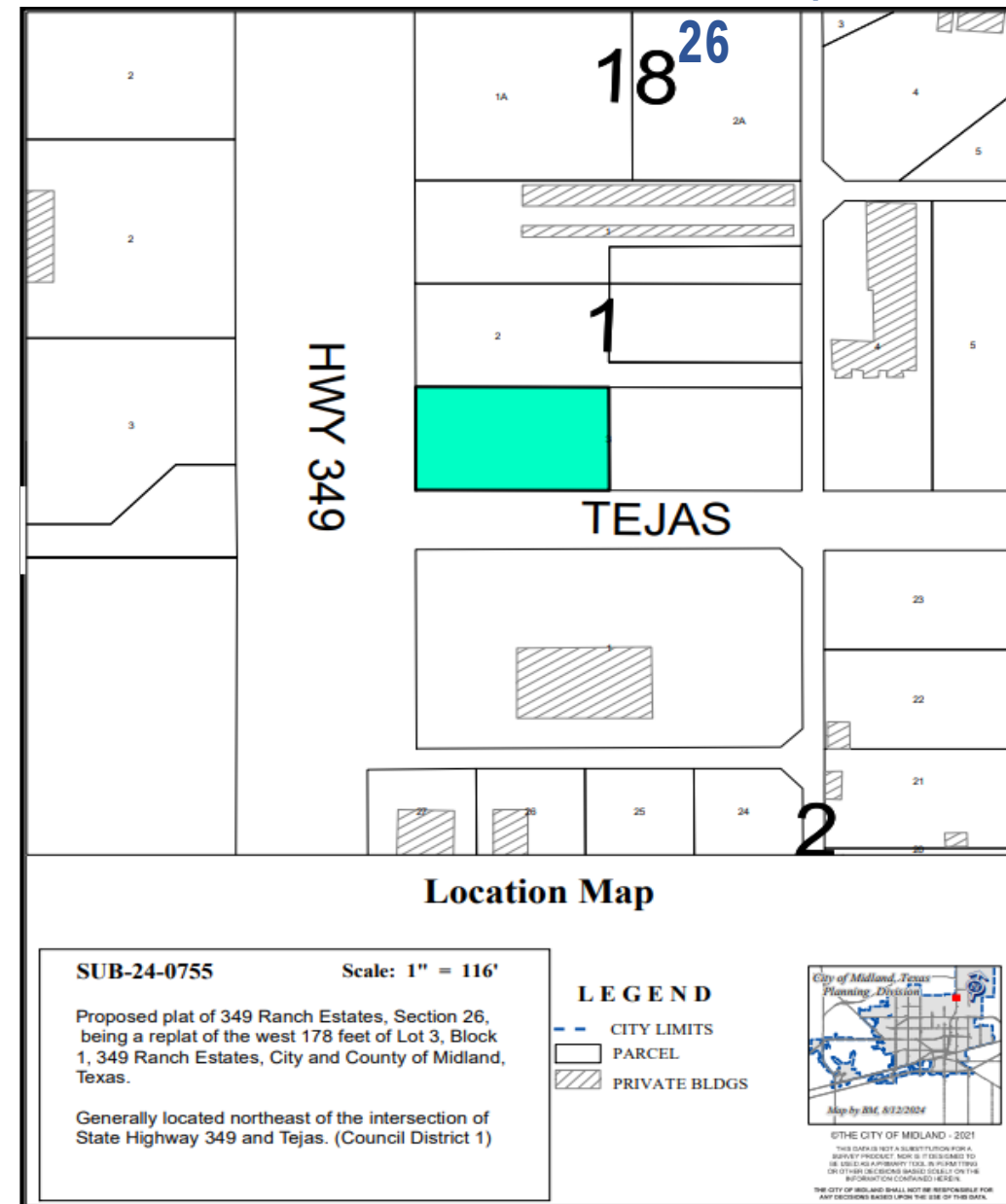
Page 7.88

August 19, 2024



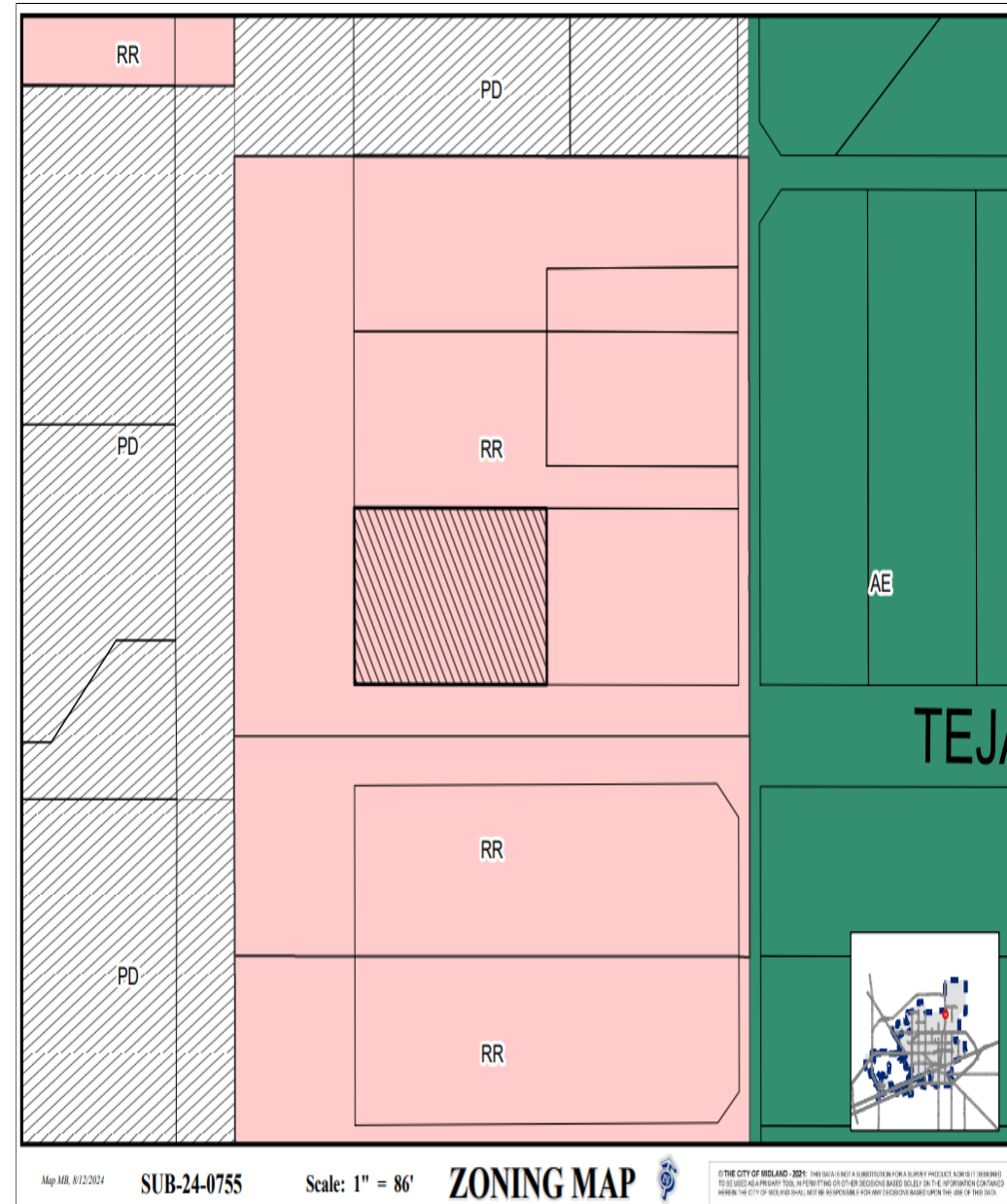
349 Ranch Estates, Section

- Westward Environmental, Inc., on behalf of Sweet Commercial Properties, LLC
- Preliminary Plat Approval
- Located at 6400 North Highway 349
- District 1



349 Ranch Estates, Section 26

- Current Zoning: RR, Regional Retail
- Surrounding Zoning: RR, Regional Retail





The plat meets all requirements; therefore, staff recommends approval of 349 Ranch Estates, Section 26, subject to conditions A through C.

