

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

**September 16, 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 Planning & Zoning meeting minutes from September 3, 2024
3. Motion approving a Final Plat of Weyman Addition, Section 2, being a plat of a 0.51-acre tract of land, located in the south part of Section 26, Block 39, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the east side of North Main Street, approximately 82 feet south of East Cowden Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of Westridge Park Addition, Section 55, being a plat of a 4.25-acre tract of land out of the northwest quarter of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Thomason Drive and South Loop 250.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Devon Addition, Section 8, being a 4.87-acre tract of land located in the southwest quarter of Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Younger Road and Norden Drive.) **(DISTRICT 4) (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 Preliminary Plat of Hillcrest Acres, Section 15, being a residential replat of a 19.67-acre portion of Tracts 22, 23, 24, 25, 26, 27, and 28, Hillcrest Acres Addition, City and County of Midland, Texas. (Generally located on the south side of Princeton Avenue, approximately 1,200 feet west of North Midland Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
7. Hold a public hearing and consider a Final Plat of Nueva La Jolla Addition, Section 5, being a residential replat of Lots 14-21, Block 7, Nueva La Jolla Addition, and an adjacent 0.05-acre portion of vacated street right-of-way, City and County of Midland, Texas. (Generally located on the south side of Mulberry Lane, approximately 130 feet east of North Clay Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
8. Hold a public hearing and consider a proposed Preliminary Plat of Northwestern Addition, Section 20, being a residential replat of Lot 1, Block 1, Northwestern Addition, Section 18, and a 0.083-acre tract of land out of Lot 4, Block 3, Northwestern Addition, Section 12, City and County of Midland, Texas. (Generally located on the north side of Cardinal Lane, approximately 1840 feet west of North Midkiff Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

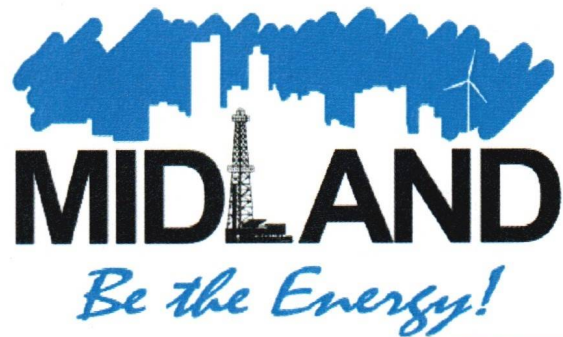
MISCELLANEOUS

9. Motion approving a reinstatement of an approved Preliminary Plat of Nueva La Jolla Addition, Section 5, being a replat of Lots 14-21, Block 7, and Lots 1-8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas. (Generally located on the east and west side of Benton Street, approximately 217 feet north of Orchard Lane.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
10. Motion approving, with staff's recommended conditions, a Preliminary Plat of Blackburn 1130 Addition, being a plat of a 3.002-acre tract of land located in the southeast quarter of Section 27, Block 38, T-1-S, T&P R.R. Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1130, approximately 300-feet south of East County Road 66.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Melody Acres, Section 19, being a plat of a 1.51-acre tract of land located in the southeast quarter of Section 7, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 800-feet west of North Midland Drive.) **(DISTRICT 4) (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.

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
September 3, 2024
Council Chambers – City Hall**



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at , September 03, 2024.

Commissioners present: Brennan Berry, Lucy Sisniega, John Burkholder, Adrian Carrasco, Abraham Bejil, Steven Villela, Dara Richardson

Commissioners absent: Emily Holeva, Joshua Sparks

Staff members present: Landon Ochoa, Sarah Yeilding, Britton Murry, Madelim Jaquez

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion approving Planning & Zoning meeting minutes from August 5, 2024.

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

3. Motion approving Planning & Zoning meeting minutes from August 19, 2024.

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

4. Motion approving a Final Plat of Hillcrest Acres, Section 17, being a replat of Lot 1A, Block 2, Hillcrest Acres, Section 13, being an addition to the City and County of Midland, Texas. (Generally located northwest of the intersection of North Midland Drive and West Cuthbert Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

5. Motion approving a Final Plat of Circuit Acres, Section 2, being a plat of an 8.496-acre tract of land out of the southeast quarter of Section 26, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1119, approximately 1,300 feet south of East County Road 62.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

6. Motion approving a Final Plat of Moody Addition, Section 17, being a replat of Lot 1A and Lot 9A, Block 10, Moody Addition, Section 6, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North Carver Street and East Front Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

7. Motion approving a Final Plat of City View Acres, Section 6, being a replat of a 9.36-acre tract of land out of Tract 5, City View Acres Addition, City and County of Midland, Texas. (Generally located northeast of the intersection of South Jackson Street and City View Road.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

PUBLIC HEARINGS

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

8. Hold a public hearing and consider a request by Winkleman & Associates, Inc., on behalf of Costco Wholesale for an initial zoning of RR, Regional Retail District for a 22.119-acre tract of land out of the south part of Section 35, Block 40, T-1-S, T&P RR. Co Survey, Midland County, Texas. (Generally located on the north side of State Highway 191, approximately 1,550 feet west of West State Highway 158.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Planning Manager Landon Ochoa gave an overview of the item.

Commissioner John Burkholder and Planning and Development Officer Elizabeth Triggs discussed roads that would tie into the project.

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

Michael Clark, Costco representative, was available to answer any questions.

Commissioner John Burkholder and Michael Clark, Costco representative, discussed an overview for plans and timeline.

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

There were no further questions or discussion.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

MISCELLANEOUS

9. Motion approving, with staff's recommended conditions, a Preliminary Plat of Midland International Airport Industrial Park, Section 10, being a 13.259-acre tract of land located in Section 8, Block 40, T-2-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located northeast of the intersection of La Force Boulevard and Sloan Field

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

Senior Planner Daniel Humbert gave an overview of the item.

Commissioner John Burkholder and Senior Planner Daniel Humbert discussed the construction was for expanding the existing terminal.

There were no other questions or discussion.

Abraham Bejil moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

10. Motion approving, with staff's recommended conditions, a Preliminary Plat of West Fork Addition, Section 4, being a replat of Lots 5, 6, and 7, Block 1, West Fork Addition, Section 2, City and County of Midland, Texas. (Generally located on the west side of State Highway 158, approximately 1,150 feet north of State Highway 191.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of the item.

There were no questions or discussion.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Mockingbird Ridge, being a plat of a 302.39-acre tract of land, located in Section 18, Block 38, T-1-S, A-734, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located southeast of the intersection of Fairgrounds Road and Arapahoe Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of the item.

Commissioner Abraham Bejil and Planning and Development Officer Elizabeth Triggs discussed this projects status for rezoning to Planned District.

There were no other questions or discussion.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

12. Motion approving with staff's recommended conditions, a Preliminary Plat of New Generation Addition, being a 13.75-acre tract of land out of Section 29, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 140, approximately 300 feet west of South County Road 1214.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of the item.

Chair Lucy Sisneiga and Planning Manager Landon Ochoa discussed GIS comments on the staff report.

There were no other questions or discussion.

Abraham Bejil moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

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

Lucy Sisniega, Chairwoman

Date



Landon Ochoa, Planning Division Manager
Department of Development Services

9/14/24

Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 16, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Britton Murry, Planner

SUBJECT: Motion approving a Final Plat of Weyman Addition, Section 2, being a plat of a 0.51-acre tract of land, located in the south part of Section 26, Block 39, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the east side of North Main Street, approximately 82 feet south of East Cowden Avenue.) (COUNCIL DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

SF-2, Single-Family Dwelling District.

Preliminary Plat Approval:

Schumann Surveying Inc, on behalf of Manuel Natividad, is requesting to plat a property located at 1204 North Main Street into one lot to adjust their lot lines so that they can make an addition to their single-family dwelling.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

IMPACT FEES: Okay as shown.[For the Applicant's information only.]

ROW: See transportation's comments. [For the Applicant's information only.]

PAVING: Main Street okay as is. No public paving improvements required. [For the Applicant's information only.]

WATER: 8" water exists in Main Street, okay as is. No public water improvements required.[For the 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 the Applicant's information only.]

PRO RATA: None. [For the Applicant's information only.]

SEWER: 12" sewer exists in Main Street west of tract and 6" sewer main in alley east of tract, okay as is. No public wastewater improvements required. [For the Applicant's information only.]

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

EASEMENTS: Show existing and proposed. [For the Applicant's information only.]

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections

Oil and Gas: (Approved)

No Oil 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)

Title should say Weyman Addition, Sec 2. Cowden Av should be E. Cowden Av. Please add direction to Main St (N Main St)

Planning: (Approved)

Staff recommends approval of the Final Plat of Weyman Addition, Section 2.

Attachments:

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



Final Plat Application

Project Number: SUB-24-0726

Case Number: _____

Proposed Subdivision Plat Name: WEYMAN ADDITION, SECTION 2.

Legal Description (attached sealed Metes and Bounds): BEING A PLAT OF A 0.51-ACRE TRACT OF LAND LOCATED IN THE SOUTH PART OF SECTION 26, BLOCK 39, T-1-S, T & P, RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

Property Owner

Printed Name: MANUEL R. NATIVIDAD

Phone (432) 684-5548

Email
chonitito@aol.com

Address PO BOX 9693

City MIDLAND,

State TX

Zip 79708

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: __SCHUMANN SURVEYING, INC

Phone (432) 684 --548

Email

Printed Name: Ed Aleman

ealeman@schumannonline.net

Address 800 N. MARIENFELD SUITE 100

City MIDLAND

State TX

Zip 79701

Current Zoning: SF2

Reason for

Platting: To adjust lot lines

Plat Information

Total Acreage: .51 ACRES

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

Number of Lots: 1 LOT

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):

Date: 8-21-24

Property Owner (printed):

Manuel Natividad Robert Wilson

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.

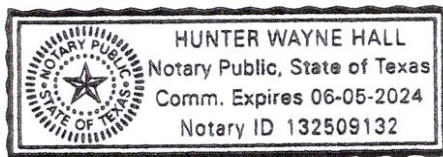
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Eduardo L. Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 9th day of August, 20 24, to certify which witness my hand and seal of office.



HWH
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 # Paying online

☒ Tax Certificates

☐ Recording Fee

Received By: Rita May

Date:

RECEIVED

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

AUG 21 2024

WEYMAN SECTION 2.

BEING A PLAT OF A 0.51-ACRE TRACT OF LAND
LOCATED IN THE SOUTH PART OF
SECTION 26, BLOCK 39, T-1-S, T & P, RR CO. SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS.

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, MANUEL NATIVIDAD, WE ARE THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN THE SOUTH PART OF SECTION 26, BLOCK 39, T-1-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 0.51ACRE TRACT OF LAND, OUT OF THE SOUTH PART OF SECTION 26, BLOCK 39, T-1-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS. SAID 0.51 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINFORCED BAR FOUND (N:10699217.24, E:1756691.95) IN THE EAST RIGHT-OF-WAY LINE OF MAIN STREET FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH THE NW CORNER OF LOT 13, BLOCK 2, WEYMAN ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 161, PLAT RECORDS OF MIDLAND COUNTY, TEXAS BEARS SOUTH 14°08'07" EAST 178.86 FEET;

THENCE NORTH 75°50'07" EAST 124.92 FEET TO A REINFORCED BAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°09'45" EAST 178.88 FEET TO A REINFORCED BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°50'39" WEST 125.00 FEET TO A REINFORCED BAR FOUND IN SAID EAST RIGHT-OF-WAY LINE OF SAID MAIN STREET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°08'07" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID MAIN STREET, 178.86 FEET TO THE PLACE OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS WEYMAN, LOT 1, BLOCK 5, AN ADDITION OF 0.51 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

MANUEL R. NATIVIDAD

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY MANUEL R. NATIVIDAD.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS WEYMAN, LOT 1, BLOCK 5, AN ADDITION OF 0.51 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

ROBERT WILSON, JR.

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY ROBERT WILSON, JR.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

OWNER(S):

MANUEL R. NATIVIDAD
ROBERT WILSON, JR.
PO BOX 9693
MIDLAND, TX 79708
chonitito@aol.com

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEYMAN ADDITION, 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 SISNEGA

ATTEST: _____
SECRETARY: LANDON OCHOA

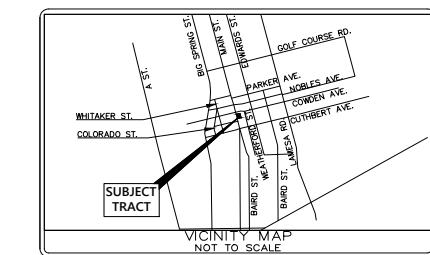
THAT I, R.J. DAUM, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE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

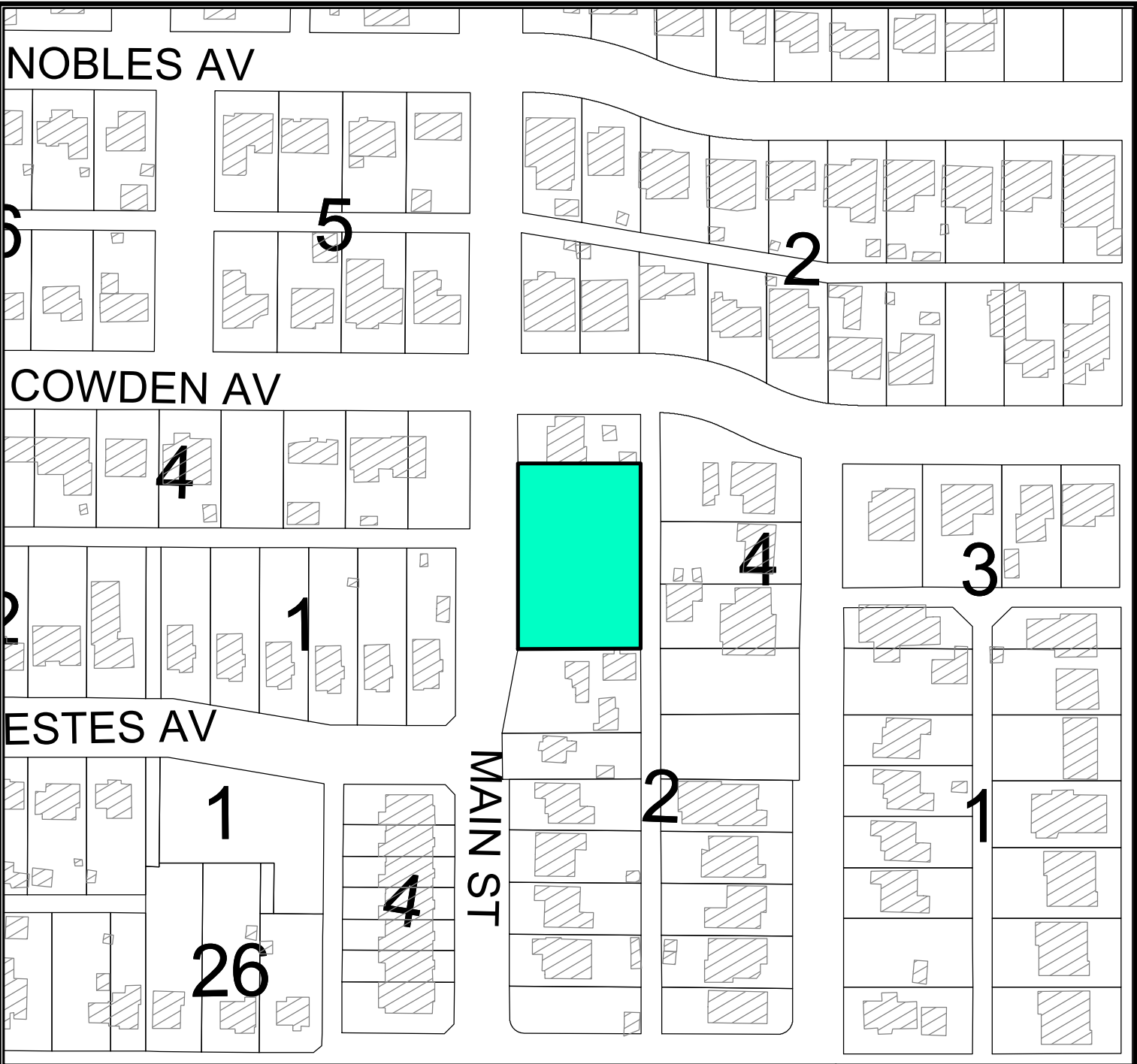
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CABINET _____
DATE _____ PAGE _____



RJ DAUM
TEXAS RPLS 4826

NO.	DATE	DESCRIPTION	BY	DRAWN BY:	DATE:
				JG	08/09/2024
				ED/RJ	
				PROJECT NO.:	80095
				JOB NO.:	80,095
				SHEET:	1 OF 1





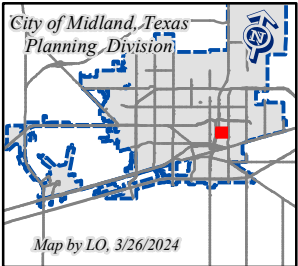
Location Map

SUB-24-0726 **Scale: 1" = 147'**

Plat of Weyman, Section 2, being a plat of a 0.51-acre tract of land, located in the south part of Section 26, Block 39, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas.

Generally located on the east side of North Main Street, approximately 82 feet south of East Cowden Avenue. (Council District 2)

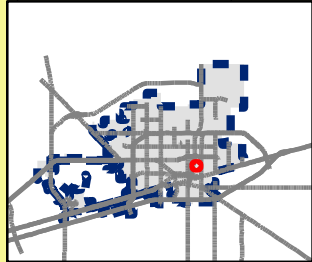
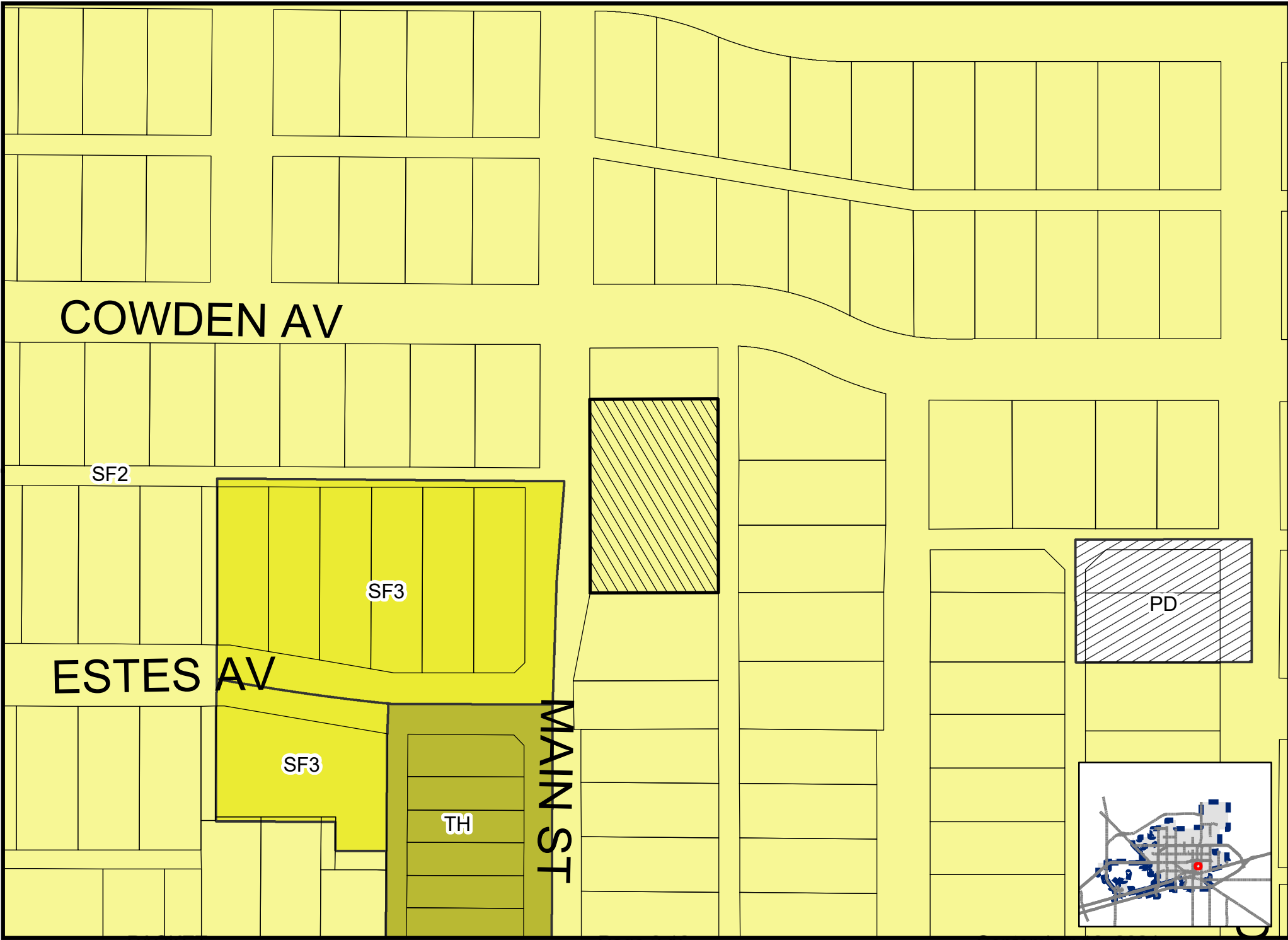
- LEGEND**
- CITY LIMITS
 - PARCEL
 - PRIVATE BLDGS



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COWDEN AV

STES AV

MAIN ST





Weyman Addition, Section 2

FINAL PLAT

September 16, 2024



Visit Our Website

MIDLANDTEXAS.GOV

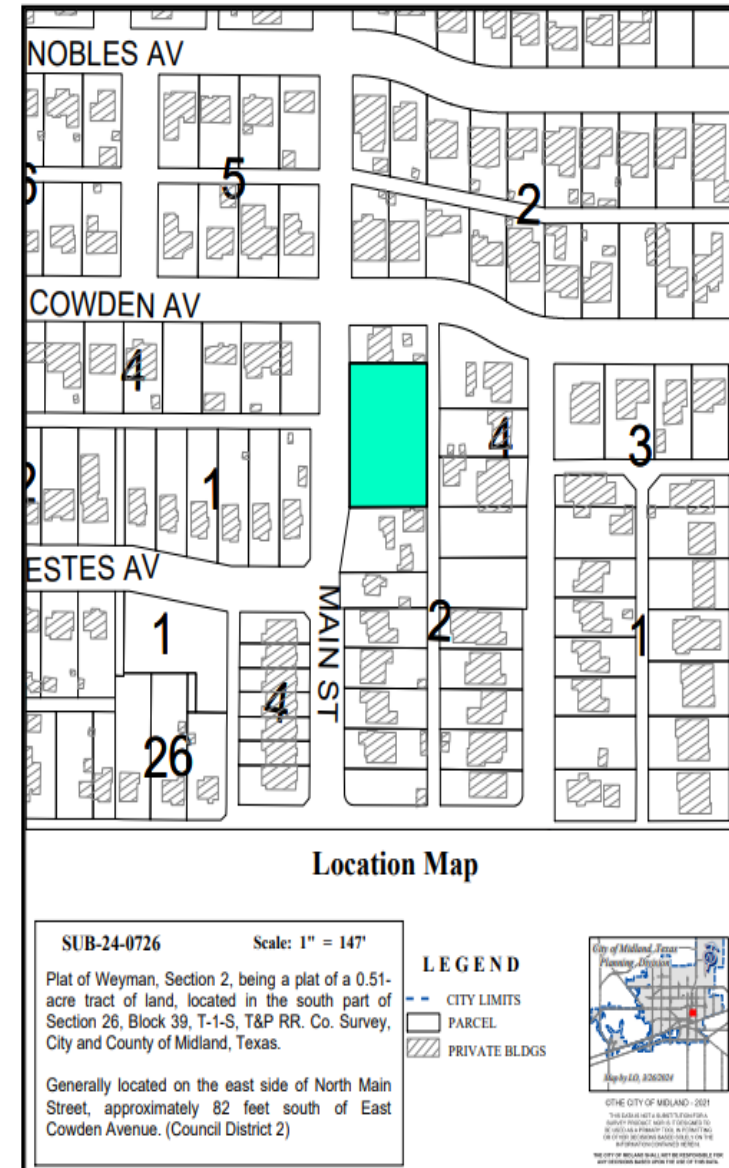
PACKET

Page 3.19

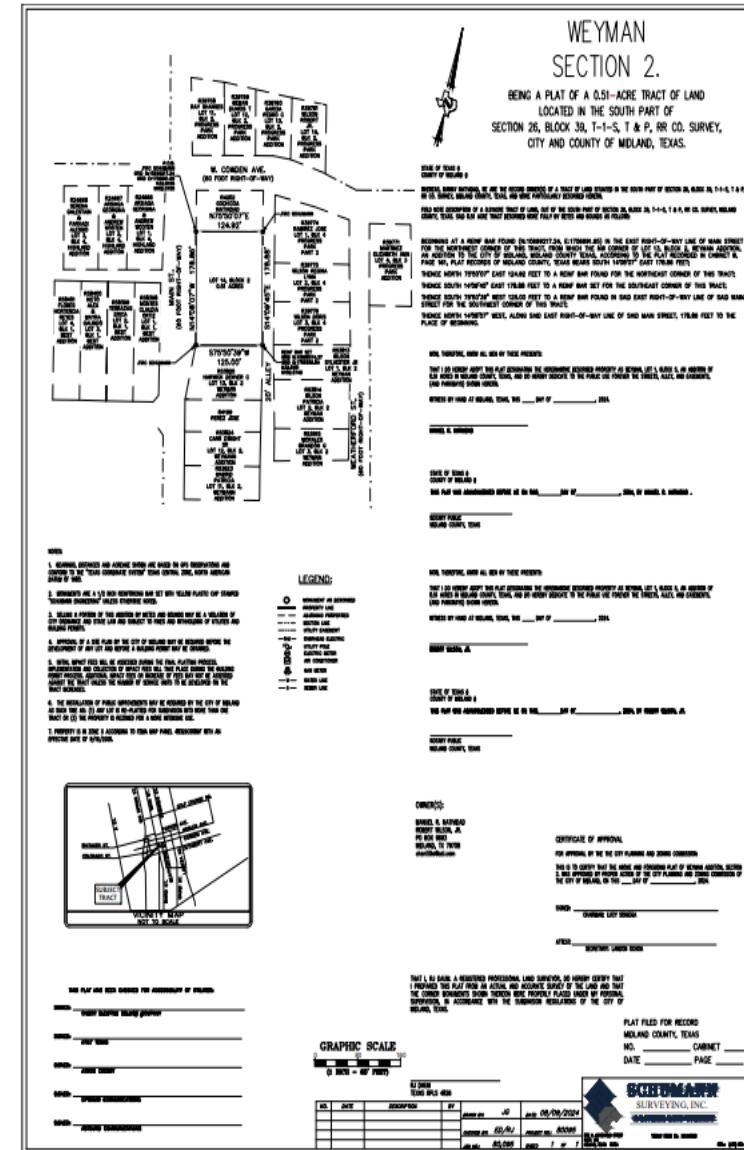
September 16, 2024

Application Summary

- **Property Owner & Developer:** Manuel R. Natividad
- **Representative:** Ed Aleman with Schumann Surveying, Inc
- Plat
- **Address:** 1204 North Main Street (District 2)

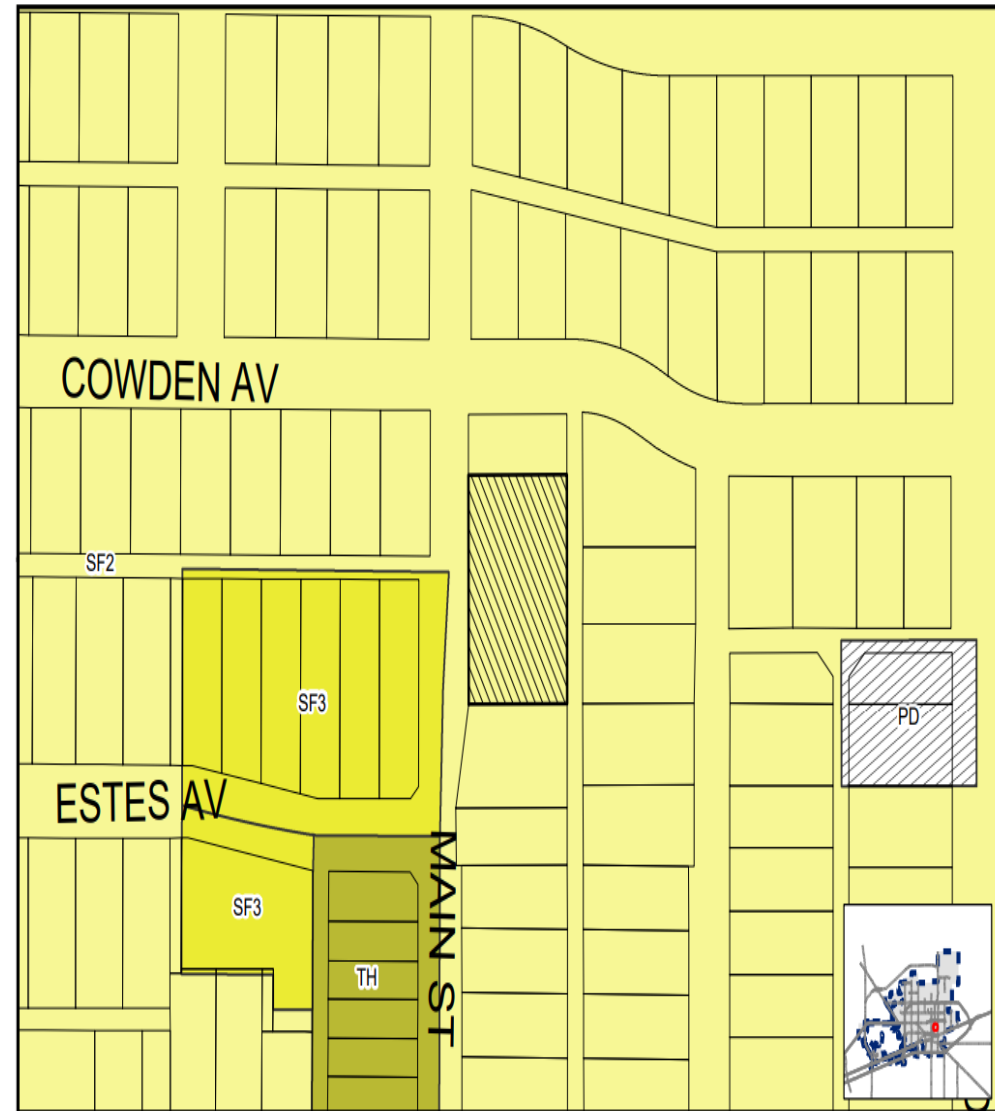


- **Acreage:** 0.51 acres
- **Number of lots:** Platting the property into 1 lot
- **Reason for Request:** Adjusting lot lines for a future residential addition



Zoning

- **Current Zoning:** SF-2, Single Family Dwelling District
- **Surrounding Zoning:**
 - North, South, and East: SF-2, Single Family Dwelling District
 - West: SF-2, Single Family Dwelling & SF-3, Single Family Dwelling



Map By L.O. 3/26/2024

P-24-1936

Scale: 1" = 118'

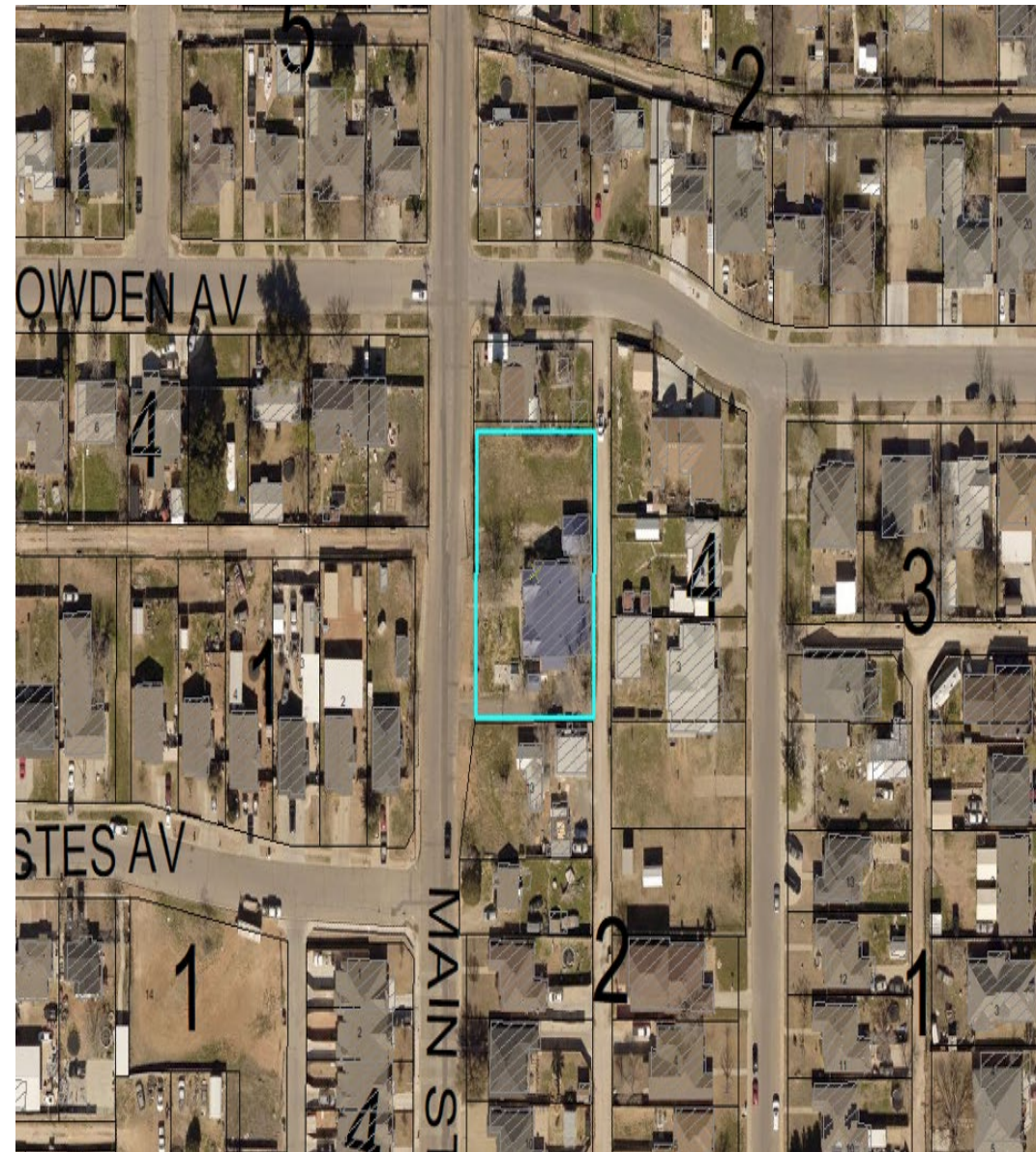
ZONING MAP



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Land Use

- **Current Use of the Property:**
Residential
- **Surrounding Uses:**
 - North, South, East, & West:
Residential



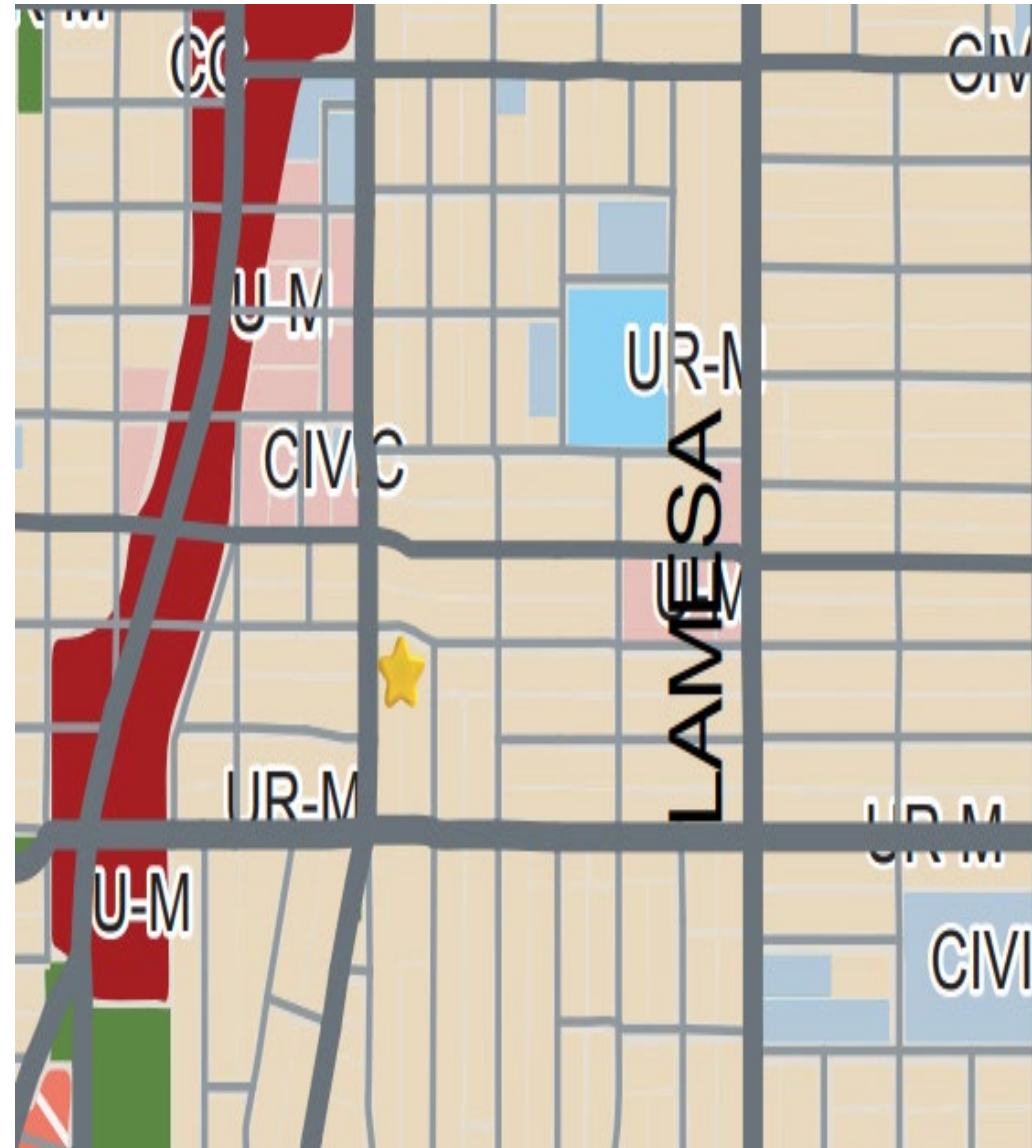
Site Photo



On North Main Street, Looking East

Comprehensive Plan

- **TCT Land Use Designation:** Urban Residential-Medium (UR-M)
- **Supported Uses:**
 - Restrictive land use, emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses.
 - Limited multi-family development may be allowed with special review and criteria. Civic uses are generally allowed, with special permission for higher intensity uses.



Staff's Recommendation

- Staff recommends APPROVAL of the final plat of Weyman Addition, Section 2

MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 16, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Britton Murry, Planner

SUBJECT: Motion approving a Final Plat of Westridge Park Addition, Section 55, being a plat of a 4.25-acre tract of land out of the northwest quarter of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Thomason Drive and South Loop 250.) (DISTRICT 4) DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned Development District (Ordinance 9949)

Preliminary Plat Approval:

SKG Engineering, LLC, on behalf of Kent Distributors, Inc, is requesting to plat a property located on Thomason Drive one lot for future commercial development.

The preliminary plat was approved at the March 18, 2024, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: Thomason Dr. okay as is. No public paving improvements required. Loop 250 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 16" water main line located North of the tract, and a 12' waterline located along the east side of tract. No public water improvements required at this time [For Applicant's Information Only.]

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

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

SEWER: 8" wastewater line located north east of tract and 8" waste water line to the north of the tract. No public sewer improvements required at this time. [For Applicant's Information Only.]

DRAINAGE: Show compliance with Westridge park addition, Section 49 Drainage Study, prepared by Parkhill and approved by City 03/27/2023. [Reference City Code Sect. 11-2-3(D)8]

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

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

Transportation: (Approved)

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

Fire: (Approved)

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)

Remove Lot 3, Block 48 from the Title. Provide another set of x-y coordinates and label POB. Change "lot 3" to "lot 2"

Planning: (Approved)

Staff recommends approval of the Final Plat of Westridge Park Addition, Section 55.

Attachments:

Application
Proposed Final Plat
Maps



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: WESTRIDGE PARK ADDITION, SECTION 55, LOT 3, BLOCK 48**Legal Description (attached sealed Metes and Bounds):** 4.25 ACRE TRACT OUT OF SECTION 48, BLOCK 40, T-1-S T.&P. R.R. CO.,
CITY AND COUNTY OF MIDLAND, TEXAS.**Property Owner**

Printed Name: KENT DISTRIBUTORS, INC.

Phone 432-520-4000 X1339

Email KFRYER@KENTOIL.COM

Address 3510 North A Street

City MIDLAND

State TX

Zip 79705

Developer (if different than Owner)

Printed Name:

Phone 432-520-4000 X1339

Email KFRYER@KENTOIL.COM

Address

City

State

Zip

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

Firm: _____

Printed Name:

Phone 432-520-4000 X1339
Email

KFRYER@KENTOIL.COM

Address

City

State

Zip

Current Zoning: PD - PLANNED DEVELOPMENT**Reason for Platting:** SUBDIVIDING PROPERTY FOR DEVELOPMENT**Plat Information**

Total Acreage: 4.25

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

Number of Lots: 1

Number of Multi-Family Dwelling Units: 0

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

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Date: 8/19/2024

Property Owner (printed): William B Kent

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Mylar

☒ Application Fee

Check # Invoice

☒ 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 # _____

Received By: Bruce My

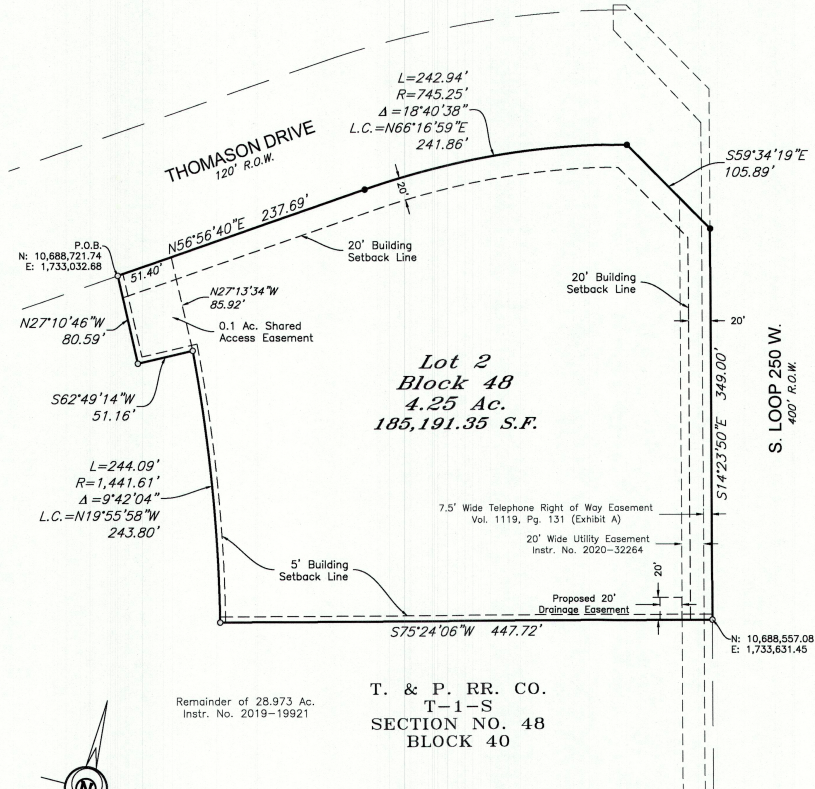
Date:

RECEIVED

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

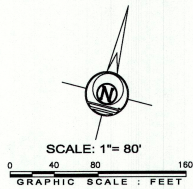
WESTRIDGE PARK ADDITION SECTION 55

BEING A PLAT OF A 4.25 ACRE TRACT OF LAND OUT
OF SECTION 48, BLOCK 40, T-1-S T. & P. R.R. CO.
SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.



Remainder of 28.973 Ac.
Instr. No. 2019-19921

T. & P. RR. CO.
T-1-S
SECTION NO. 48
BLOCK 40



LEGEND:

- Found $\frac{1}{2}$ " Iron Pipe or Rod
(unless otherwise noted)
- Found $\frac{1}{2}$ " Iron Rod with Cap
(marked "RPLS 9822")

OWNER:
KENT DISTRIBUTORS, INC.
3510 North A Street
Midland, Texas 79705



PACKET

NOTES:

- Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before building permit(s) may be obtained.
- Selling a portion of this addition by metes and bounds may be a violation of City Ordinances and state law and subject to fines and withholdings of utilities and building permits.
- This property is zoned Planned Development District. The minimum lot requirements are 100 feet by 120 feet.
- 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.
- Bearings/distances/coordinates to the Texas State Plane Coordinate System, Texas Central Zone, North American Datum of 1983.
- A blanket easement of ingress and egress is hereby granted for Westridge Park Addition, Section 55 to the City of Midland for garbage and trash collection and location and maintenance of trash containers, save and except those areas occupied by a building or structure. Said easement is conditioned such that no construction shall commence on said lot until exact location of said containers and the easements in connection therewith have been selected and approved by the director of utilities.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, KENT DISTRIBUTORS, INC. is the record owner of a tract of land situated in SECTION 48, BLOCK 40, T-1-S T. & P. R.R. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____, authorized agent of KENT DISTRIBUTORS, INC., being the owners of the land shown on this plat designated as Westridge Park Addition Section 55, Lot 3, Block 48, an Addition to 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 of lots until the exact location of said containers therewith has been selected and approved by the Director of Water Utilities.

WITNESS my hand at Midland, Texas, this

the ____ day of _____, 2024.

By: Authorized Agent of
KENT DISTRIBUTORS, INC.

Printed Name _____

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 _____, authorized agent of KENT DISTRIBUTORS, INC. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she was acting as owner, and that he/she 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 in and for the State of Texas _____

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of Westridge Park Addition Section 55, Lot 3, Block 48, 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 _____

Landon Ochoa, Secretary _____

FEMA Note:

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0182F, DATED 09/16/2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

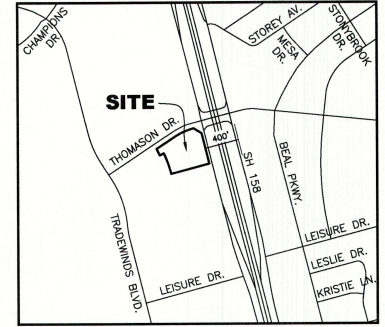


SURVEYOR'S CERTIFICATE

Know all men by these presents: that I, Russell T. Gully, a Registered Public 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 corner monuments shown hereon were properly placed, under my supervision, in accordance with the subdivision requirements of the City of Midland, Texas.

Russell T. Gully
RUSSELL T. GULLY
Registered Professional Land Surveyor #5636
SKG Engineering, LLC (TX Firm # 10102400)
706 South ABE Street
San Angelo, Texas 76903

September 16, 2024



UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Jeffrey R. Henderson
Jeffrey R. Henderson
Onor Electric Delivery Service (PLEASE PRINT)

Vincent Gonzalez
Vincent Gonzalez
A T & T Texas (PLEASE PRINT)

Mark Lieb
Mark Lieb
Atmos Energy (PLEASE PRINT)

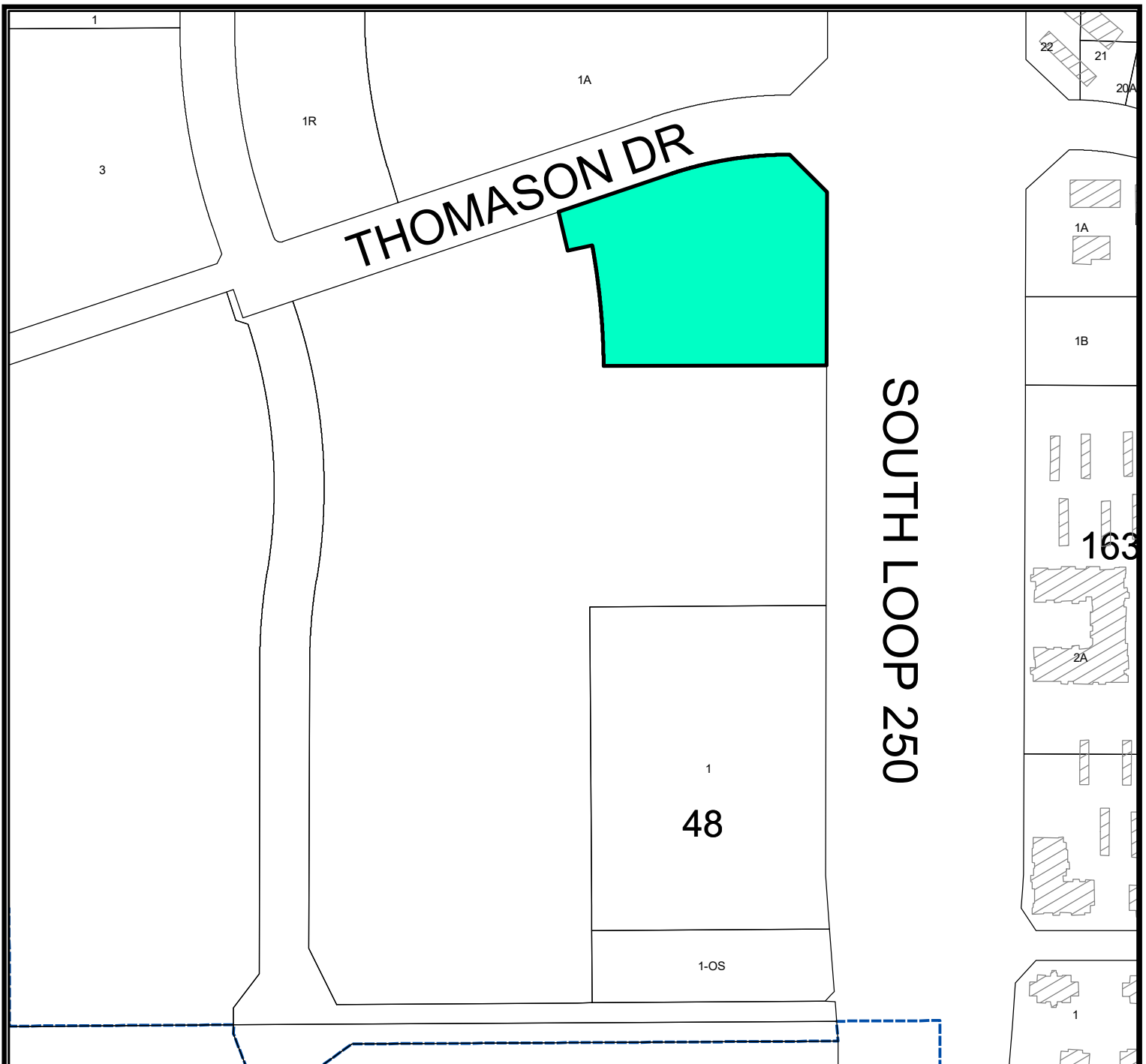
Luis Montez
Luis Montez
Optimum (PLEASE PRINT)

Vicki Byler
Vicki Byler
Astound Broadband (PLEASE PRINT)

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____



Location Map

SUB-24-0715

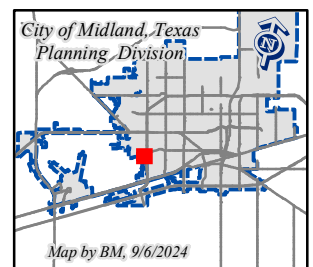
Scale: 1" = 290'

Proposed plat of Westridge Park Addition, Section 55, being a plat of a 4.25-acre tract of land out of the northwest quarter of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the northeast corner of the intersection of Tradewinds Boulevard and Leisure Drive. (Council District 4)

LEGEND

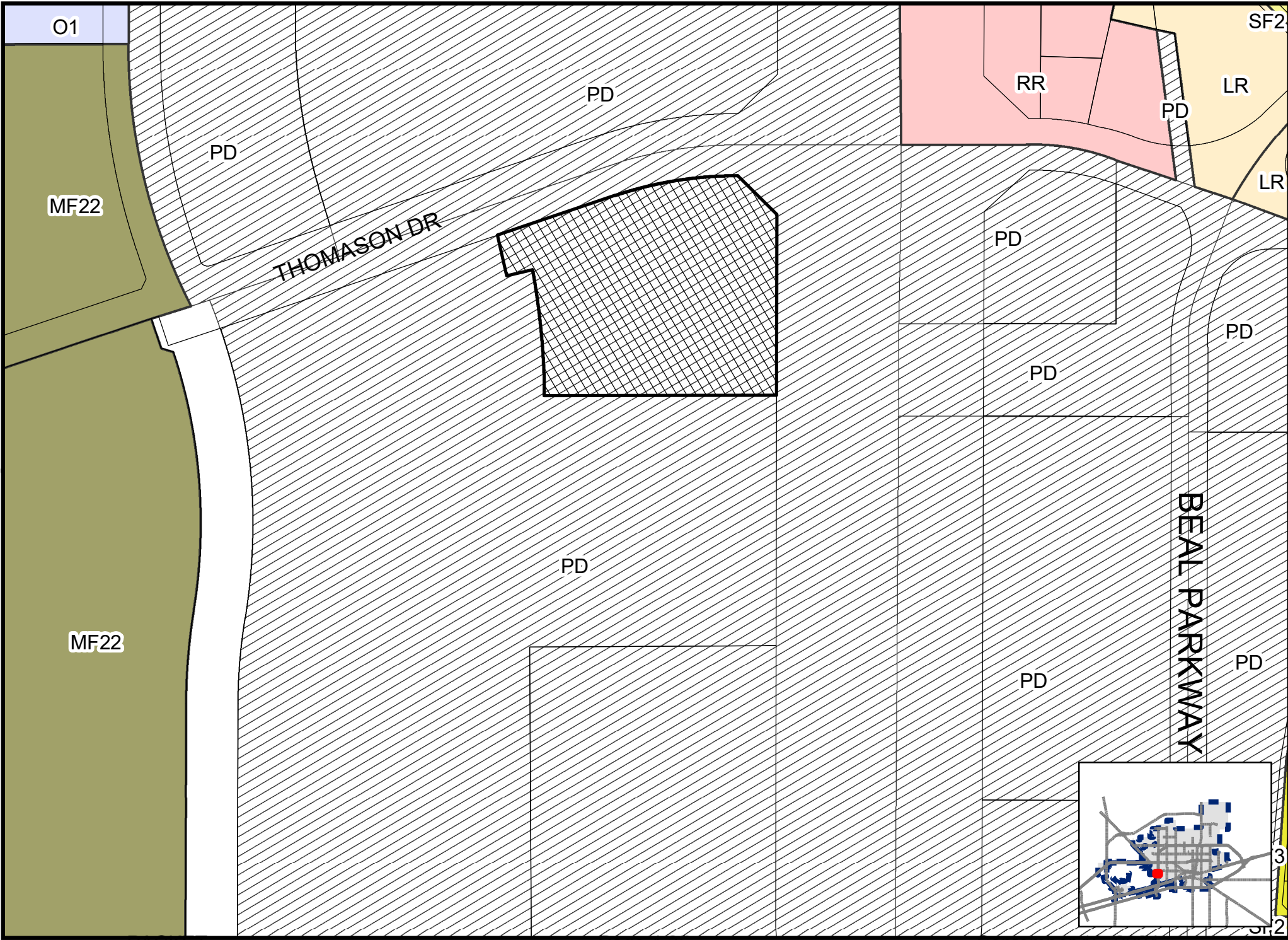
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

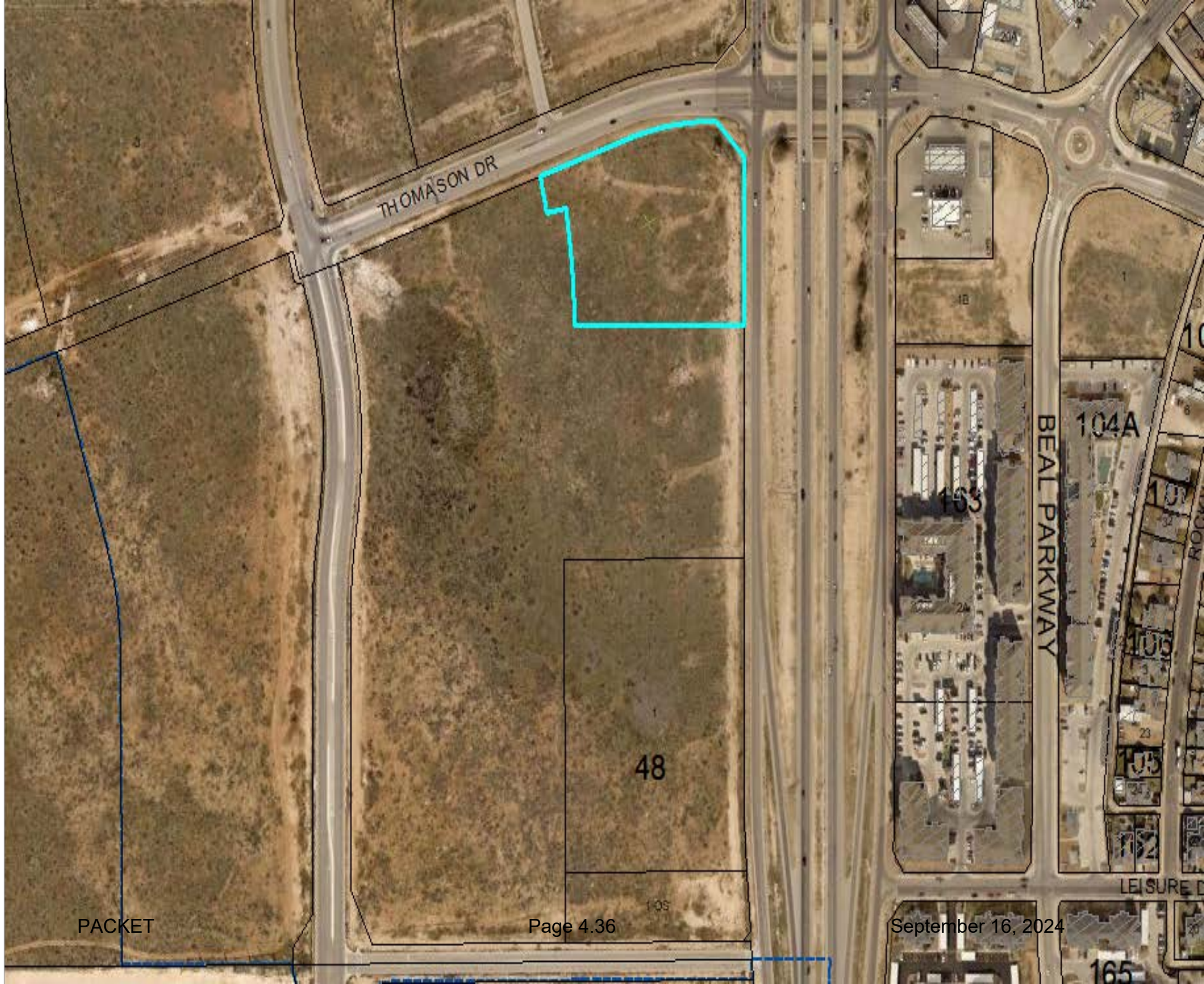


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THOMASON DR

BEAL PARKWAY

48

104A

LEISURE DR





Westridge Park Addition, Section 55

FINAL PLAT

September 16, 2024



Visit Our Website

MIDLANDTEXAS.GOV

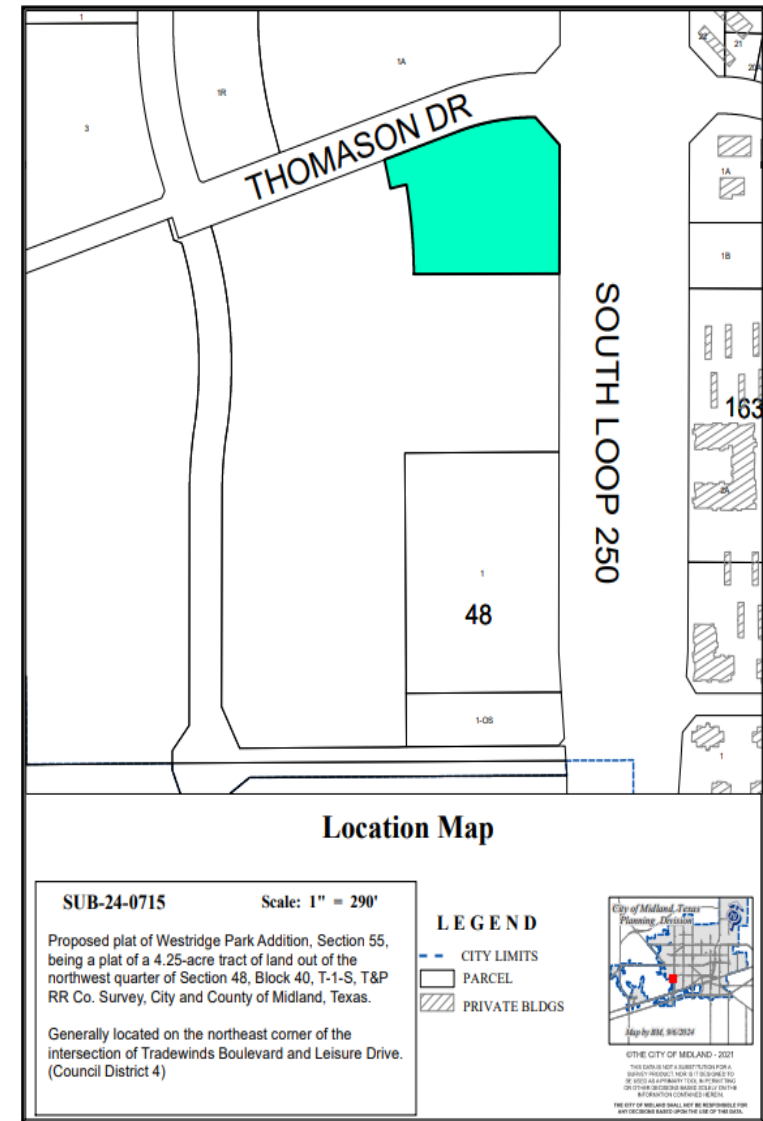
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Page 4.38

September 16, 2024

Application Summary

- **Property Owner & Developer:** Kent Distributors, Inc.
- **Representative:** SKG Engineering, LLC
- **Plat**
- **Address:** Generally located on the southwest corner of the intersection of Thomason Drive and South Loop 250. (Council District 4)

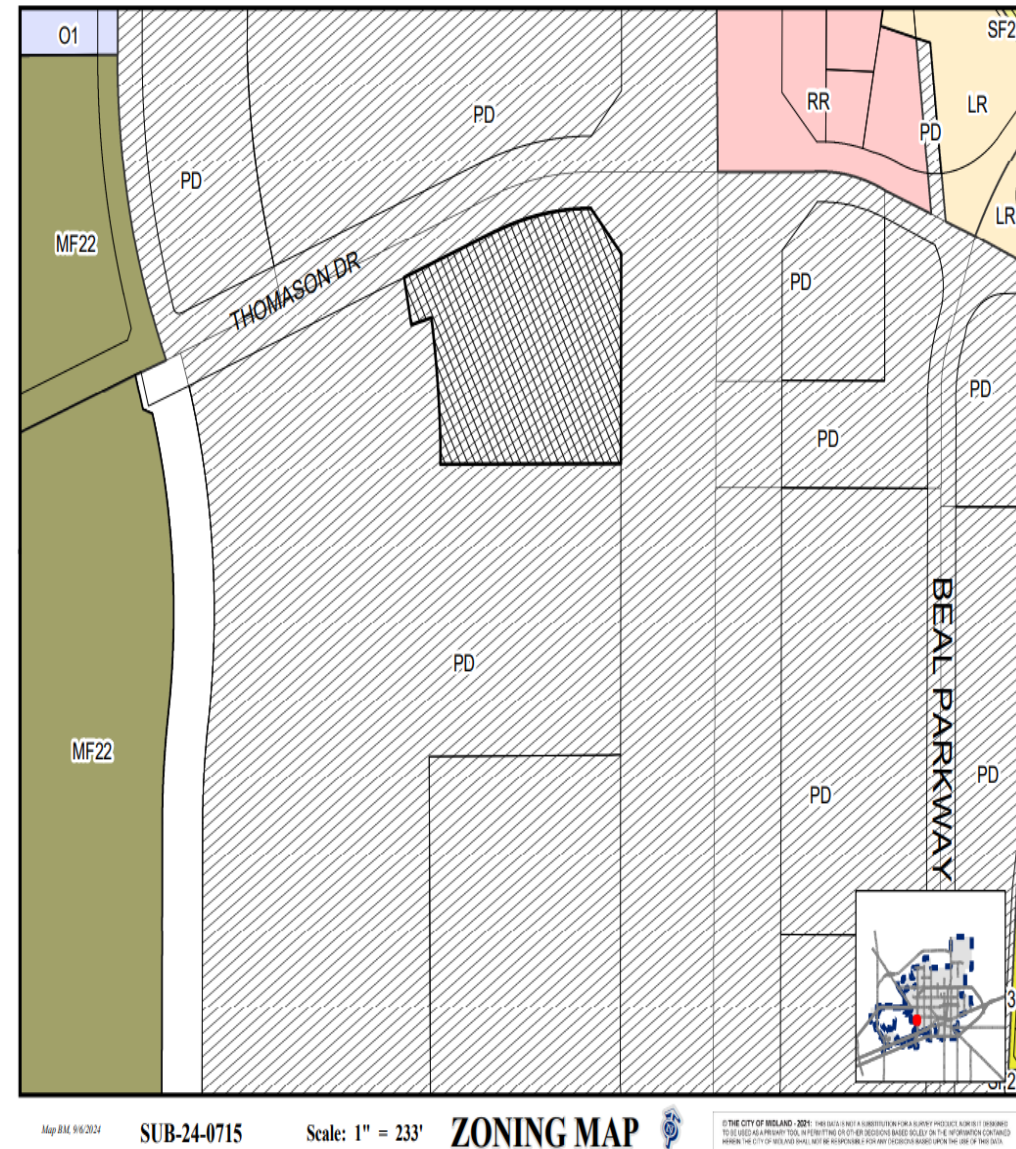


- # 3



Zoning

- **Current Zoning:** PD, Planned Development District (Ordinance 9949)
- **Surrounding Zoning:**
 - North, South, East, & West: PD, Planned Development District



Land Use

- **Current Use of the Property:** Vacant
- **Proposed Use of the Property:** Commercial Building
- **Surrounding Uses:**
 - North & East: Commercial use
 - South & West: Vacant



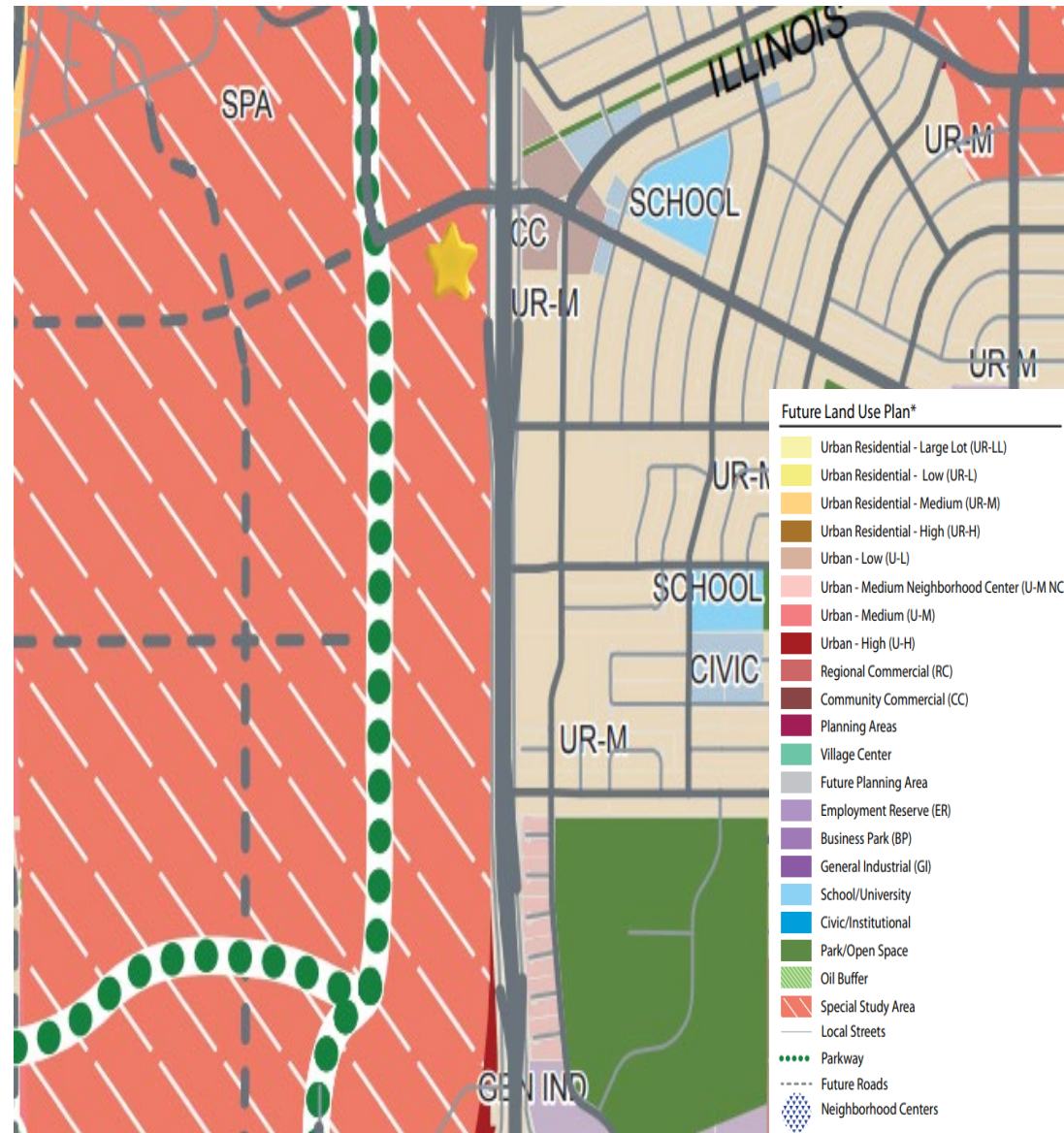
Site Photo



On Thomason Drive, Looking South

Comprehensive Plan

- **TCT Land Use Designation:** Special Study Area
- **Supported Uses:**
 - This is a special study area and there are no policies established for this location.



Staff's Recommendation

- Staff recommends APPROVAL of the final plat of Westridge Park Addition, Section 55.

MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 16, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Britton Murry, Planner

SUBJECT: Motion approving a Final Plat of Devon Addition, Section 8, being a 4.87-acre tract of land located in the southwest quarter of Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Younger Road and Norden Drive.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

TP, Technology Park District.

Preliminary Plat Approval:

Maverick Civil and Survey LLC, on behalf of Younger Partners LTD, is requesting to plat a property located on Younger Road into two lots for future commercial development.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

WATER: 6" water exists in Younger Street N of tract, okay as is. No public water improvements required. 10" water exists in Norden Street E of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 6" sewer exists in Younger Street N 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 well concerns. Informational: No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat. Please note if oil & gas wells are not identified or left off plat, this could prevent receiving city permits for structures.

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 Devon Addition, Section 8.

Attachments:

Application
Proposed Final Plat
Maps



Final Plat Application

Project Number: SUB-24-0763

Case Number: _____

Proposed Subdivision Plat Name: DEVON ADDITION, SECTION 8**Legal Description (attached sealed Metes and Bounds):** BEING A 4.87 ACRE TRACT OF LAND SITUATED IN SECTION 8, BLOCK 40, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS**Property Owner**

Printed Name: YOUNGER PARTNERS LTD

Phone (432) 262-0999

Email
phuckaba@maverick-eng.com

Address PO BOX 11004

City MIDLAND

State TX

Zip 79702

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: PALADIN HUCKABA

Phone (432) 262-0999

Email
phuckaba@maverick-eng.com

Address 1909 W WALL ST SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning:**Reason for Platting:** OWNERSHIP**Plat Information**

Total Acreage: 4.87

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
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Mylar Reproductions

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- ☐ 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): Frances Younger

Date: 8/16/2024

Property Owner (printed): Frances Younger, VP Fourwyes, GP of Younger Partners Ltd.

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.

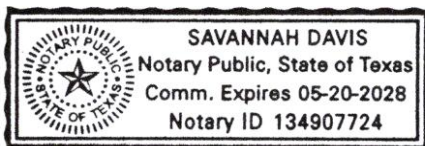
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Younger Partners LTD, 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 21st day of August, 20 24, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY

☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☐ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>4945</u>	☒ Tax Certificates	Check # <u>4946</u>

Received By: BWP mg

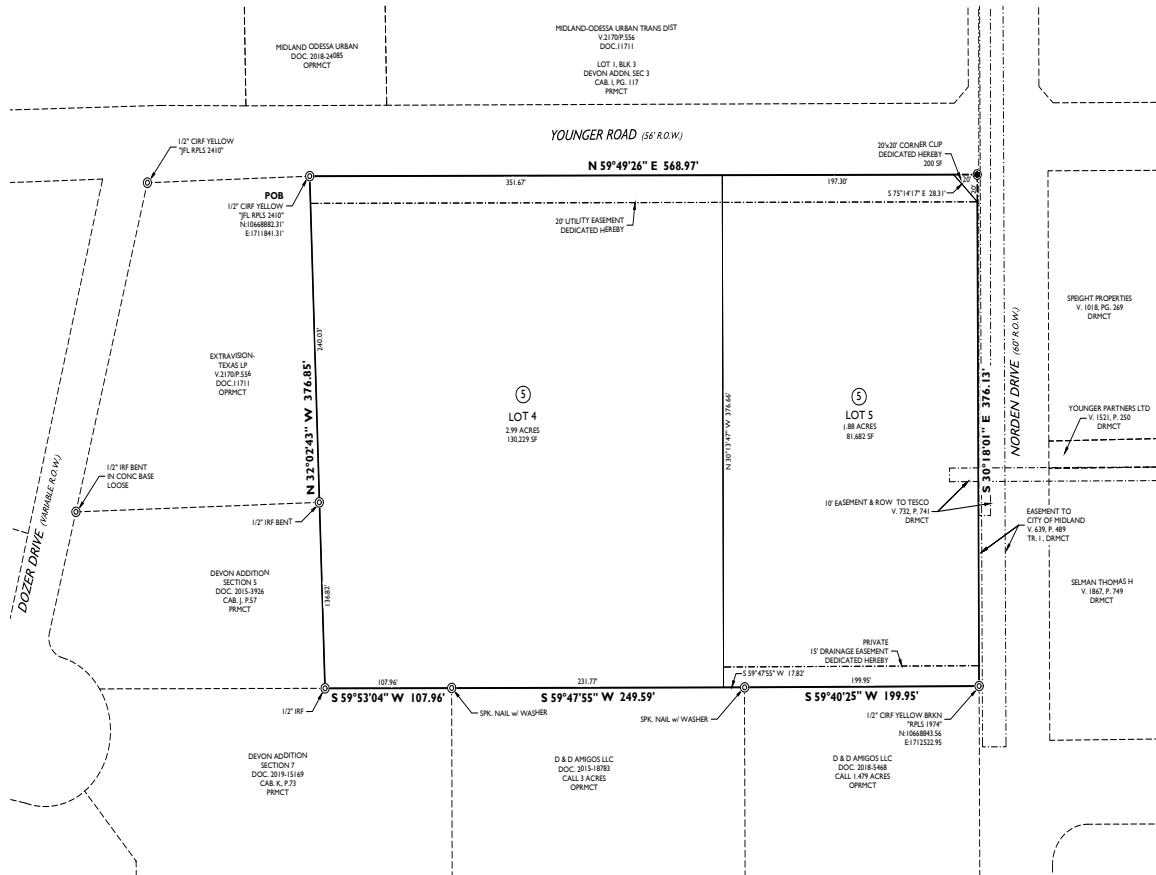
Date: **RECEIVED**

AUG 21 2024

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

DEVON ADDITION, SECTION 8

BEING A 4.87 ACRE TRACT OF LAND SITUATED IN SECTION 8, BLOCK 40, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48220C0200, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADDED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

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

DEVELOPMENT NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOTS ARE REPAIRED FOR SUBDIVISION INTO MORE THAN ONE LOT OR
(2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- IMPACT FEES WILL BE ASSESSED DURING THE FINAL 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 THIS PROJECT. THE CITY OF MIDLAND MAY REQUIRE IMPACT FEES TO BE DEVELOPED ON THE TRACT INCREASED.

A02-4 AIRPORT OVERLAY DISTRICT (NOTE PER 1-1-1-1.1 A.2)

ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE, OR ENLARGE AN EXISTING STRUCTURE OR ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE A02-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTION 11-1.1.8, 11-1.1.9, AND TABLE 1.02 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

SURVEY NOTES

- BASE OF BEARING, COORDINATES, DISTANCE AND ACRES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (RMS) 0.4757417" AND A COMBINED SCALE FACTOR OF 0.99999304 AT NGS 82-2 MAP.
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- LOCATION OF BURIED UTILITIES AND LINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING ZONING, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE CALL. ALL UTILITIES MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED. CALL 1-800-DIG-TEST FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS YOUNGER PARTNERS, LTD. IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 8, BLOCK 40, T-2-S, THE PACIFIC RAILWAY CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT YOUNGER PARTNERS, LTD. BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS DEVON ADDITION, SECTION 8, 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 COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THEREON, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

THIS DAY OF 2024.

BY _____, FOR YOUNGER PARTNERS LTD.

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

THIS DAY OF 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF DEVON ADDITION, SECTION 8, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

DAY OF 2024.

LUCY SONDEGA, CHAIRMAN

LANDON OCHOA, SECRETARY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

GREGORY W. SHOULTS, MAVERICK
MAVERICK ENGINEERING, TEX. FIRM #10194514
1709 W. WALL STREET, SUITE K
MIDLAND, TX 79701



UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

AT&T ENERGY

BY _____

AT&T

BY _____

OPTUM

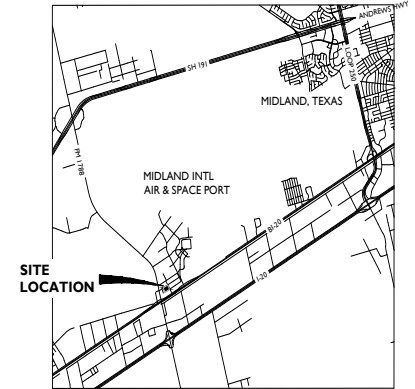
BY _____

ASTOUND BROADBAND

BY _____

ONCOR ELECTRIC DELIVERY

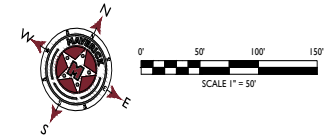
BY _____



SITE LOCATION

VICINITY MAP

N.T.S.



LEGEND

- IRON ROD SET 1/2" INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- ROUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINES
- EASEMENT LINE
- OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- PLAT RECORDS, MIDLAND CO., TX
- DEED RECORDS, MIDLAND CO., TX



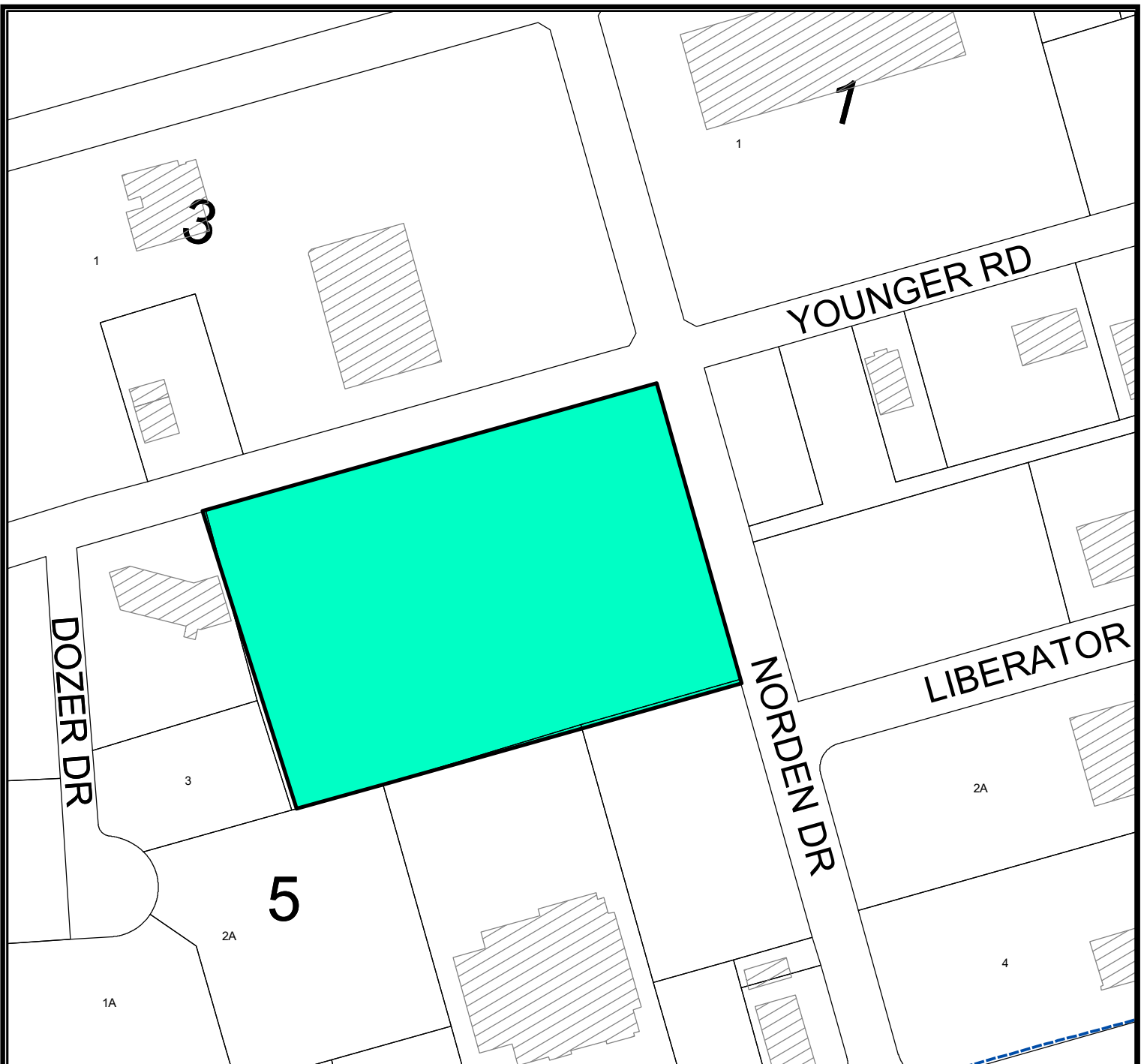
MAVERICK
CIVIL ENGINEERING / LAND SURVEYING
1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM # F-15089
SURVEY FIRM # S-10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO.

DATE

DEVON ADDITION
SECTION 8
September 16, 2024



Location Map

SUD-24-0763

Scale: 1" = 174'

Proposed plat of Devon Addition Section 8, being a 4.87-acre tract of land located in the southwest quarter of Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located southwest of the intersection of Younger Road and Norden Drive.
(Council District 4)

LEGEND

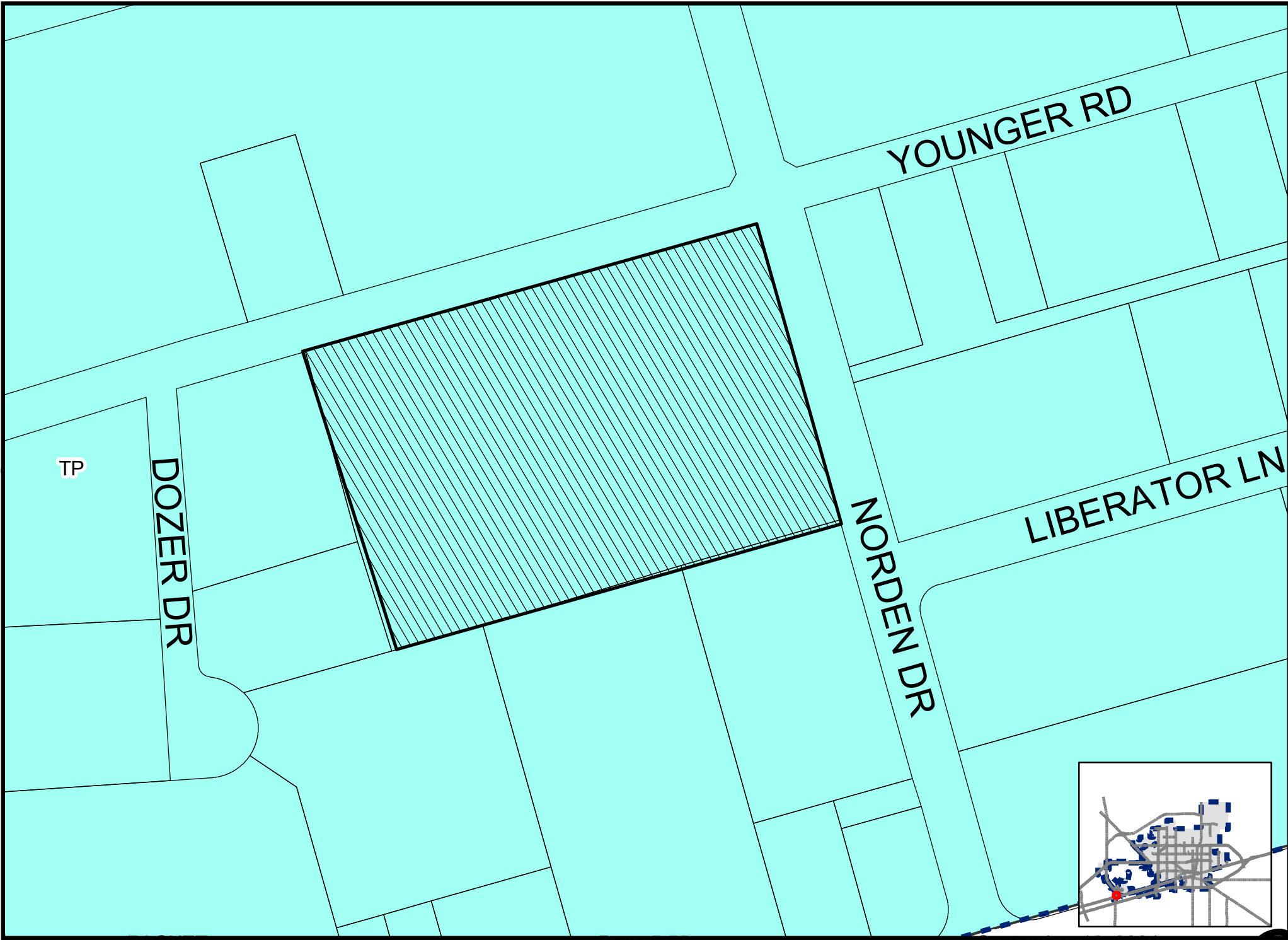
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.