Conditions:

- A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]
- B. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]
- C. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: August 19, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving with staff's recommended conditions, a Preliminary Plat of Shenandoah Industrial Park, being a plat of a 25.64-acre tract of land situated in Section 16, Block 38, T-1-S, T&P Co. RR Survey, Midland County, Texas. (Generally located on the east side of North County Road 1150, approximately 800 feet north of East County Road 50.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Maverick Engineering on behalf of Shenandoah Bar M Ranch, LLC, is requesting to plat a 25.64-acre tract of land located on North County Road 1150 into four lots for the purpose of selling the property.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction.

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: CR 1150 roadway is not built to City Standards, construct to City standards for entire platted frontage.[For Applicant's Information Only.]

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

ETJ; no comments.

OIL AND GAS: (Approved)

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

GIS: (Approved)

Is a ROW dedication needed for this plat? (along N C R 1150)

PUBLIC WORKS: (Approved)

The county recommends requiring a drainage plan and a water availability certificate or a will serve letter from a public water source.

The plat shows roadway dedication. If the intention is to dedicate the road to the county it must follow county road standards described in subdivision regulations Sect. 3.12 and attached detail.

Road should be centered within ROW to allow drainage ditch and Utility access. Owner should also be aware of road dedication process.

If roads will remain private caliche, will require a variance from County Standards to be approved at the discretion of the City.

CRMWD: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 4 proposed lots of Shenandoah Industrial Park Addition, PLAT OF A 25.6 ACRE TRACT OF LAND OUT OF SECTION 16, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY ,Block 1 lot 1 is 5 acres, 1 lot 2 is 5 acre, Block 2 lot 1 is 6.8 acre, 2 lot 2 is 6.5 acre property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved)

This plat will need to go to City Council for approval at Preliminary since it is over 25 acres. [11-2-3(D)11(a)(6)]

Add "For approval by the commission:" under Certificate of Approval [11-2-3(H)5(f)]

Provide N County Road 1150 (Elkins Road) ROW. [11-2-3(H)3(b)(6)]

Staff recommends approval of the Preliminary Plat of Shenandoah Industrial Park, subject to condition A through D.

Conditions:

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

Attachments:

Proposed Preliminary Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

 Project Number: Sub-24-0749
 Case Number: _____

 Proposed Subdivision Plat Name: Shenandoah Industrial Park

Legal Description (attached sealed Metes and Bounds): _____

BEING A 25.64-ACRE TRACT OF LAND SITUATED IN SECTION 16, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS and PACIFIC RAILWAY SURVEY, MIDLAND COUNTY, TEXAS

Property Owner

 Printed Name: **SHENANDOAH BAR M RANCH, LLC**

Phone (432) 685-1964

 Email troymj@shenpetro.com

 Address 24 SMITH ROAD, STE. 601

 City MIDLAND

 State TX

 Zip 79705

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: ETJ

 Reason for Platting: OWNERSHIP

Plat Information

 Total Acreage: 25.64

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

 Number of Lots: 4

Number of Multi-family Dwelling Units: _____

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature):	<u>Troy Martin</u> 9E4E589295D1476...	Date:	<u>7/24/2024</u>
Property Owner (printed):		<u>Troy Martin</u>	

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

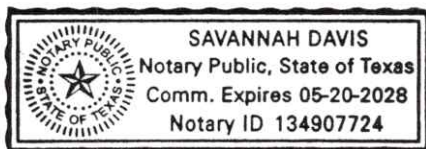
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlee Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 24 day of July, 2024, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

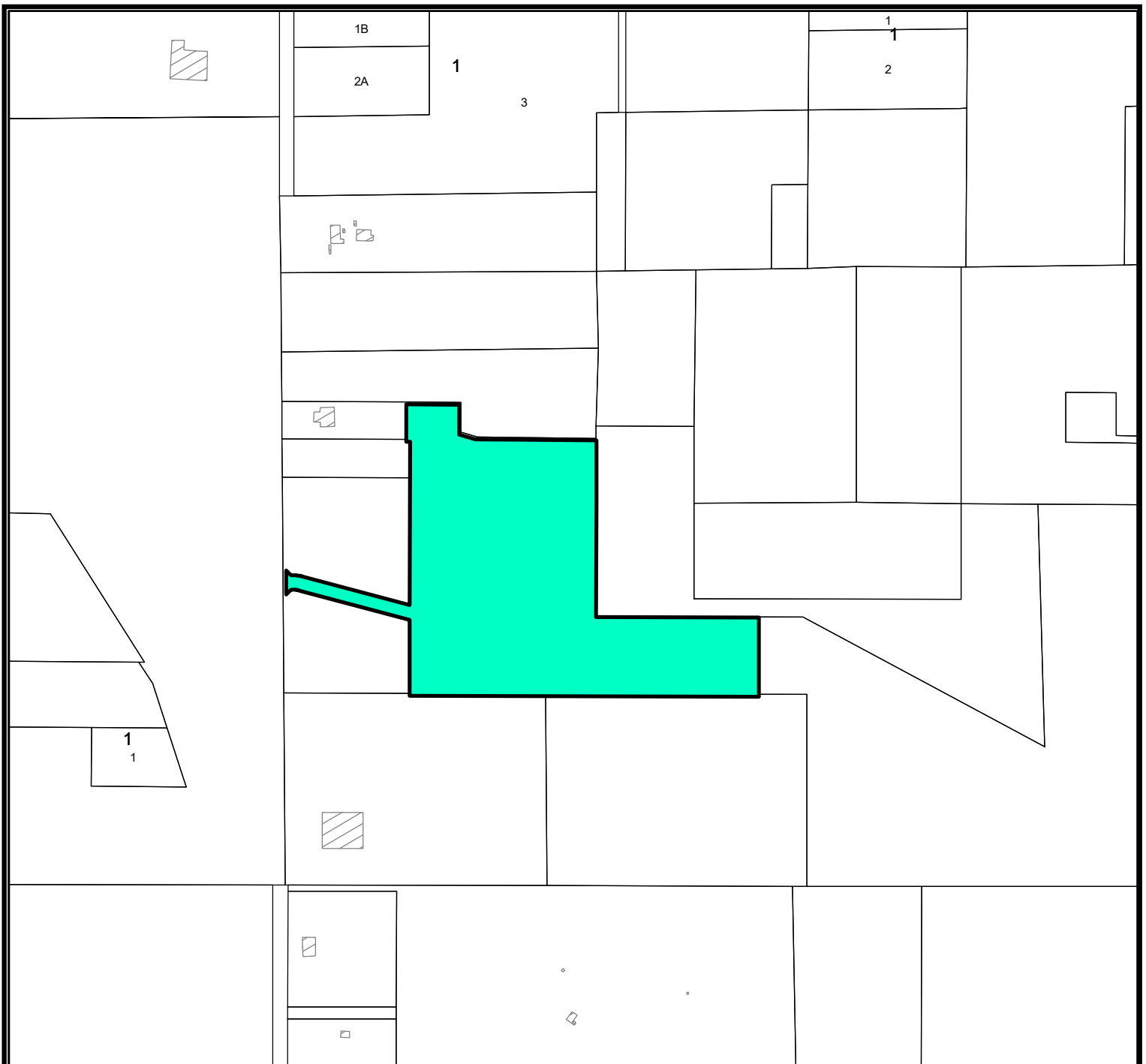
FOR OFFICE USE ONLY

☐ Property Owner Authorization	☐ 1 Copy of Dimensioned Plat	☐ Plat in Digital Format (PDF/JPEG)
☐ Application Fee	☐ 1 Copy of Plat (11x17)	
Check # <u>4917</u>		