YOUNGER RD

DOZER DR

NORDEN DR

LIBERATOR LN

5





Devon Addition, Section 8

FINAL PLAT

September 16, 2024



Visit Our Website

MIDLANDTEXAS.GOV

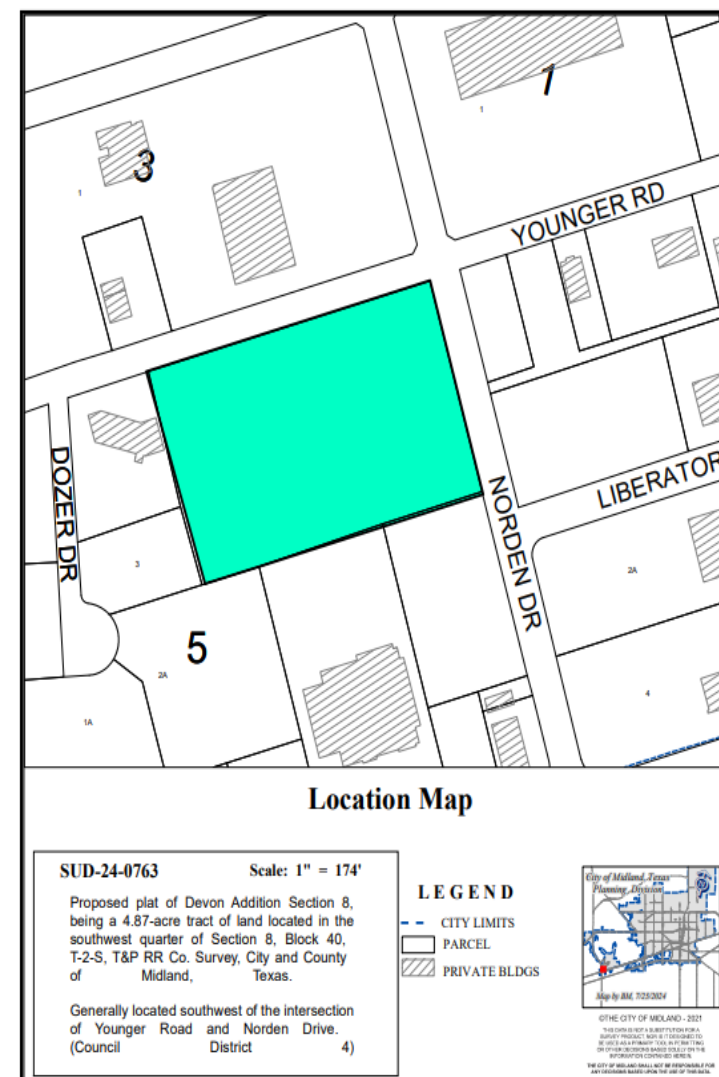
PACKET

Page 5.58

September 16, 2024

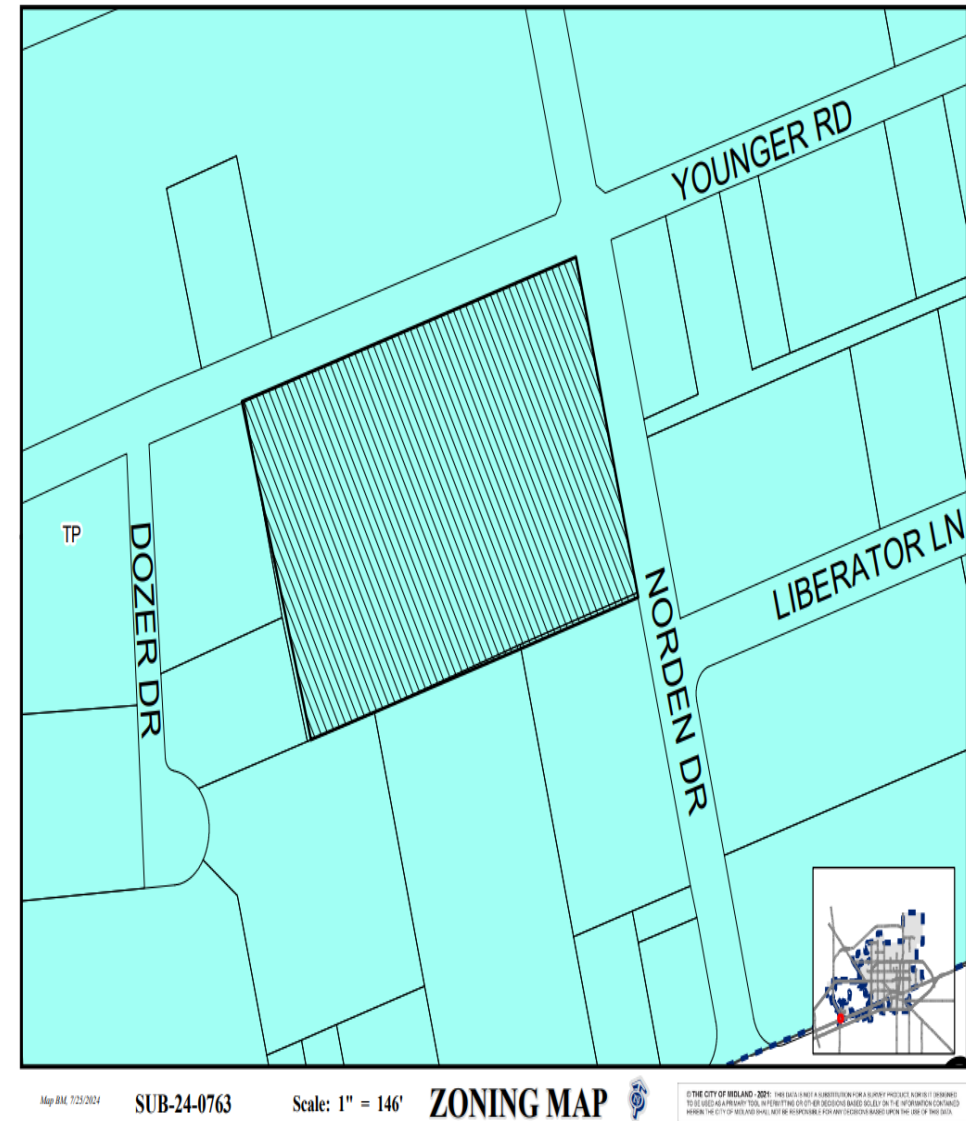
Application Summary

- **Property Owner & Developer:** Younger Partners LTD
- **Representative:** Paladin Huckaba with Maverick Engineering
- **Plat**
- **Address:** Generally located southwest of the intersection of Younger Road and Norden Drive. (Council District 4)



Zoning

- **Current Zoning:** TI, Technology Park District
- **Surrounding Zoning:**
 - North, East, South, & West: TI, Technology Park District



Land Use

- **Current Use of the Property:** Vacant
- **Proposed Use of the Property:** Warehouse Distribution
- **Surrounding Uses:**
 - North: Commercial
 - East: Vacant and Commercial
 - West & South: Vacant and Industrial Buildings



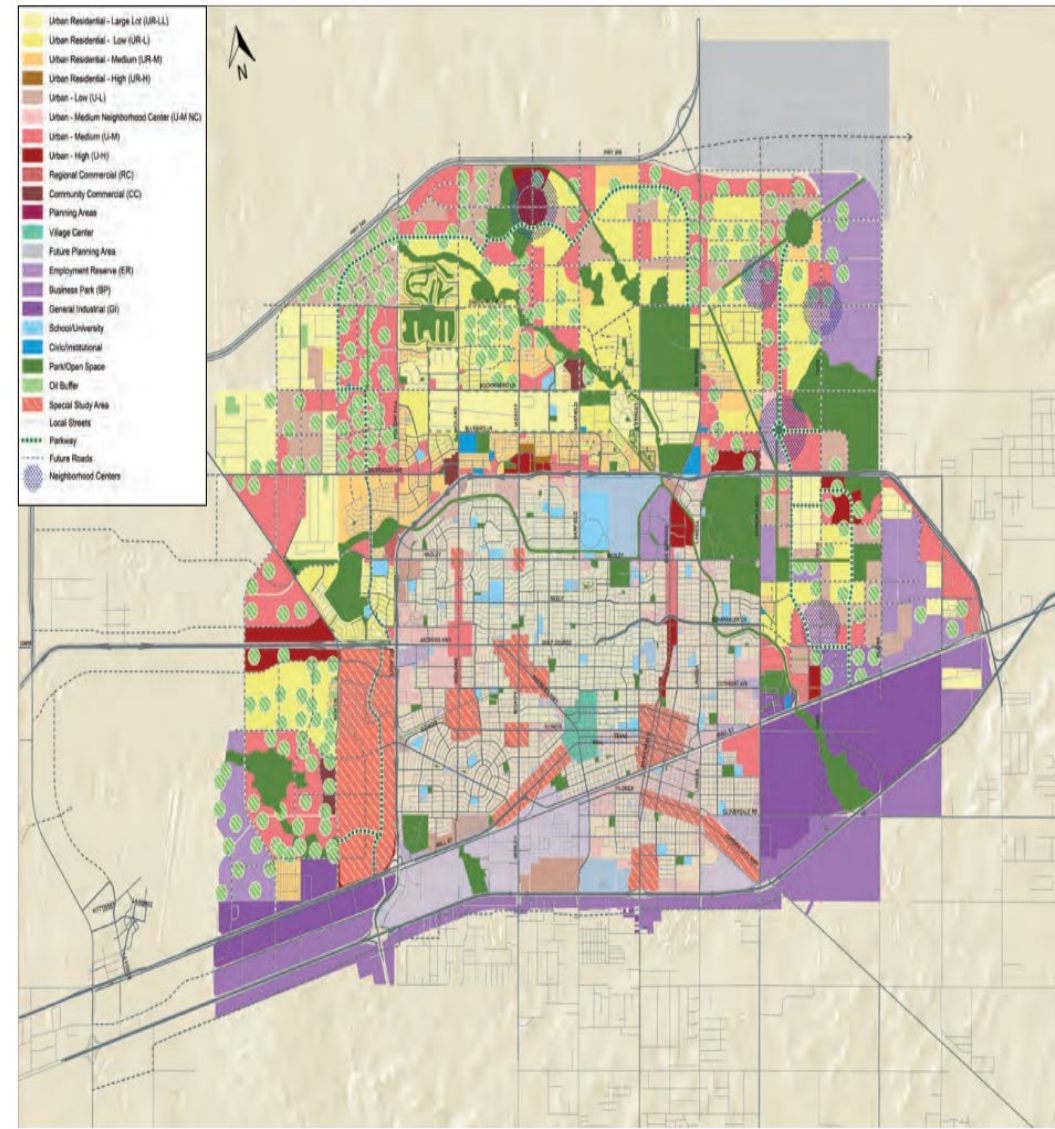
Site Photo



On Younger Road, Looking South

Comprehensive Plan

- TCT Land Use Designation: Not designated



Staff's Recommendation

- Staff recommends APPROVAL of the final plat of Devon Addition, Section 8.

MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: September 16, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Hold a public hearing and consider a Preliminary Plat of Hillcrest Acres, Section 15, being a residential replat of a 19.67-acre portion of Tracts 22, 23, 24, 25, 26, 27, and 28, Hillcrest Acres Addition, City and County of Midland, Texas. (Generally located on the south side of Princeton Avenue, approximately 1,200 feet west of North Midland Drive.) (Council District 3)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned Development for Housing Development (Ordinance 10130).

Preliminary Plat Approval:

Maverick Engineering, on behalf of Midland Community Development Corporation, is requesting to replat a 19.67-acre portion of land located north of West Cuthbert Avenue into 90 lots for future single-family and townhouse development.

The preliminary plat was approved at the August 2, 2021, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved with Conditions)

* * * Updated 09.13.2024 - This is only a reinstatement of the preliminary plat and not a final plat. * * *

IMPACT FEES: Impact fee statement okay as shown. [For the Applicant's information only.]

ROW: Okay as shown. [For the Applicant's information only.]

PAVING: Paving improvements for internal streets have not been accepted; there has not been a request for a final walk-through. W. Cuthbert Avenue and Princeton Avenue okay as is, no public improvements required for these streets. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

WATER: Water improvements for internal infrastructure have not been accepted; there has not been a request for a final walk-through. Existing 8-inch water main in W. Cuthbert Ave., Existing 6-inch water main on Princeton Ave., No public improvements required on these streets. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

PRO RATA: None. [For the Applicant's information only.]

SEWER: Sewer improvements have not been accepted; there has not been a request for a final walk-through. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: Drainage study has not been approved. [For the Applicant's information only.]

EASEMENTS: Show existing and proposed. Drainage easements need to be shown along west boundary of subdivision per plan review comment. (West side of blk 4, lots 30-35 & lots 36 & 47) and between lots at two locations. (Blk 4, between lots 4 & 5 and blk 4, between lots 22 & the north side of lots 25, 24, & 23).

SIDEWALKS: Sidewalks required on collector/arterial roadways, along common areas and ADA ramps required at corners before public infrastructure is accepted. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

No comments.

Fire: (Approved)

No comments.

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)

Section number is already in use. Next available section number is 19. See markup for changes needed for streets. (Streets need name changes) Drainage Way should be a common area with a drainage easement instead. Block 5 can be block 7. Lots in Block 4 should be 6-52 (currently 1-47). Legal description should mention that a portion of this plat is a replat of Hillcrest Acres, Sec 15, Lots 1-5. Common A should have a Drainage Basin Easement.

Planning: (Approved)

Change Secretary name to Landon Ochoa. [Informational]

Change Chairman name to Lucy Sisniega. [Informational]

Change SUDDENLINK COMMUNICATION to ASTOUND. [Informational]

Change GRANDE COMMUNICATION to OPTIMUM. [Informational]

Staff recommends approval of the Final Plat of Hillcrest Acres, Section 15 subject to conditions A and B.

Conditions:

- A. Public improvements must be completed 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
Zoning Map
Aerial Photo
PowerPoint Presentation
Ordinance 10130



Preliminary Plat Application

Project Number: SUB-21-0406

Case Number: _____

Proposed Subdivision Plat Name: Hillcrest Acres, Section 15
Legal Description (attached sealed Metes and Bounds): Being a Replat of a 19.70-Acre Portion of Tracts 22, 23, 24, 25, 26, 27 and 28, Hillcrest Acres Addition, City and County of Midland, Texas
Property Owner
Printed Name: Midland Community Development Corp

Phone (432) 262-0999

Email

Address 208 S Marienfeld Ste 100City MidlandState TXZip 79701
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 EngineeringPrinted Name: Paladin Huckaba

Phone (432) 262-0999

Email

phuckaba@maverick-eng.comAddress 1909 W Wall St Ste KCity MidlandState TXZip 79701
Current Zoning: PD
Reason for Platting: Ownership Purposes
Plat Information
Total Acreage: 19.70Type: ☒ Single-Family Residential☐ Multi-Family Residential☐ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: 90

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): *Sandra Torres* Date: 8/21/2024

Property Owner (printed): Sandra Torres - MCDC

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.

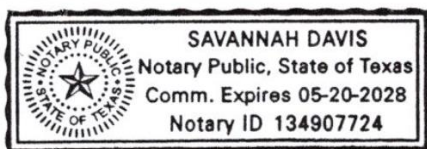
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

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 Hillcreek Acres Sec 15 or is authorized by Midland Community Development Corp the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Ashlee Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 21st day of August, 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 ☒ 1 Copy of Dimensioned Plat ☒ Plat in Digital Format (PDF/JPEG)
☒ Application Fee ☒ 1 Copy of Plat (11x17)

Check # 4949

Received By: *[Signature]*

Date: Aug 25 2024

BY:

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

PRINCETON AVENUE (VARIABLE MILEAGE)



LINE TABLE

	BEARING	DISTANCE
1	S 09° 50' 08" E	30.5
2	S 05° 50' 54" W	58.3
3	S 8° 17' 45" W	58.3
4	S 30° 45' 46" W	28.30
5	S 52° 14' 14" W	30.45
6	S 78° 07' 24" E	28.30
7	S 38° 07' 24" E	28.30
8	S 38° 07' 24" E	28.30
9	S 35° 17' 28" E	28.30
10	S 35° 17' 28" E	28.30
11	N 14° 17' 27" W	28.30
12	N 14° 10' 27" W	28.30

LEGEND

DENOTES SET 1/2-INCH IRON
 RODS/STAKES MARKED "R"
 PROVIDED AT LOTS R/14"
 DENOTES PROPOSED LOT
 CORNER
 DENOTES BOUNDARY LINE
 PROPERTY LINES
 DENOTES BUILDING
 SETBACK LINE
 DENOTES EXISTING
 DENSEN OFFICIAL PUBLIC
 RECORDS, FIDELITY CO., TX
 BARRIERS RECORDS,
 MIDLAND CO., TX
 DENOTES PLAT RECORDS,



BASIS OF BEARINGS, COORDINATES
LAMBERT ZONE 14, PROJECTION OF
THE TEXAS COORDINATE
SYSTEM, STATE PLANE GRID, CENTRAL
ZONE (4203), NORTH
AMERICAN DATUM OF 1983, U.S.
SURVEY FOOT.

MAVERICK
ENGINEERING / SURVEY /
WATER RESOURCES
1909 West Wall Street,
Suite "K"
Midland, Texas
79701
ENGINEER FIRM #: F-
15089
SURVEY FIRM #:

**HILLCREST
ACRES.
SECTION**

September 16, 2024

SHEET 1
OF 2

PRELIMINARY PLAT HILLCREST ACRES, SECTION 15

BEING A REPLAT OF A 19.70-ACRE PORTION OF
TRACTS
22, 23, 24, 25, 26, 27 AND 28, HILLCREST ACRES
ADDITION,
CITY AND COUNTY OF MIDLAND TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIDLAND COMMUNITY DEVELOPMENT CORPORATION, is the record owner of a tract of land situated in Section 30, Block 39, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That MIDLAND COMMUNITY DEVELOPMENT CORPORATION, being the owner of the land shown on this plat designated as HILLCREST ACRES, SECTION 15, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage collection, utility facility access and maintenance, ~~MAINTENANCE~~ MAINTENANCE of trash containers and access thereto, and condition said easement that no construction shall commence ~~on~~ on said day of _____, 2021.
lot or lots until the exact location of said containers therewith has been selected and approved by the Director of Utilities.

By: _____

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 _____, 2021.
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

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of HILLCREST ACRES, SECTION 15, was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____, 2021.

REGGIE LAWRENCE, CHAIRMAN

CRISTINA ODENBORG BURNS,
SECRETARY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, GREGORY W. SHOULTS, a Registered Professional Surveyor of the State of Texas, do hereby certify that this plat was prepared from a legal and correct survey of the land and that the monuments shown thereon were properly located under my personal supervision, and that the subdivision Regulations of the City of Midland, Texas.

GREGORY W. SHOULTS
Midland, Texas 79701
14)
1909 W. Wall Street
Midland, TX 79701

DRAINAGE EASEMENT DEDICATED WITH THIS PLAT

I, THE CITY OF MIDLAND AND ITS EMPLOYEES, CONTRACTORS, AGENTS, SUCCESSORS, AND ASSIGNS, SHALL HAVE THE FREE AND UNINTERRUPTED RIGHT OF PASSAGE IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSE OF ESTABLISHING, LAYING, CONSTRUCTING, RECONSTRUCTING, INSTALLING, REALIGNING, MODIFYING, REPLACING, IMPROVING, ALTERING, OPERATING, MAINTAINING, ACCESSING, INSPECTING, RELOCATING AND REMOVING DRAINAGE ~~IMPROVEMENTS~~ IMPROVEMENTS MAY NOT USE ANY PART OF THE PROPERTY DESCRIBED HEREIN IF SUCH USE WILL ~~DAMAGE~~ DAMAGE BUT NOT LIMITED TO, THE RIGHT TO CUT AND TRIM BUSHES AND TREES, TOGETHER WITH THE CITY OF MIDLAND'S USE OF THE ~~PROPERTY~~ PROPERTY INGRESS, EGRESS AND REGRESS FOR SUCH PURPOSES IN, ON, UPON, OVER, UNDER, ACROSS, ~~DEVELOPER~~ DEVELOPER EXPRESSLY COVENANTS AND AGREES FOR ITSELF, ITS LEGAL REPRESENTATIVES, SUCCESSORS AND ~~ASSIGNS~~ ASSIGNS THAT NO BUILDING, ROADWAYS, OR CURBS AND GUTTERS OF ANY KIND WILL BE PLACED ~~ON~~ ON THE PROPERTY OF MIDLAND SHALL HAVE THE RIGHT TO MITIGATE DEFICIENCIES IN THE FUNCTION ~~PROPERTY~~ PROPERTY DESCRIBED HEREON. WRITTEN PERMISSION FOR ABOVE GROUND APPURTENANCES ~~STORMWATER~~ STORMWATER FACILITY, AND TO BE REIMBURSED BY THE PROPERTY OWNER, IF THE CITY FINDS IT ~~NECESSARY~~ NECESSARY FROM THE CITY OF MIDLAND, PRIOR TO INSTALLATION. ~~STORMWATER~~ STORMWATER FACILITY IN THIS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. PROPERTY OWNER AGREES TO MAINTAIN THE FACILITY IN WORKING ORDER, WITH INSPECTIONS AND CORRECTIVE ACTION MADE AT LEAST ANNUALLY. REPORTS OF SUCH INSPECTIONS AND MAINTENANCE SHALL BE KEPT FOR INSPECTION BY THE CITY OF MIDLAND STORMWATER ADMINISTRATOR ON REQUEST, OR MAY BE FORWARDED TO THE CITY ENGINEER'S OFFICE.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0182F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS ~~DEVELOPER~~ DEVELOPER TO BE PROTECTED BY FLOOD DAMAGE PREVENTION MEASURES". THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK ENGINEERING.

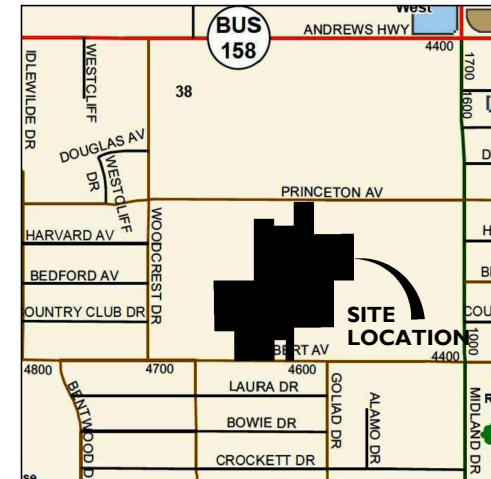
DEVELOPMENT NOTES

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. BASIS OF BEARINGS, COORDINATES AND DISTANCES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, U.S.
4. ~~SUBDIVISION~~ SUBDIVISION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR:
(2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
5. IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE ~~UNITS~~ UNITS WITHIN THE EXISTING DRAINAGE ANALYSIS TITLED "HILLCREST ACRES DRAINAGE ANALYSIS, REV. BE DEVELOPED ON THE TRACT INCREASED.
6. SEALED BY CHAD THOMAS, P.E. AND APPROVED BY THE CITY OF MIDLAND ON 5.25.21, OR ANY REVISIONS, CORRECTIONS, AMENDMENTS, OR REPLACEMENTS OF THIS DRAINAGE ANALYSIS THAT ARE APPROVED ~~BY THE CITY OF MIDLAND~~ BY THE CITY OF MIDLAND TO SERVE DUALY AS PUBLIC BLANKET ACCESS AND UTILITY EASEMENTS MIDLAND.
- 7.

PROPERTY OWNER

MIDLAND COMMUNITY DEVELOPMENT
CORP
208 S. MARIEFELD ST # 100
MIDLAND, TX 79701

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



VICINITY MAP

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

SUDENLINK COMMUNICATION

BY: _____

GRANDE COMMUNICATION

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

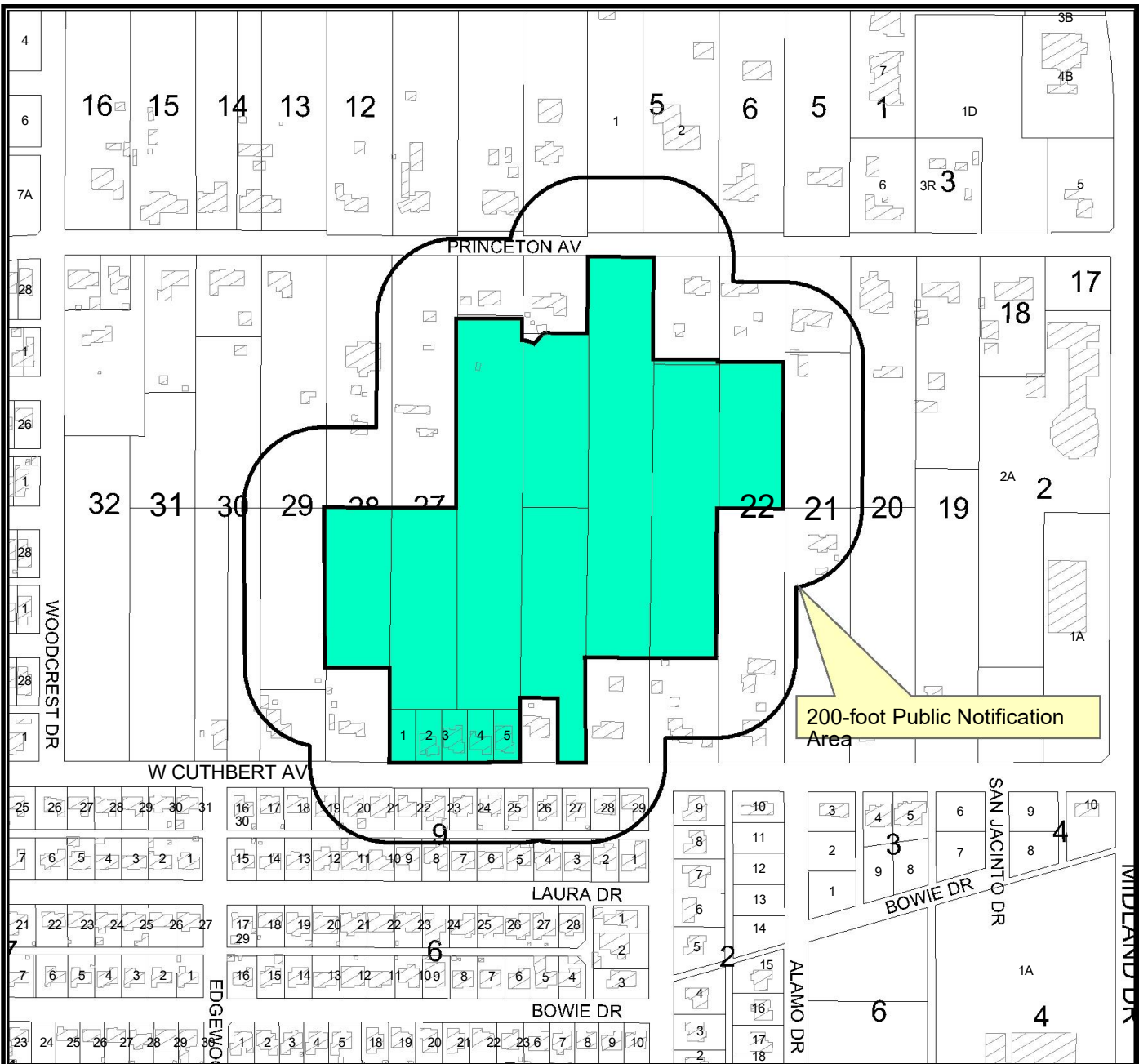


MAVERICK
ENGINEERING / SURVEY / WATER
RESOURCES

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

**HILLCREST
ACRES**

September 16, 2024
SECTION 15 SHEET 2 OF 2



Location Map

P-24-2077

Scale: 1" = 360'

Proposed Plat of Hillcrest Acres, Section 15, being a replat of a 19.67-acre portion of Tracts 22, 23, 24, 25,

26, 27, and 28, Hillcrest Acres Addition, City and County of Midland, Texas, located on the south side of

Princeton Avenue, approximately 1,200 feet west of

Midland Drive (Council District 3)

LEGEND

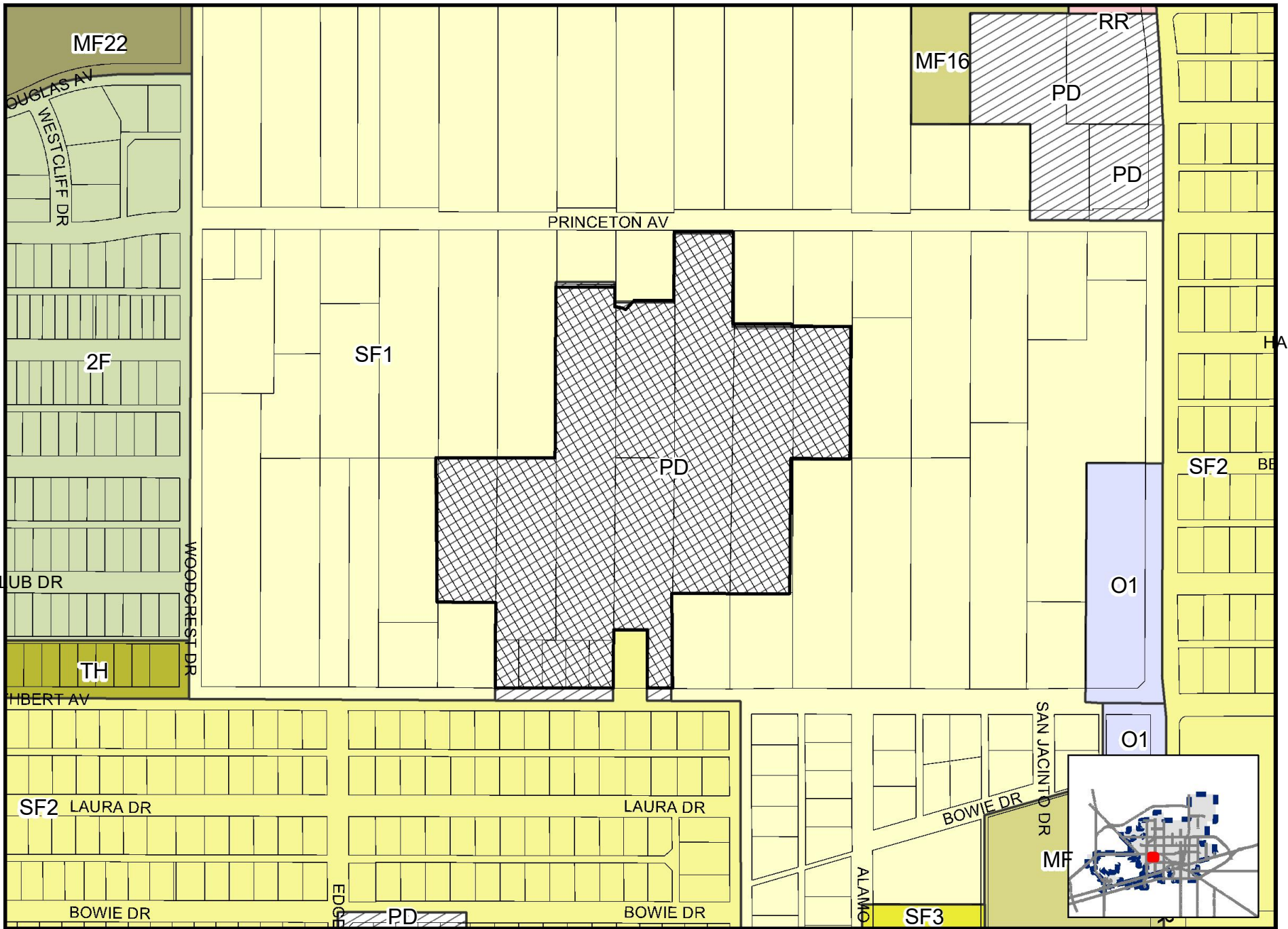
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



Map DH, 9/11/2024

P-24-2077

Scale: 1" = 332'

ZONING MAP

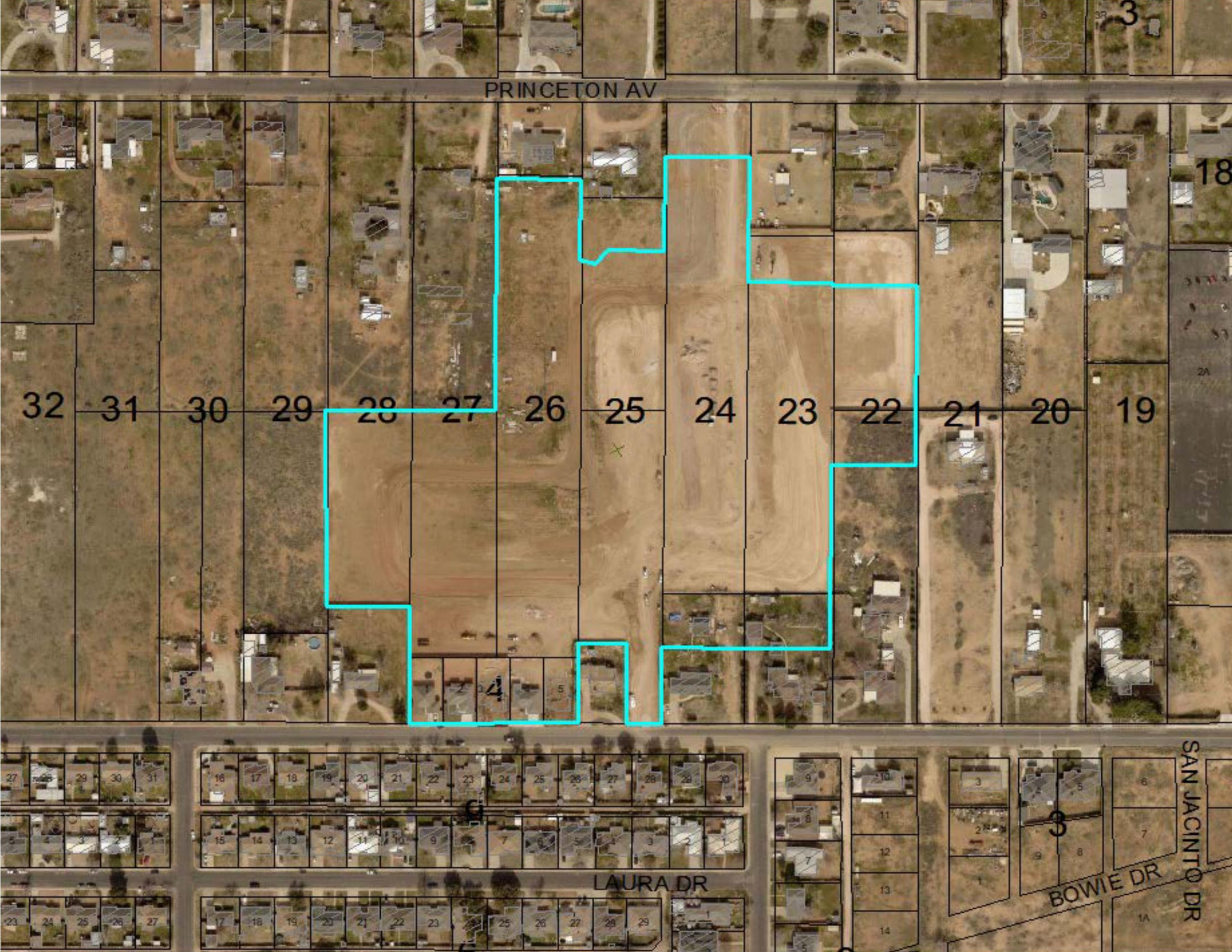


© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS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

PACKET

Page 6.76

CROCKETT September 16, 2024







HILLCREST ACRES, SECTION 15 ITEM # PRELIMINARY PLAT

September 16, 2024



Visit Our Website

MIDLANDTEXAS.GOV

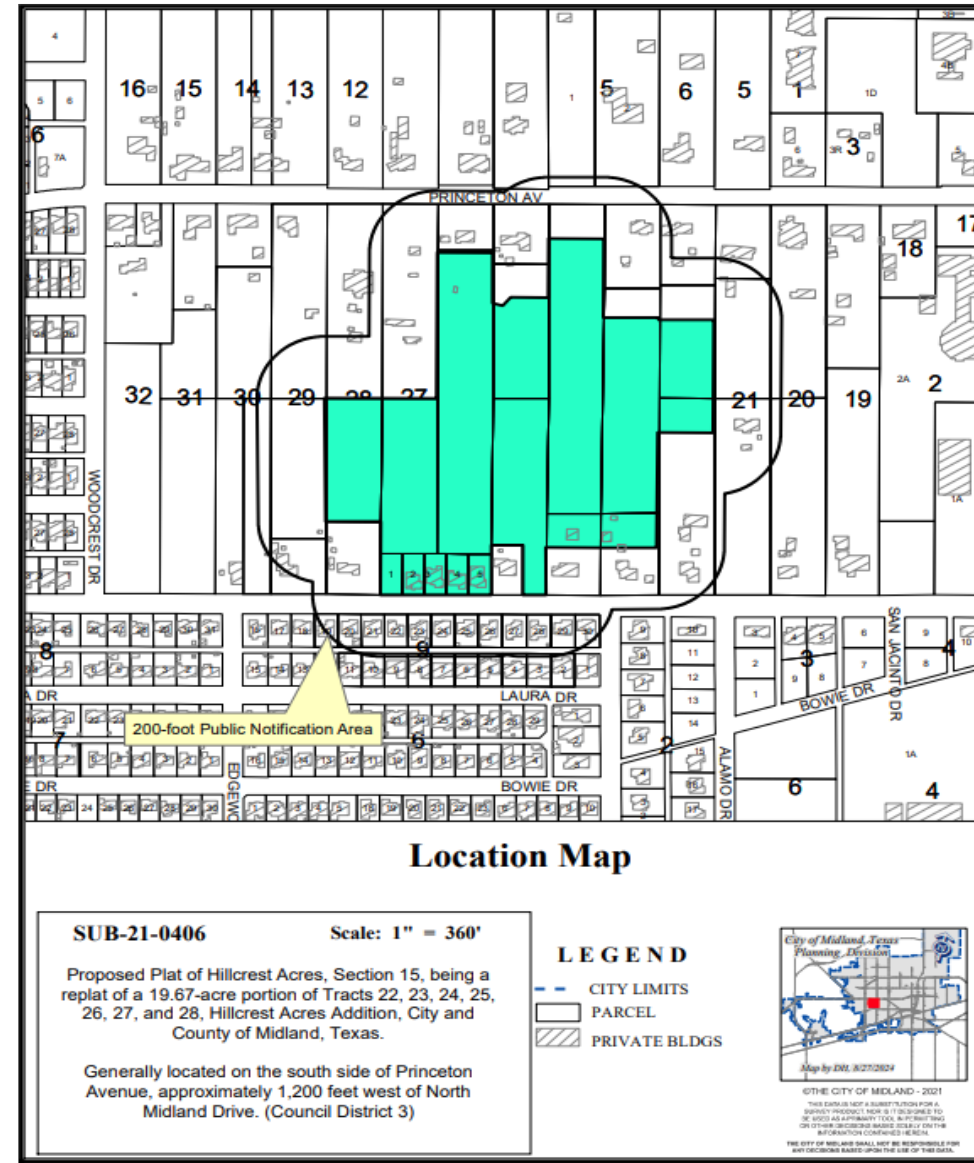
PACKET

Page 6.79

September 16, 2024

Application Summary

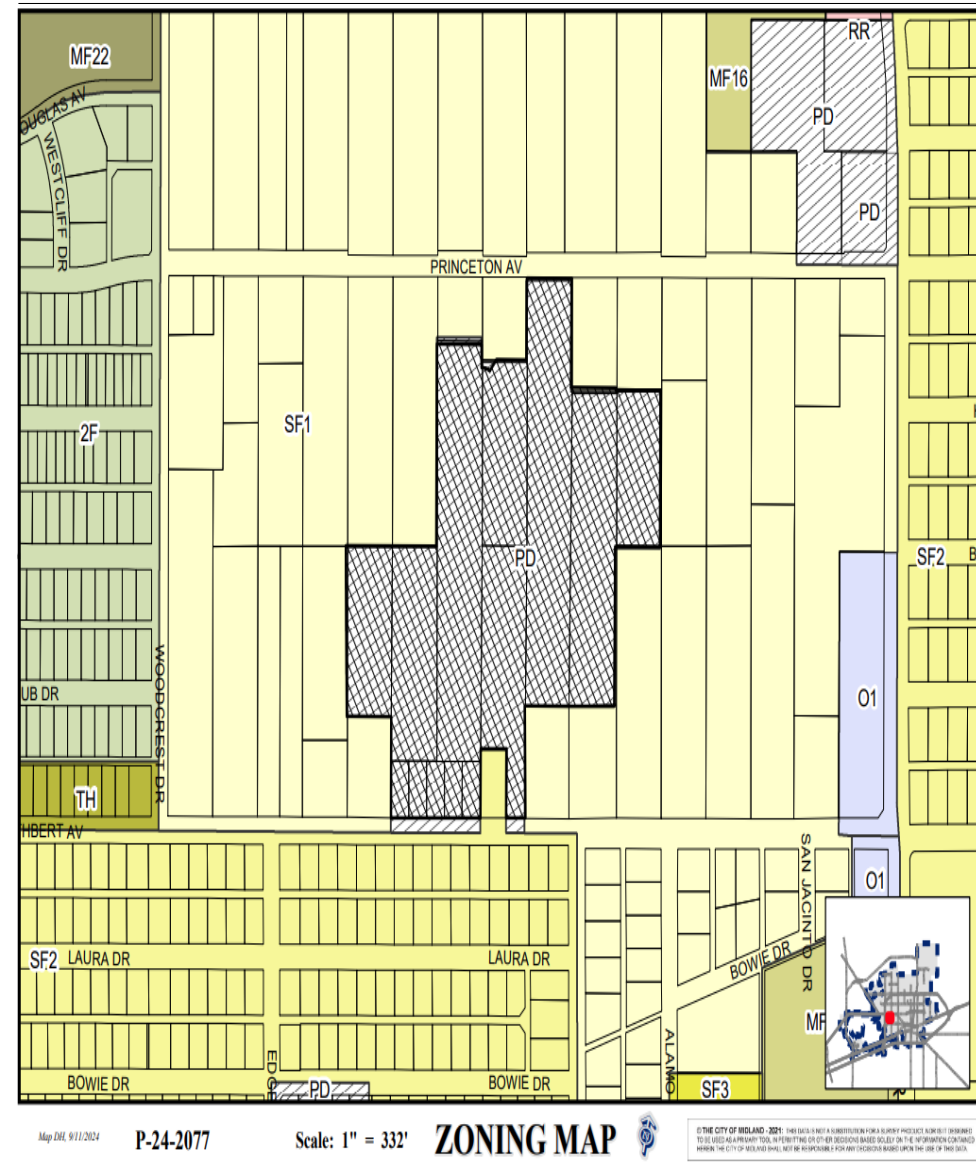
- **Property Owner:** Midland Community Development Corporation
- **Representative:** Paladin Huckaba with Maverick Engineering
- Replat
- **Address:** Generally located on the south side of Princeton Avenue, approximately 1,200 feet west of North Midland Drive. (Council District 3)



- [illegible]

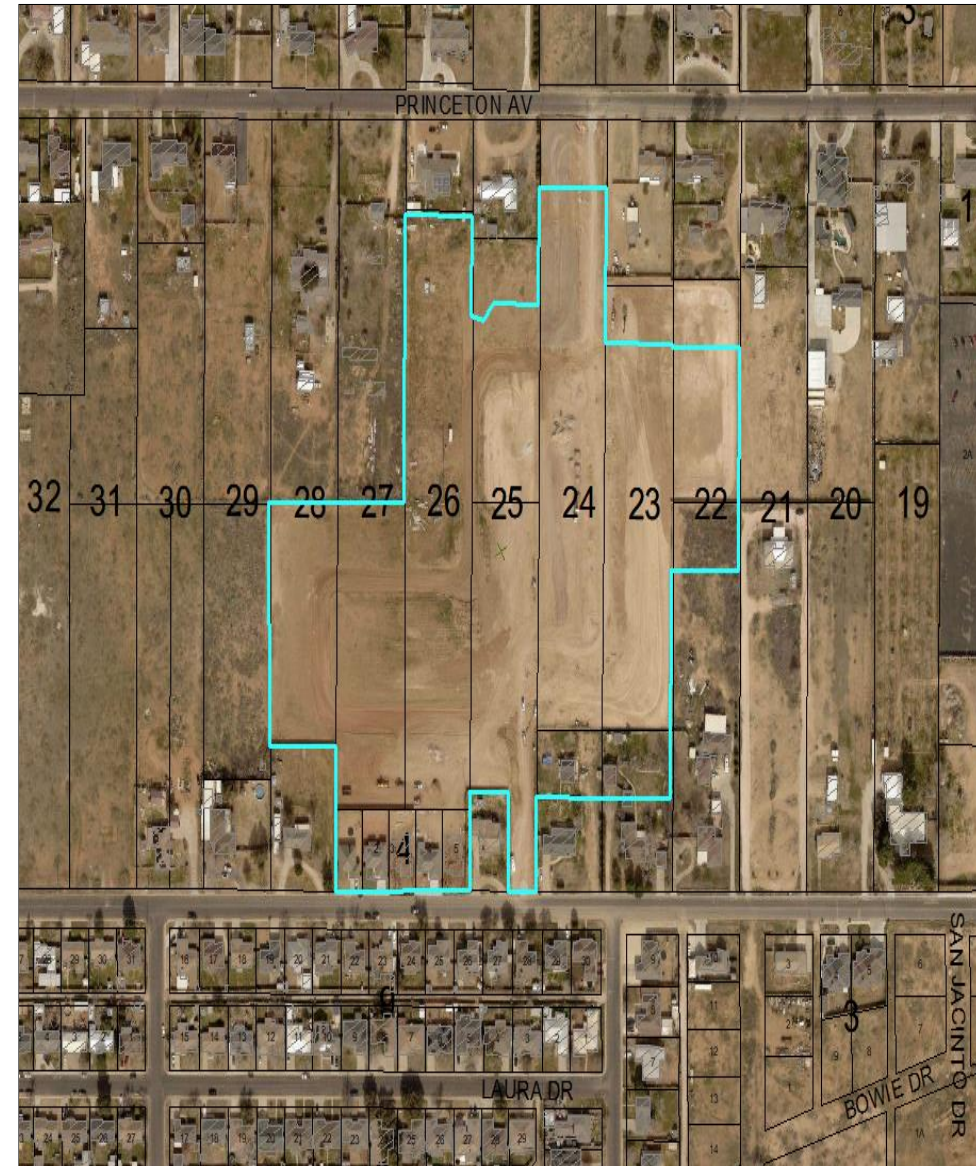
Zoning

- **Current Zoning:** PD, Planned Development for Housing Development
- **Surrounding Zoning:**
 - North, East, and West: SF-1, Single-Family Dwelling District
 - South: SF-2, Single-Family Dwelling District



Land Use

- **Current Use of the Property:**
Vacant lots and Single-Family Dwellings
- **Proposed Use of the Property:**
single-family and townhouse development
- **Surrounding Uses:**
 - North, South, East, and West:
Single-Family Dwellings



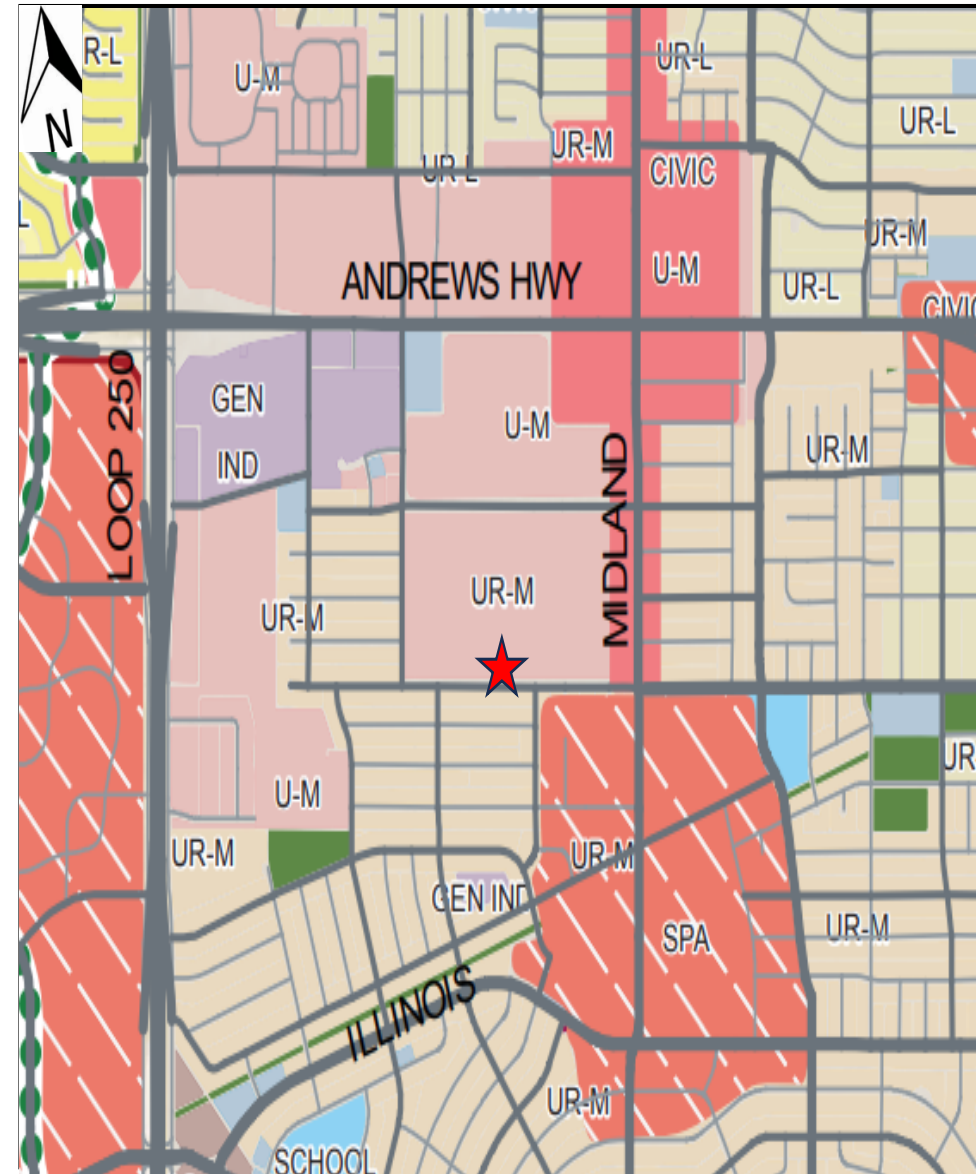
Site Photo



On Princeton Avenue, Looking South

Comprehensive Plan

- **TCT Land Use Designation:** UR-M, Urban Residential-medium
- **Supported Uses:**
 - Restrictive land use, emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses
 - Limited multi-family development may be allowed with special review and criteria
 - Civic uses are generally allowed, with special permission for higher intensity uses



Staff's Recommendation

- No objections received.
- Staff recommends APPROVAL of the preliminary plat of Hillcrest Acres, Section 15 subject to the below conditions.
- Conditions:
 - A. Public improvements must be completed 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]

MISSION

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

ORDINANCE NO. 10130

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE A 19.70-ACRE TRACT OF LAND OUT OF SECTION 30, BLOCK 39, T-1-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, FROM MF-16, MULTIPLE-FAMILY DWELLING DISTRICT TO PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT (GENERALLY LOCATED ON THE SOUTH SIDE OF PRINCETON AVENUE, APPROXIMATELY 824 FEET WEST OF NORTH MIDLAND DRIVE); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION

WHEREAS, the City Planning and Zoning Commission and the Governing Body of the City of Midland, in compliance with the City Charter, the City Code, and State law, have given the requisite notices by United States mail, publication and otherwise; and after a full and fair hearing to all of the property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, the Governing Body finds that the public health, safety and general welfare will be best served by rezoning a 19.70-acre tract of land out of Section 30, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas, said tract being more specifically described by metes and bounds in Exhibit “A”, which is attached hereto and incorporated herein (the “Property”) to PD, Planned Development District for a Housing Development and adopting a site plan therefor, as set out hereinafter;

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

SECTION ONE. That the Zoning District Map of the City of Midland, Texas, is hereby amended to rezone the Property from MF-16, Multiple-Family Dwelling District to PD, Planned Development District for a Housing Development.

SECTION TWO. That the base zoning districts to which the use and development of the Property shall conform, except as modified by Section Three of this ordinance, are as

follows:

- A. For the portion of the Property identified as “Tract 1” in Exhibit “C”, which is attached hereto and incorporated herein for all purposes, SF-2, Single-Family Dwelling District;
- B. For the portion of the Property identified as “Tract 2” in Exhibit “C”, SF-3, Single-Family Dwelling District;
- C. For the portion of the Property identified as “Tract 3” in Exhibit “C”, TH, Townhouse (Attached) Dwelling District; and
- D. For the remainder of the Property that is not more specifically described above in this Section, SF-3, Single-Family Dwelling District.

SECTION THREE. That a site plan, which is attached hereto as Exhibit “B” and incorporated herein for all purposes, is hereby adopted, and the use and development of the Property shall be subject to the following conditions and restrictions:

- A. That the Property shall conform to the site plan attached hereto as Exhibit “B”.
- B. That the minimum rear yard setback for a two-story structure shall be 20 feet.
- C. That residential structures shall not exceed two stories and 42 feet in height.
- D. That each dwelling unit on the Property shall have a one- or two-car enclosed garage; provided, however, that if a dwelling unit has a one-car enclosed garage, the dwelling unit shall also have an additional off-street parking space.

SECTION FOUR. That the definitions given in the zoning regulations contained in the City Code of the City of Midland, Texas, shall be applicable to such of those terms as are used herein.

SECTION FIVE. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION SIX. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance. The Council of the City of

Midland hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

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

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

The above and foregoing ordinance was duly proposed, read in full and adopted on first reading, the 17th day of November, A.D., 2020; and passed to second reading on motion of Council member Robnett, seconded by Council member Ladd, by the following vote:

Council members voting "AYE": Blong, Trost, Robnett, Payton, Dufford, Ladd, Norman

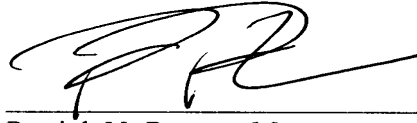
Council members voting "NAY": None

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Council member Blong, seconded by Council member Robnett, on the 15th day of December, A.D., 2020, at a regular meeting of the City Council:

Council members voting "AYE": Blong, Trost, Robnett, Payton, Ladd, Norman

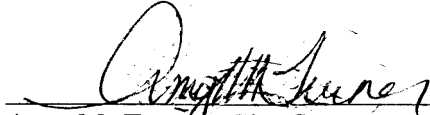
Council members voting "NAY": None

PASSED AND APPROVED THIS 15th day of December, A.D., 2020.

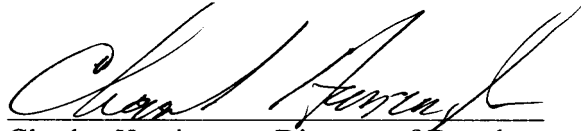


Patrick N. Payton, Mayor

ATTEST:


Amy M. Turner, City Secretary

APPROVED AS TO CONTENT
AND COMPLETENESS:


Charles Harrington, Director of Development Services

APPROVED ONLY AS TO FORM:


John Ohnemiller, City Attorney



METES & BOUNDS DESCRIPTION

Of a Proposed 19.70 Acre tract of land out of Hillcrest Acres, a subdivision of Midland County, Texas, recorded in Volume 87, page 272, Deed Records of Midland County, Texas, more precisely described as follows:

Beginning at a 1/2" IPF for the most Northeast Corner of Lot 24 of Hillcrest Acres, at the Right of Way of Princeton Avenue (N 10694755.64, E 1736678.11, Texas State Plane Coordinate System, Central Zone, NAD 1983);

Thence South 14°06'39" East 257.72 Feet along and with the west Boundary of Lot 23 to a 1/2" IPS Cap FIRM 10194514 for an "L" Corner of this survey;

Thence North 75°42'59" East at 164.51 Feet to a 1/2" IPF for an interior corner of this survey;

Thence North 75°28'27" East 163.79 Feet to a 1/2" IPF for the Northeast Corner of the remainder of the North half of Lot 22, at the Southwest corner of a tract described in Volume 1480, Page 376, DRMCT and the most Easterly Northeast Corner of this survey;

Thence South 14°06'49" East 367.68 Feet to a 1/2" IPF with broken cap for the Southeast Corner of the North Half of Lot 22 Hillcrest Acres;

Thence South 75°51'13" West 163.99 Feet to a 1/2" IPF at the Northwest Corner of the South half of Lot 22, Hillcrest Acres;

Thence South 14°04'23" East 374.07 Feet along and with the East Boundary of Lot 23 to a 1/2" IPF for the most Easterly Southeast Corner of this Survey at the Northeast Corner of a tract described in Document # 2018-OPRMCT;

Thence South 75°24'24" West 164.08 Feet to a 1/2" IPF for the Northwest Corner of a tract described Document # 2018-24381, and the Northeast Corner of a tract described in Document # 2018-24381, OPRMCT;

Thence South 75°46'11" West 163.29 Feet to a 1/2" IPF for the Northwest Corner of a tract described Document # 2018-24381 OPRMCT;

EXHIBIT "A"

Thence South 14°10'27" East 262.70 Feet to a 1/2" IPF for most Southerly Southeast Corner of this survey, also the Southwest corner of a tract described in Document # 2018-24381 OPRMCT; a 1/2 IRF bears South 14°10'27" East 2.88 Feet;

Thence South 75°12'12" West 66.69 Feet to a 1/2" IPF for a Point of Intersection on the South Line of this Survey, at the Southeast Corner of Lot 25, Hillcrest Acres and the Southeast corner of a 0.36 acre tract described in Volume 2440, Page 798 OPRMCT;

Thence North 13°35'42" West 165.04 Feet to a 1/2" IPF, bent, an interior corner of this survey, and the Northeast corner of 0.36 acre tract described in Volume 2440, Page 798 OPRMCT;

Thence South 75°04'25" West 95.92 Feet to a 1/2" IPF for the Northwest Corner of said 0.36 acre tract and the most Northerly Northwest Corner of the South Half of Lot 25 of Hillcrest Acres;

Thence South 14°15'45" East 165.13 Feet to a 1/2" IPF for the Southeast Corner of Lot 26 and the Southwest corner of said 0.36 acre tract;

Thence South 75°28'03" West 327.18 Feet to a 1/2" IRF W/faded Cap for the Southwest Corner of the South Half of Lot 27 Hillcrest Acres, and the most Southerly Southwestern Corner of this survey;

Thence North 14°18'53" West 238.28 Feet to a 1/2" IPS Cap FIRM 10194514 for an interior corner of this survey, and the Northeast corner of a 0.90 acre tract described in Volume 1317, Page 525 OPRMCT;

Thence South 75°42'59" West 162.18 Feet to a 1" Steel Pipe for the most Northerly Southwestern Corner of this survey and the Northwest Corner of said 0.90 acre tract;

Thence North 15°03'36" West 400.86 Feet to a 1/2" IPF for the Northwest Corner of the South Half of Lot 28, Hillcrest Acres, and the most Southerly Northwestern Corner of this survey;

Thence North 75°42'59" East 331.39 Feet to a 1/2" IPF with faded cap for an interior corner of this survey;

Thence North 14°18'53" West 488.99 Feet a 1/2" IPS Cap FIRM 10194514 for a Northwestern corner of this survey, and the Southwestern corner of a 0.52 acre tract described in Volume 2813, page 530 OPRMCT, from which a 1/2" IPF with Schumann Cap bears South 17°00'15" East 10.01 Feet;

Thence North 75°42'59" East 164.21 Feet to a 1/2" IPF with faded Cap for the most Southerly Northeastern Corner of this survey and the Northwest Corner of said 0.90 acre tract;

Thence South 14°15'45" East 55.23 Feet to a 1/2" IPS Cap FIRM 10194514 for an interior corner of this survey, and the Southwestern corner of a tract described in Volume 1531, Page 733, OPRMCT;

Thence North 75°42'59" East 162.65 Feet to a 1/2" IPS Cap FIRM 10194514 for an interior corner of this survey, and the Southeast corner of a tract described in Volume 1531, Page 733, OPRMCT;

Thence North 14°09'06" West 191.20 Feet to a 1/2" IPS Cap FIRM 10194514 for the Most Northerly Northwest Corner of this survey and Lot 24;

Thence North 75°45'51" East 164.00 Feet to the Point of Beginning, containing 19.70 acres, more or less.

P. J. B. Wilson

25 September 2019



www.maverick-eng.com

Texas RPLS - No. 6135

Maverick Engineering (FIRM – No. 10194514)

1909 W. Wall St., Suite K

Midland, TX 79701

432-262-0999

THESE PLANS ARE RELEASED FOR THE PURPOSES OF PLANNING AND PRELIMINARY REVIEW. THEY SHALL NOT BE USED FOR THE PURPOSES OF CONSTRUCTION.

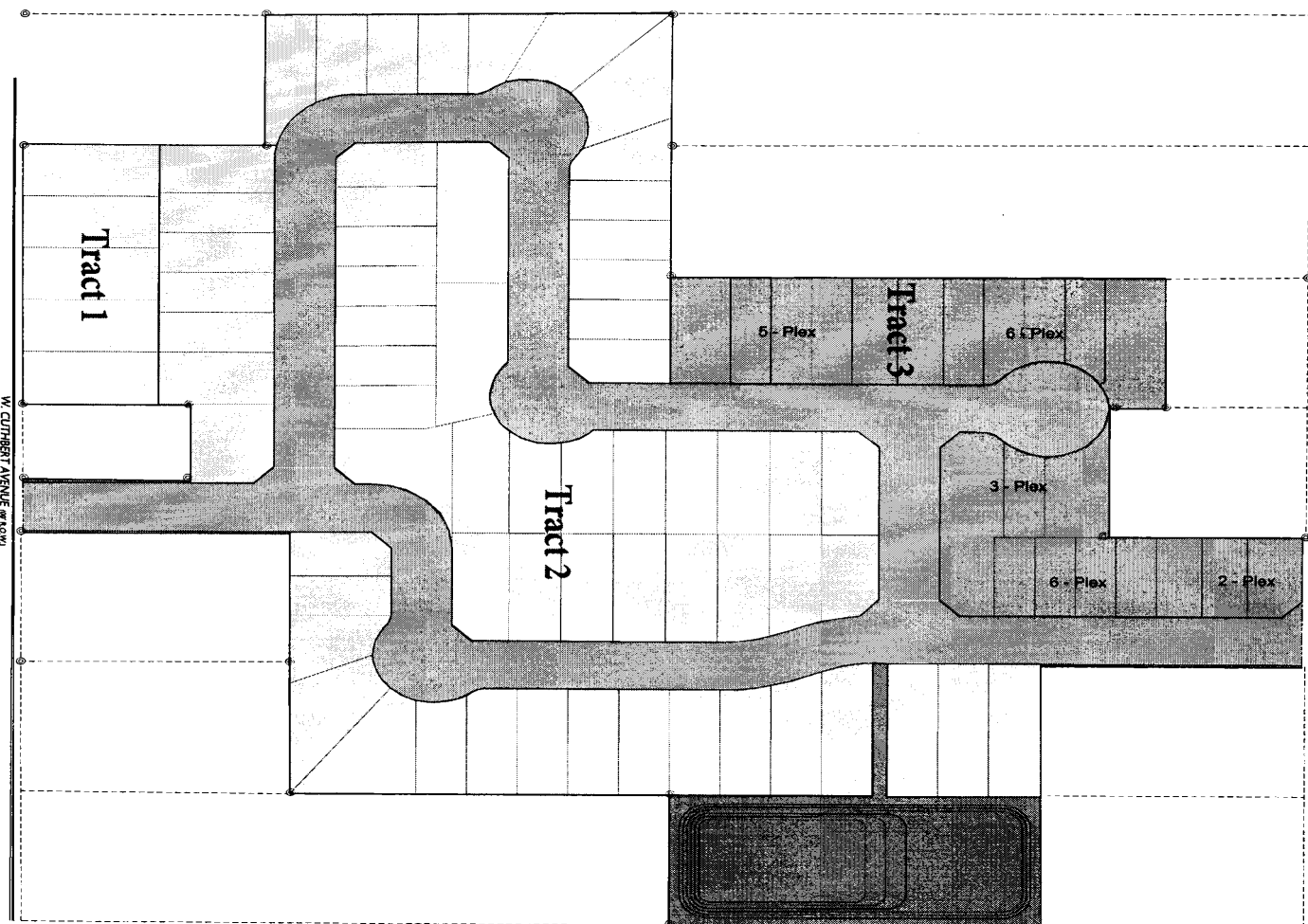
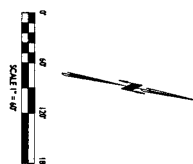


EXHIBIT "C"



LEGEND

- | | | | |
|---|---|---|---|
|  |  |  |  |
| DEBATES ST 3000 ST 6330 NW LOTS 5 LOTS | DEBATES ST 3000 ST 6330 NW LOTS 63 LOTS | DEBATES ST 3000 ST 6330 NW LOTS 22 LOTS | DEBATES ST 3000 ST 6330 NW LOTS 22 LOTS |

[illegible]

MAVERICK
ENGINEERING / SURVEY / WATER RESOURCES

1909 W Wall St., Ste. "K", Midland, TX 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

SITE LAYOUT 3

HILLCREST VILLAGE

HILLCREST VILLAGE
BEING A 19.70-ACRE PORTION OF TRACTS 22 AND 28, HILLCREST ACRES
ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOL. 102, PAGE 374, MIDLAND
COUNTY DEED RECORDS

**PRELIMINARY
REVIEW:**

XX



METES & BOUNDS DESCRIPTION

Of a Proposed 19.70 Acre tract of land out of Hillcrest Acres, a subdivision of Midland County, Texas, recorded in Volume 87, page 272, Deed Records of Midland County, Texas, more precisely described as follows:

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Thence South 14°06'39" East 257.72 Feet along and with the west Boundary of Lot 23 to a 1/2" IPS Cap FIRM 10194514 for an "L" Corner of this survey;

Thence North 75°42'59" East at 164.51 Feet to a 1/2" IPF for an interior corner of this survey;

Thence North 75°28'27" East 163.79 Feet to a 1/2" IPF for the Northeast Corner of the remainder of the North half of Lot 22, at the Southwest corner of a tract described in Volume 1480, Page 376, DRMCT and the most Easterly Northeast Corner of this survey;

Thence South 14°06'49" East 367.68 Feet to a 1/2" IPF with broken cap for the Southeast Corner of the North Half of Lot 22 Hillcrest Acres;

Thence South 75°51'13" West 163.99 Feet to a 1/2" IPF at the Northwest Corner of the South half of Lot 22, Hillcrest Acres;

Thence South 14°04'23" East 374.07 Feet along and with the East Boundary of Lot 23 to a 1/2" IPF for the most Easterly Southeast Corner of this Survey at the Northeast Corner of a tract described in Document # 2018-OPRMCT;

Thence South 75°24'24" West 164.08 Feet to a 1/2" IPF for the Northwest Corner of a tract described Document # 2018-24381, and the Northeast Corner of a tract described in Document # 2018-24381, OPRMCT;

Thence South 75°46'11" West 163.29 Feet to a 1/2" IPF for the Northwest Corner of a tract described Document # 2018-24381 OPRMCT;

EXHIBIT "A"

PACKET

28.10

December 15, 2020

Thence South 14°10'27" East 262.70 Feet to a 1/2" IPF for most Southerly Southeast Corner of this survey, also the Southwest corner of a tract described in Document # 2018-24381 OPRMCT; a 1/2 IRF bears South 14°10'27" East 2.88 Feet;

Thence South 75°12'12" West 66.69 Feet to a 1/2" IPF for a Point of Intersection on the South Line of this Survey, at the Southeast Corner of Lot 25, Hillcrest Acres and the Southeast corner of a 0.36 acre tract described in Volume 2440, Page 798 OPRMCT;

Thence North 13°35'42" West 165.04 Feet to a 1/2" IPF, bent, an interior corner of this survey, and the Northeast corner of 0.36 acre tract described in Volume 2440, Page 798 OPRMCT;

Thence South 75°04'59" West 95.92 Feet to a 1/2" IPF for the Northwest Corner of said 0.36 acre tract and the most Northerly Northwest Corner of the South Half of Lot 25 of Hillcrest Acres;

Thence South 14°15'45" East 165.13 Feet to a 1/2" IPF for the Southeast Corner of Lot 26 and the Southwest corner of said 0.36 acre tract;

Thence South 75°28'03" West 327.18 Feet to a 1/2" IRF W/faded Cap for the Southwest Corner of the South Half of Lot 27 Hillcrest Acres, and the most Southerly Southwestern Corner of this survey;

Thence North 14°18'53" West 238.28 Feet to a 1/2" IPS Cap FIRM 10194514 for an interior corner of this survey, and the Northeast corner of a 0.90 acre tract described in Volume 1317, Page 525 OPRMCT;

Thence South 75°42'59" West 162.18 Feet to a 1" Steel Pipe for the most Northerly Southwestern Corner of this survey and the Northwest Corner of said 0.90 acre tract;

Thence North 15°03'36" West 400.86 Feet to a 1/2" IPF for the Northwest Corner of the South Half of Lot 28, Hillcrest Acres, and the most Southerly Northwestern Corner of this survey;

Thence North 75°42'59" East 331.39 Feet to a 1/2" IPF with faded cap for an interior corner of this survey;

Thence North 14°18'53" West 488.99 Feet a 1/2" IPS Cap FIRM 10194514 for a Northwestern corner of this survey, and the Southwestern corner of a 0.52 acre tract described in Volume 2813, page 530 OPRMCT, from which a 1/2" IPF with Schumann Cap bears South 17°00'15" East 10.01 Feet;

Thence North 75°42'59" East 164.21 Feet to a 1/2" IPF with faded Cap for the most Southerly Northeastern Corner of this survey and the Northwest Corner of said 0.90 acre tract;

Thence South 14°15'45" East 55.23 Feet to a 1/2" IPS Cap FIRM 10194514 for an interior corner of this survey, and the Southwestern corner of a tract described in Volume 1531, Page 733, OPRMCT;

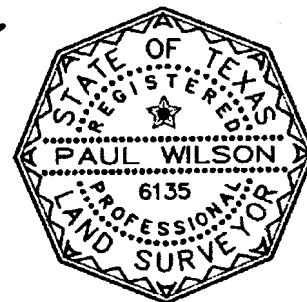
Thence North 75°42'59" East 162.65 Feet to a 1/2" IPS Cap FIRM 10194514 for an interior corner of this survey, and the Southeast corner of a tract described in Volume 1531, Page 733, OPRMCT;

Thence North 14°09'06" West 191.20 Feet to a 1/2" IPS Cap FIRM 10194514 for the Most Northerly Northwest Corner of this survey and Lot 24;

Thence North 75°45'51" East 164.00 Feet to the **Point of Beginning**, containing 19.70 acres, more or less.

P. J. B. Wilson

25 September 2019



www.maverick-eng.com

Texas RPLS - No. 6135

Maverick Engineering (FIRM - No. 10194514)

1909 W. Wall St., Suite K

Midland, TX 79701

432-262-0999

PACKET

28.12

December 15, 2020

PACKET

Page 6.99

September 16, 2024



METES & BOUNDS DESCRIPTION

Of a Proposed 19.70 Acre tract of land out of Hillcrest Acres, a subdivision of Midland County, Texas, recorded in Volume 87, page 272, Deed Records of Midland County, Texas, more precisely described as follows:

Beginning at a 1/2" IPF for the most Northeast Corner of Lot 24 of Hillcrest Acres, at the Right of Way of Princeton Avenue (N 10694755.64, E 1736678.11, Texas State Plane Coordinate System, Central Zone, NAD 1983);

Thence South 14°06'39" East 257.72 Feet along and with the west Boundary of Lot 23 to a 1/2" IPS Cap FIRM 10194514 for an "L" Corner of this survey;

Thence North 75°42'59" East at 164.51 Feet to a 1/2" IPF for an interior corner of this survey;

Thence North 75°28'27" East 163.79 Feet to a 1/2" IPF for the Northeast Corner of the remainder of the North half of Lot 22, at the Southwest corner of a tract described in Volume 1480, Page 376, DRMCT and the most Easterly Northeast Corner of this survey;

Thence South 14°06'49" East 367.68 Feet to a 1/2" IPF with broken cap for the Southeast Corner of the North Half of Lot 22 Hillcrest Acres;

Thence South 75°51'13" West 163.99 Feet to a 1/2" IPF at the Northwest Corner of the South half of Lot 22, Hillcrest Acres;

Thence South 14°04'23" East 374.07 Feet along and with the East Boundary of Lot 23 to a 1/2" IPF for the most Easterly Southeast Corner of this Survey at the Northeast Corner of a tract described in Document # 2018-OPRMCT;

Thence South 75°24'24" West 164.08 Feet to a 1/2" IPF for the Northwest Corner of a tract described Document # 2018-24381, and the Northeast Corner of a tract described in Document # 2018-24381, OPRMCT;

Thence South 75°46'11" West 163.29 Feet to a 1/2" IPF for the Northwest Corner of a tract described Document # 2018-24381 OPRMCT;

Thence South 14°10'27" East 262.70 Feet to a 1/2" IPF for most Southerly Southeast Corner of this survey, also the Southwest corner of a tract described in Document # 2018-24381 OPRMCT; a 1/2 IRF bears South 14°10'27" East 2.88 Feet;

Thence South 75°12'12" West 66.69 Feet to a 1/2" IPF for a Point of Intersection on the South Line of this Survey, at the Southeast Corner of Lot 25, Hillcrest Acres and the Southeast corner of a 0.36 acre tract described in Volume 2440, Page 798 OPRMCT;

Thence North 13°35'42" West 165.04 Feet to a 1/2" IPF, bent, an interior corner of this survey, and the Northeast corner of 0.36 acre tract described in Volume 2440, Page 798 OPRMCT;

Thence South 75°04'59" West 95.92 Feet to a 1/2" IPF for the Northwest Corner of said 0.36 acre tract and the most Northerly Northwest Corner of the South Half of Lot 25 of Hillcrest Acres;

Thence South 14°15'45" East 165.13 Feet to a 1/2" IPF for the Southeast Corner of Lot 26 and the Southwest corner of said 0.36 acre tract;

Thence South 75°28'03" West 327.18 Feet to a 1/2" IRF W/faded Cap for the Southwest Corner of the South Half of Lot 27 Hillcrest Acres, and the most Southerly Southwestern Corner of this survey;

Thence North 14°18'53" West 238.28 Feet to a 1/2" IPS Cap FIRM 10194514 for an interior corner of this survey, and the Northeast corner of a 0.90 acre tract described in Volume 1317, Page 525 OPRMCT;

Thence South 75°42'59" West 162.18 Feet to a 1" Steel Pipe for the most Northerly Southwestern Corner of this survey and the Northwest Corner of said 0.90 acre tract;

Thence North 15°03'36" West 400.86 Feet to a 1/2" IPF for the Northwest Corner of the South Half of Lot 28, Hillcrest Acres, and the most Southerly Northwestern Corner of this survey;

Thence North 75°42'59" East 331.39 Feet to a 1/2" IPF with faded cap for an interior corner of this survey;

Thence North 14°18'53" West 488.99 Feet to a 1/2" IPS Cap FIRM 10194514 for a Northwestern corner of this survey, and the Southwestern corner of a 0.52 acre tract described in Volume 2813, page 530 OPRMCT, from which a 1/2" IPF with Schumann Cap bears South 17°00'15" East 10.01 Feet;

Thence North 75°42'59" East 164.21 Feet to a 1/2" IPF with faded Cap for the most Southerly Northeastern Corner of this survey and the Northwest Corner of said 0.90 acre tract;

Thence South 14°15'45" East 55.23 Feet to a 1/2" IPS Cap FIRM 10194514 for an interior corner of this survey, and the Southwestern corner of a tract described in Volume 1531, Page 733, OPRMCT;

Thence North 75°42'59" East 162.65 Feet to a 1/2" IPS Cap FIRM 10194514 for an interior corner of this survey, and the Southeast corner of a tract described in Volume 1531, Page 733, OPRMCT;

Thence North 14°09'06" West 191.20 Feet to a 1/2" IPS Cap FIRM 10194514 for the Most Northerly Northwest Corner of this survey and Lot 24;

Thence North 75°45'51" East 164.00 Feet to the Point of Beginning, containing 19.70 acres, more or less.

P. J. B. Wilson

25 September 2019



www.maverick-eng.com

Texas RPLS - No. 6135

Maverick Engineering (FIRM – No. 10194514)

1909 W. Wall St., Suite K

Midland, TX 79701

432-262-0999

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28.17

December 15, 2020



City Council Meeting

Item Number: 28
Meeting Date: December 15, 2020
To: City Council / City Manager
From: Elizabeth Shaughnessy, Senior Planner
Subject: AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE A 19.70-ACRE TRACT OF LAND OUT OF SECTION 30, BLOCK 39, T-1-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, FROM MF-16, MULTIPLE-FAMILY DWELLING DISTRICT TO PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT (GENERALLY LOCATED ON THE SOUTH SIDE OF PRINCETON AVENUE, APPROXIMATELY 824 FEET WEST OF NORTH MIDLAND DRIVE); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION (DEVELOPMENT SERVICES)

Purpose:

The applicant, Midland Community Development Corporation, is requesting a Zone Change from MF-16, Multiple Family Dwelling District, to PD, Planned Development District for a Housing Development, to advance the development of a master-planned community consisting of single-family houses and townhouses.

Recommended City Council Action:

Approve

Fiscal Impact:

This proposal does not have a significant financial impact to the city.

Discussion:

Current Zoning:

MF-16, Multiple Family Dwelling District (Ordinance No. 10040).

Surrounding Zoning and Land Use:

The properties to the north, east, and west are zoned SF-1, Single Family Dwelling District, and the location of vacant land and residences. The properties to the south are zoned SF-1, Single Family Dwelling District, and SF-2, Single Family Dwelling District, and the location of residences.

Analysis:

The applicant, Midland Community Development Corporation, is requesting to rezone this property to develop a master-planned community consisting of single-family dwellings and townhomes, known as Hillcrest Village. The applicant is requesting this zone change to adopt a new site plan (Exhibit B).

The proposed site plan illustrates 90 lots with one common area. The subdivision shows five (5) lots that will meet the lot dimensions of the SF-2 Single Family Dwelling District; sixty-three (63) lots that will meet the lot dimensions of the SF-3 Single Family Dwelling District; and twenty-two (22) lots that will meet the lot dimensions of the TH, Townhouse (Attached) Dwelling District. The original zoning before the last zone change was SF-1, in part, that would allow for a 4.8 dwellings per acre; however, they are proposing a residential density of 4.6 dwellings per acre. The proposed site plan shows two access points to the development, one off Princeton Avenue and the second off Cuthbert Avenue. The site plan also Off-street parking spaces will be provided per Zoning Ordinance requirements in addition to a two-car attached garage. However, the applicant is requesting the ability to provide either a one or two car garage. The proposed setbacks for each lot will be as follows:

- Front yard setback: 20 feet
- Front yard setback for cul-de-sac lot: 15 feet
- Side yard setback for interior lot: 5 feet
- Side yard setback for corner lot: 10 feet
- Rear yard setback for one story structure: 10 feet
- Rear yard setback for two-story structure: 15 feet

These setbacks are all in compliance with the Zoning Ordinance, except for the rear yard setback for a two-story structure, which requires a 20-foot setback, to which the applicant has stated that they will conform.

The maximum building height of the structures will be limited to 42 feet and 2 stories. The site plan also states that 6-foot wood fencing will be provided as screening. Per our current zoning ordinance, screening must consist of masonry and be at least 8-feet in height.

The applicant will be required to adhere to the site plan review standards outline within the City of Midland Zoning Ordinance Section 5.04: - Residential Zoning District Dimensional Regulations Chart as well as Chapter 9, Landscape Regulations for future landscaping.

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

Building: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2017 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, and floodplain requirements if necessary.

Code: (Approved)

No Oil and Gas issues.

Engineering: (Approved)

No objection to zone change.

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations.

Fire: (Approved)

No objections.

Transportation: (Approved)

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations.

No objection to zone change.

Planning:

This request has circulated to and reviewed by all pertinent City departments for internal review and has received no objections.

The Tall City Tomorrow Comprehensive Plan future land use map calls for Urban-Medium Neighborhood Center uses at this location. The Urban-Medium Neighborhood Center classification calls for diverse complementary uses such as small-scale commercial, office, and civic, all being surrounded by a mix of housing types. This promotes the creation of neighborhood

centers or villages.

This request is in compliance with the Tall City Tomorrow Comprehensive Plan, Chapter 3 An Integrated Land Use Vision, Principle 4, "Land use policies and regulations should support diverse housing choices." (Tall City Tomorrow, Page 58). This request will allow for more diverse housing types, which will help build a mix of entry-level housing options for the City of Midland.

This request was recommended for approval with a 5-2 vote at the October 19, 2020 Planning and Zoning Commission meeting with the amendment that the rear yard setback be 20 feet to comply with current zoning ordinance requirements and that the developer shall have the option to provide one or two-car garages per lot; if a one-car garage is provided, an additional parking spot must also be provided. This request was approved at the November 17, 2020 City Council meeting.

Staff recommends approval of the zone change from MF-16, Multiple Family Dwelling District, to PD, Planned Development District for a Housing Development, subject to conditions A through H.

Conditions:

- A. That the use and development shall conform to the regulations of the SF-3, Single Family Dwelling District, except as stated below.**
- B. That the use and development of the property shall conform to the site plan, which is attached hereto and incorporated herein as Exhibit B.**
- C. That the use and development of Tract 1 as shown in Exhibit C shall conform to the regulations of the SF-2 Single Family Dwelling District.**
- D. That the use and development of Tract 2 as shown in Exhibit C shall conform to the regulations of the SF-3, Single Family Dwelling District.**
- E. That the use and development of Tract 3 as shown in Exhibit C shall conform to the regulations of the TH, Townhouse (Attached) Dwelling District.**
- F. That the rear yard setback for a two story structure shall be 20 feet.**
- G. That the residential structures shall not exceed two stories and 42 feet in height.**
- H. That each dwelling unit on the Property shall have a one- or two-car enclosed garage; provided, however, that if a dwelling unit has a one-car enclosed garage, the dwelling unit shall also have an additional off-street parking space.**

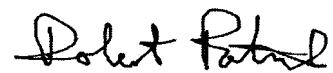
Letters of Objection:

As of November 11, 2020, staff has received nine (9) letters of objections, for a total of 6%

objections within the 200-foot notification area.

Attachments:

Metes and Bounds (Exhibit A)
Site Plan (Exhibit B)
Site Layout (Exhibit C)
Application
Maps
Letters of Objection
Objection Map
Ordinance No. 10040



City Manager's Office



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

Project Number: 220-0196

Case Number: _____

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>Maverick Engineering</u>		Phone () Email	
Address <u>1909 W Wall St Ste K</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79701</u>

Property Owner Printed Name: <u>Midland Community Development Corporation</u>		Phone () Email	
Address <u>208 S Marienfeld Ste 100</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79701</u>

Representative (if different from Applicant or Property Owner) Firm: <u>Maverick Engineering</u> Printed Name: <u>Paladin Huckaba</u>		Phone (<u>432 262.0999</u>) Email <u>phuckaba@maverick-eng.com</u>	
Address <u>1909 W Wall St Ste K</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79701</u>

Street Address: <u>4601 Princeton Avenue</u>	
Legal Description	<u>Portions of Tracts 22-28 (See included Metes and Bounds</u>
Lot: _____	Block: _____ Subdivision: <u>Hillcrest Acres Addition</u>

Current Zoning: <u>MF-16</u>	Proposed Zone: <u>PDHD</u> (List by tracts if more than one district is requested)
-------------------------------------	--

Reason for Zone Change Request: Advance the development of a master-planned single and townhome residential district.

Present Use of Property: Vacant

Proposed Use of Property: Residential uses

How would this zone change affect the public health, safety and welfare? Positively expand housing options within the City of Midland.

Describe how conditions affecting the property have changed since present zoning designation: No change.

Submittal and Fees

Items to be submitted with this application form:

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

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28.20

December 15, 2020

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September 16, 2024

Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): <u>David Diaz</u>	Date: <u>9-23-2020</u>
Applicant (printed): <u>David Diaz for Midland CDC</u>	
Property Owner (signature): <u>Midland Community Dev Corp</u>	Date: <u>9-23-2020</u>
Property Owner (printed): <u>by David Diaz</u>	
The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.	
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.	

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 David Diaz who, being by me duly sworn, upon oath says: That (s)he is authorized by Midland Community Dev Corp the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature) David Diaz

Subscribed and sworn to before me, this 23 day of Sept, 2020, to certify which witness my hand and seal of office.

Kelsey Ann Stine
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Site Plan
☒ Application Fee	☒ Plans in Digital Format (PDF/JPEG)
Check # <u>3241</u>	
Received By: <u>Joseph Maynard</u>	Date: <u>SEP 23 2020</u>

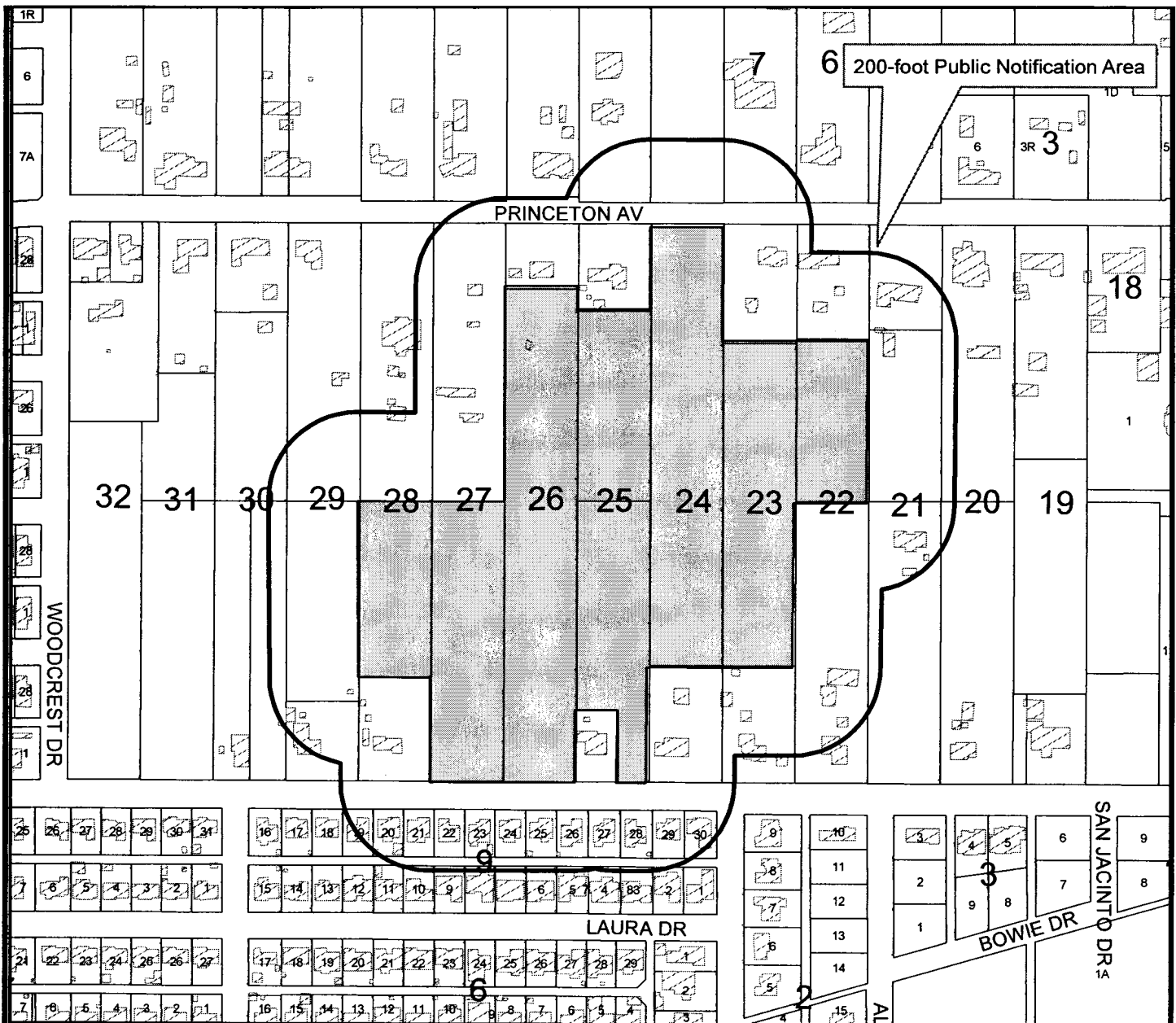
BY: fur

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

Special Exception Application
PACKET

2
28.21

Revised 12/6/16
December 15, 2020



LOCATION MAP

Z-19-0142

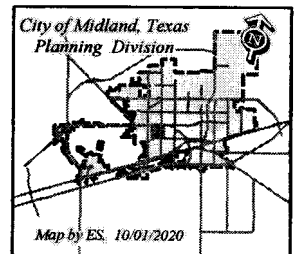
Scale: 1" = 400'

Consider a request by Midland Community Development Corporation, for a zone change from MF-16, Multiple-Family Dwelling District, to PD, Planned Development District for a Housing Development on a 19.70-acre tract of land located in Section 30, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the south side of Princeton Avenue, approximately 824-feet west of N. Midland Drive.
(Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- ▨ PRIVATE BLDGS

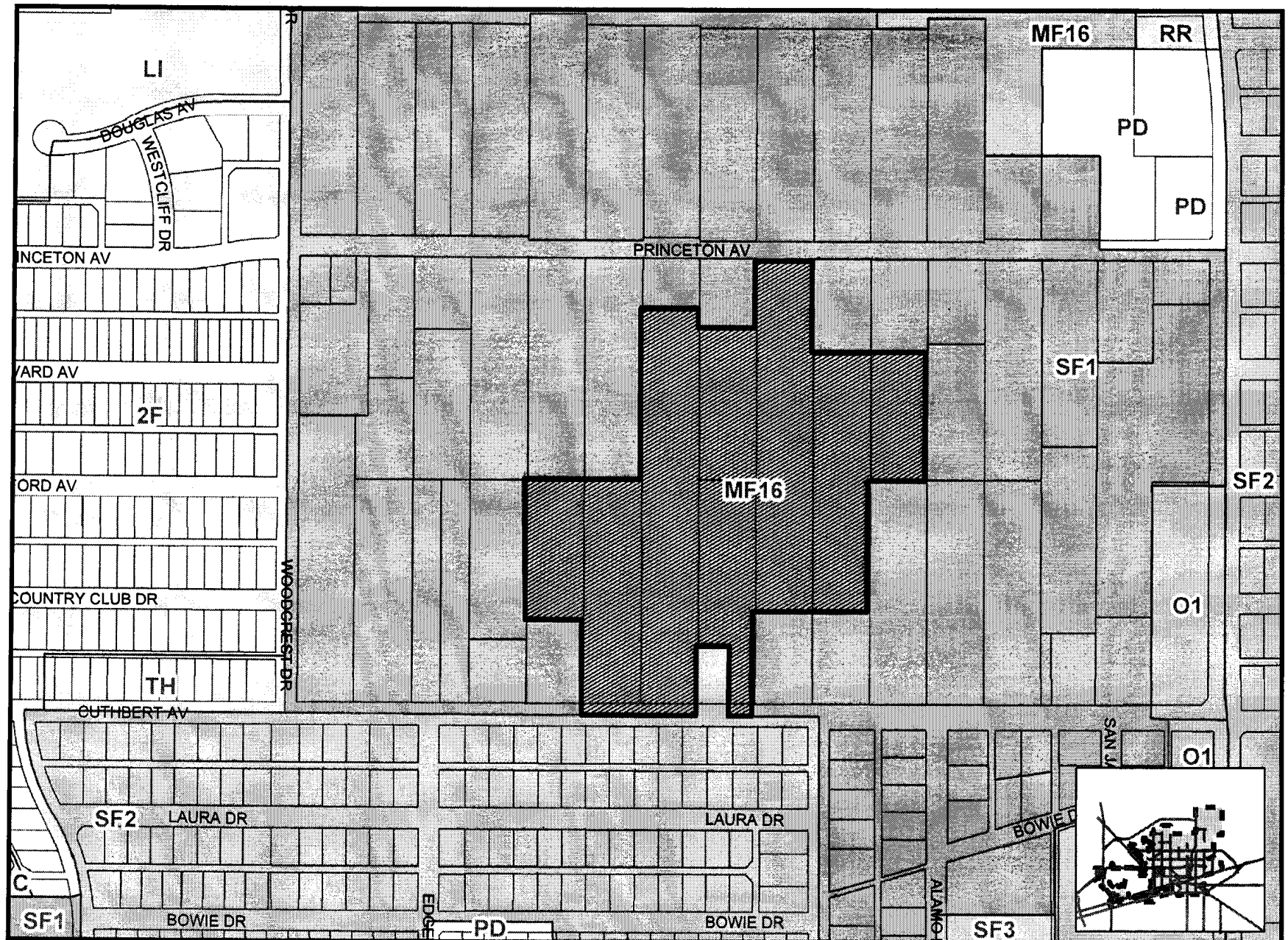


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December 15, 2020

©THE CITY OF MIDLAND - 2019
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY. IT IS DESIGNED TO BE USED AS A 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.