Received By: [Signature]

Date: 7/24/2024

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



Location Map

SUB-24-0749

Scale: 1" = 600'

Proposed Plat of Shenandoah Industrial Park, being a plat of a 25.64-acre tract of land situated in Section 16, Block 38, T-1-S, T&P Co. RR Survey, Midland County, Texas.

Generally located on the east side of North County Road 1150, approximately 800 feet north of East County road 50. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



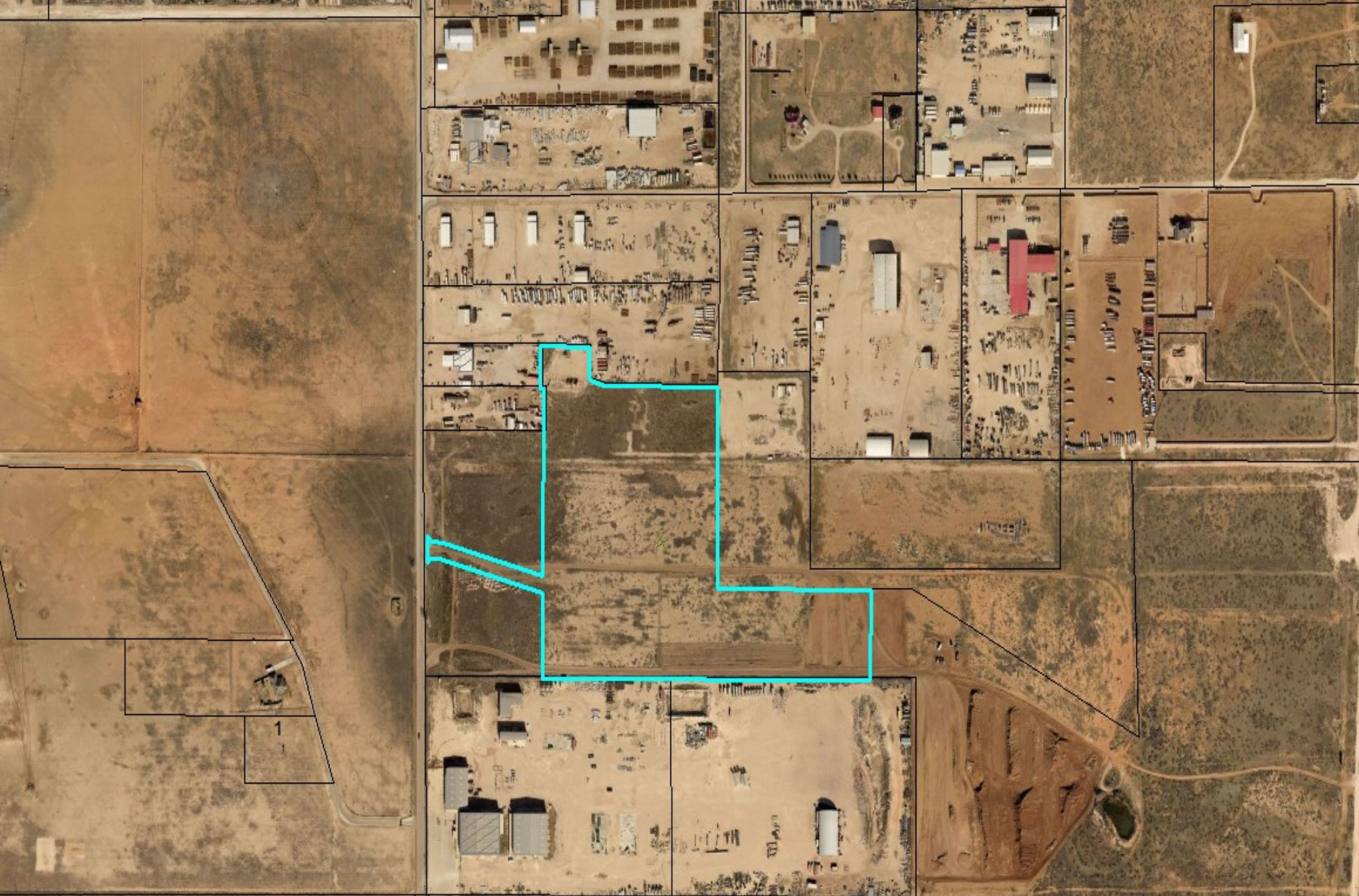
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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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

BEING A 25.64-ACRE TRACT OF LAND SITUATED IN SECTION 16, BLOCK 38, TOWNSHIP 1
SOUTH, TEXAS and PACIFIC RAILWAY SURVEY, MIDLAND COUNTY, TEXAS







Preliminary Plat

Shenandoah Industrial Park

August 19, 2024



Visit Our Website:
MIDLANDTEXAS.GOV

1

PACKET

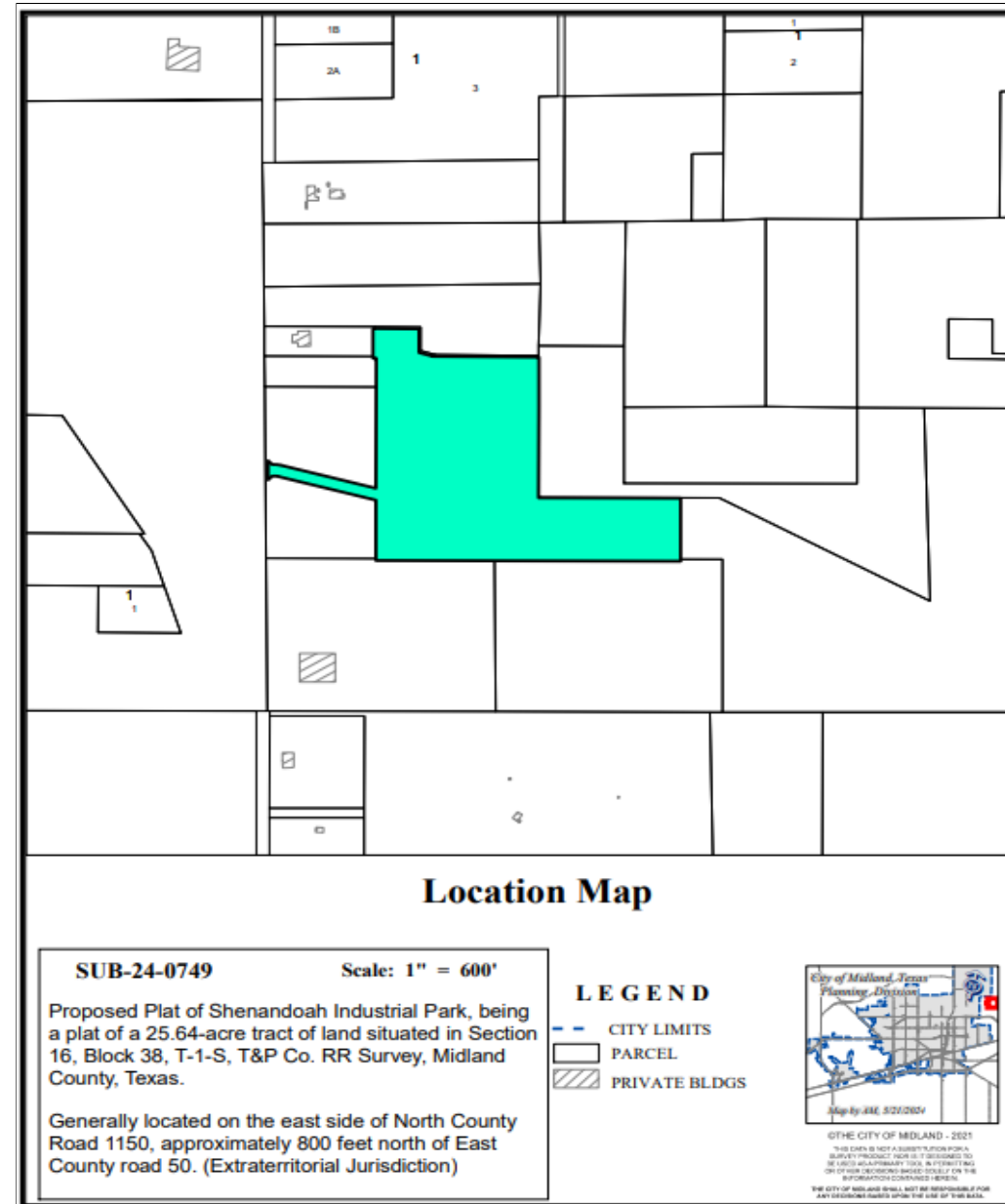
Page 8.103

August 19, 2024



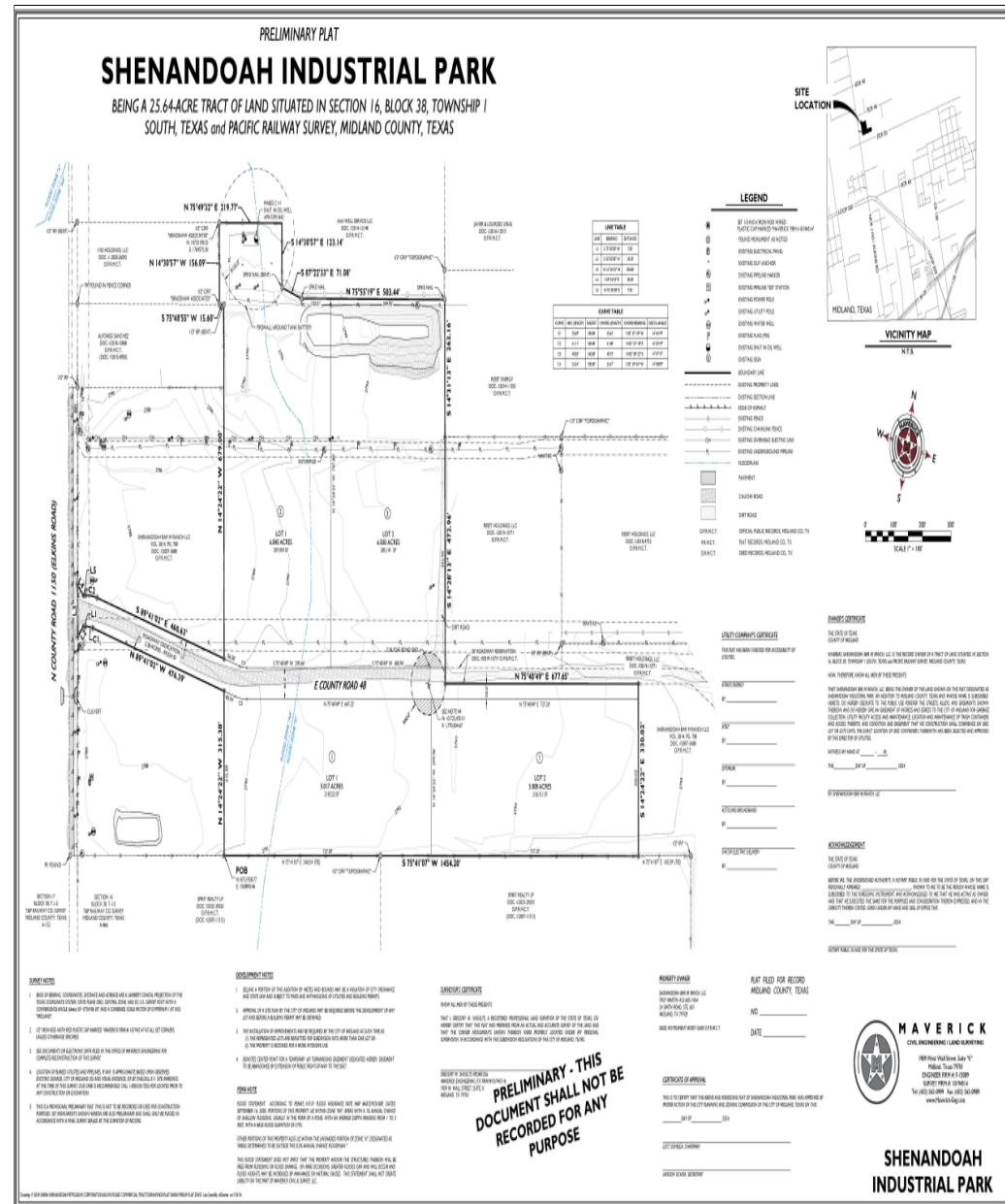
Shenandoah Industrial Park

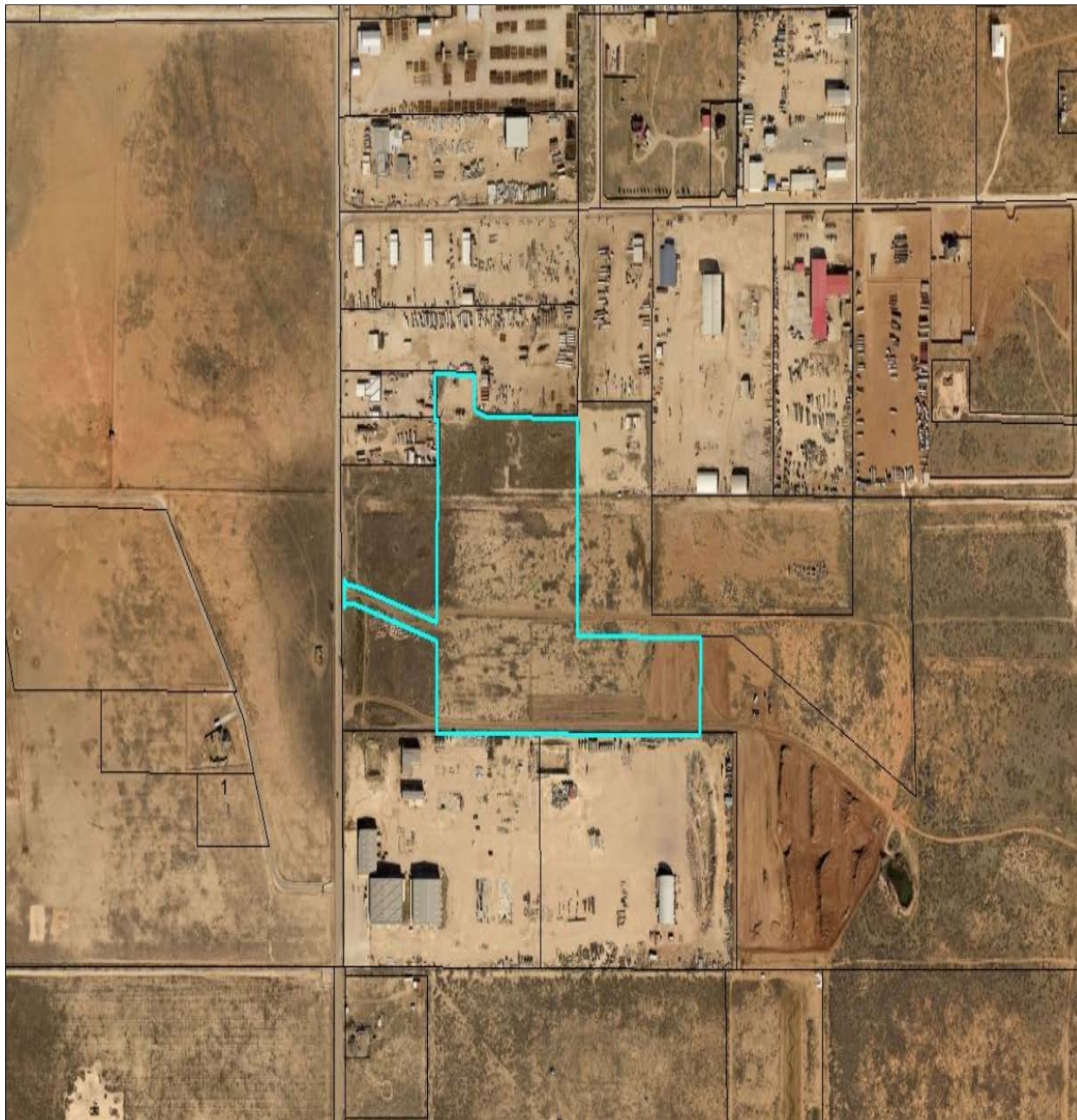
- Maverick Engineering on behalf of Shenandoah Bar M Ranch, LLC
- Preliminary Plat Approval
- Located on Elkins Road



Shenandoah Industrial Park

- 25.64 acres
- Requesting to plat for ownership purposes
- Consists of 4 lots





Shenandoah Industrial Park

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: August 19, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Highway 158 Addition, Section 1, being a plat of a 64.05-acre tract of land located in the north part of the south half of Section 1, Block 38, T-2-S, T. J. Murphy Survey, A-579, the north part of the south half of Tract 1, Block 38, T-2-S, H. M. Horton Survey, A-1082, and Tract 2, Block 38, T-2-S, J. M. Rose Survey, A-585, Midland County, Texas. (Generally located on the southwest corner of the intersection of South County Road 1140 and East State Highway 158.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of Concam Holding, LLC, Adicio Capital, and GESCH Real Estate Holdings, is requesting to plat a 64.05-acre tract of land located on East State Highway 158 into 21 lots for ownership purposes.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction.

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: State Highway 158 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. South County Road 1140 is 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 based on located in the South Midland Utility District. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments.

OIL AND GAS: (Approved)

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

GIS: (Approved with Conditions)

North-south road easement will need a name assigned to it. Add label to roads of "/Access Easement." Label purpose of easement (2018-16980). Width is cut off on a measurement. Distances needed for access easement dedication. See markup.

PUBLIC WORKS: (Approved)

A drainage plan or detail indicating the requirements on Section 5 .01-.10 will be met. (Possibly answers next two as well)

Need building set-back lines at least 25' for County Roads 50' for State and Federal Roads (Sect. 9.2)

Need certificate of Well water availability and quality (Sect. 10.8-.09) or will serve agreement (Sect. 10.1-.4) (Also see state legislation SB 2440)

Streets must have a minimum ROW of 60' in width; 32' Roadway surface; 12' wide lanes; 4' shoulder

Streets must comply with minimum standards described in Subdivision Regulations Section 3.12.01 a-d.