Map By ES, 9/25/2020

Z-20-0196

Scale: 1" = 200'

ZONING MAP



PACKET

Page 6.111

PACKET

28.23

September 16, 2024



RECEIVED
OCT 17 2020

BY:

SIKES HAROLD G
4505 PRINCETON AVE
MIDLAND TX 79703-4709

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Midland, Texas, will hold a public hearing at 3:30 p.m. on Monday, October 19, 2020, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, and via videoconference, on a request by Midland Community Development Corporation for approval of a Zone Change on the following described property:

LEGAL DESCRIPTION: On a 19.70-acre tract of land located in Section 30, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

LOCATION: Generally located on the south side of Princeton Avenue, approximately 824-feet west of N. Midland Drive. (Council District 4)

PROPOSED ZONING:

From: MF-16, Multiple-Family Dwelling District.

To: PD, Planned Development District for a Housing Development.

Not to be considered a part of the Public Notice: 1) See reverse side for location map; 2) In order to be considered as an official objection to this request a response must be submitted by mail or delivered in writing to the Planning Division at the address listed above. An official objection may be filed by completing this notice and returning it to the address listed above.

I object to this request Yes Comments: Please single family residences

Required Information:

Loretta Henderson
Property Owner's Signature

Loretta Henderson
Printed Name

4505 Princeton Ave
Property Address (No P. O. Boxes)

If any further information is desired, please contact the Planning Division, at 685-7400. Si ud. desea más información en Español sobre esta cuestión, llame al : 685-7400.

Notices Mailed: 49

Date Mailed: October 9, 2020

Case Number: Z-20-0196

Case Name: MCDC

ES Planner's Initials

Cristina Odenborg Burns
Planning Division Manager
Department of Development Services

The meeting facility is accessible to disabled persons. A wheelchair entry ramp is located at the southeast entrance to City Hall. A parking space designated for use by disabled persons is available near the southeast entrance doors. Any disabled person needing special accommodations or hearing impaired persons wishing to have an interpreter should request services through the Administrative Services Department at least 48 hours prior to the scheduled meeting by contacting Compliance Coordinator for the City of Midland at (432) 685-7251. If communication via TDD is required, please call 1-800-735-2989.

The videoconference information can be obtained by viewing the agenda for this meeting accessible at The City's website: <http://www.midlandtexas.gov/967/primegov-meetings>.

www.MidlandTexas.gov

PACKET Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400
28.24 December 15, 2020



OCT 15 2020

PUBLIC NOTICE

CORBELL TERRY
4615 W CUTHBERT AV
MIDLAND TX 79703

The Planning and Zoning Commission of the City of Midland, Texas, will hold a public hearing at 3:30 p.m. on Monday, October 19, 2020, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, and via videoconference, on a request by Midland Community Development Corporation for approval of a Zone Change on the following described property:

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LOCATION: Generally located on the south side of Princeton Avenue, approximately 824-feet west of N. Midland Drive. (Council District 4)

PROPOSED ZONING:

From: MF-16, Multiple-Family Dwelling District.

To: PD, Planned Development District for a Housing Development.

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I object to this request ☒ Yes ☐ No Comments: *decrease in property value*
decrease in safety because of increased traffic

Required information:

Jerry Corbell
Property Owner's Signature

Terry Corbell
Printed Name

4615 W. Cuthbert Ave
Property Address (No P. O. Boxes)
Midland TX 79703

If any further information is desired, please contact the Planning Division, at 685-7400. Si ud. desea más información en Español sobre esta cuestión, llame al : 685-7400.

Notices Mailed: 49
Date Mailed: October 9, 2020
Case Number: Z-20-0196
Case Name: MCDC
ES Planner's Initials

Cristina Odenborg Burns
Cristina Odenborg Burns
Planning Division Manager
Department of Development Services

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www.MidlandTexas.gov

PACKET Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400
28.25 December 15, 2020



RECEIVED
OCT 19 2020

BOREN MICHAEL C
4608 PRINCETON AV
MIDLAND TX 79703

PUBLIC NOTICE

BY:

The Planning and Zoning Commission of the City of Midland, Texas, will hold a public hearing at 3:30 p.m. on Monday, October 19, 2020, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, and via videoconference, on a request by Midland Community Development Corporation for approval of a Zone Change on the following described property:

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PROPOSED ZONING:

From: MF-16, Multiple-Family Dwelling District.

To: PD, Planned Development District for a Housing Development.

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I object to this request ☒ Comments: Need more information about PD

Required Information:

Chris Boren
Property Owner's Signature

CHRIS BOREN
Printed Name

4608 Princeton Ave
Property Address (No P. O. Boxes)

If any further information is desired, please contact the Planning Division, at 685-7400. Si ud. desea más información en Español sobre esta cuestión, llame al : 685-7400.

Notices Mailed: 49

Date Mailed: October 9, 2020

Case Number: Z-20-0196

Case Name: MCDC

ES Planner's Initials

Cristina Odenborg Burns
Cristina Odenborg Burns
Planning Division Manager
Department of Development Services

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www.MidlandTexas.gov

PACKET Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400
28.26 December 15, 2020



PUBLIC NOTICE

The Planning and Zoning Commission of the City of Midland, Texas, will hold a public hearing at 3:30 p.m. on **Monday, October 19, 2020**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, and via videoconference, on a request by **Midland Community Development Corporation** for approval of a **Zone Change** on the following described property:

LEGAL DESCRIPTION: On a 19.70-acre tract of land located in Section 30, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

LOCATION: Generally located on the south side of Princeton Avenue, approximately 824-feet west of N. Midland Drive. (Council District 4)

PROPOSED ZONING:

From: MF-16, Multiple-Family Dwelling District.

To: PD, Planned Development District for a Housing Development.

Not to be considered a part of the Public Notice: 1) See reverse side for location map; 2) In order to be considered as an official objection to this request a response must be submitted by mail or delivered *in writing* to the Planning Division at the address listed above. An official objection may be filed by completing this notice and returning it to the address listed above.

I object to this request ☒ Comments: _____

Required Information:

Ashley Booren
Property Owner's Signature

Ashley Booren
Printed Name

4608 Princeton Ave.
Property Address (No P. O. Boxes)

If any further information is desired, please contact the Planning Division, at 685-7400. Si ud. desea más información en Español sobre esta cuestión, llame al: 685-7400.

Notices Mailed: 49

Date Mailed: October 9, 2020

Case Number: Z-20-0196

Case Name: MCDC

ES Planner's Initials

Cristina Odenborg Burns
Cristina Odenborg Burns
Planning Division Manager
Department of Development Services

The meeting facility is accessible to disabled persons. A wheelchair entry ramp is located at the southeast entrance to City Hall. A parking space designated for use by disabled persons is available near the southeast entrance doors. Any disabled person needing special accommodations or hearing impaired persons wishing to have an interpreter should request services through the Administrative Services Department at least 48 hours prior to the scheduled meeting by contacting Compliance Coordinator for the City of Midland at (432) 685-7251. If communication via TDD is required, please call 1-800-735-2069.

The videoconference information can be obtained by viewing the agenda for this meeting accessible at The City's website: <http://www.midlandtexas.gov/967/primegov-meetings>.

www.MidlandTexas.gov

Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400

PACKET

28.27

December 15, 2020

PACKET

Page 6.115

September 16, 2024



WALLACE ROBERT R
4623 W CUTHBERT AV
MIDLAND TX 79703

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Midland, Texas, will hold a public hearing at 3:30 p.m. on Monday, October 19, 2020, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, and via videoconference, on a request by Midland Community Development Corporation for approval of a Zone Change on the following described property:

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To: PD, Planned Development District for a Housing Development.

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I object to this request _____ Comments: The amount of homes?

Required Information:

Property Owner's Signature

Printed Name

Property Address (No P. O. Boxes)

If any further information is desired, please contact the Planning Division, at 685-7400. Si ud. desea más información en Español sobre esta cuestión, llame al : 685-7400.

Notices Mailed: 49

Date Mailed: October 9, 2020

Case Number: Z-20-0196

Case Name: MCDC

ES Planner's Initials


Cristina Odenborg Burns
Planning Division Manager
Department of Development Services

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The videoconference information can be obtained by viewing the agenda for this meeting accessible at The City's website: <http://www.midlandtexas.gov/967/primegov-meetings>.

www.MidlandTexas.gov

PACKET Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400
28.28 December 15, 2020



KITTO FRANCIS KARL
4623 PRINCETON AVE
MIDLAND TX 79703-4601

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Midland, Texas, will hold a public hearing at 3:30 p.m. on Monday, October 19, 2020, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, and via videoconference, on a request by Midland Community Development Corporation for approval of a Zone Change on the following described property:

LEGAL DESCRIPTION: On a 19.70-acre tract of land located in Section 30, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

LOCATION: Generally located on the south side of Princeton Avenue, approximately 824-feet west of N. Midland Drive. (Council District 4)

PROPOSED ZONING:

From: MF-16, Multiple-Family Dwelling District.

To: PD, Planned Development District for a Housing Development.

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I object to this request ☒ Comments: _____

Required Information:

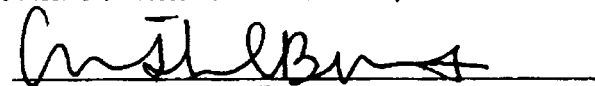

Property Owner's Signature

Francis Kitto
Printed Name

4623 Princeton
Property Address (No P. O. Boxes)

If any further information is desired, please contact the Planning Division, at 685-7400. Si ud. desea más información en Español sobre esta cuestión, llame al: 685-7400.

Notices Mailed: 49
Date Mailed: October 9, 2020
Case Number: Z-20-0196
Case Name: MCDC
ES Planner's Initials


Cristina Odenborg Burns
Planning Division Manager
Department of Development Services

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www.MidlandTexas.gov

PACKET Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400
28.29 December 15, 2020



VALVERDE CHARLES
4622 W CUTHBERT AV
MIDLAND TX 79703

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Midland, Texas, will hold a public hearing at 3:30 p.m. on Monday, October 19, 2020, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, and via videoconference, on a request by Midland Community Development Corporation for approval of a Zone Change on the following described property:

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LOCATION: Generally located on the south side of Princeton Avenue, approximately 824-feet west of N. Midland Drive. (Council District 4)

PROPOSED ZONING:

From: MF-16, Multiple-Family Dwelling District.

To: PD, Planned Development District for a Housing Development.

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I object to this request _____ Comments:

what is their water source? material (Brick)? homes fence?

Required information:

Property Owner's Signature

Printed Name

Property Address (No P. O. Boxes)

Priscilla Valverde
Charles Valverde
If any further information is desired, please contact the Planning Division, at 685-7400. Si ud. desea más información en Español sobre esta cuestión, llame al : 685-7400.

Notices Mailed: 49

Date Mailed: October 9, 2020

Case Number: Z-20-0196

Case Name: MCDC

ES Planner's Initials

Cristina Odenborg Burns
Cristina Odenborg Burns
Planning Division Manager
Department of Development Services

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www.MidlandTexas.gov

PACKET Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400
28.30 December 15, 2020



NOV 13 2020

CORBELL TERRY
4615 W CUTHBERT AV
MIDLAND TX 79703

PUBLIC NOTICE

The City Council of the City of Midland, Texas will hold a public hearing at 10:00 a.m. on Tuesday, November 17, 2020, in the Council Chambers, City Hall, 300 N. Loraine, Midland, TX 79701, on a request by Midland Community Development Corporation for approval of a Zone Change on the following described property:

LEGAL DESCRIPTION: On a 19.70-acre tract of land located in Section 30, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

LOCATION: Generally located on the south side of Princeton Avenue, approximately 824-feet west of N. Midland Drive. (Council District 4)

PROPOSED ZONING:

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To: PD, Planned Development District for a Housing Development.

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I object to this request ☒

Comments:

Property value will go down, high traffic
Midland, 79703

Required Information:

Jerry Corbell Terry Corbell 4615 W. Cuthbert Ave
Property Owner's Signature Printed Name Property Address (No P. O. Boxes)

Daisy Corbell

If any further information is desired, please contact the Planning Division, at 685-7400. Si ud. desea más información en Español sobre esta cuestión, llame al: 685-7400.

Notices Mailed: 49

Date Mailed: October 30, 2020

Case Number: Z-20-0196

Case Name: MCDC

ES Planner's Initials

Cristina Odenborg Burns
Planning Division Manager
Department of Development Services

The meeting facility is accessible to disabled persons. A wheelchair entry ramp is located at the southeast entrance to City Hall. A parking space designated for use by disabled persons is available near the southeast entrance doors. Any disabled person needing special accommodations or hearing impaired persons wishing to have an interpreter should request services through the Administrative Services Department at least 48 hours prior to the scheduled meeting by contacting Compliance Coordinator for the City of Midland at (432) 685-7251. If communication via TDD is required, please call 1-800-735-2989.

www.MidlandTexas.gov

PACKET Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400
28.31 December 15, 2020



RECEIVED
NOV 06 2020

SIKES HAROLD G
4505 PRINCETON AVE
MIDLAND TX 79703-4709

PUBLIC NOTICE

The City Council of the City of Midland, Texas will hold a public hearing at 10:00 a.m. on Tuesday, November 17, 2020, in the Council Chambers, City Hall, 300 N. Loraine, Midland, TX 79701, on a request by Midland Community Development Corporation for approval of a Zone Change on the following described property:

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To: PD, Planned Development District for a Housing Development.

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I object to this request ☒

Comments: Please consider single family homes similar to the area

Required Information:

Loretta Henderson Loretta Henderson 4505 Princeton Ave
Property Owner's Signature Printed Name Property Address (No P. O. Boxes)

If any further information is desired, please contact the Planning Division, at 685-7400. Si ud. desea más información en Español sobre esta cuestión, llame al : 685-7400.

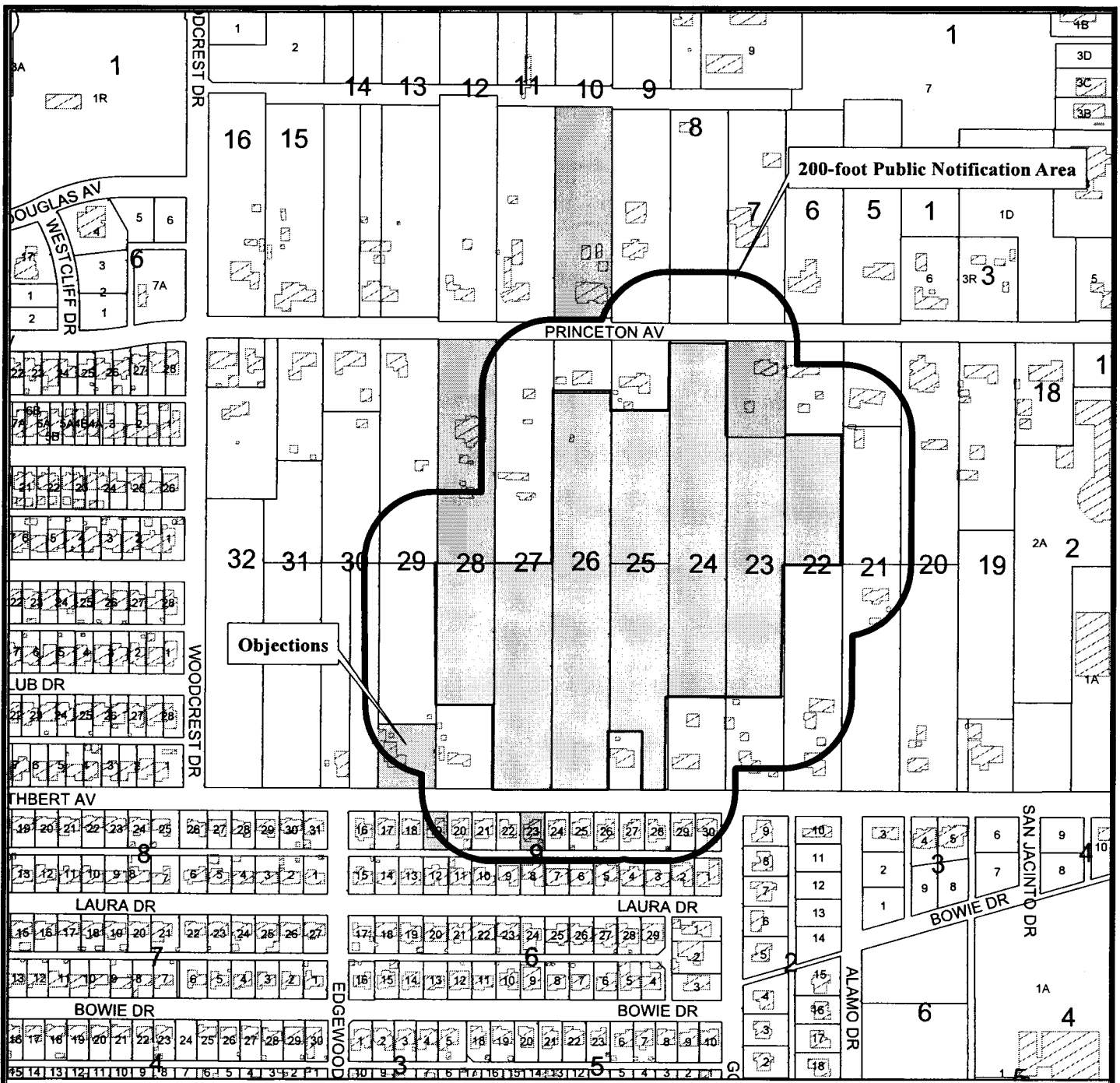
Notices Mailed: 49
Date Mailed: October 30, 2020
Case Number: Z-20-0196
Case Name: MCDC
ES Planner's Initials

Cristina Odenborg Burns
Cristina Odenborg Burns
Planning Division Manager
Department of Development Services

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www.MidlandTexas.gov

PACKET Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400
28.32 December 15, 2020



LOCATION MAP

Z-20-0196

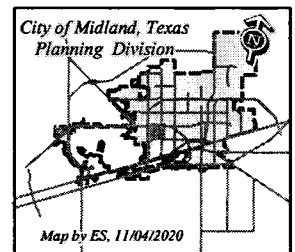
Scale: 1" = 250'

Consider a request by Midland Community Development Corporation, for a zone change from MF-16, Multiple-Family Dwelling District, to PD, Planned Development District for a Housing Development on a 19.70-acre tract of land located in Section 30, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the south side of Princeton Avenue, approximately 1/4 mile west of N. Midland Drive. 28.33 (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- ▨ PRIVATE BLDGS
- ▩ 6% OBJECTIONS



December 15, 2020

ORDINANCE NO. 10040

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE A 19.70-ACRE TRACT OF LAND OUT OF SECTION 30, BLOCK 39, T-1-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, FROM SF-1, SINGLE-FAMILY DWELLING DISTRICT, IN PART, AND MF-22, MULTIPLE-FAMILY DWELLING DISTRICT, IN PART, TO MF-16, MULTIPLE-FAMILY DWELLING DISTRICT (GENERALLY LOCATED ON THE SOUTH SIDE OF PRINCETON AVENUE, APPROXIMATELY 824 FEET WEST OF NORTH MIDLAND DRIVE); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION

WHEREAS, the City Planning and Zoning Commission and the Governing Body of the City of Midland, in compliance with the City Charter, the City Code, and State law, have given the requisite notices by United States mail, publication and otherwise; and after a full and fair hearing to all of the property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, the Governing Body finds that the public health, safety and general welfare will be best served by rezoning a 19.70-acre tract of land out of Section 30, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas, said tract being more specifically described by metes and bounds in Exhibit "A", which is attached hereto and incorporated herein (the "Property"), to MF-16, Multiple-Family Dwelling District and adopting a site plan therefor, as set out hereinafter;

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

SECTION ONE. That the Zoning District Map of the City of Midland, Texas, is hereby amended to rezone the Property from SF-1, Single-Family Dwelling District, in part, and MF-22, Multiple-Family Dwelling District, in part, to MF-16, Multiple-Family Dwelling District.

SECTION TWO. That a site plan, which is attached hereto as Exhibit "B" and

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incorporated herein for all purposes, is hereby adopted, and the use and development of the Property shall be subject to the following conditions and restrictions:

That the use and development of the Property shall conform to the regulations of the MF-16, Multiple-Family Dwelling District and the conditions shown on Exhibit "B".

SECTION THREE. That the definitions given in the zoning regulations contained in the City Code of the City of Midland, Texas, shall be applicable to such of those terms as are used herein.

SECTION FOUR. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

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

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

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

The above and foregoing ordinance was duly proposed, read in full and adopted on first reading, the 14th day of January, A.D., 2020; and passed to second reading

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on motion of Council member Robnett, seconded by Council member Love, by the following vote:

Council members voting "AYE": Blong, Trost, Love, Payton, Dufford, Robnett, Ladd

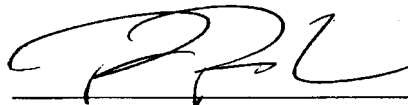
Council members voting "NAY": None

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Council member Love, seconded by Council member Robnett, on the 28th day of January, A.D., 2020, at a regular meeting of the City Council:

Council members voting "AYE": Blong, Trost, Love, Payton, Dufford, Robnett, Ladd

Council members voting "NAY": None

PASSED AND APPROVED THIS 28th day of January, A.D., 2020.

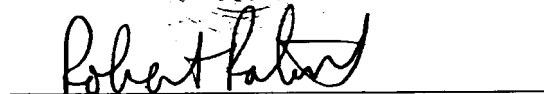


Patrick N. Payton, Mayor

ATTEST:


Amy M. Turner, City Secretary

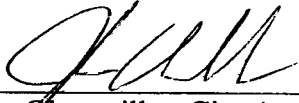
APPROVED AS TO CONTENT
AND COMPLETENESS:


Robert Patrick, Assistant City Manager



Charles Harrington, Director of Development Services

APPROVED ONLY AS TO FORM:



John Ohnemiller, City Attorney



METES & BOUNDS DESCRIPTION

Of a Proposed 19.70 Acre tract of land out of Hillcrest Acres, a subdivision of Midland County, Texas, recorded in Volume 87, page 272, Deed Records of Midland County, Texas, more precisely described as follows:

Beginning at a 1/2" IPF for the most Northeast Corner of Lot 24 of Hillcrest Acres, at the Right of Way of Princeton Avenue (N 10694755.64, E 1736678.11, Texas State Plane Coordinate System, Central Zone, NAD 1983);

Thence South 14°06'39" East 257.72 Feet along and with the west Boundary of Lot 23 to a 1/2" IPS Cap FIRM 10194514 for an "L" Corner of this survey;

Thence North 75°42'59" East at 164.51 Feet to a 1/2" IPF for an interior corner of this survey;

Thence North 75°28'27" East 163.79 Feet to a 1/2" IPF for the Northeast Corner of the remainder of the North half of Lot 22, at the Southwest corner of a tract described in Volume 1480, Page 376, DRMCT and the most Easterly Northeast Corner of this survey;

Thence South 14°06'49" East 367.68 Feet to a 1/2" IPF with broken cap for the Southeast Corner of the North Half of Lot 22 Hillcrest Acres;

Thence South 75°51'13" West 163.99 Feet to a 1/2" IPF at the Northwest Corner of the South half of Lot 22, Hillcrest Acres;

Thence South 14°04'23" East 374.07 Feet along and with the East Boundary of Lot 23 to a 1/2" IPF for the most Easterly Southeast Corner of this Survey at the Northeast Corner of a tract described in Document # 2018-OPRMCT;

Thence South 75°24'24" West 164.08 Feet to a 1/2" IPF for the Northwest Corner of a tract described Document # 2018-24381, and the Northeast Corner of a tract described in Document # 2018-24381, OPRMCT;

Thence South 75°46'11" West 163.29 Feet to a 1/2" IPF for the Northwest Corner of a tract described Document # 2018-24381 OPRMCT;

EXHIBIT A

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Thence South 14°10'27" East 262.70 Feet to a 1/2" IPF for most Southerly Southeast Corner of this survey, also the Southwest corner of a tract described in Document # 2018-24381 OPRMCT; a 1/2 IRF bears South 14°10'27" East 2.88 Feet;

Thence South 75°12'12" West 66.69 Feet to a 1/2" IPF for a Point of Intersection on the South Line of this Survey, at the Southeast Corner of Lot 25, Hillcrest Acres and the Southeast corner of a 0.36 acre tract described in Volume 2440, Page 798 OPRMCT;

Thence North 13°35'42" West 165.04 Feet to a 1/2" IPF, bent, an interior corner of this survey, and the Northeast corner of 0.36 acre tract described in Volume 2440, Page 798 OPRMCT;

Thence South 75°042'59" West 95.92 Feet to a 1/2" IPF for the Northwest Corner of said 0.36 acre tract and the most Northerly Northwest Corner of the South Half of Lot 25 of Hillcrest Acres;

Thence South 14°15'45" East 165.13 Feet to a 1/2" IPF for the Southeast Corner of Lot 26 and the Southwest corner of said 0.36 acre tract;

Thence South 75°28'03" West 327.18 Feet to a 1/2" IRF W/faded Cap for the Southwest Corner of the South Half of Lot 27 Hillcrest Acres, and the most Southerly Southwestern Corner of this survey;

Thence North 14°18'53" West 238.28 Feet to a 1/2" IPS Cap FIRM 10194514 for an interior corner of this survey, and the Northeast corner of a 0.90 acre tract described in Volume 1317, Page 525 OPRMCT;

Thence South 75°42'59" West 162.18 Feet to a 1" Steel Pipe for the most Northerly Southwestern Corner of this survey and the Northwest Corner of said 0.90 acre tract;

Thence North 15°03'36" West 400.86 Feet to a 1/2" IPF for the Northwest Corner of the South Half of Lot 28, Hillcrest Acres, and the most Southerly Northwestern Corner of this survey;

Thence North 75°42'59" East 331.39 Feet to a 1/2" IPF with faded cap for an interior corner of this survey;

Thence North 14°18'53" West 488.99 Feet a 1/2" IPS Cap FIRM 10194514 for a Northwestern corner of this survey, and the Southwestern corner of a 0.52 acre tract described in Volume 2813, page 530 OPRMCT, from which a 1/2" IPF with Schumann Cap bears South 17°00'15" East 10.01 Feet;

Thence North 75°42'59" East 164.21 Feet to a 1/2" IPF with faded Cap for the most Southerly Northeastern Corner of this survey and the Northwest Corner of said 0.90 acre tract;

Thence South 14°15'45" East 55.23 Feet to a 1/2" IPS Cap FIRM 10194514 for an interior corner of this survey, and the Southwestern corner of a tract described in Volume 1531, Page 733, OPRMCT;

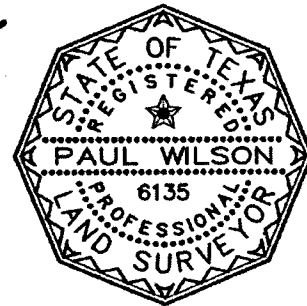
Thence North 75°42'59" East 162.65 Feet to a 1/2" IPS Cap FIRM 10194514 for an interior corner of this survey, and the Southeast corner of a tract described in Volume 1531, Page 733, OPRMCT;

Thence North 14°09'06" West 191.20 Feet to a 1/2" IPS Cap FIRM 10194514 for the Most Northerly Northwest Corner of this survey and Lot 24;

Thence North 75°45'51" East 164.00 Feet to the Point of Beginning, containing 19.70 acres, more or less.

P. J. L. Wilson

25 September 2019



www.maverick-eng.com

Texas RPLS - No. 6135

Maverick Engineering (FIRM – No. 10194514)

1909 W. Wall St., Suite K

Midland, TX 79701

432-262-0999

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- DIMENSIONS SHOWN ARE TYPICALLY TO FACE OF CURB UNLESS NOTED OTHERWISE
- SIDEWALKS WILL BE 5 FT. IN WIDTH UNLESS NOTED OTHERWISE

LANDSCAPE NOTES:

- LANDSCAPING ELEMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND DOES NOT NECESSARILY REFLECT THE FINAL DESIGN LANDSCAPING.
- THE LANDSCAPE PLAN THAT WILL BE SUBMITTED FOR CITY APPROVAL WILL BE FURNISHED WITH CITY APPROVAL.
- 420-475 SQ FT (100' X 425') TOTAL PLANTING AREA AS REQUIRED.

FEMA FIRM NOTES:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF RRM	ZONE	BASE FLOOD ELEVATION
48379	182	P	09/16/2005	X	NA

AMENITIES NOTE:

AGENCIES INTENDED SHALL INCLUDE BUT MAY NOT BE LIMITED TO:

- POOL AREA
- COVERED TELLS OR GAZEBOS
- OUTDOOR SEATING & LOUNGE AREA
- DOG PARK
- SCORING AND COLORED CONCRETE FEATURES



LEGEND

- | | |
|---|---|
|  | DIMNETS DIMENSIONAL CONTROL |
|  | DIMNETS LIGHTING HIGH VOLTAGE |
|  | DIMNETS LIGHTING GAS LINE |
|  | DIMNETS LIGHTING OVERHEAD ELECTRIC LINE |
|  | DIMNETS LIGHTING 50 AMP LINE |
|  | DIMNETS LIGHTING 10 AMP LINE |
|  | DIMNETS LIGHTING 15 AMP LINE |
|  | DIMNETS LIGHTING 20 AMP LINE |
|  | DIMNETS LIGHTING 25 AMP LINE |
|  | DIMNETS LIGHTING 30 AMP LINE |
|  | DIMNETS LIGHTING 35 AMP LINE |
|  | DIMNETS LIGHTING 40 AMP LINE |
|  | DIMNETS LIGHTING 45 AMP LINE |
|  | DIMNETS LIGHTING 50 AMP LINE |
|  | DIMNETS LIGHTING 55 AMP LINE |
|  | DIMNETS LIGHTING 60 AMP LINE |
|  | DIMNETS LIGHTING 65 AMP LINE |
|  | DIMNETS LIGHTING 70 AMP LINE |

DEVELOPMENT NOTES:

GENERAL: SITE PLAN IS FOR A 1976-ACRE PROPOSED MULTIFAMILY HOUSING DEVELOPMENT COMPOSED OF TWO BUILDINGS WITH FIRST FLOOR BUILDING FOOTPRINTS OF 87,516-SQ-FEET. THE SITE IS LOCATED ON PORTIONS OF TRACTS 21 AND 28 HELLCREST ACRES ADDITION CITY AND COUNTY OF MIDLAND TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 182, PAGE 374 MIDLAND COUNTY DEED RECORDS. THIS SITE IS LOCATED TO THE WEST OF THE INTERSECTIONS OF MIDLAND DRIVE WITH HUNTERTON AND CULBERT AVENUE. THE DEVELOPMENT IS CURRENTLY ZONED IN PART AS AN M-32 FOR MULTIFAMILY HOUSING DISTRICT AND IN PART AS AN S-L SINGLE FAMILY HOUSING DISTRICT.

DEVELOPMENT: THE DEVELOPMENT WILL CONSIST OF: 2 TO TWO-STORY STORY MULTIFAMILY APARTMENT BUILDINGS WITH A PROPOSED DENSITY OF 11-UNITS PER ACRE.

BUILDING HEIGHT: THE STRUCTURES PLANNED ARE TO BE TWO-STORY, WITH A MAXIMUM BUILDING HEIGHT NOT TO EXCEED THE PROPOSED MIN- ZONING DISTRICT MAXIMUM OF 47

ACCESS: THE SITE IS PLANNED TO HAVE TWO (2) ACCESS POINTS, ONE TO THE NORTH ACCESSING PRINCETON AVENUE AND ONE TO THE SOUTH ACCESSING CUTBERT AVENUE. ALL ACCESS POINTS ARE PLANNED FOR BOTH INGRESS AND EGRESS. THE FOLLOWING BASEMENTS ARE PLANNED FOR THE LAYOUT.

- 00 BLANKET UTILITY ACCESS EASEMENT FOR LOCATION AND MAINTENANCE OF PUBLIC FACILITIES
- 00 STANDARD CITY OF MIDLAND DRAINAGE EASEMENT PROVISION
- 00 VARIOUS PRIVATE UTILITY EASEMENTS

FIRE ACCESS: ACCESS FOR FIRE TRUCKS WILL BE ALONG THE PROVIDED 24 FT WIDE CORRIDOR WITH MINIMUM 25 FT. RADIUS THROUGHOUT.

PARKING: PROVIDED WITH 114 PARKING SPACES, OF WHICH 18 WILL BE ACCESSIBLE AND AN ADDITIONAL 246 GARAGE UNITS AT THE FLOOR LEVEL OF BUILDING SWING 1 AND 2. USE TABLE FOR MORE DETAILS.

TRASH TRASH ENCLOSURES WILL BE IN COMPLIANCE WITH THE CITY OF MIDLAND REQUIREMENTS. PROPOSED TO BE COLLECTED BY THE CITY OF MIDLAND UTILIZING SIDE LOADING TRUCKS.

UTILITIES: PUBLIC UTILITIES ARE NOT PRESENT ON SITE. NEW WATER & SEWER SERVICE TAPS WILL BE REQUIRED WITHIN THE EXISTING FACILITIES IF THE MILLING SIGNIFCANCE WAY.

DRAINAGE STORM WATER RUNOFF WILL BE RETAINED WITHIN THE DRAINAGE FACILITIES AS SHOWN ON A. BUT WILL INCREASE DURING PEAK RUNOFF

**MAVERICK
ENGINEERING**

ZONING SITE PLAN

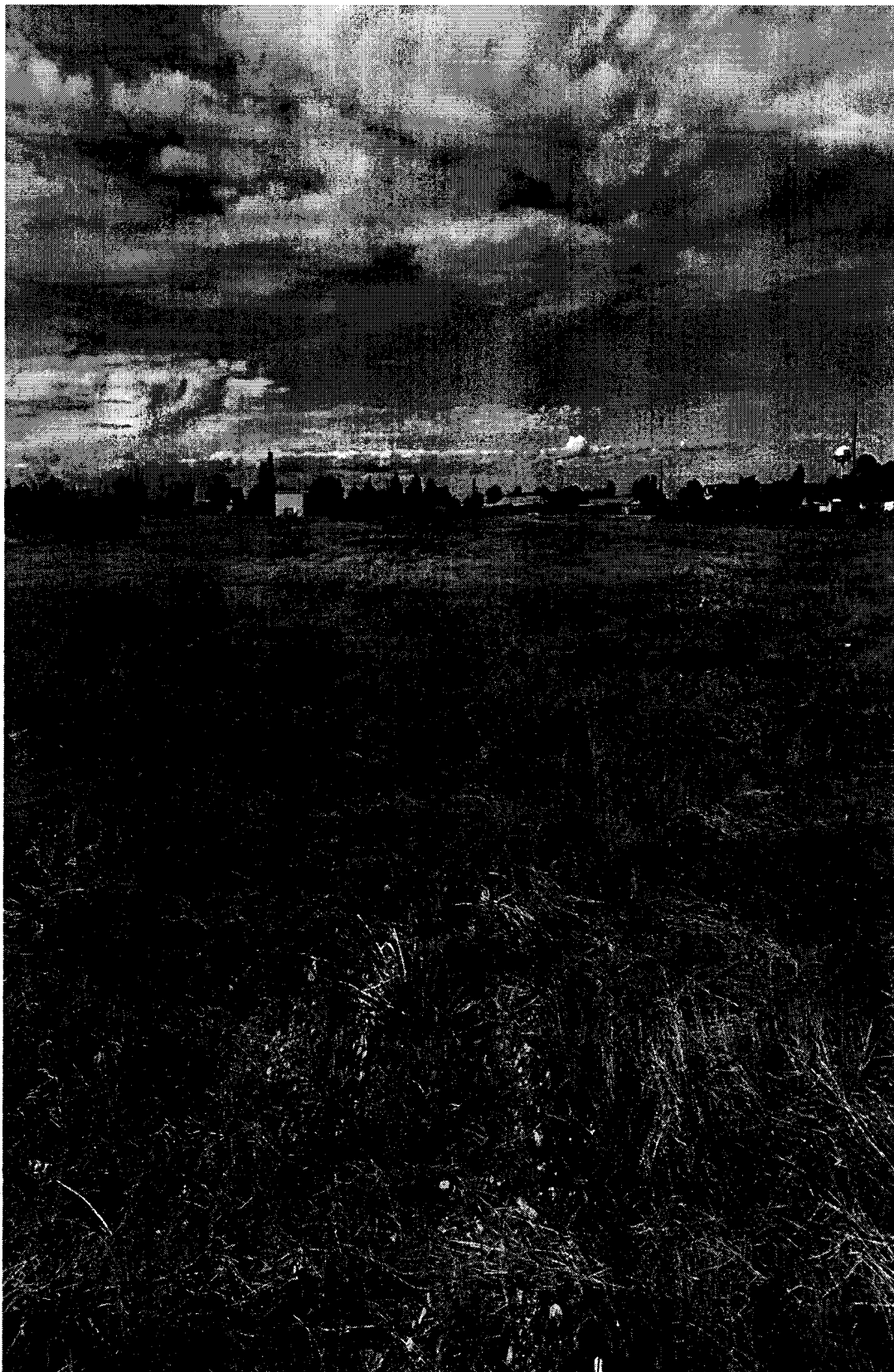
HILLCREST VILLAGE

HILLCREST VILLAGE
 BEING A 19.70-ACRE PORTION OF TRACTS 22 AND 28, HILLCREST ACRES
 ADDITIONAL, CITY AND COUNTY OF MIDLAND, TEXAS, ACCORDING TO THE
 MAP OR PLAT THEREOF RECORDED IN VOL. 182, PAGE 374, MIDLAND
 COUNTY DEED RECORDS

**PRELIMINARY
REVIEW:**

FOR THE PURPOSES OF
ADMINISTRATIVE REVIEW, THE
ALL PARTS OF THIS FORM ARE REQUIRED

SP-01



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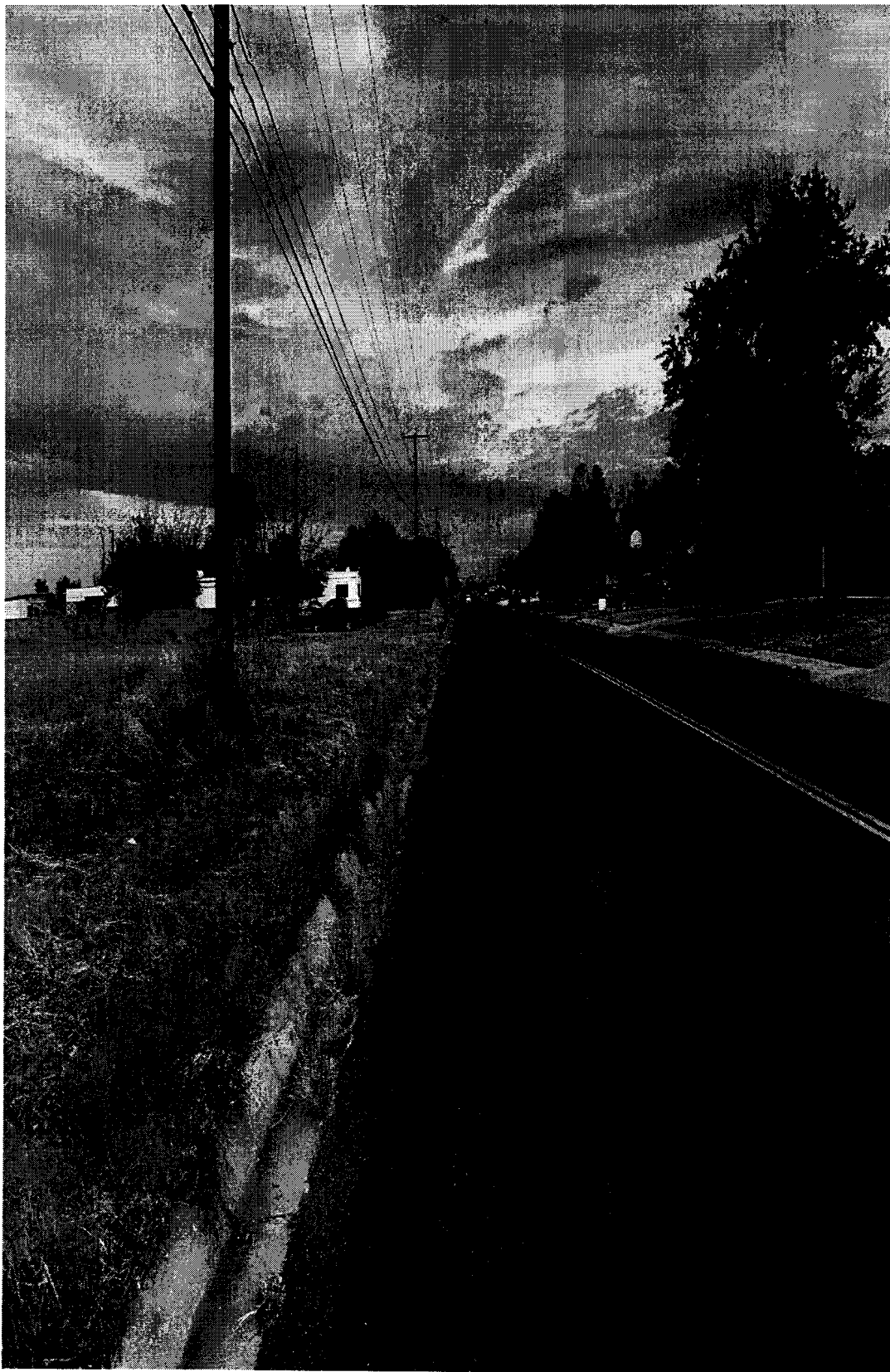
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December 15, 2020

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September 16, 2024



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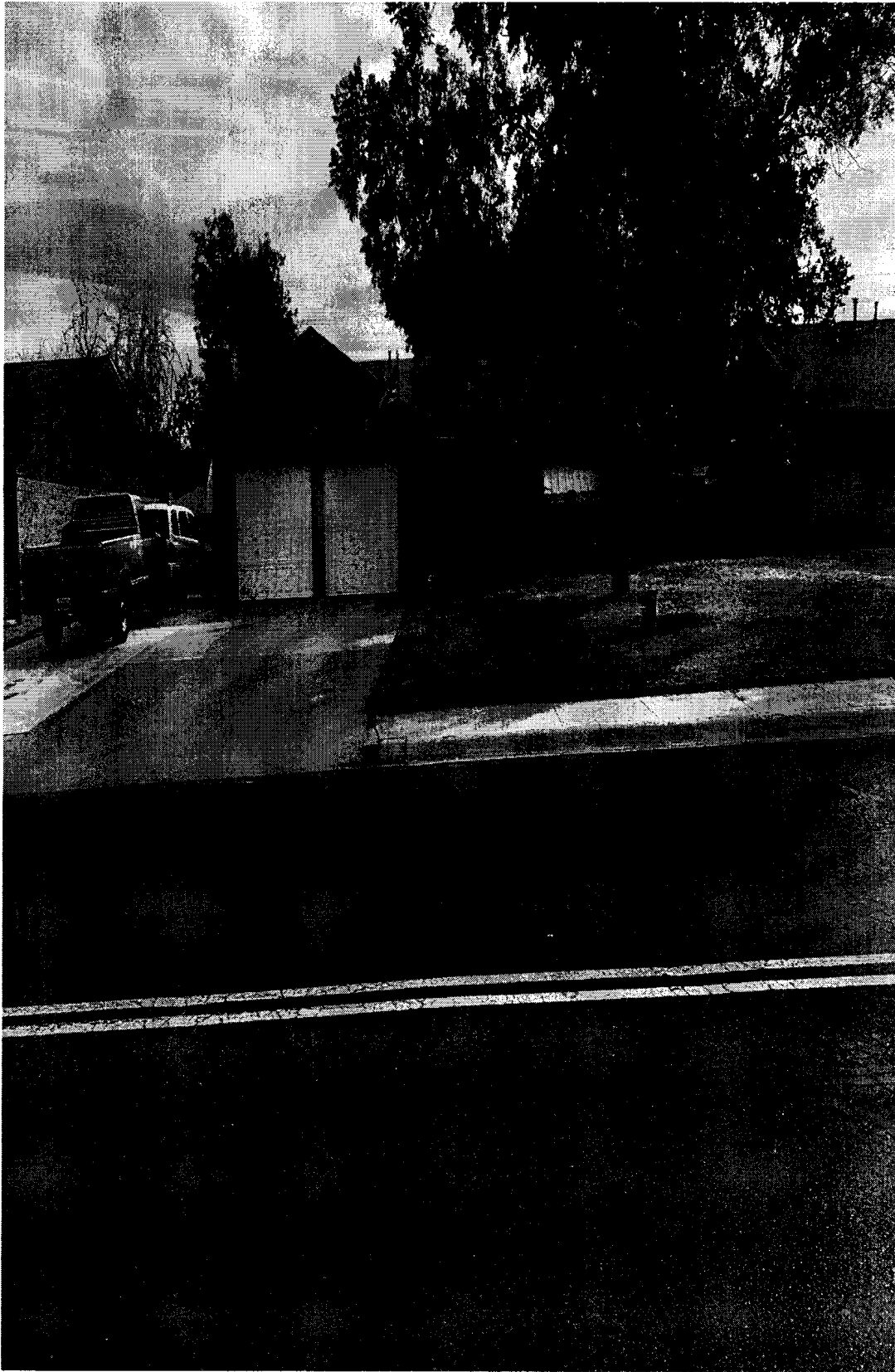
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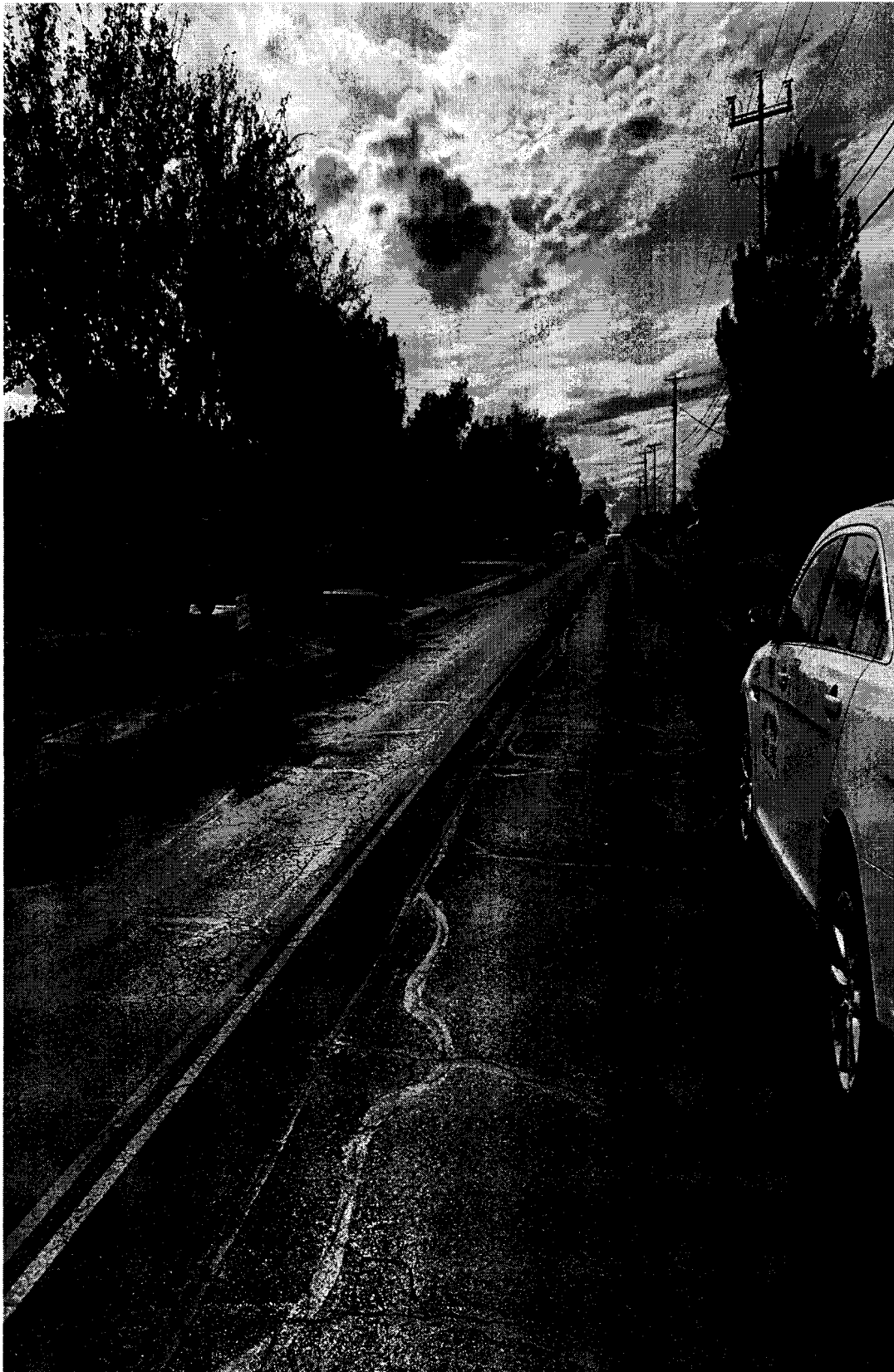
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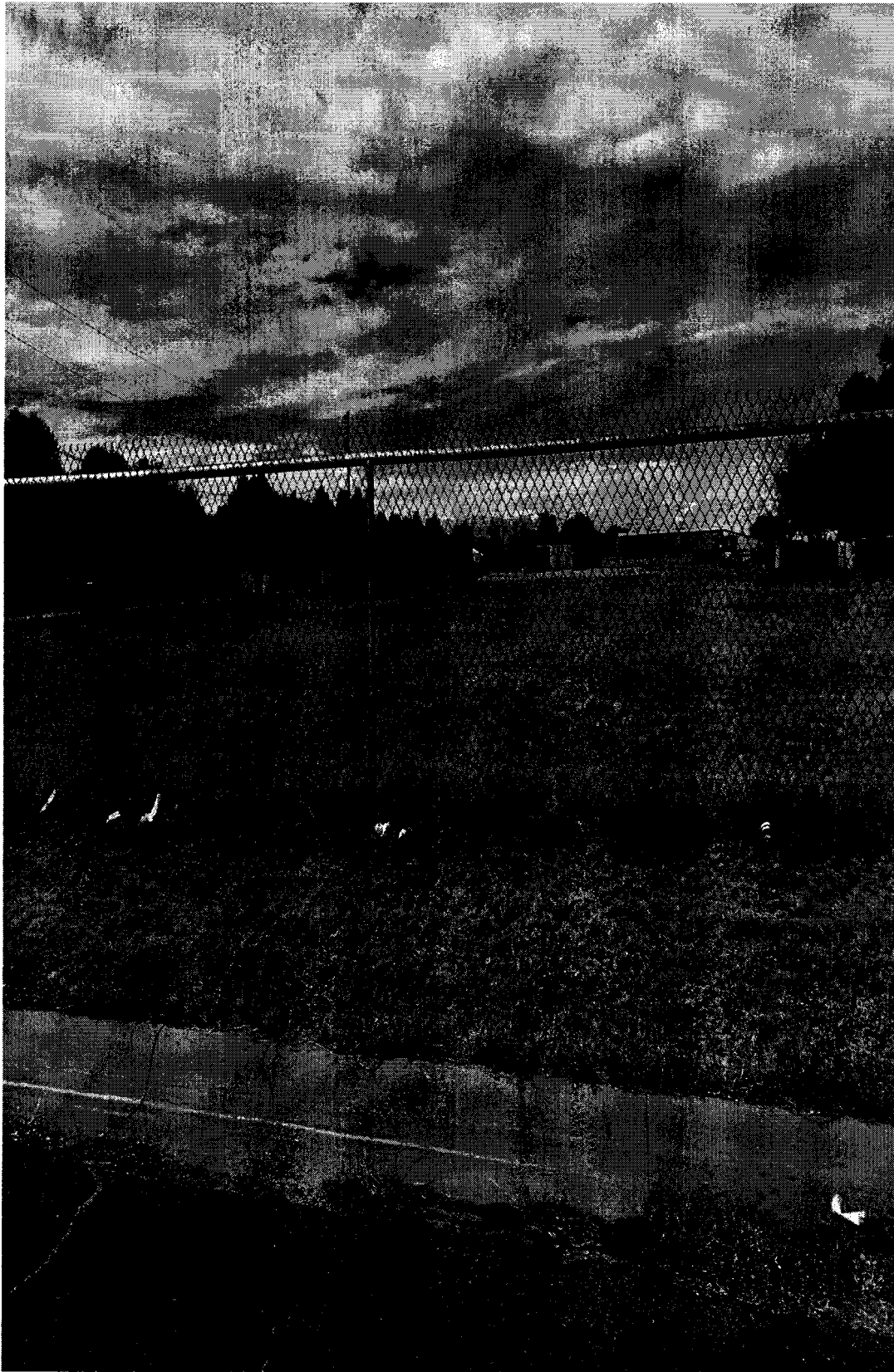
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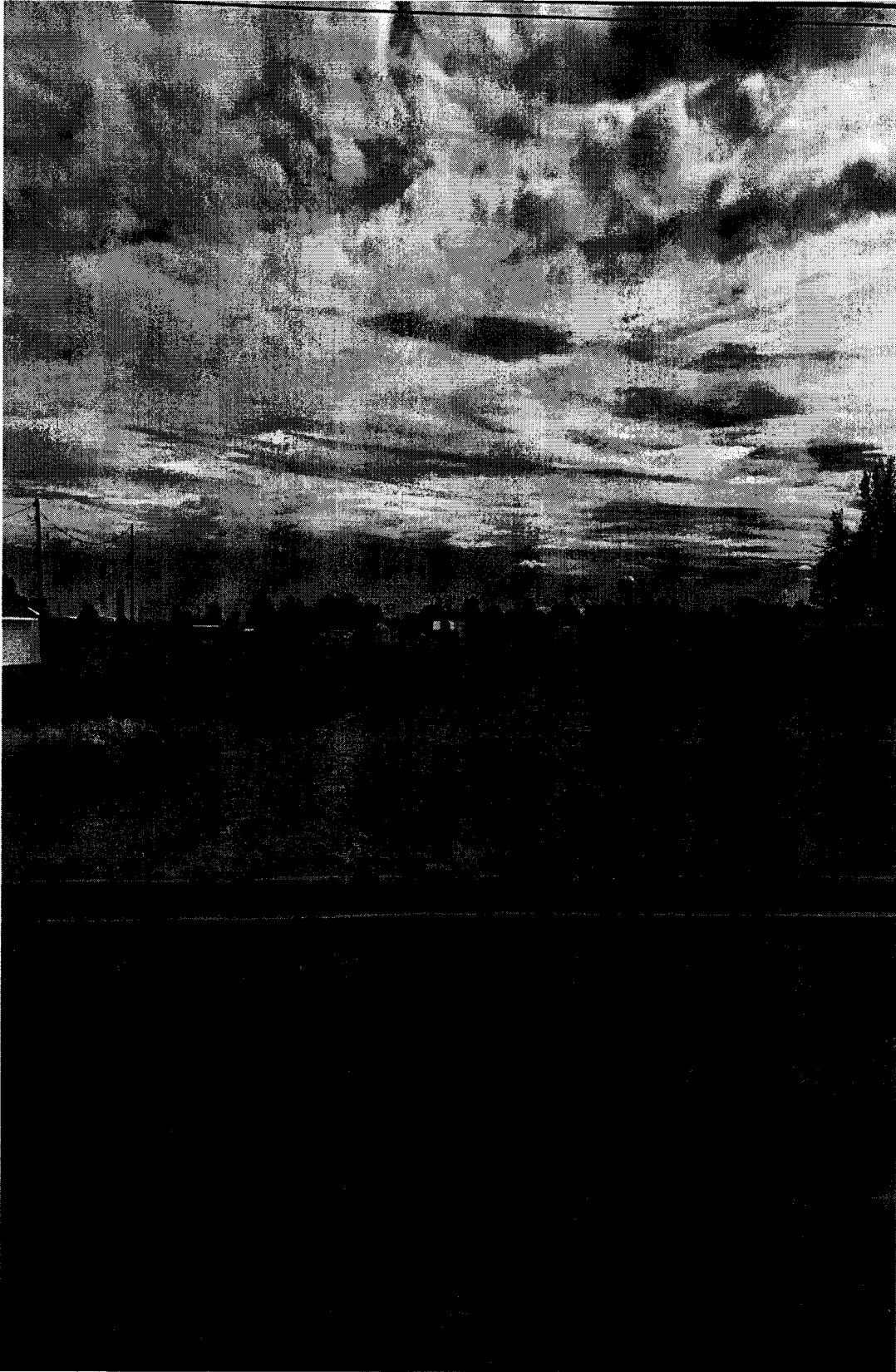
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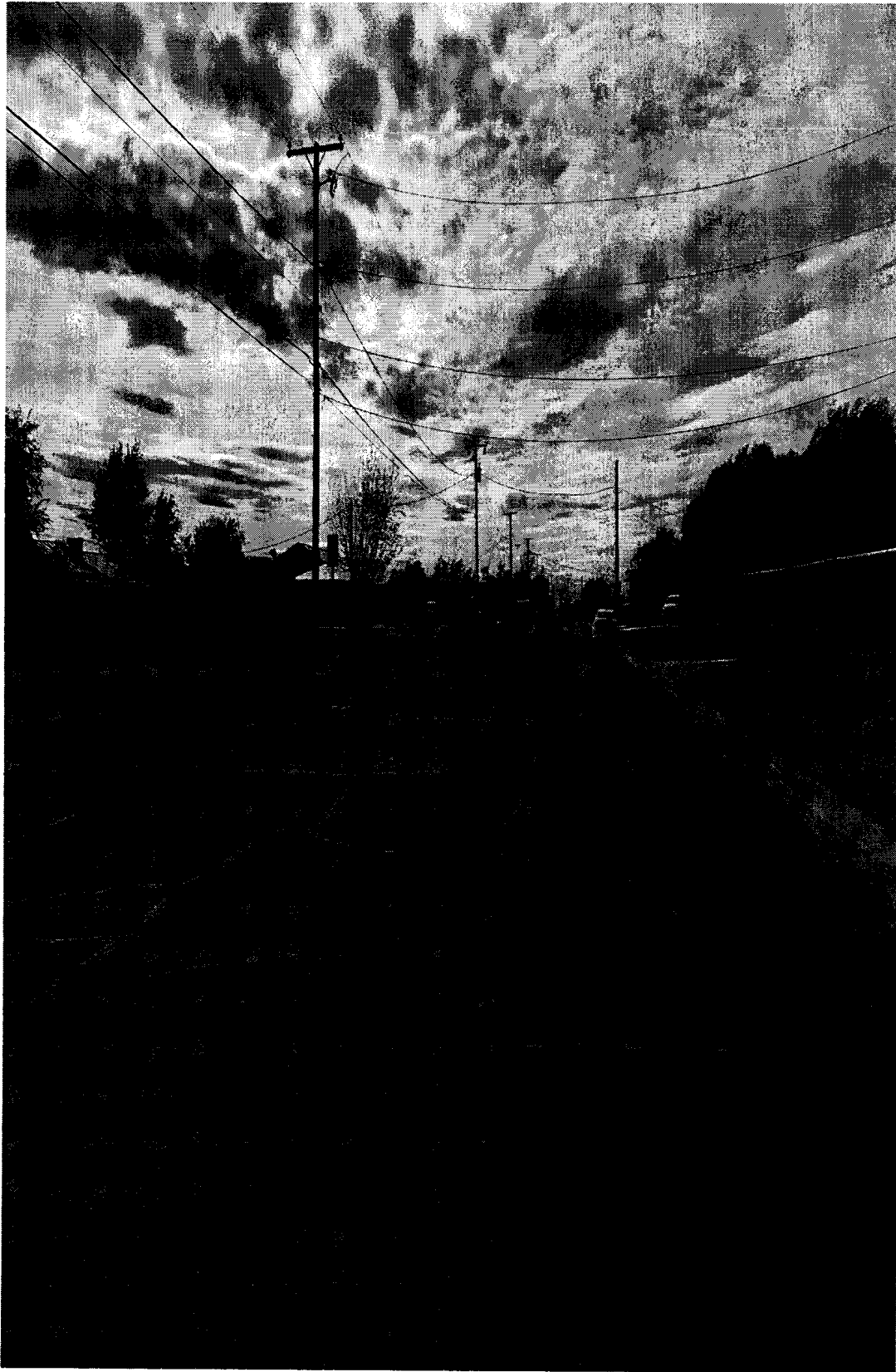
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September 16, 2024



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 16, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Hold a public hearing and consider a Final Plat of Nueva La Jolla Addition, Section 5, being a residential replat of Lots 14-21, Block 7, Nueva La Jolla Addition, and an adjacent 0.05-acre portion of vacated street right-of-way, City and County of Midland, Texas. (Generally located on the south side of Mulberry Lane, approximately 130 feet east of North Clay Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned Development District (Ord. No. 10310)

Preliminary Plat Approval:

Newton Engineering, PC, on behalf of Midland Habitat for Humanity, is requesting to replat 8 lots south of Mulberry Lane into 11 develop single-family dwellings.

The preliminary plat was approved at the April 18, 2022, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

IMPACT FEES: Impact fee statement okay as is. [For the Applicant's information only.]

ROW: Okay as is. [For the Applicant's information only.]

PAVING: Paving improvements for internal streets have not been accepted; there has not been a request for a final walk-through. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

WATER: 6" water exists in Mulberry Lane drainage channel north of tract, okay as is. Water improvements for internal infrastructure have not been accepted; there has not been a request for a final walk-through.. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

PRO RATA: None. [For the Applicant's information only.]

SEWER: 6" sewer exists in alley west of tract, okay as is. 6" sewer exists alley east of tract, okay as is. No public wastewater improvements required. For the Applicant's information only.]

DRAINAGE: Drainage report has been approved for platting purposes. [For the Applicant's information only.]

EASEMENTS: Okay as shown. [For the Applicant's information only.]

SIDEWALKS: Required with building permit. [For the Applicant's information only.]

DIMENSION: * * *

OTHER: An elevation certificate based off of construction drawings will be required to get a building permit to show compliance to the 1 foot of freeboard above the base flood elevation for residential structures. An elevation certificate based off finished construction will be required for the Certificate of Occupancy. [For the 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:

Please add direction to Benton St (N Benton St).

Planning: (Approved)

Staff recommends approval of the Final Plat of La Jolla Addition, Section 5.

Attachments:

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



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Nueva La Jolla Addition, Section 5**Legal Description (attached sealed Metes and Bounds):** _____**Property Owner**

Printed Name: Midland Habitat for Humanity

Phone (432) 978-2919

Email jhopkins@midlandhabitat.org

Address P.O. Box 2555

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Newton Engineering, PC

Printed Name: Kyle L. Newton, P.E.

Phone (432) 935-0707

Email

kyle@newtoncivil.com

Address 4501A Santa Rosa Drive

City Midland

State TX

Zip 79707

Current Zoning:**Reason for Platting:** Create a 11 lots for development purposes.**Plat Information**

Total Acreage: 1.85 ac

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

Number of Lots: 11

Number of Multi-Family Dwelling Units: 0

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Date:

Property Owner (printed): Joey Hopkins

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.

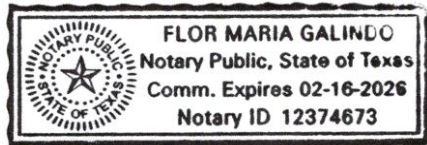
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Joey Hopkins who, being by me duly sworn, upon oath says: That (s)he is authorized by Midland Habitat for Humanity, 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 2nd day of August, 2024, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

- | | | |
|--|--|---|
| ☒ Property Owner Authorization | ☒ 1 Copy of Dimensioned Plat | ☒ Plat in Digital Format (PDF/JPEG) |
| ☒ Mylar | ☒ 1 Copy of Plat (11x17) | ☐ CADD File |
| ☒ Application Fee | ☒ Title Opinion | ☐ Public Improvement |
| Check # <u>1836</u> | ☒ Tax Certificates | ☒ Recording Fee |

Received By: [Signature]

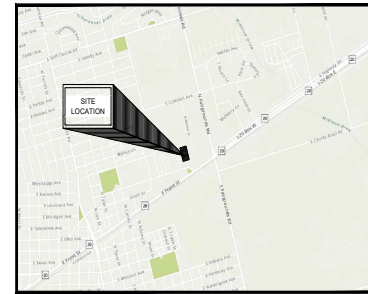
Date: DEC 15 2024

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

NUEVA LA JOLLA ADDITION, SECTION 5

BEING A REPLAT OF LOTS 14 - 21, BLOCK 7, NUEVA LA JOLLA ADDITION,
AND A 0.05 ACRE PORTION OF VACATED STREET RIGHT-OF-WAY ALONG BENTON STREET,
CITY AND COUNTY OF MIDLAND, TEXAS

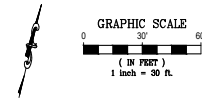
MULBERRY LANE
(DRAINAGE CHANNEL)
(80' R.O.W.)



LOCATION MAP
N.T.S.

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1" GAL. IRON PIPE FOUND
- ⊙ 1/2" IRON ROD WITH CAP "RPLS 5707" SET WHERE POSSIBLE
- BOUNDARY LINE
- - - ADJACENT PROPERTY
- - - 100-YEAR FLOODPLAIN
- - - 500-YEAR FLOODPLAIN



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIDLAND HABITAT FOR HUMANITY, IS THE RECORD OWNER OF ALL OF THAT CERTAIN LAND SHOWN ON THIS PLAT AND DESIGNATED AS NUEVA LA JOLLA ADDITION, SECTION 5, BEING A REPLAT OF LOTS 14 - 21, BLOCK 7, NUEVA LA JOLLA ADDITION, AND A 0.05 ACRE PORTION OF VACATED STREET RIGHT-OF-WAY ALONG BENTON STREET, CITY AND COUNTY OF MIDLAND, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOEY HOPKINS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS NUEVA LA JOLLA ADDITION, SECTION 5, AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

MIDLAND HABITAT FOR HUMANITY
JOEY HOPKINS, EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2024 BY JOEY HOPKINS.

NOTARY PUBLIC, STATE OF TEXAS

UTILITY COMPANY CERTIFICATE:
This plat has been checked for accessibility of utilities.

Signed: MARTIN ARGUELLO, Oncor Electric Delivery Company
Signed: LUIS MONTEZ, Optimum
Signed: JERRY UNDERWOOD, A. T. & T.
Signed: RUBEN GUERRA, Astound Broadband
Signed: MARK LEB, Atmos Energy

SURVEYOR'S CERTIFICATE:

THAT I, DOW E KELLY, 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 WERE FOUND PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

DATED: _____ 20____
REGISTERED PROFESSIONAL SURVEYOR



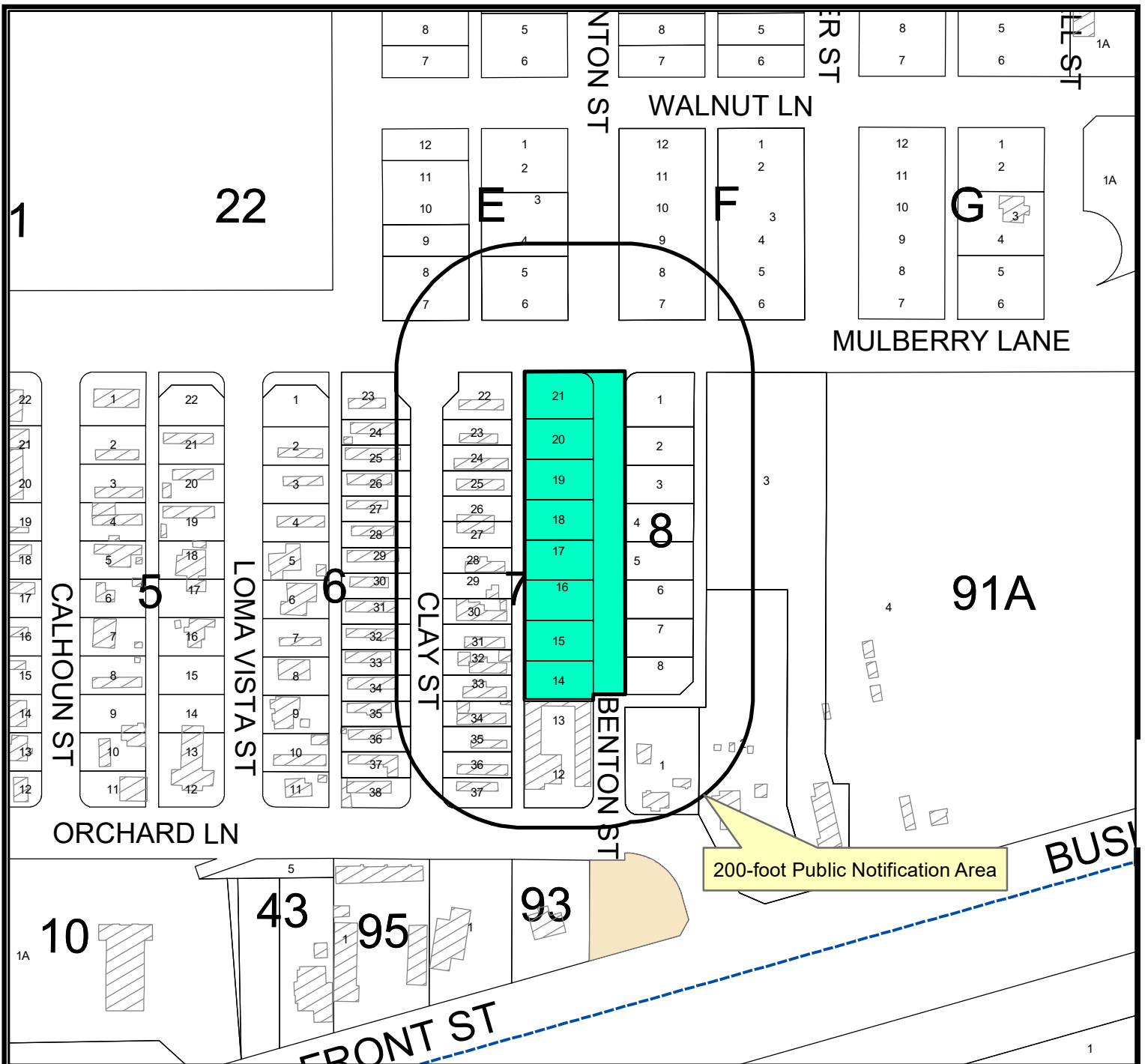
CERTIFICATE OF APPROVAL: FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF NUEVA LA JOLLA ADDITION, SECTION 5, WAS APPROVED BY PROPER ACTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS _____ DAY OF _____, 2024.

Signed: _____
Lucy Stiniega, Chairman
Signed: _____
Xavier Baugues, Secretary

OWNER: MIDLAND HABITAT FOR HUMANITY
P.O. BOX 2555
MIDLAND, TEXAS 79701
(432) 682-9606
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____
DATE: _____

NUEVA LA JOLLA ADDITION, SECTION 5			
SCALE: 1" = 40'	DATE: AUGUST 2024	DRYAN: RPL	FILE NAME:
NEWTON ENGINEERING, P.C.		2481 E. 3rd St. Odessa, Texas 79701 (432) 934-0707	
FINAL PLAT		PROJECT NUMBER: 22-ME21191	



Location Map

P-24-2074

Scale: 1" = 255'

Lots 14-21, Block 7, Nueva La Jolla Addition, and an adjacent 0.05-acre portion of vacated street right-of-way, City and County of Midland, Texas.

Generally located on the south side of Mulberry Lane, approximately 130 feet east of North Clay Street. (Council District 2)

LEGEND

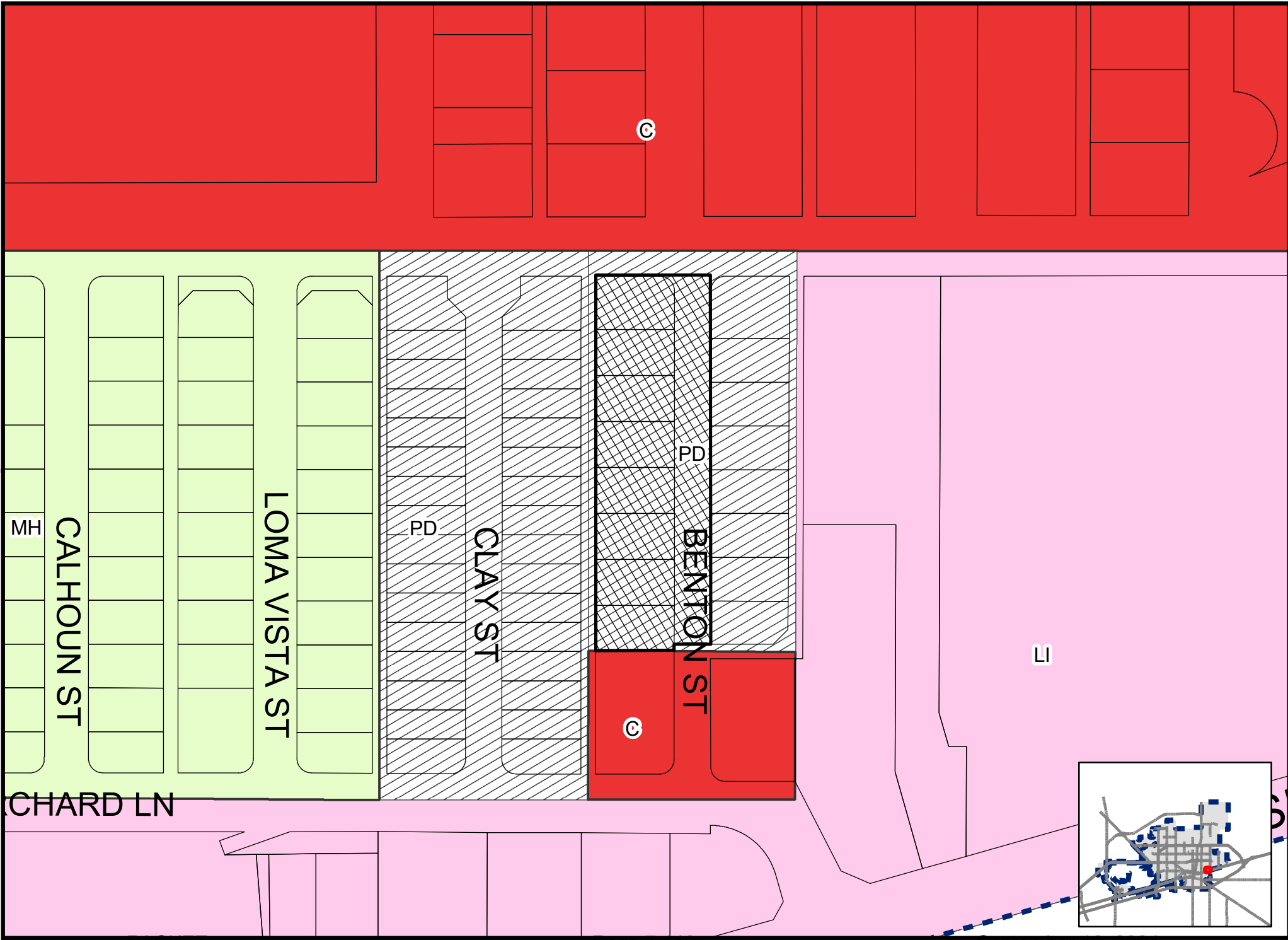
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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









NUEVA LA JOLLA ADDITION, SECTION 5

ITEM

FINAL PLAT

SEPTEMBER 16, 2024



Visit Our Website

MIDLANDTEXAS.GOV

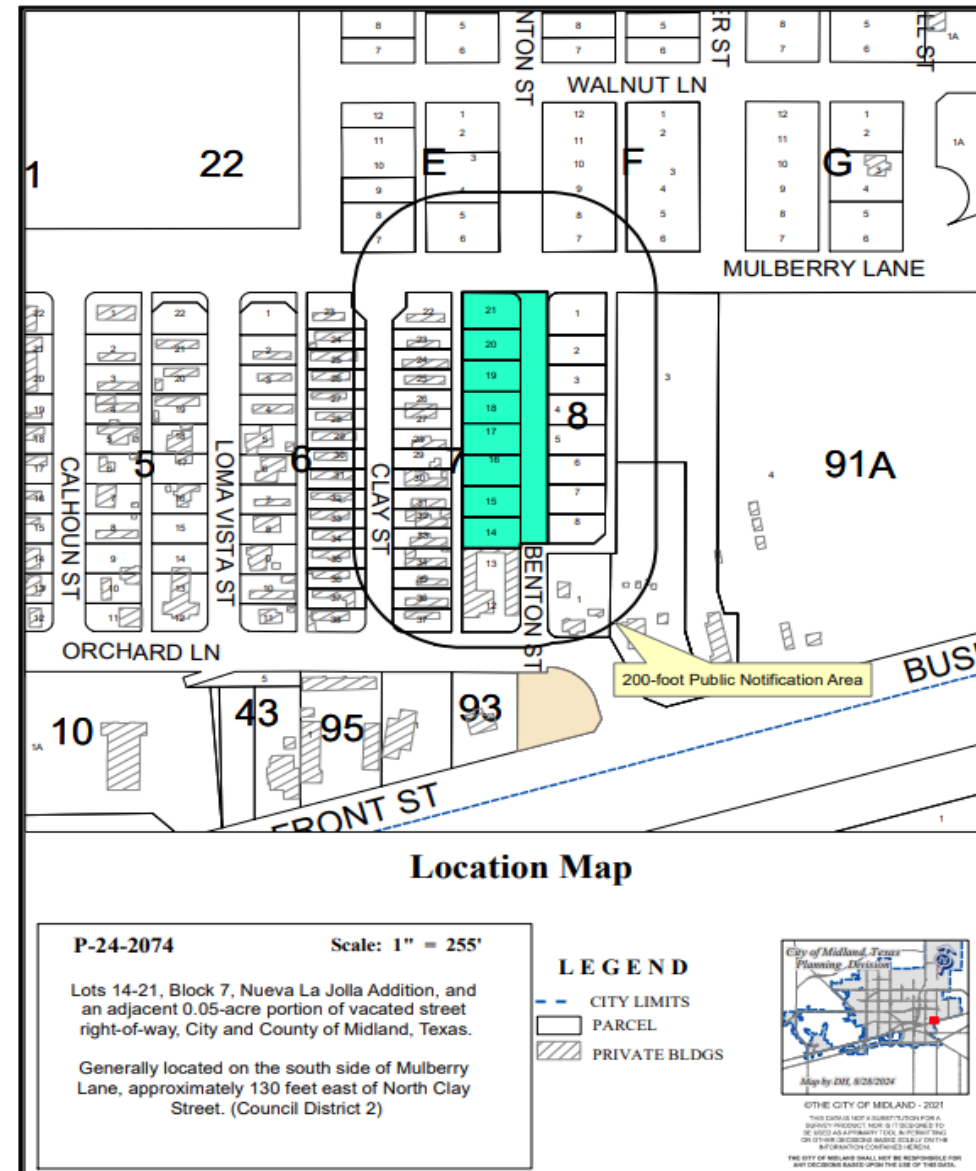
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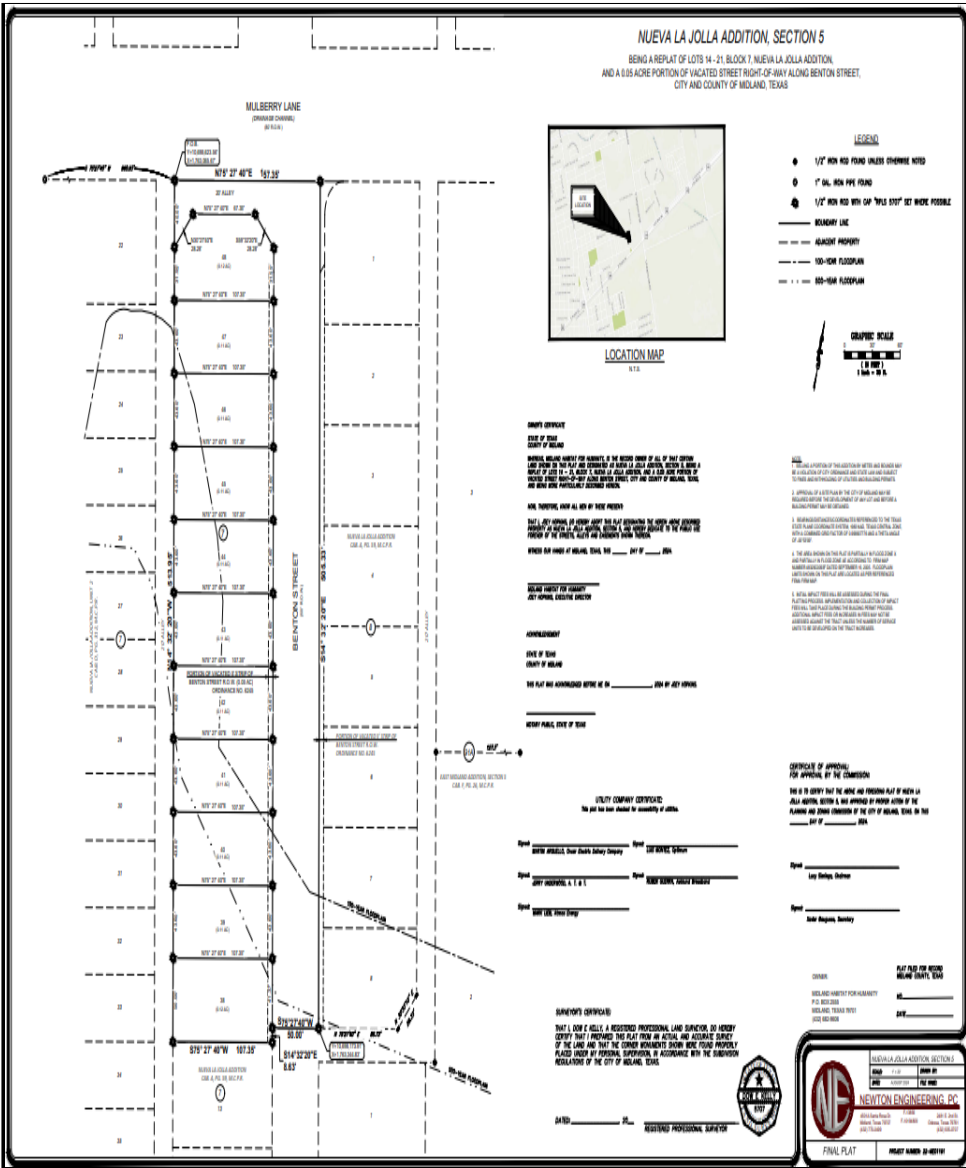
Application Summary

- **Property Owner & Developer:** Midland Habitat for Humanity
- **Representative:** Kyle Newton with Newton Engineering, PC
- Replat
- **Address:** Generally located on the east and west side of Benton Street, approximately 217-feet north of Orchard Lane. (Council District 2)



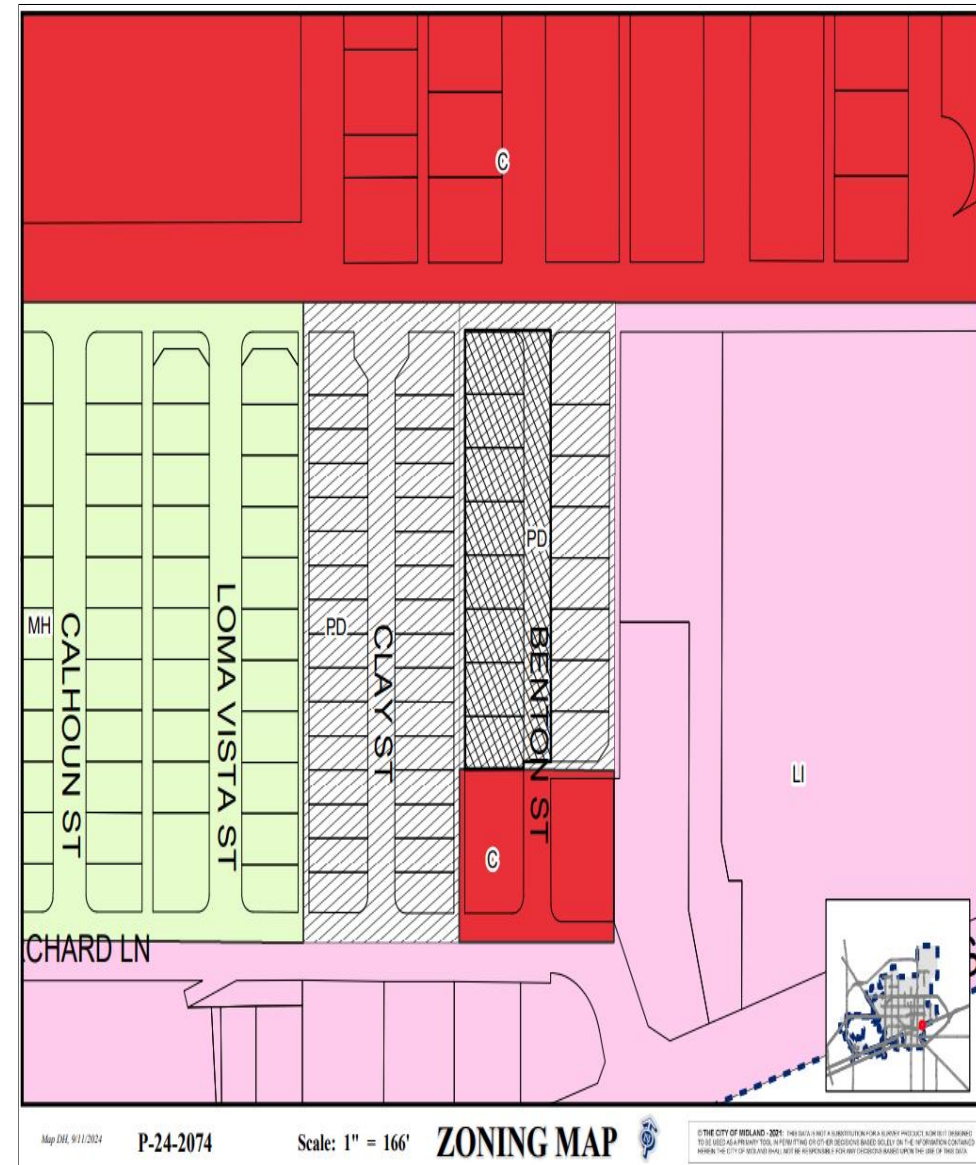
Plat Details

- Acreage: 1.85 acres
- Subdividing 8 lots into 11 lots
- Reason for Request: To increase the number of lots on Benton Street for single-family dwellings



Zoning

- **Current Zoning:** [PD, Planned Development District for Housing Development (Ordinance 10310)
- **Surrounding Zoning:**
 - North: C, Commercial District
 - South and East: LI, Light Industrial District
 - West: PD, Planned Development District for Housing Development (Ordinance 6486)



Land Use

- **Current Use of the Property:** Vacant Lots
- **Proposed Use of the Property:** Single-Family Dwellings
- **Surrounding Uses:**
 - North and East: Vacant Lots
 - South: Retail Stores and Shops
 - West: Single-Family Dwellings



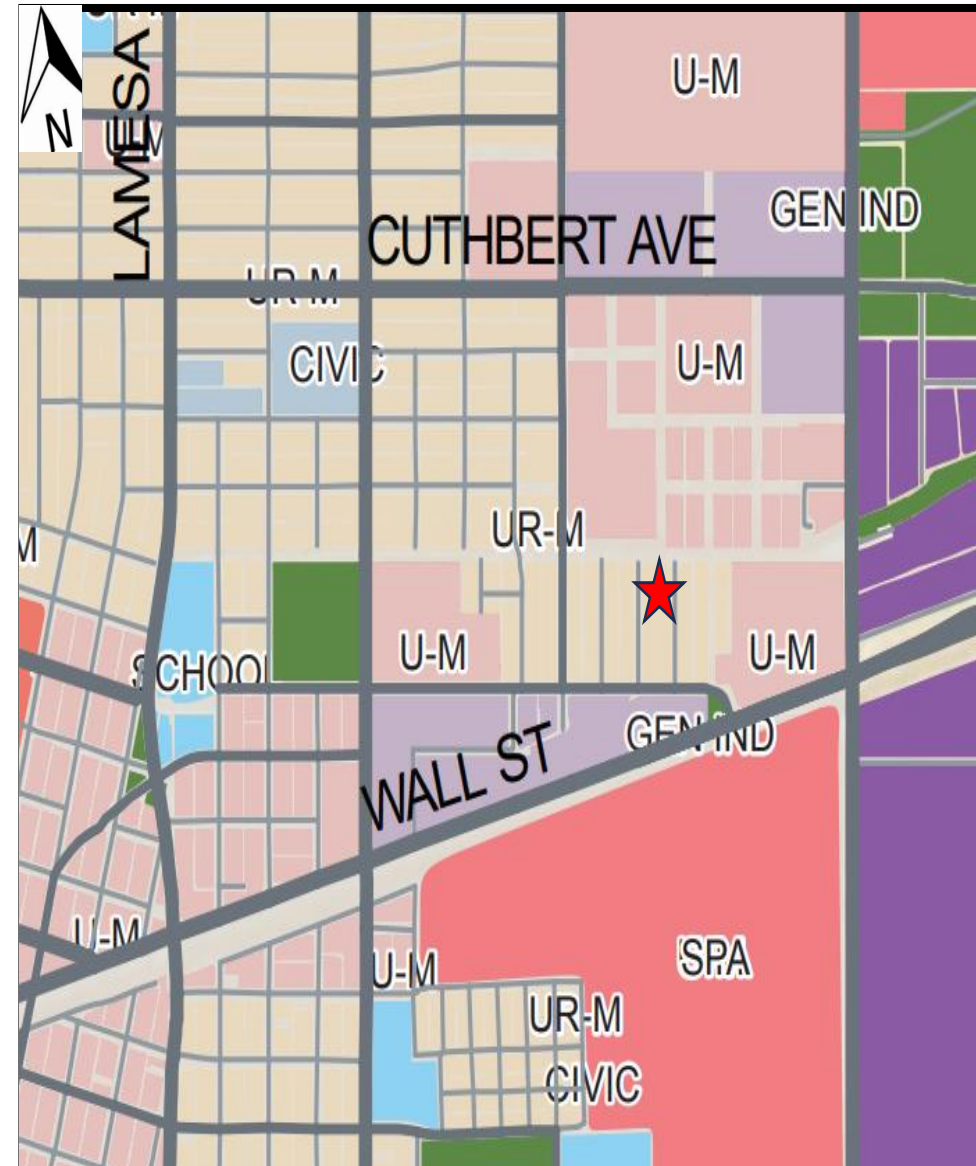
Site Photo



On Orchard Lane, Looking North

Comprehensive Plan

- **TCT Land Use Designation:** UR-M, Urban Residential-medium
- **Supported Uses:**
 - Restrictive land use, emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses
 - Limited multi-family development may be allowed with special review and criteria
 - Civic uses are generally allowed, with special permission for higher intensity uses



Staff's Recommendation

- No objections received.
- The Planning & Zoning Commission recommended approval of this plat on April 18, 2022.
- Staff recommends APPROVAL of the preliminary plat reinstatement of Nueva La Jolla Addition, Section 5.