*Private caliche roads utilizing less than 60' ROW's would be a variance from Minimum County standards. Since this plat is in the ETJ variance to be granted at the discretion of the City.

CRMWD: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 20 proposed lots of Highway 158 Addition, Section 1, PLAT OF A 64 ACRE TRACT OF LAND OUT OF SECTION I, BLOCK 38, T.J. MURPHY PREEMTION SURVEY A-579 NORTH PART OF SOUTH HALF OF TRACT I, BLOCK 38, T-2-S, H.M. HORTON SURVEY, A-1082 AND TRACT 2 BLOCK 38 T-2-S, J.M. ROSE SURVEY A-585 MIDLAND COUNTY TEXAS lots 1-4 are 2 acre, lots 5-7 are 4 acres and above, lots 8,9 are 3 acre lots, 10-12 are 2 acres, lots 13, 14 are 3 acre, lots15-16 are 1 acre, lot 17-20 are 3 acre,

property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans for existing structures and existing wells on the application for the septic system will meet the setbacks from the all wells on the property's and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

This plat is over 25 acres and will therefore need to be approved by City Council. [11-2-3(D)11]

Staff recommends approval of the Preliminary Plat of Highway 158 Addition, Section 1, subject to conditions A and B.

Conditions:

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

Attachments:

Proposed Preliminary Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number: SUB-23-0691
Case Number: P-24-2049

Proposed Subdivision Plat Name: (Highway 158 Addition, Section 1)

Legal Description (attached sealed Metes and Bounds): Being a Plat of 64.05-Acre Tract of Land Located in the North Part of the South Half of Section 1, Block 38, T-2-S, T.J. Murphy Survey, A-579, the North Part of the South Half of Tract 1, Block 38, T-2-S, H.M. Horton Survey, A-1082, and Tract 2, Block 38, T-2-S, J.M. Rose Survey, A-585, Midland County, Texas

Property Owner

Printed Name: **Adicio Capital**

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 (432) 262-0999

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: ETJ

Reason for Platting: ownership purposes

Plat Information

Total Acreage: 64.05

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 22

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): Nathan Cullum Date: 4/8/24
Property Owner (printed): Nathan Cullum

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

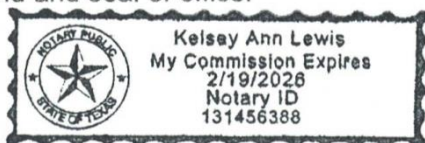
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Andrew L. Miller who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or is authorized by Adicio Capital 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. Miller
Authorized Agent (signature)

Subscribed and sworn to before me, this 8th day of April, 2024, to certify which witness my hand and seal of office.