MISSION

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

ORDINANCE NO. 10310

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE LOTS 14 THROUGH 21, BLOCK 7, AND LOTS 1 THROUGH 8, BLOCK 8, NUEVA LA JOLLA ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS, FROM PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT TO AN AMENDED PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT (GENERALLY LOCATED ON THE EAST AND WEST SIDES OF SOUTH BENTON STREET, APPROXIMATELY 217 FEET NORTH OF ORCHARD LANE); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION

WHEREAS, the City Planning and Zoning Commission and the Governing Body of the City of Midland, in compliance with the City Charter, the City Code, and State law, have given the requisite notices by United States mail, publication and otherwise; and after a full and fair hearing to all of the property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, the Governing Body finds that the public health, safety and general welfare will be best served by rezoning Lots 14 through 21, Block 7, and Lots 1 through 8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas (the "Property") to an amended PD, Planned Development District for a Housing Development and adopting a site plan therefor, as set out hereinafter;

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

SECTION ONE. That the Zoning District Map of the City of Midland, Texas, is hereby amended to rezone the Property from PD, Planned Development District for a Housing Development to an amended PD, Planned Development District for a Housing Development.

SECTION TWO. That the base zoning district to which the use and development of the Property shall conform, except as modified by Section Three of this ordinance, is the

SF-3, Single-Family Dwelling District.

SECTION THREE. That a site plan, which is attached hereto as Exhibit “A” and incorporated herein for all purposes, is hereby adopted, and the use and development of the Property shall be subject to the following conditions and restrictions:

- A. That the Property shall significantly conform to the site plan attached hereto as Exhibit “A”.
- B. That the minimum lot width shall be 42 feet.

SECTION FOUR. That the definitions given in the zoning regulations contained in the City Code of the City of Midland, Texas, shall be applicable to such of those terms as are used herein.

SECTION FIVE. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

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

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

SECTION EIGHT. The City Secretary is hereby authorized and directed to publish

the descriptive caption of this ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

The above and foregoing ordinance was duly proposed, read in full and adopted on first reading, the 10th day of May, A.D., 2022; and passed to second reading on motion of Council member Corrales, seconded by Council member Poole, by the following vote:

Council members voting "AYE": Corrales, Poole, Payton, Dufford, Ladd, Norman

Council members voting "ABSTAIN": Blong

Council members voting "NAY": None

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Council member Norman, seconded by Council member Corrales, on the 24th day of May, A.D., 2022, at a regular meeting of the City Council:

Council members voting "AYE": Corrales, Poole, Blong, Dufford, Ladd, Norman

Council members voting "ABSTAIN": None

Council members voting "NAY": None

PASSED AND APPROVED THIS 24th day of May, A.D., 2022.

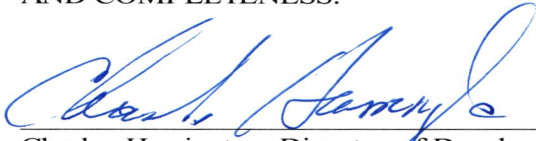

Patrick N. Payton, Mayor

ATTEST:


Amy M. Turner, City Secretary



APPROVED AS TO CONTENT
AND COMPLETENESS:



Charles Harrington, Director of Development Services

APPROVED ONLY AS TO FORM:

 First Asst City Atty Gen

John Ohnemiller, City Attorney

EXHIBIT "A"
PRELIMINARY PLAT
NUEVA LA JOLLA ADDITION, SECTION 5
BEING A REPLAT OF LOTS 14-21, BLOCK 7 AND LOTS 1-8, BLOCK 8
NUEVA LA JOLLA ADDITION
CITY AND COUNTY OF MIDLAND, TEXAS

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FT.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIDLAND HABITAT FOR HUMANITY, is the record owner of Lots 14-21, Block 7 and Lots 1-8, Block 8, Nueva La Jolla Addition, or addition to the City of Midland, Texas, as per plat recorded in Cabinet "A", Page 56, Plat Records, Midland County, Texas and being more particularly shown herein.

Now, therefore, know all men by these presents:

That I, JOEY HOPKINS, do hereby adopt this plat designating the hereinabove described property as NUEVA LA JOLLA ADDITION, SECTION 5, an addition to the City of Midland, Texas, and hereby dedicate to the public use forever of the streets and easements shown herein.

WITNESS my hand at Midland, Texas, this _____ day of _____, 2022.

MIDLAND HABITAT FOR HUMANITY
JOEY HOPKINS, EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____, 2022 by JOEY HOPKINS.

Notary Public, State of Texas

OWNER:

MIDLAND HABITAT FOR HUMANITY
P.O. BOX 2505
MIDLAND, TEXAS 79701
(432) 682-9606

KELLY
SURVEYING CO.

2532 BAINBRIDGE DR.
ODESSA, TX 79762
(432) 349-5894
TBPPLS FIRM#10194393

NUEVA LA JOLLA ADDITION, SECTION 5

SCALE: 1"=50' SHEET NO. ONE
DATE: MARCH 2022 FILE NAME:

NEWTON ENGINEERING, P.C.
10000 N. TEXAS
SUITE 1000
DALLAS, TEXAS 75243
(214) 343-1111

PRELIMINARY PLAT PROJECT NUMBER:
22-M01191

LOCATION MAP
N.T.S.

- NOTE:
1. SELLING A PORTION OF THIS ADDITION BY METERS AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINE AND WITHDRAWING 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 AND DISTANCES COORDINATE TO THE TEXAS STATE PLANE COORDINATE SYSTEM 1983 NAD 83 TEXAS CENTRAL ZONE WITH A COMBINED GRID FACTOR OF 0.9999776 AND A THETA ANGLE OF 90.00000.
 4. THE AREA SHOWN ON THIS PLAT IS PARTIALLY IN FLOOD ZONE X AND PARTIALLY IN FLOOD ZONE AL ACCORDING TO FIRM MAP NUMBER 480000001 DATED SEPTEMBER 16, 2005.
 5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

UTILITY COMPANY CERTIFICATE:
This plat has been checked for accessibility of utilities.

Signed: _____
Onor Electric Delivery Company

Signed: _____
Sutcliffe

Signed: _____
A. T. & T.

Signed: _____
Grande Communications

Signed: _____
Atmos Energy

CERTIFICATE OF APPROVAL:
For approval by the Commission:

This is to certify that the above and foregoing plat of NUEVA LA JOLLA ADDITION, SECTION 5 was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____, 2022.

Signed: _____
Lucy Santiago, Chairman

Signed: _____
Electra Dougherty, Secretary

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____
DATE _____ PAGE _____

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.

PACKET

Page 7.163

September 16, 2024



APPROVED

10310



City Council Meeting

Item Number: 20
Meeting Date: May 10, 2022, May 24, 2022
To: City Council / City Manager
From: Kelly Martinez, Senior Planner
Subject: AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE LOTS 14 THROUGH 21, BLOCK 7, AND LOTS 1 THROUGH 8, BLOCK 8, NUEVA LA JOLLA ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS, FROM PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT TO AN AMENDED PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT (GENERALLY LOCATED ON THE EAST AND WEST SIDES OF SOUTH BENTON STREET, APPROXIMATELY 217 FEET NORTH OF ORCHARD LANE); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION (DISTRICT 2) (DEVELOPMENT SERVICES)

Purpose:

Midland Habitat for Humanity is requesting a zone change from PD, Planned Development District to Amended PD, Planned Development District to make an amendment to the ordinance for Lots 14-21, Block 7, and Lots 1-8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas.

Recommended City Council Action:

Approve

Fiscal Impact:

This proposal does not have a significant financial impact to the City.

Current Zoning:

PD, Planned Development District for a Housing Development (Ordinance No. 6486)

Surrounding Zoning and Land Use:

The properties to the north are zoned C, Commercial District, and the location of vacant lots. The properties to the east are zoned LI, Light Industrial District, and the location of vacant land. The property to the south is zoned C, Commercial District, and the location of mini storage units and vacant lot. The property to the west is zoned PD, Planned Development District, and the location of mobile homes.

Analysis:

Midland Habitat for Humanity is requesting to amend the site plan to modify the building site for the development of single-family homes. The property is currently vacant and in the process of being replatted. The current site plan allows for the development of mobile homes. The new site plan, attached hereto as Exhibit A, will allow for the development of single-family homes. Exhibit A also shows a modification of the lot area from 10 lots to 11 lots on Block 7 and 8. The proposed lot dimensions are about 43 feet by 107 feet and 42 feet by 106 feet, which is a reduction of the current lot dimensions. No additional changes or modifications of the property are being proposed.

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

Fire: (Approved)

No objections.

Building: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2020 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, and floodplain requirements if necessary. Code versions are subject to change depending on time of new code edition adoption in the City of Midland and date of permit application.

Engineering: (Approved with Conditions)

No objection to zone change.

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations.

Our staff has examined the FEMA flood map and it appears that the majority of this property lies entirely within Zone AE, which is a Special Flood Hazard Area subject to inundation by the 1% annual chance flood.

An elevation certificate based off of construction drawings will be required to get a building permit to show compliance to the 1 foot of freeboard above the base flood elevation for residential structures. An elevation certificate based off of finish construction will be required for the Certificate of Occupancy.

Code: (Approved)

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

Transportation: (Approved)

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

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

Planning:

The request does fit with the Tall City Tomorrow Comprehensive Plan, Chapter 3-Land Use Vision. This designation calls for U-M, Urban-Medium. These areas are intended to be a mix of complementary uses, including single-family housing, multi-family housing, civic and institutional uses, as well as commercial and mixed uses. Urban-Medium encourages closer proximity between transportation, housing, and shopping choices.

This request was approved at the April 18, 2022, Planning & Zoning Commission meeting.

Therefore, staff recommends approval of this zone change from PD, Planned Development District for a Housing Development to Amended PD, Planned Development District for a Housing Development subject to conditions A through C.

Conditions:

- A. That the use and development of the property shall conform to the regulations of the SF-3, Single-Family Dwelling District.**
- B. That this property shall significantly conform to the site plan, attached hereto and incorporated herein as Exhibit A.**
- C. That the minimum lot width shall be 42 feet.**

Letters of Objection:

Staff has not received any letters of objection as of May 4, 2022.

Attachments:

Application
Site Plan (Exhibit A)
Floor Plan and Elevations (Exhibit B)
Ordinance 6486
Maps

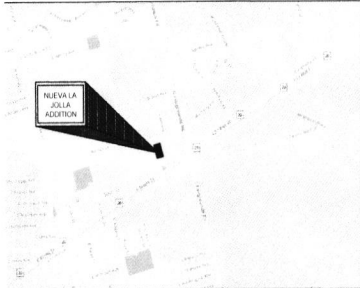


City Manager's Office

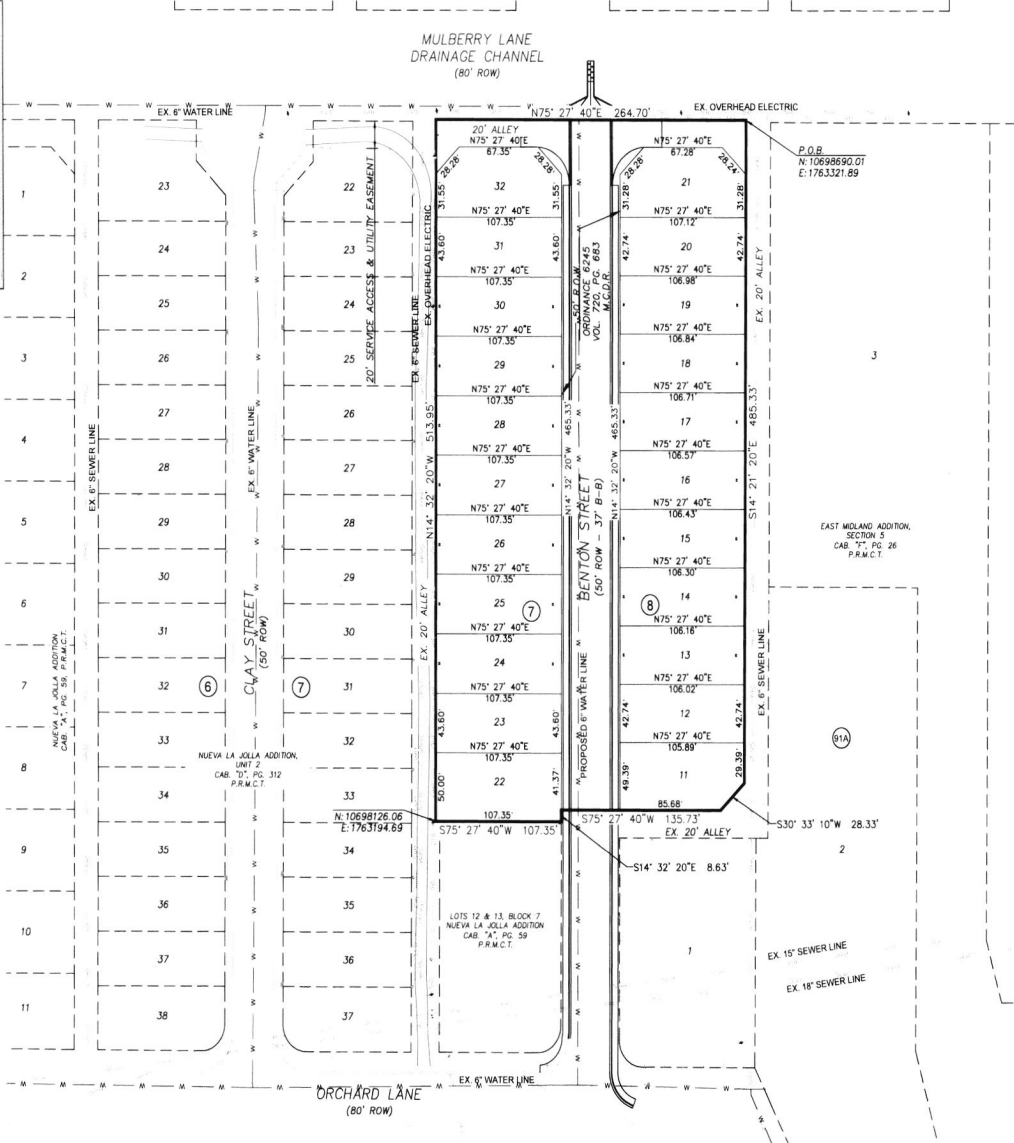
EXHIBIT "A"
PRELIMINARY PLAT
NUEVA LA JOLLA ADDITION, SECTION 5
BEING A REPLAT OF LOTS 14-21, BLOCK 7 AND LOTS 1-8, BLOCK 8,
NUEVA LA JOLLA ADDITION,
CITY AND COUNTY OF MIDLAND, TEXAS

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FT.



LOCATION MAP
N.T.S.



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIDLAND HABITAT FOR HUMANITY is the record owner of Lots 14-21, Block 7 and Lots 1-8, Block 8, Nueva La Jolla Addition, an addition to the City of Midland, as per plat recorded in Cabinet 75, Page 56, the Records, Midland County, Texas and being more particularly shown hereon.

Now, therefore, know all men by these presents:

That I, JOEY HOPKINS, do hereby adopt this plat designating the hereinabove described property as NUEVA LA JOLLA ADDITION, SECTION 5, an addition to the City of Midland, Texas, and hereby dedicating to the public use forever of the streets and easements shown hereon.

WITNESS my hand at Midland, Texas, this _____ day of _____, 2022

MIDLAND HABITAT FOR HUMANITY
JOEY HOPKINS, EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____, 2022 by JOEY HOPKINS.

Notary Public, State of Texas

OWNER
MIDLAND HABITAT FOR HUMANITY
P.O. BOX 555
MIDLAND, TEXAS 79701
(432) 682-9608

KELLY
SURVEYING CO.
2532 BAINBRIDGE DR
ODDESSA, TX 79762
(432) 349-5694
TBPLS FIRM#10194393

CERTIFICATE OF APPROVAL
For approval by the Commission:
This is to certify that the above and foregoing plat of NUEVA LA JOLLA ADDITION, SECTION 5 was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____, 2022.

NO. _____ CABINET
DATE _____ PAGE _____

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED IN ANY WAY OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

May 4, 2022
September 16, 2024

UTILITY COMPANY CERTIFICATE:
This plat has been checked for accessibility of utilities.

Signed: _____
Onco Electric Delivery Company
Signed: _____
Sudastina
Signed: _____
A. T. & T.
Signed: _____
Almos Energy

PACKET
PACKET

20.9
Page 7.168
Lucy Simpson, Chairman
Elizabeth Shoughnessy, Secretary

NUEVA LA JOLLA ADDITION, SECTION 5
SCALE: 1" = 50'
DATE: MARCH 2022
FILE NAME:
PROJECT NAME:
PROJECT NUMBER:
22-ME0111



Zone Change/Planned District
Amendment/Site Plan Approval

Project Number 2-22-1290

Case Number: _____

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

Printed Name: Chase Dunnam

Phone ()
Email

Address

4501A Santa Rosa Dr

City

Midland

State

TX

Zip

79707

Property Owner

Printed Name: Midland Habitat For Humanity

Phone ()
Email

Address

P.O. Box 2555

City

Midland

State

TX

Zip

79701

Representative (if different from Applicant or Property Owner)

Firm: Newton Engineering, PC

Printed Name: Chase Dunnam

Phone (432) 559-5128
Email

chase@newtoncivil.com

Address

4501A Santa Rosa Dr

City

Midland

State

TX

Zip

79707

Street Address: None Assigned

Legal Description

Lot: Block: Subdivision: Lots 14-21, Block 7 & Lots 1-8, Block 8, Nueva La Jolla Addition

Current Zoning:

PD

Proposed Zone: PD

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

Reason for Zone Change Request: To conform to the development of the site

Present Use of Property: Undeveloped pasture

Proposed Use of Property: Single family homes

How would this zone change affect the public health, safety and welfare? No negative impact to the public

Describe how conditions affecting the property have changed since present zoning designation: The property is now planned to develop as single family homes rather than manufactured homes

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)

RECEIVED
MAR 22 2022
B.I. Rodriguez

PACKET

20.10

May 24, 2022

PACKET

Page 7.169

September 16, 2024

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

Applicant (signature):

Date:

Applicant (printed):

Property Owner (signature):

Date:

Property Owner (printed):

Joey Hopkins, E.O. of Midland Habitat

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

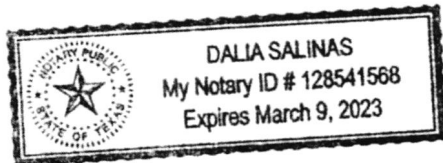
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 22nd day of March, 2022, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check #

Card

Received By:

Paul Rodriguez

Date:

3/22/22

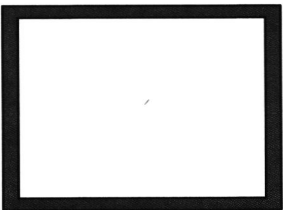
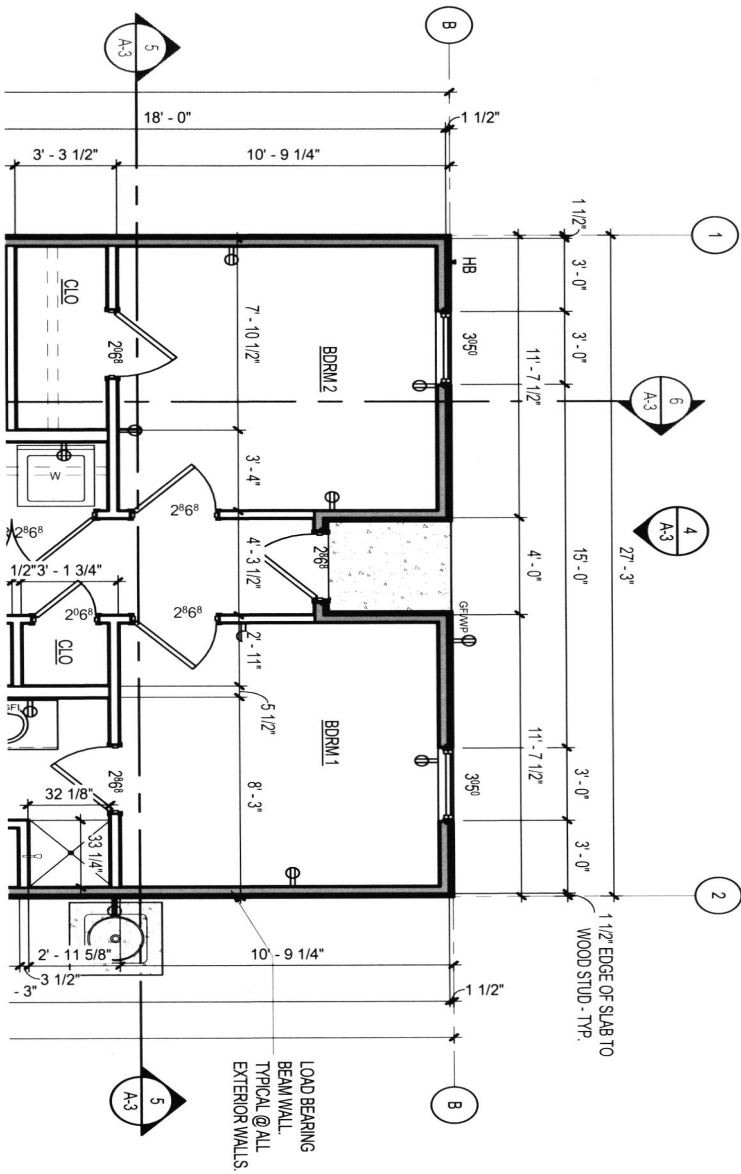
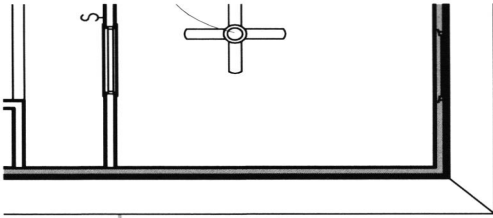
RECEIVED
MAR 22 2022
BY: Paul Rodriguez

PACKET 2011 Application will not be considered for scheduling until reviewed by planner. May 24, 2022

PACKET

Page 7.170

September 16, 2024



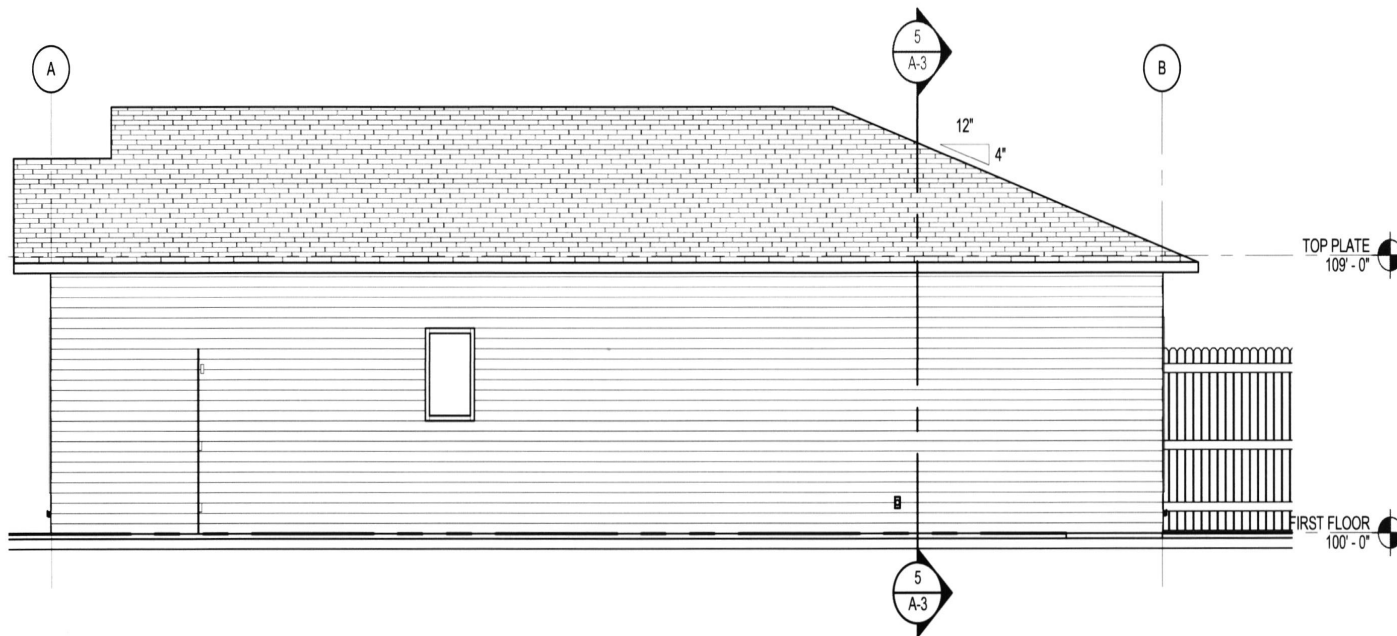
ISSUED	
DATE	DESCRIPTION

NO. DATE: REVISION DESCRIPTION:



VANDERGRIFF GROUP
ARCHITECTS • PC

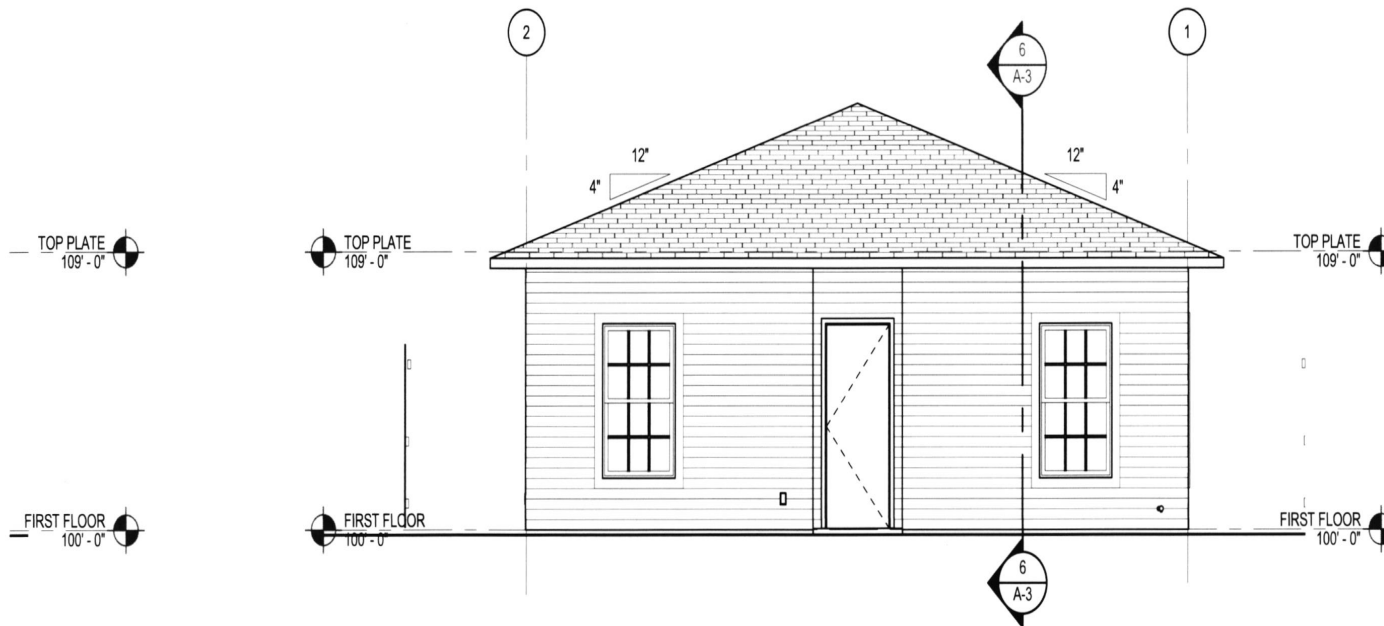
312 N. BIG SPRING SUITE 100 (432)687-0781 MIDLAND, TEXAS
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VANDERGRIFF GROUP
ARCHITECTS • PC

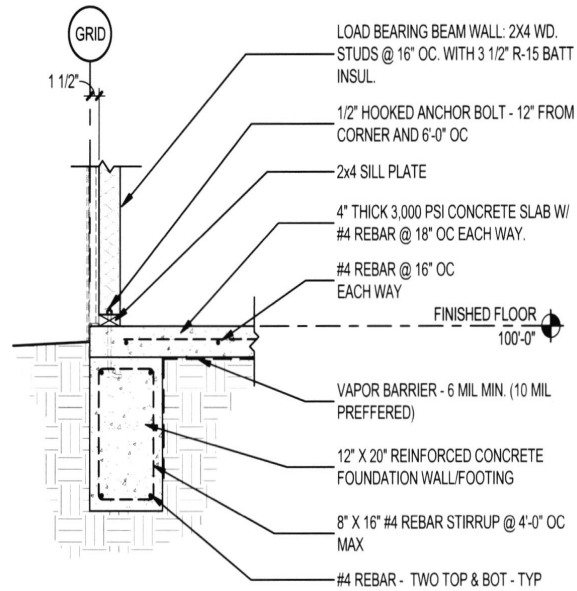
312 N. BIG SPRING SUITE 100 (432)687-0781 MIDLAND, TEXAS
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REVISION		
NO.	DATE:	DESCRIPTION:



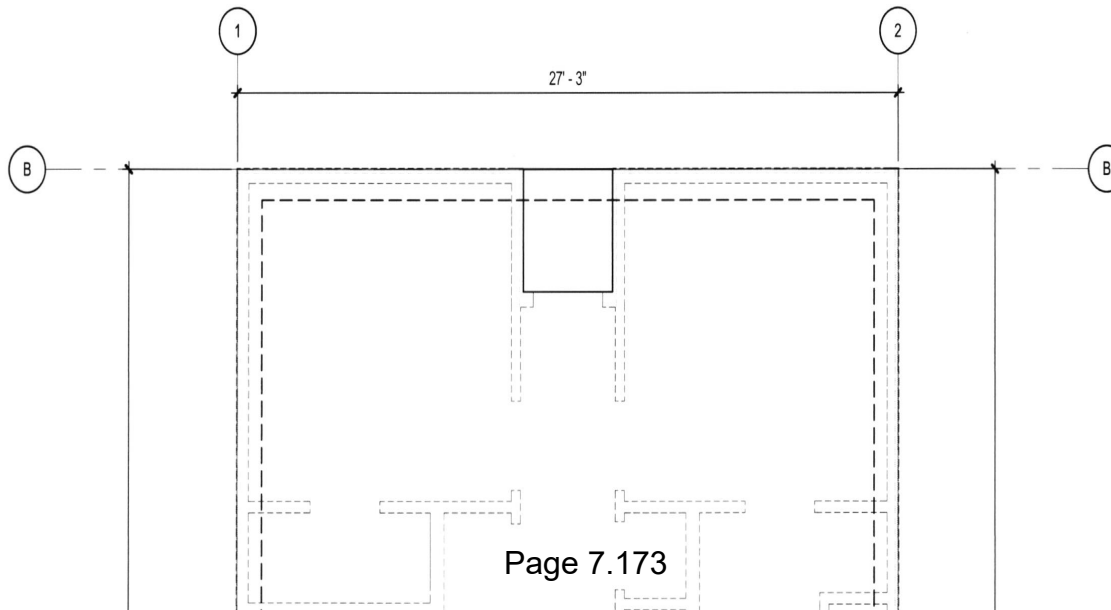
ISSUED	DESCRIPTION				
	DATE				





2 FOUNDATION DETAIL

S-1 3/4" = 1'-0"



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ARCHITECTS • PC

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REVISION
NO. DATE: DESCRIPTION:

ISSUED	DESCRIPTION				
	DATE				



PACKET

Page 7.173

September 16, 2014

ORDINANCE NO. 6486

AN ORDINANCE AMENDING CHAPTER ONE, TITLE XI, OF THE CITY CODE OF MIDLAND, TEXAS, BY PERMITTING THE PROPERTY DESCRIBED IN SECTION ONE HEREOF, WHICH IS PRESENTLY ZONED "MH", MOBILE HOME DWELLING DISTRICT, TO BE USED AS A "PLANNED DISTRICT" FOR A HOUSING DEVELOPMENT; PROVIDING FOR SUCH USE TO BE SUBJECT TO CERTAIN SPECIAL CONDITIONS AND RESTRICTIONS AS SET OUT HEREIN; PROVIDING THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO THE SITE PLANS, ORDINANCES AND OTHER SPECIFICATIONS SET OUT AND REFERRED TO HEREIN; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF ONE THOUSAND DOLLARS (\$1,000.00); AND ORDERING PUBLICATION

WHEREAS, the City Planning and Zoning Commission and the Governing Body of the City of Midland, in compliance with the City Charter and the State law with reference to the creation of "Planned Districts" under the zoning ordinance regulations and zoning map have given the requisite notices by United States mail, publication and otherwise; and after a full and fair hearing to all of the property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, the Governing Body finds that the public health, safety and general welfare will be best served by the creation of the "Planned District" set out hereinafter and subject to the conditions and restrictions set out hereinafter;

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

SECTION ONE. That Chapter One, Title XI, of the City Code of Midland, Texas, and the official zoning map of the City of Midland, Texas, are hereby amended insofar as the hereinafter described property is concerned, which is presently zoned "MH", Mobile Home Dwelling District, and it shall be used as a "Planned District" for a Housing Development, subject to the special conditions and restrictions hereinafter set out.

Said property is described as follows:

Lots 12-22, Block 6; Lots 1-11 and 14-21, Block 7; Lots 1-8, Block 8; Nueva LaJolla Addition to the City of Midland, Midland County, Texas.

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

1. That the use and development of the property shall conform to all regulations of an "MH", Mobile Home Dwelling District, except as indicated otherwise on the site plans attached hereto, marked Exhibit "A" and Exhibit "B" and made a part hereof for all legal purposes. Exhibit "A" identifies the existing lot development for those lots located on the west side of Clay Street. Exhibit "B" identifies the typical lot development for the balance of the area, those lots located on the east side of Clay Street and both sides of Benton Street.
2. That a two foot (2') side yard setback for optional detached accessory buildings as shown on Exhibit "A" may be observed on the lots developed on the west side of Clay Street only. All other locations shall observe a minimum three foot (3') side yard setback for detached accessory structures, if installed.
3. That metal carports and storage buildings indicated on Exhibits "A" and "B" are optional, but if installed, they shall be located as indicated on said Exhibits "A" and "B".
4. That individual lots may be sold or leased following approval by the Planning and Zoning Commission of a final subdivision replat of this tract, consistent with the approved exhibits, including a requirement for curb, gutters and paving of Clay and Benton Streets, between Mulberry and Orchard Lanes.

SECTION THREE. That definitions given in the zoning regulations contained in the City Code of the City of Midland, Texas, shall be applicable to such of those terms as are used herein.

SECTION FOUR. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION FIVE. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance. The Council of the City of Midland hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or

phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

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

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

The above and foregoing ordinance was duly proposed, read in full and adopted on first reading, the 13th day of November, A.D., 1984; and passed to second reading on motion of Councilman Godfrey, seconded by Councilman Hatfield, by the following vote:

Councilmen voting "AYE": Godfrey, Hatfield, Akins, and Marcum

Councilmen voting "NAY": Davidson and Hotchkiss

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Councilman Davidson, seconded by Councilman Marcum, on the 27th day of November, A.D., 1984, at a regular meeting of the City Council:

Councilmen voting "AYE": Davidson, Marcum, Godfrey, Hatfield and Hotchkiss

Councilmen voting "NAY": None

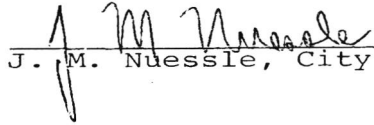
PASSED AND APPROVED THIS 27th day of November, A.D., 1984.

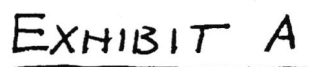

G. Thane Akins, Mayor

ATTEST:


B. C. Clanton, City Secretary

APPROVED AS TO FORM:


J. M. Nuessle, City Attorney



**FOR
NUEVA LA JOLLA ADDITION,
UNIT 2
MIDLAND, TEXAS**

September 16, 2024

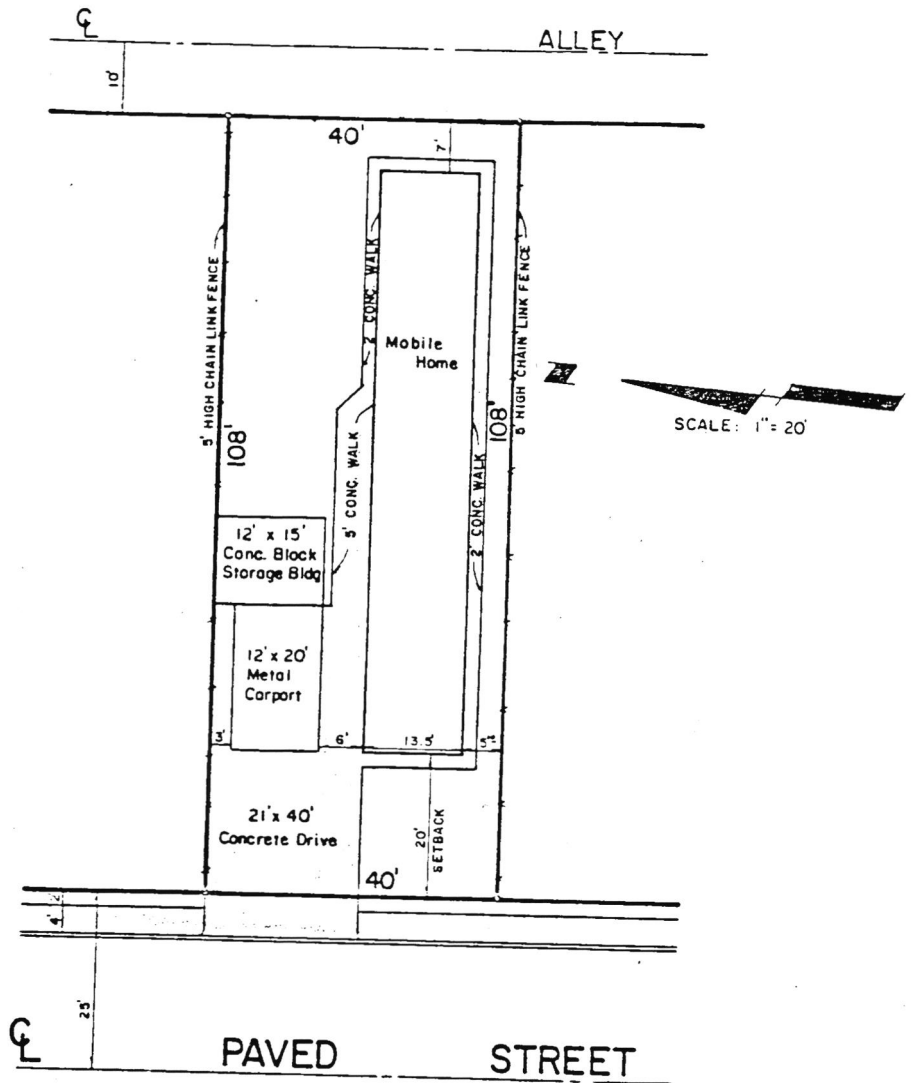


EXHIBIT B

TYPICAL LOT ARRANGEMENT

FOR
NUEVA LA JOLLA ADDITION,
UNIT 2
MIDLAND, TEXAS

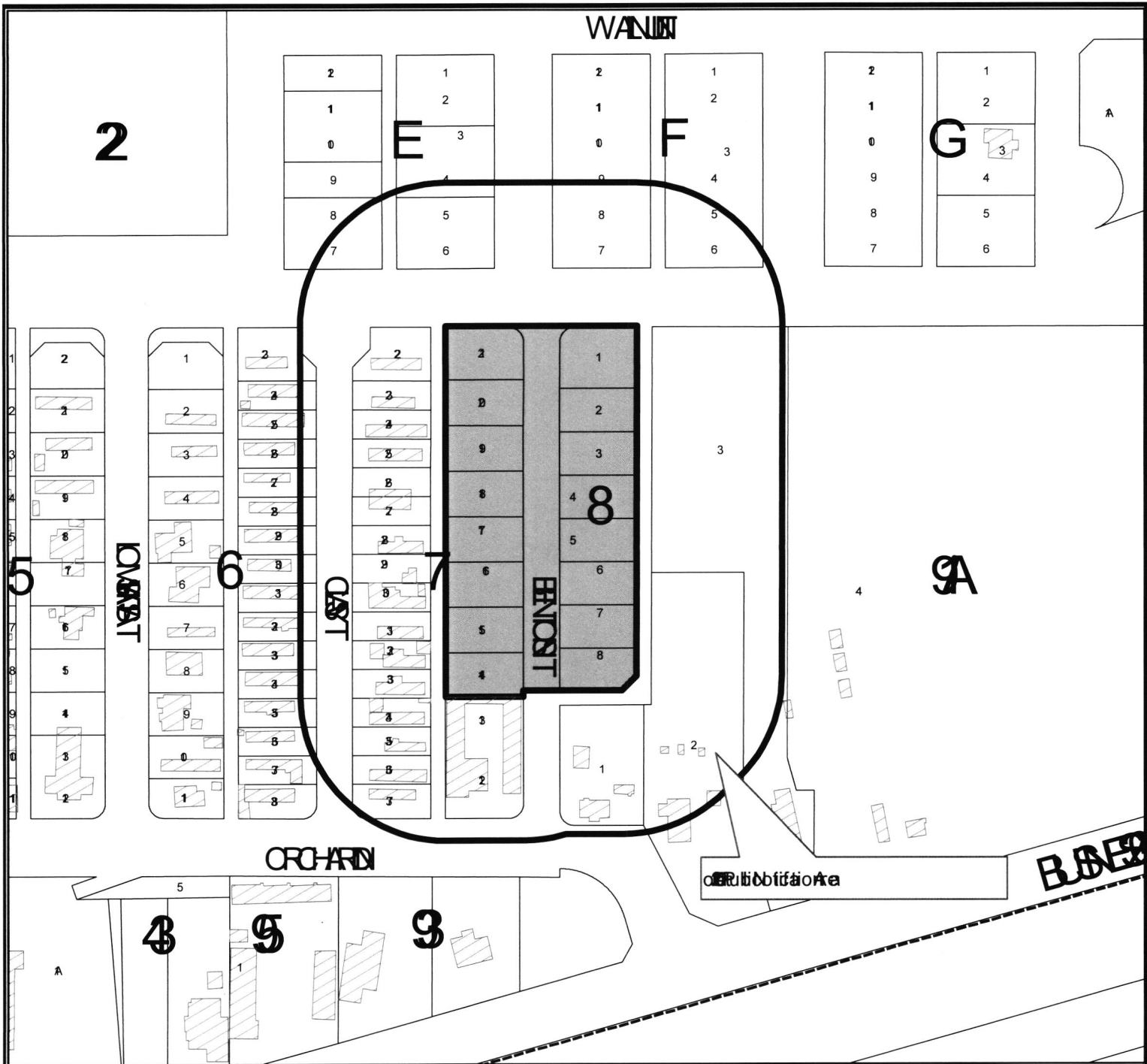
PACKET

PACKET

Prepared By
S. W. HOWELL ENGINEERING, INC.
Consulting Engineers, Surveyors & Land Planners
ODESSA, TEXAS

20.20

May 24, 2022



LOCATION MAP

Z-22-0290

Scale: 1" = 200'

Consider a request by Midland Habitat for Humanity for a zone change on Lots 14-21, Block 7 and Lots 1-8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas.

Generally located on the east and west side of Benton Street, approximately 217-feet north of Orchard Lane.