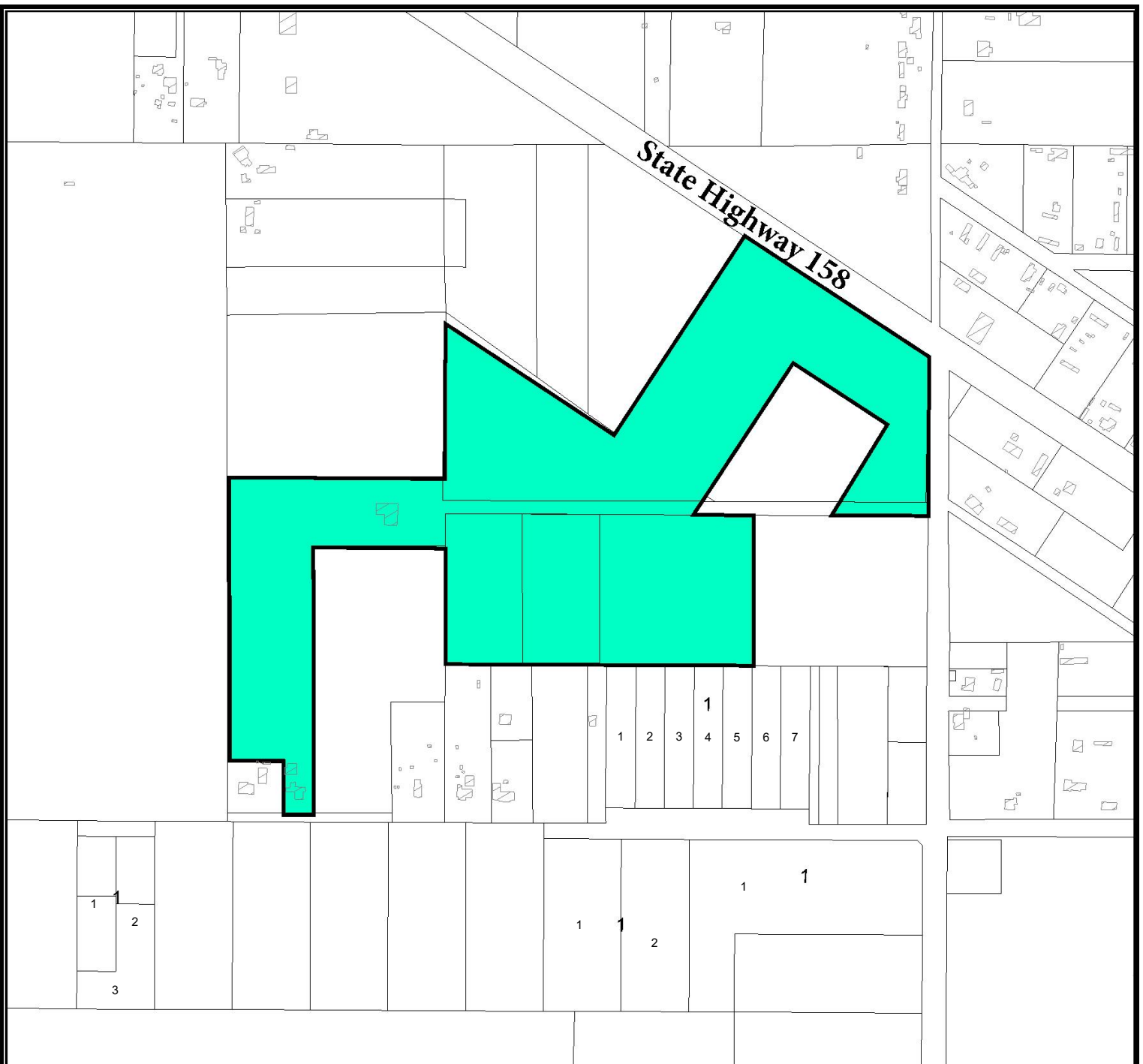


Kelsay Ann Lewis
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization ☒ 1 Copy of Dimensioned Plat ☐ Plat in Digital Format (PDF/JPEG)
☒ Application Fee ☒ 1 Copy of Plat (11x17)
Check # 4916
Received By: [Signature] Date: _____

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



Location Map

SUB-23-0691

Scale: 1" = 556'

Proposed plat of Highway 158 Addition, Section 1, being a Plat of a 51.52-acre tract of land located in the north part of the south half of Section 1, Block 38, T-2-S, T. J. Murphy Survey, A-579, the north part of the south half of Tract 1, Block 38, T-2-S, H. M. Horton Survey, A-1082, and Tract 2, Block 38, T-2-S, J. M. Rose Survey, A-585, Midland County, Texas.

Generally located on the southwest corner of the intersection of South County Road 1140 and East State Highway 158.

(ETJ)

LEGEND

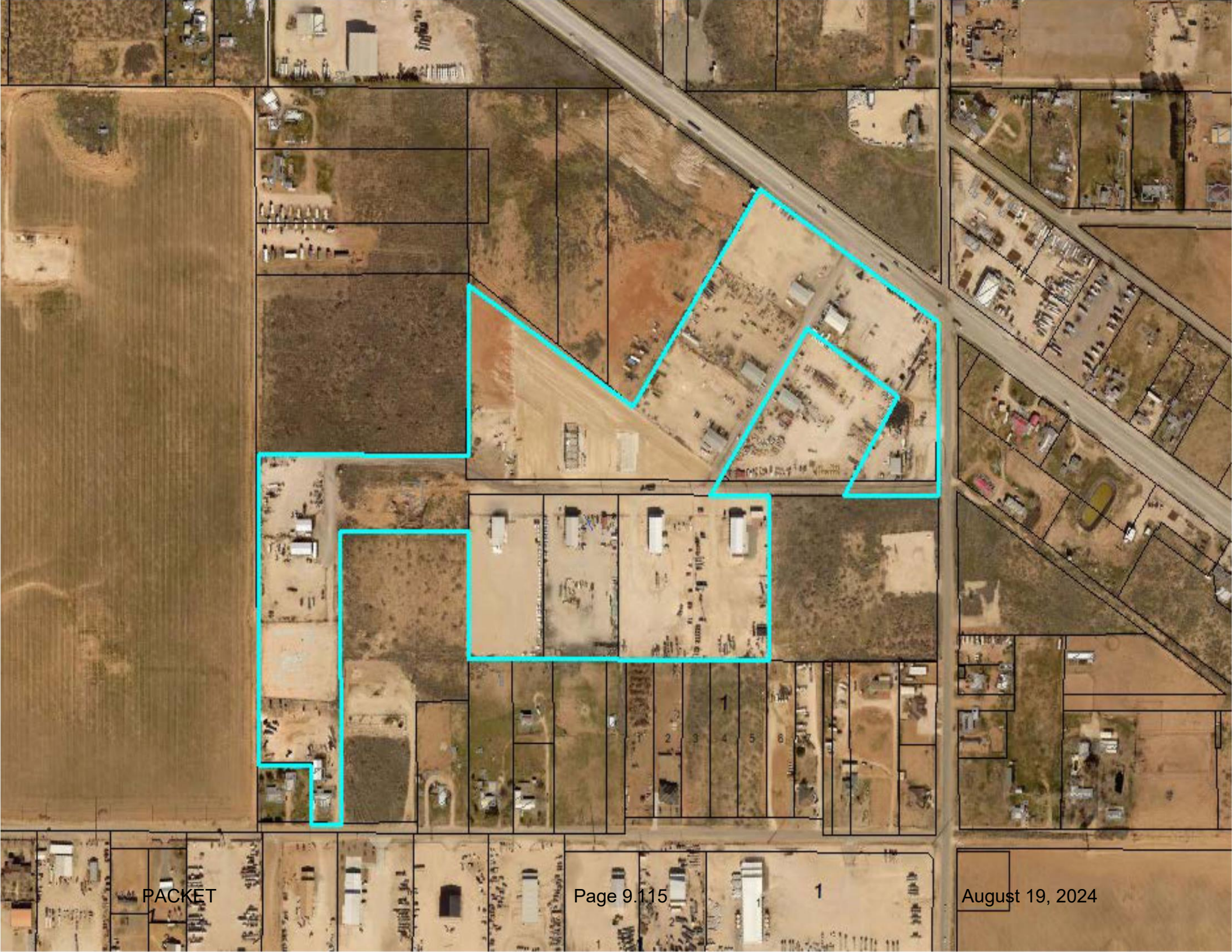
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



PRELIMINARY
PLAT
HIGHWAY 158 ADDITION, SECTION I

BEING A PLAT OF A 64.05-ACRE TRACT OF LAND LOCATED IN THE NORTH PART OF THE SOUTH HALF OF SECTION I, BLOCK 38, T-2-S, T. J. MURPHY SURVEY, A-579, THE NORTH PART OF THE SOUTH HALF OF TRACT I, BLOCK 38, T-2-S, H. M. HORTON SURVEY, A-1082, AND TRACT 2, BLOCK 38, T-2-S, J. M. ROSE SURVEY, A-585, MIDLAND COUNTY, 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 THIS PLAT WAS PREPARED FROM AN ACCURATE SURVEY OF THE LAND SHOWN THEREON, THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED IN THE FIELD BY ME OR UNDER MY SUPERVISION, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE SUBDIVISIONS OF MIDLAND COUNTY, TEXAS.

GREGORY W. SHOULTS, SURVEYOR
REGISTERED IN MIDLAND COUNTY, TEXAS

MATTHEW ENG, DEED INSTRUMENT #10194514
MIDLAND COUNTY, TEXAS

DATE OF DEED, SUITE K

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.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS ADICIO CAPITAL, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION I, BLOCK 1, T. J. MURPHY PREEMPTION SURVEY, A-542, SCRAP FILE 6285, BLOCK 38, TOWNSHIP 2 SOUTH, T. J. MURPHY SURVEY, A-1082, AND THE JOHN M. ROSE PREEMPTION SURVEY, A-585, IN MIDLAND COUNTY, TEXAS, WE HEREBY, KNOW ALL MEN BY THESE PRESENTS:

THAT ADICIO CAPITAL, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS HIGHWAY 158 ADDITION, SECTION I, AN ADDITION TO MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS SHOWN THEREON; THE DAY OF _____, 2024.

By: NATHAN CULLUM, FOR ADICIO CAPITAL, LLC

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HIGHWAY 158 ADDITION, SECTION I, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS

ON THIS _____ DAY OF _____, 2024.

LUCY SISNIEGA, CHAIRMAN

LONDON OCHOA, SECRETARY

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 DAY OF _____, 2024, CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITY COMPANY'S

CERTIFICATE
THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

ASTOUND BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

PROPERTY OWNER

ADICIO CAPITAL LLC
NATHAN CULLUM
432-262-0999
PO BOX 50218
MIDLAND, TX 79710
DEED INSTRUMENT #2020-3653 & #2021-4742

PLAT FILED FOR RECORD
MIDLAND COUNTY,
TEXAS
NO. _____

DATE _____



MAVERICK

CIVIL ENGINEERING / LAND SURVEYING

1909 West Wall Street, Suite "K"

ENGINEER, FIRM # 9705089

SURVEY FIRM #: 10194514

Tel: (432) 262-0999 Fax: (432) 262-0989

www.Maverick-Eng.com

**HIGHWAY 158
ADDITION**

SECTION I
August 19, 2024

SHEET 2 OF 2



Preliminary Plat

Highway 158 Addition, Section 1

August 19, 2024



Visit Our Website:
MIDLANDTEXAS.GOV

1

PACKET

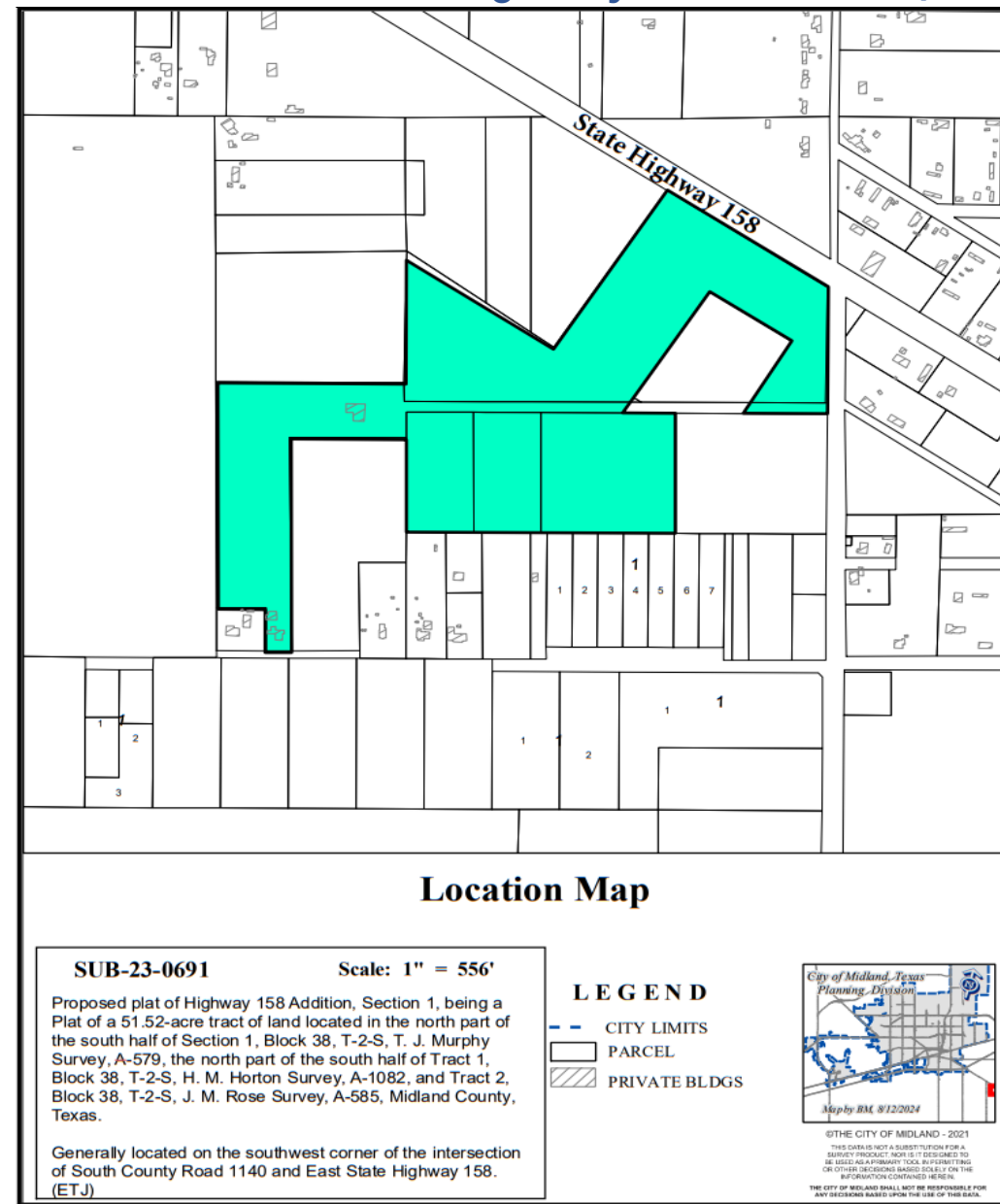
Page 9.118

August 19, 2024



Highway 158 Addition,

- Maverick Engineering, on behalf of Adicio Capital
- Preliminary Plat Approval
- Located on State Highway 158



3

Page 9.120

August 19, 2024

MIDLAND
August 19, 2024
Be the Energy!

- [illegible]

PRELIMINARY PLAT

HIGHWAY I58 ADDITION, SECTION I

BEING A PLAT OF A 64.05-ACRE TRACT OF LAND LOCATED IN THE NORTH PART OF THE SOUTH HALF OF SECTION I, BLOCK 38, T-2-S, T. J. MURPHY SURVEY, A-579, THE NORTH PART OF THE SOUTH HALF OF TRACT I, BLOCK 38, T-2-S, H. M. HORTON SURVEY, A-1082, AND TRACT 2, BLOCK 38, T-2-S, J. M. ROSE SURVEY, A-585, MIDLAND COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

THAT I, GREGORY W. SHULTZ, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A CORRECTLY CONDUCTED SURVEY IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF TEXAS, AND THAT THE SAME IS TRUE AND CORRECT.

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.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, ADDCO CAPITAL, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION I, BLOCK I, T. J. MURPHY PRESENTATION SURVEY, A-541, SCAMP FILE 4281, BLOCK 38, TOWNSHIP 2 SOUTH, T. J. MURPHY SURVEY, A-582, AND THE JOHN A. ROSE PRESENTATION SURVEY, A-581, IN MIDLAND COUNTY, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ADDCO CAPITAL, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS HIGHWAY I58 ADDITION, SECTION I, AM ADDITION TO MIDLAND COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOR THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON;

WITNESS MY HAND AT MIDLAND, TEXAS, THIS

THE _____ DAY OF _____, 2024.

By: MATTHEW GALLAGHER FOR ADDCO CAPITAL, LLC

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATKINS ENERGY

BY: _____

AT&T

BY: _____

OPTUM

BY: _____

PEPPER HARTMAN

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HIGHWAY I58 ADDITION, SECTION I, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS

_____ DAY OF _____, 2024.

LUCY SIVICKA, CHAIRMAN

LONDON DECKA, SECRETARY

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 THEREON EXPRESSED, AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PROPERTY OWNER

ADDCO CAPITAL, LLC

MATTHEW GALLAGHER

432-262-0999

PO BOX 36218

MIDLAND, TX 79710

DEED INSTRUMENT #0203-3463 & #0201-4742

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

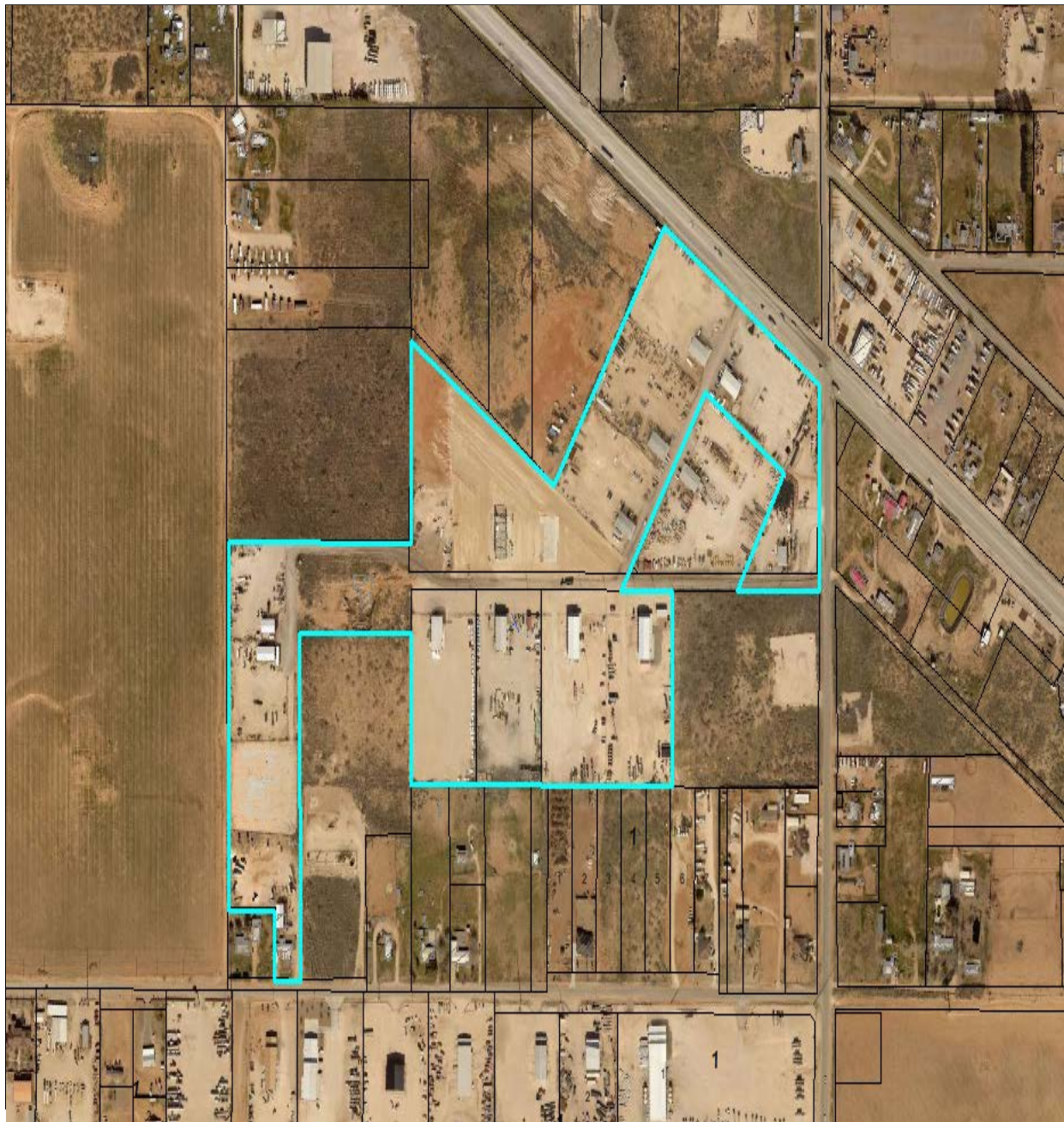


MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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Midland, Texas 79701
ENGINEER PR#1916 F-55889
SURVEY FIRM #10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

**HIGHWAY I58 ADDITION
SECTION I**

SHEET 2 OF 2



- The plat meets all requirements; therefore, staff recommends approval of Highway 158 Addition, Section 1 subject to the following conditions.
- Condition:
 - A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]
 - B. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]