(Council District 5)

LEGEND

- - CITY LIMITS
- ▭ PARCEL
- ▨ PRIVATE BLDGS

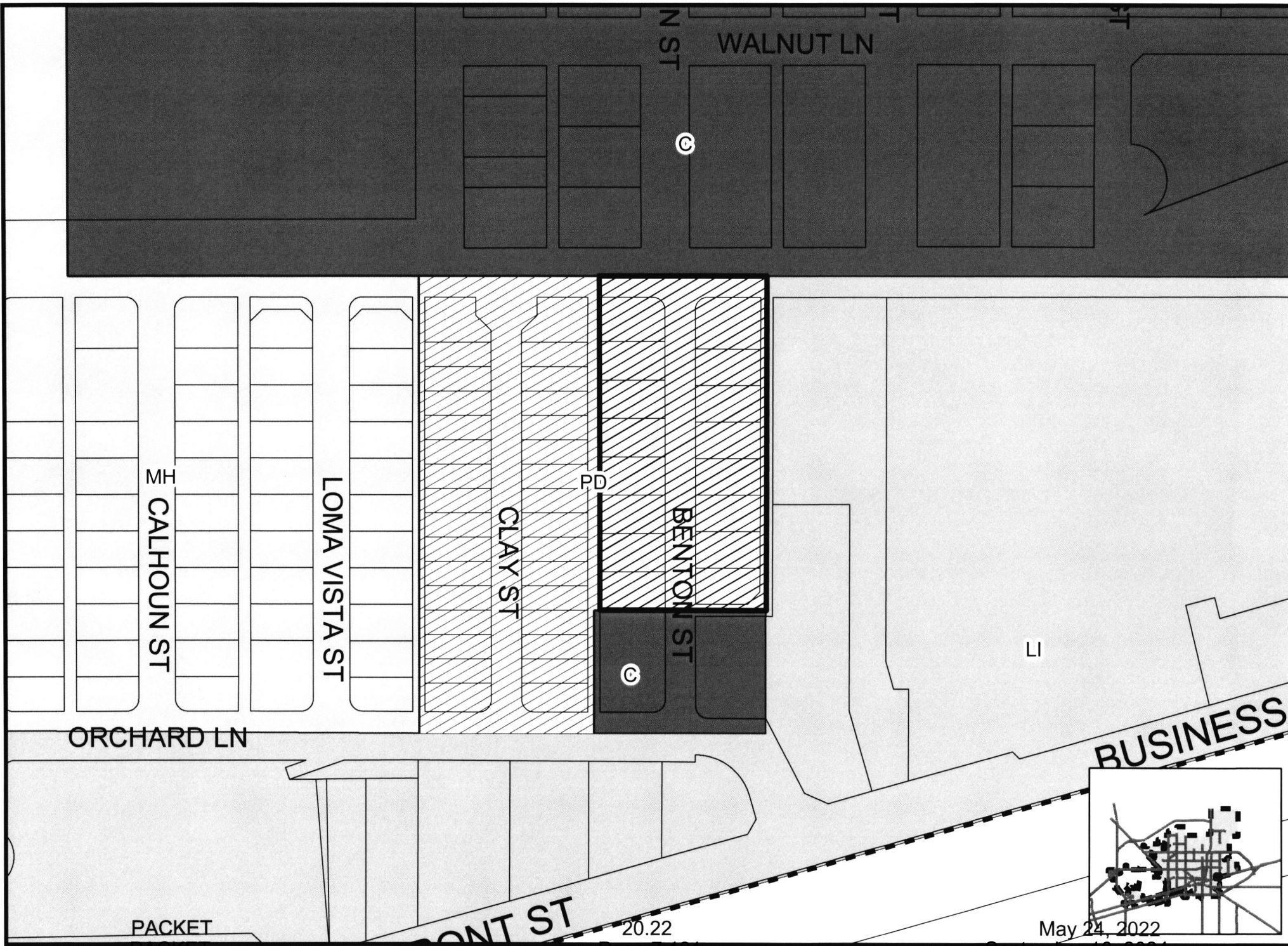


©THE CITY OF MIDLAND - 2021

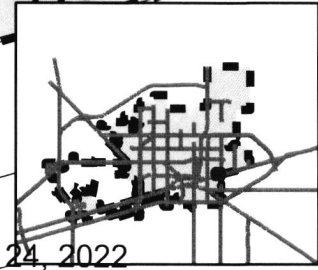
May 24, 2022

THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY. THIS WORK IS IT DESIGNED TO BE USED AS A PLANNING TOOL. IN PERMITTING 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.



BUSINESS

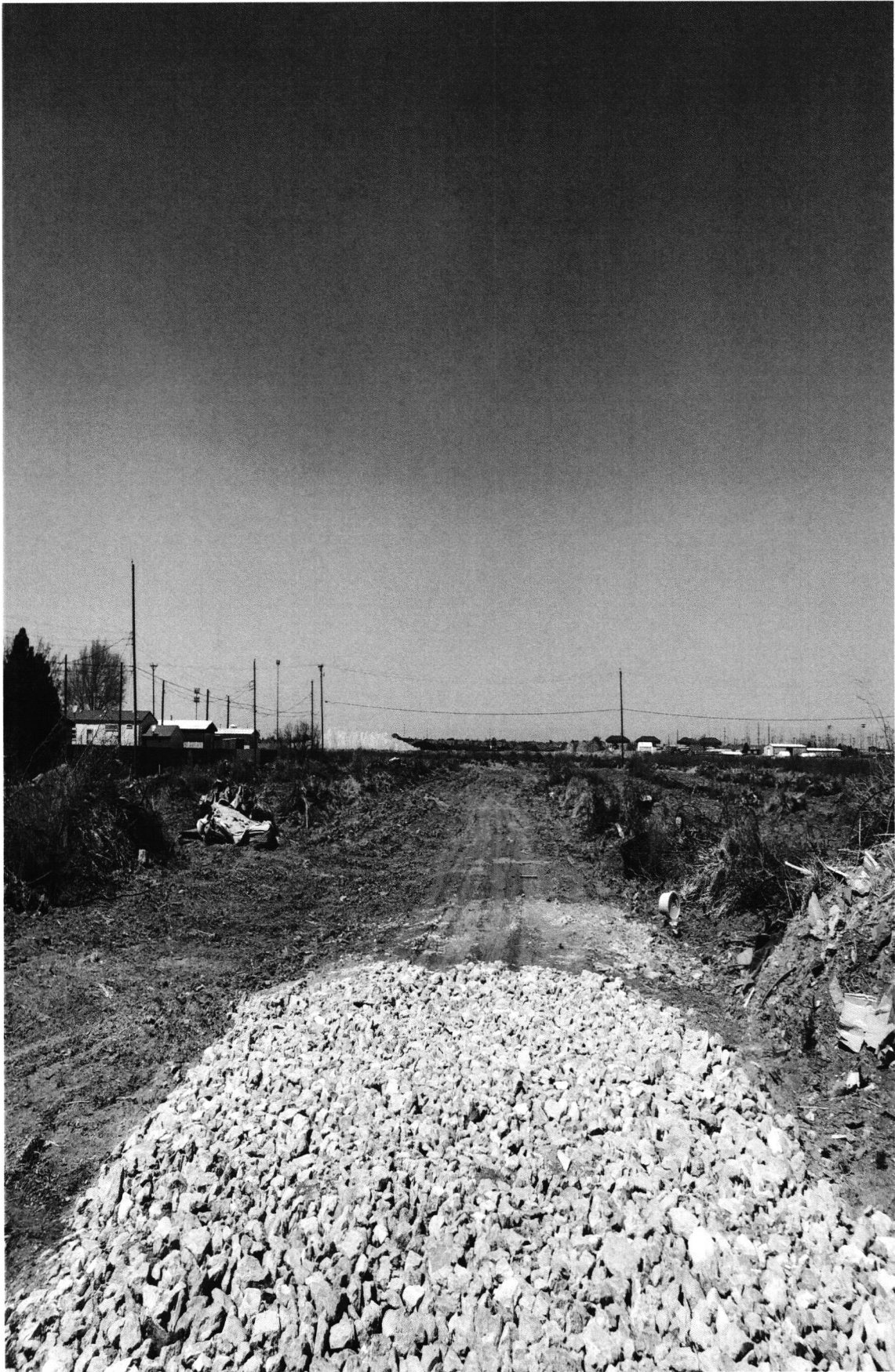


May 24, 2022

September 16, 2024

20.22
Page 7.181







PACKET

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Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: September 16, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Hold a public hearing and consider a proposed Preliminary Plat of Northwestern Addition, Section 20, being a residential replat of Lot 1, Block 1, Northwestern Addition, Section 18, and a 0.083-acre tract of land out of Lot 4, Block 3, Northwestern Addition, Section 12, City and County of Midland, Texas. (Generally located on the north side of Cardinal Lane, approximately 1840 feet west of North Midkiff Road.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Maverick Engineering, on behalf of John and Connie Morrow, is requesting to replat one lot located at 3700 Cardinal Lane into two lots to develop single-family dwellings.

Current Zoning:

AE, Agricultural Estate District.

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

BUILDING CODE: (Approved)

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

change depending on the time of new code editions adopted in the City of Midland and date of permit application.

SURVEYOR: (Approved)

No comments provided.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 03/01/2024. [For Applicant's Information Only.]

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

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 03/01/2024. [For Applicant's Information Only.]

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

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

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

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments.

OIL AND GAS: (Approved)

No Oil and Gas issues.

GIS: (Approved)

No comments.

PLANNING: (Approved)

Change the Secretary's name to Landon Ochoa. [Informational]

Staff recommends approval of the Preliminary Plat of Northwestern Addition, Section 20, subject to condition A.

Condition:

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

Attachments:

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



Preliminary Plat Application

Project Number: SUB-23-0709
Case Number: _____

Proposed Subdivision Plat Name: Northwestern Addition, Section 20

Legal Description (attached sealed Metes and Bounds): Being a Replat of Lot 1, Block 1, Northwestern Addition, Section 18 and a 0.083 Acre Tract of Land out of Lot 4, Block 3, Northwestern Addition, Section 12, City and County of Midland, Texas

Property Owner

Printed Name: **John Morrow and Connie Morrow**

Phone (432) 262-0999

Email phuckaba@maverick-eng.com

Address PO Box 10566

City Midland

State TX

Zip 79702

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: AE

Reason for Platting: ownership purposes

Plat Information

Total Acreage: **4.000**

Type: ☒ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-family Dwelling Units: _____

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature):

Date: 7/26/24

Property Owner (printed): JOHN MORROW

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.

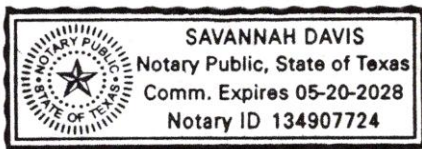
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

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 Northwestern Addn. Sec. 20 or is authorized by John & Connie Morrow 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 15th day of August, 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 # 4894

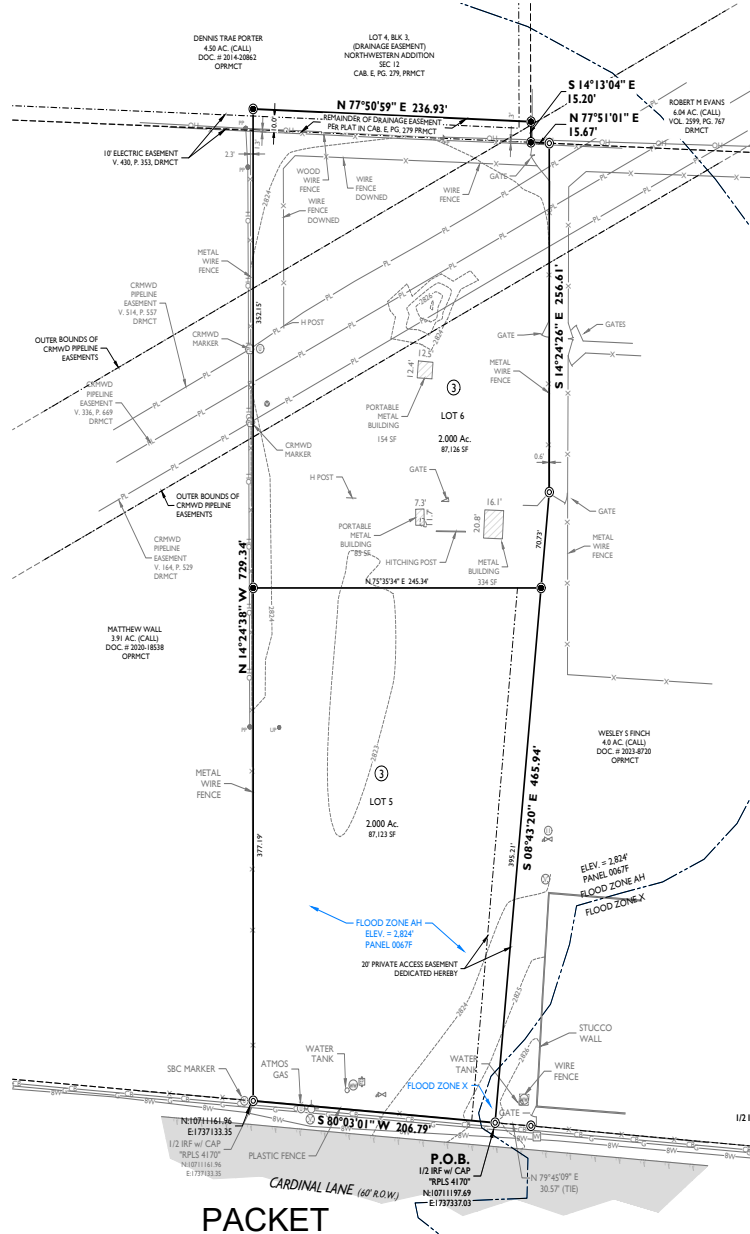
Received By: [Signature]

Date: 8/21/24

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

PRELIMINARY PLAT
**NORTHWESTERN ADDITION
SECTION 20**

BEING A REPLAT OF LOT 1, BLOCK 1, NORTHWESTERN ADDITION, SECTION 18
AND A 0.083 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK 3, NORTHWESTERN
ADDITION, SECTION 12, CITY AND COUNTY OF MIDLAND, TEXAS



SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

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

GREGORY W. SHOULTS (P) 00135350
MAVERICK ENGINEERING (TX FIRM #10194514)
1601 W. WALL STREET, SUITE 4
MIDLAND, TX 79701

**PRELIMINARY - THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE**



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS JOHN MORROW, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 5, BLOCK "C",
H.P. HILLMAN, SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS;
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOHN MORROW, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS NORTHWESTERN
ADDITION, SECTION 20, 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 COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, 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 HAS BEEN
SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____, _____, 2024.
THE _____ DAY OF _____, 2024.

BY: JOHN MORROW

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 JOHN MORROW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS ACTING AS OWNER, AND THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY
THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS CONNIE MORROW, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 5, BLOCK "C",
H.P. HILLMAN, SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS;
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CONNIE MORROW, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS
NORTHWESTERN ADDITION, SECTION 20, 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 COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, 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 HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____, _____, 2024.
THE _____ DAY OF _____, 2024.

BY: CONNIE MORROW

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 JOHN MORROW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS ACTING AS OWNER, AND THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY
THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF NORTHWESTERN ADDITION, SECTION 20, WAS
APPROVED BY RESOLUTION ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS
ON THIS
_____ DAY OF _____, 2024.

LUCK SINGHIA, CHAIRMAN

ELIZABETH THROCK, SECRETARY

SURVEY NOTES:

1. BACKS OF BEARING, COORDINATES, DISTANCE AND AREA ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, AND B.L. U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF 4°54'46" AND A COMBINED SCALE FACTOR OF 0.999998911 AT NGS "MIDLAND".
2. 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
3. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
4. LOCATION OF BURIED UTILITIES AND PIPELINE, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SURFACE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED. CALL 1-800-468-5589 FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
5. THIS IS A PROFESSIONAL PRELIMINARY PLAT. THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #482920060, DATED SEPTEMBER 18, 2008, THIS PROPERTY IS WITHIN THE UNSHADOWED PORTION OF ZONE "X", DESIGNATED AS "AREAS WITH A 1% ANNUAL CHANCE OF SHALLOW FLOODING, LOCALLY IN THE FORM OF A POND, WITH AN AVERAGE DEPTH RANGING FROM 1 TO 3 FEET. THESE AREAS HAVE A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BASE FLOOD ELEVATIONS DERIVED FROM DETAILED ANALYSES ARE SHOWN AT SELECTED INTERVALS WITHIN THESE ZONES." BASE FLOOD ELEVATION = 2.84'

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

DEVELOPMENT NOTES

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. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOTS ARE REPARTITIONED FOR SUBDIVISION INTO MORE THAN ONE LOT OR;
(2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

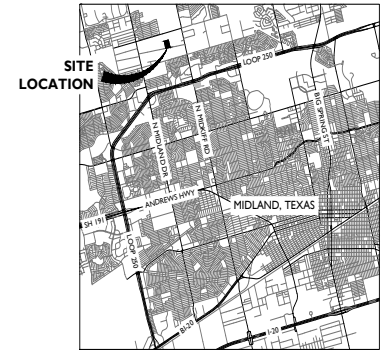
UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATKINS ENERGY
BY: _____
DATE: _____
OPTIMUM
BY: _____
ASTOUND BROADCASTING
BY: _____
ONCOR ELECTRIC DELIVERY
BY: _____

PROPERTY OWNER
JOHN MORROW & CONNIE MORROW
P.O. BOX 10564
MIDLAND, TX 79701
DEED INSTRUMENT # 2023-7753 ORPHCT

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



**VICINITY MAP
N.T.S.**

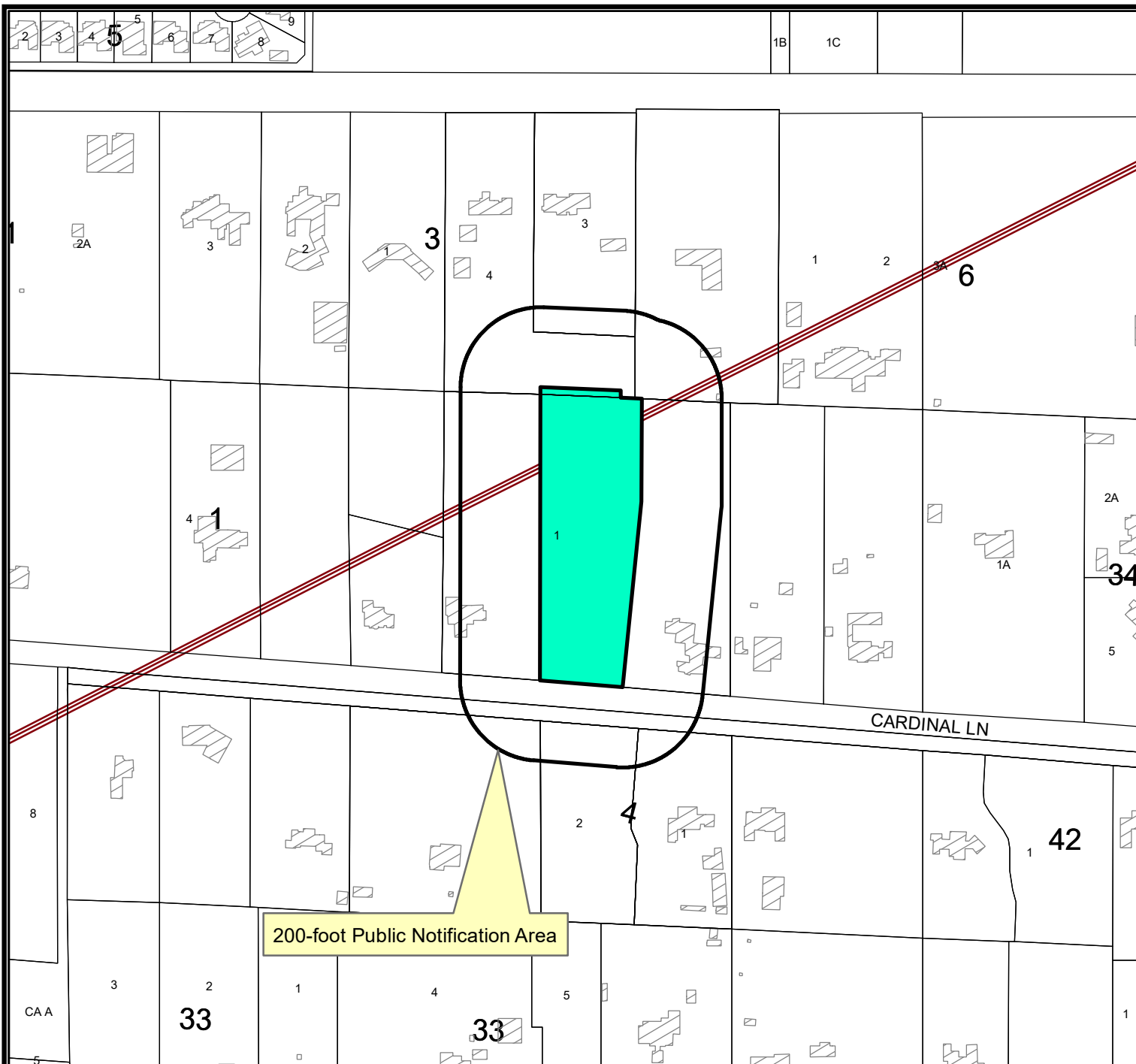
LEGEND

- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- FOUND MONUMENT AS NOTED
- ELECTRIC OUTLET
- ELECTRIC PANEL
- FIRE HYDRANT
- PIPELINE MARKER
- POWER POLE
- STUB OUT
- UTILITY POLE
- WATER METER
- WATER SPOUT
- WATER VALVE
- WATER WELL
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- FLOOD ZONE BOUNDARY
- EDGE OF ASPHALT
- FENCE
- WALL
- GAS LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND PIPELINE
- 8" WATER MAIN
- PAVEMENT
- BUILDING



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

**NORTHWESTERN ADDITION
SECTION 20**
September 16, 2024



Location Map

SUB-23-0709

Scale: 1" = 360'

Proposed Plat of Northwestern Addition, Section 20, being a replat of Lot 1, Block 1, Northwestern Addition, Section 18, and a 0.083-acre tract of land out of Lot 4, Block 3, Northwestern Addition, Section 12, City and County of Midland, Texas.

Generally located on the north side of Cardinal Lane, approximately 1840-feet west of North Midkiff Road. (District 1)

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.





CARDIN





NORTHWESTERN ADDITION, SECTION 20 ITEM # PRELIMINARY PLAT

SEPTEMBER 16, 2024

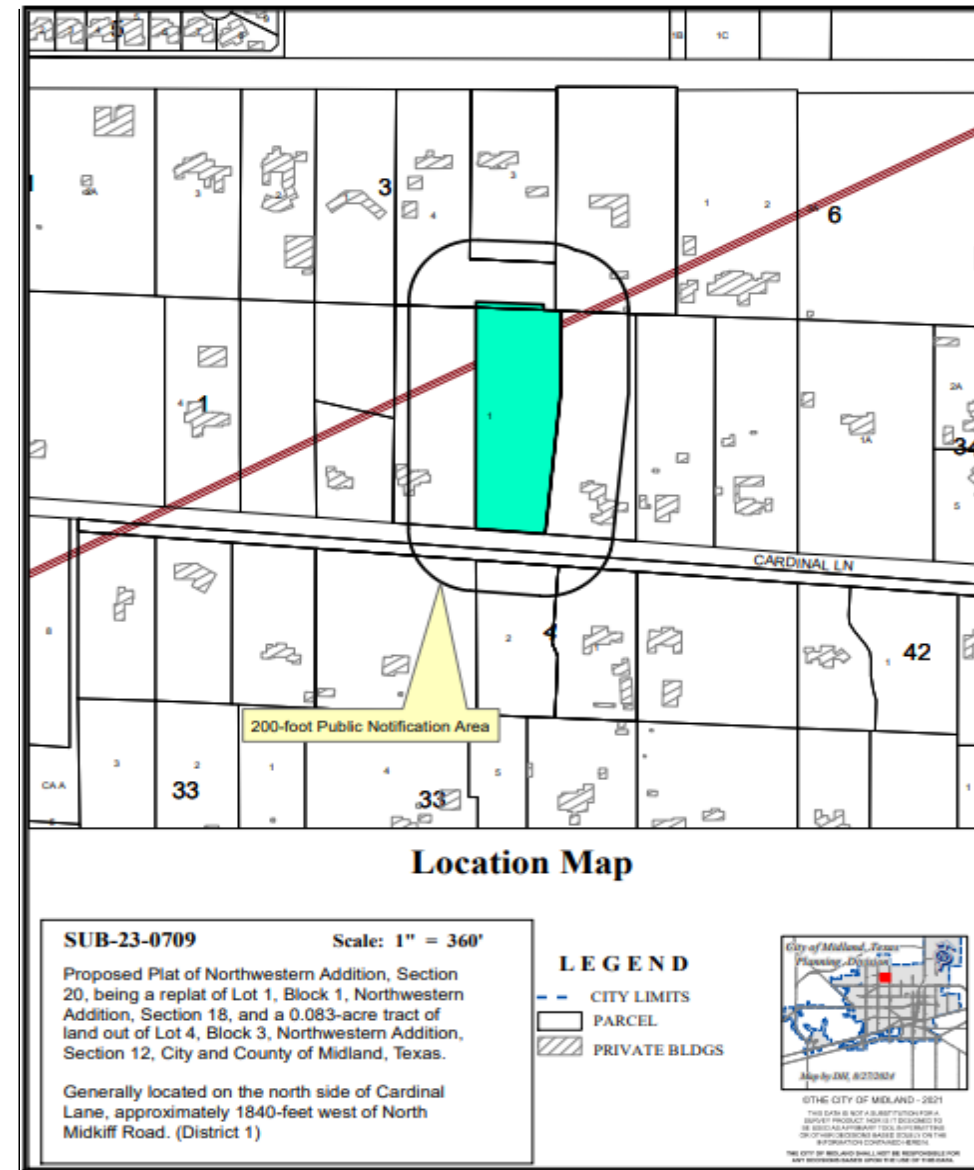


Visit Our Website

MIDLANDTEXAS.GOV

Application Summary

- **Property Owner:** John and Connie Morrow
- **Representative:** Paladin Huckaba with Maverick Engineering
- Replat
- **Address:** 3700 Cardinal Lane (District 1)



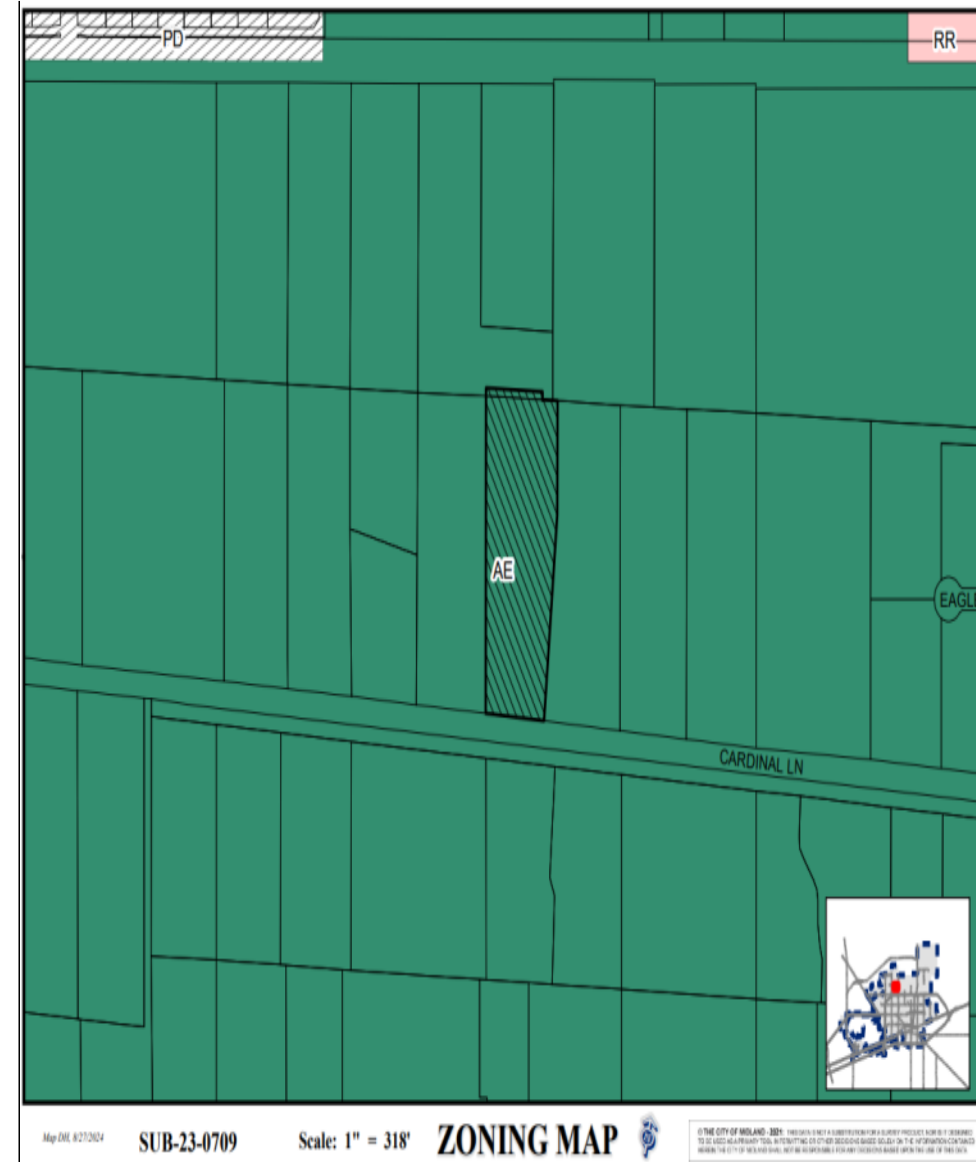
- # 3

September 16, 2024



Zoning

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



Land Use

- **Current Use of the Property:** Vacant Lot
- **Proposed Use of the Property:** 2 Single-Family Dwellings
- **Surrounding Uses:**
 - North, South, East, and West: Single-Family Dwellings



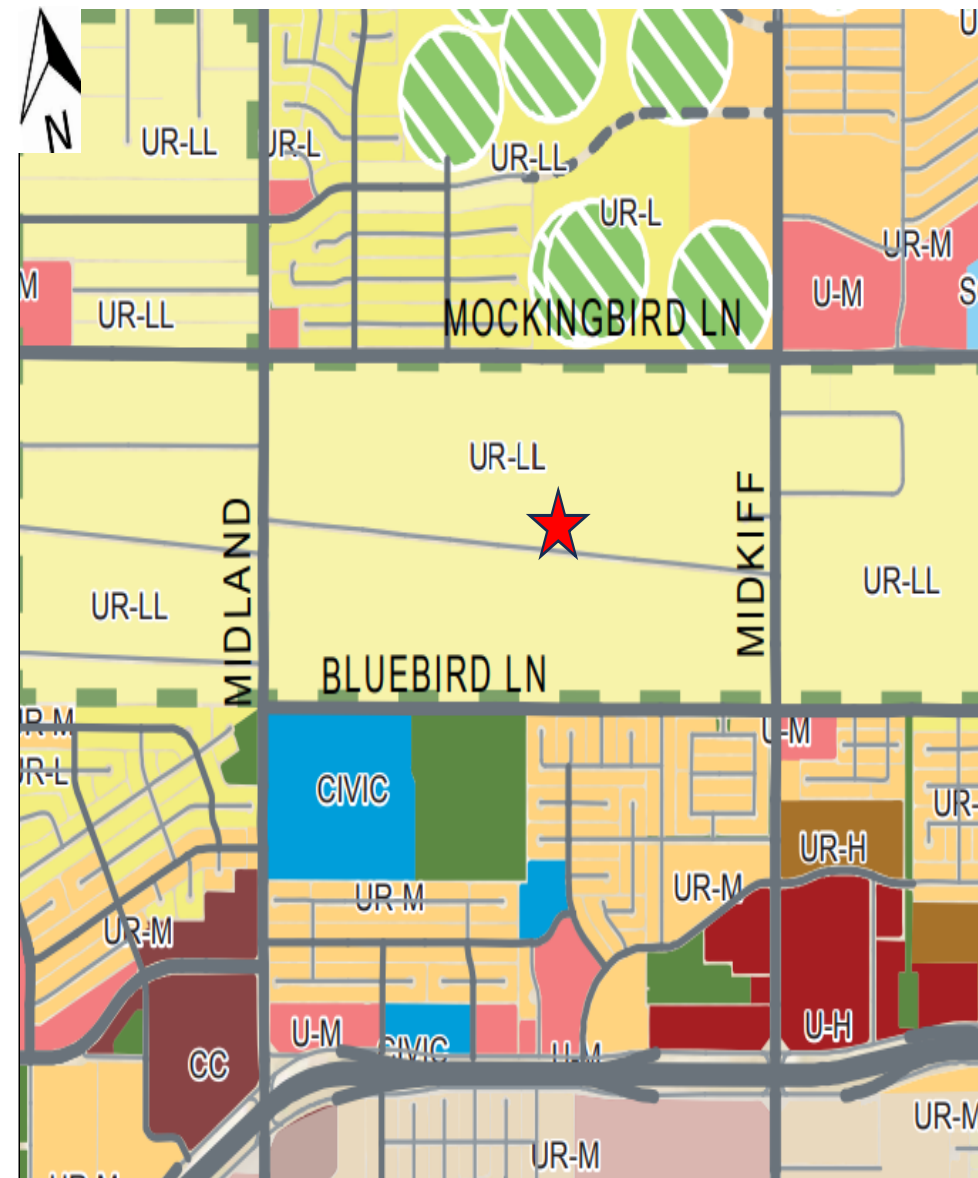
Site Photo



On Cardinal Lane, Looking North

Comprehensive Plan

- **TCT Land Use Designation:** UR-LL, Urban Residential-large Lot
- **Supported Uses:**
 - Restrictive land uses, emphasizing housing and open space
 - Civic uses may be allowed with special use permits



Staff's Recommendation

- No objections received.
- Staff recommends APPROVAL of the preliminary plat of Northwestern Addition, Section 20 subject to the below conditions.
- Conditions:
 - A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: September 16, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving a reinstatement of an approved Preliminary Plat of Nueva La Jolla Addition, Section 5, being a replat of Lots 14-21, Block 7, and Lots 1-8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas. (Generally located on the east and west side of Benton Street, approximately 217 feet north of Orchard Lane.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Newton Engineering, PC, is requesting to replat of Lots 14-21, Block 7, and Lots 1-8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas to increase the number of lots on Benton Street for single-family homes. This is a residential replat; therefore, a public hearing is required.

Current Zoning:

PD, Planned Development District (Ord. No. 6486)

Departmental Review:

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

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2020 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, and floodplain requirements if necessary. Code versions are subject to change depending on time of new code edition adoption in the City of Midland and date of permit application.

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Impact fee statement okay as is. [For the Applicant's information only.]

ROW: Okay as is. [For the Applicant's information only.]

PAVING: N Benton Street is not built to City standards, construct to City standards for entire platted frontage. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

WATER: 6" water exists in Orchard Lane south of tract, okay as is. No public water improvements required. 6" water exists in Mulberry Lane drainage channel north of tract, okay as is. Construct water to City standards along entire platted frontage of N Benton Street, or request a deferral. Deferral request can only be approved/denied as item on Council Agenda. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

PRO RATA: None. [For the Applicant's information only.]

SEWER: 6" sewer exists in alley west of tract, okay as is. 6" sewer exists alley east of tract, okay as is. No public wastewater improvements required.

DRAINAGE: Drainage report has been approved for platting purposes. Delineate both the 100-year and 500-year floodplain on the plat face. An elevation certificate based off of construction drawings will be required to get a building permit to show compliance to the 1 foot of freeboard above the base flood elevation for residential structures. An elevation certificate based off finish construction will be required for the Certificate of Occupancy. [For the Applicant's information only.]

EASEMENTS: Show existing and proposed. [For the Applicant's information only.]

SIDEWALKS: Required with building permit. [For the Applicant's information only.]

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

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

GIS: (Approved with Conditions)

The lots usually have letters after a replat like 3A. The north side corners are 2 feet from existing property corner.

PLANNING: (Approved with Conditions)

Verify meets and Bounds. See *GIS comment*. [Midland City Code 11-2-3(D)4]

Surveyor's certificate needs to be visibly seen on the face of the plat. [Midland City Code 11-2-3-(H)m(2)]

The zone change must be recommended for approval by the commission prior to approving the preliminary plat, conditioned upon approval by the Council. [Midland City Code 11-2-3(D)9]

The planning department recommends approval of the Preliminary Plat, Nueva La Jolla Addition, Section 5, subject to condition A through E.

Conditions:

- A. Approval of this preliminary plat is subject to the final plat including a drawing of the boundary description which has been prepared by a registered surveyor and shall bear his seal, signature and date on each sheet and a statement that the boundary description shown thereon**

accurately describes the survey of the tract boundary conducted by said surveyor. [Midland City Code 11-2-3(D)4.]

- B. Approval of this preliminary plat is subject to the final plat containing a surveyor's certificate. [Midland City Code 11-2-3-(H)m(3)2]
- C. Approval of this preliminary plat is conditional upon the public improvements being completed prior to the approval of a final plat by the City or with an exemption when waived or deferred by the council. [Midland City Code 11-2-4(A)2(a)]
- D. Approval of this preliminary plat is conditioned upon the lots containing the correct lot numbers. [Midland City Code 11-2-3(D)4(h)]
- E. Approval of this preliminary plat is conditioned upon City Council approving a zoning district change for the subject property. [Midland City Code 11-2-3(D)9]

Attachments:

Proposed Preliminary Plat
Maps
Application



Preliminary Plat Application

Project Number: Sub-22-0489Case Number: P-22-1298Proposed Subdivision Plat Name: Nueva La Jolla Addition, Section 5Legal Description (attached sealed Metes and Bounds): See attached**Property Owner**

Printed Name:

Midland Habitat For Humanity

Phone (432) 559-5128

Email

Address

P.O. Box 2555

City

Midland

State

TX

Zip

79701**Developer (if different than Owner)**Printed Name: Same as owner

Phone (432) 559-5128

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)Firm: Newton Engineering, PCPrinted Name: Chase Dunnam

Phone (432) 559-5128

Email

chase@newtoncivil.com

Address

4501A Santa Rosa Dr.

City

Midland

State

TX

Zip

79707

Current Zoning: _____

Reason for Platting: Increase the number of lots on Benton St. for single family homes.**Plat Information**

Total Acreage:

3.08

Type:

☒ Single-Family Residential☐ Multi-Family Residential☐ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: 22Number of Multi-family Dwelling Units: 0**Submittal and Fees**

Items to be submitted with this application form:

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

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

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

RECEIVED
MAR 22 2022
Paul Rodriguez

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):

Joey Hopkins ED of Midland Habitat for Humanity
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.

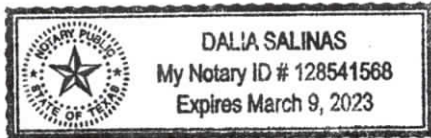
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Chris Coleman who, being by me duly sworn, upon oath says: That (s)he is the owner of Habitat for Humanity or is authorized by Joey Hopkins 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.

Chris Coleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 22 day of March, 2022 to certify which witness my hand and seal of office.



Dalia Salinas
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Check #

Received By:

Date:

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

Preliminary Plat Application

2

Revised 07/01/19

RECEIVED

MAR 22 2022

Paul Rodriguez

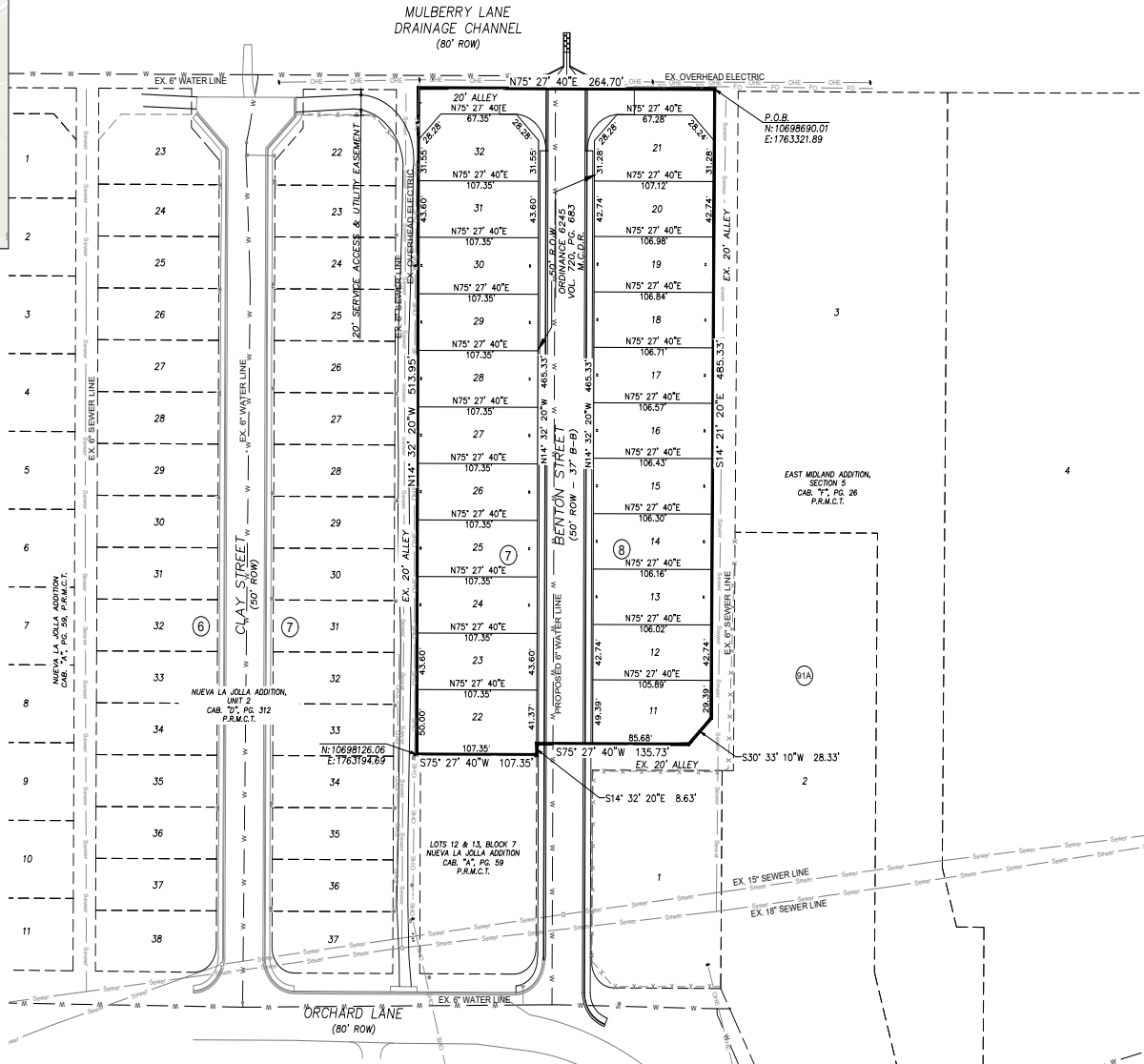
PRELIMINARY PLAT
NUEVA LA JOLLA ADDITION, SECTION 5
BEING A REPLAT OF LOTS 14-21, BLOCK 7 AND LOTS 1-8, BLOCK 8,
NUEVA LA JOLLA ADDITION,
CITY AND COUNTY OF MIDLAND, TEXAS

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FT.



LOCATION MAP
N.T.S.



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIDLAND HABITAT FOR HUMANITY, is the record owner of Lots 14-21, Block 7 and Lots 1-8, Block 8, Nueva La Jolla Addition, an addition to the City of Midland, as per plat recorded in Cabinet "X", Page 58, Plat Records, Midland County, Texas and being more particularly shown hereon.

Now, therefore, know all men by these presents:

That I, JOEY HOPKINS, do hereby adopt this plat designating the heretofore described property as NUEVA LA JOLLA ADDITION, SECTION 5, an addition to the City of Midland, Texas, and hereby dedicate to the public use forever of the streets and easements shown hereon.

WITNESS my hand at Midland, Texas, this _____ day of _____, 2022

MIDLAND HABITAT FOR HUMANITY
JOEY HOPKINS, EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____, 2022 by JOEY HOPKINS.

Notary Public, State of Texas

OWNER:

MIDLAND HABITAT FOR HUMANITY
P.O. BOX 2555
MIDLAND, TEXAS 79701
(432) 682-9608



KELLY
SURVEYING CO.

2532 BAINBRIDGE DR.
ODessa, TX, 79762
(432) 349-5894
TBPLS FIRM# 101194393

CERTIFICATE OF APPROVAL:
For approval by the Commission:

This is to certify that the above and foregoing plat of NUEVA LA JOLLA ADDITION, SECTION 5 was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____, 2022.

Lucy Steinlage, Chairman

Elizabeth Shaughnessy, Secretary

NO. _____ CABINET _____
DATE _____ PAGE _____

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

SURVEYOR'S CERTIFICATE:
PRELIMINARY
KNOW ALL MEN BY THESE PRESENTS, THAT I, _____, DO HEREBY CERTIFY THAT THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DATED: _____, 20____ September 16, 2024

UTILITY COMPANY CERTIFICATE:
This plat has been checked for accessibility of utilities.

Onor Electric Delivery Company

Suddenlink

A. T. & T.

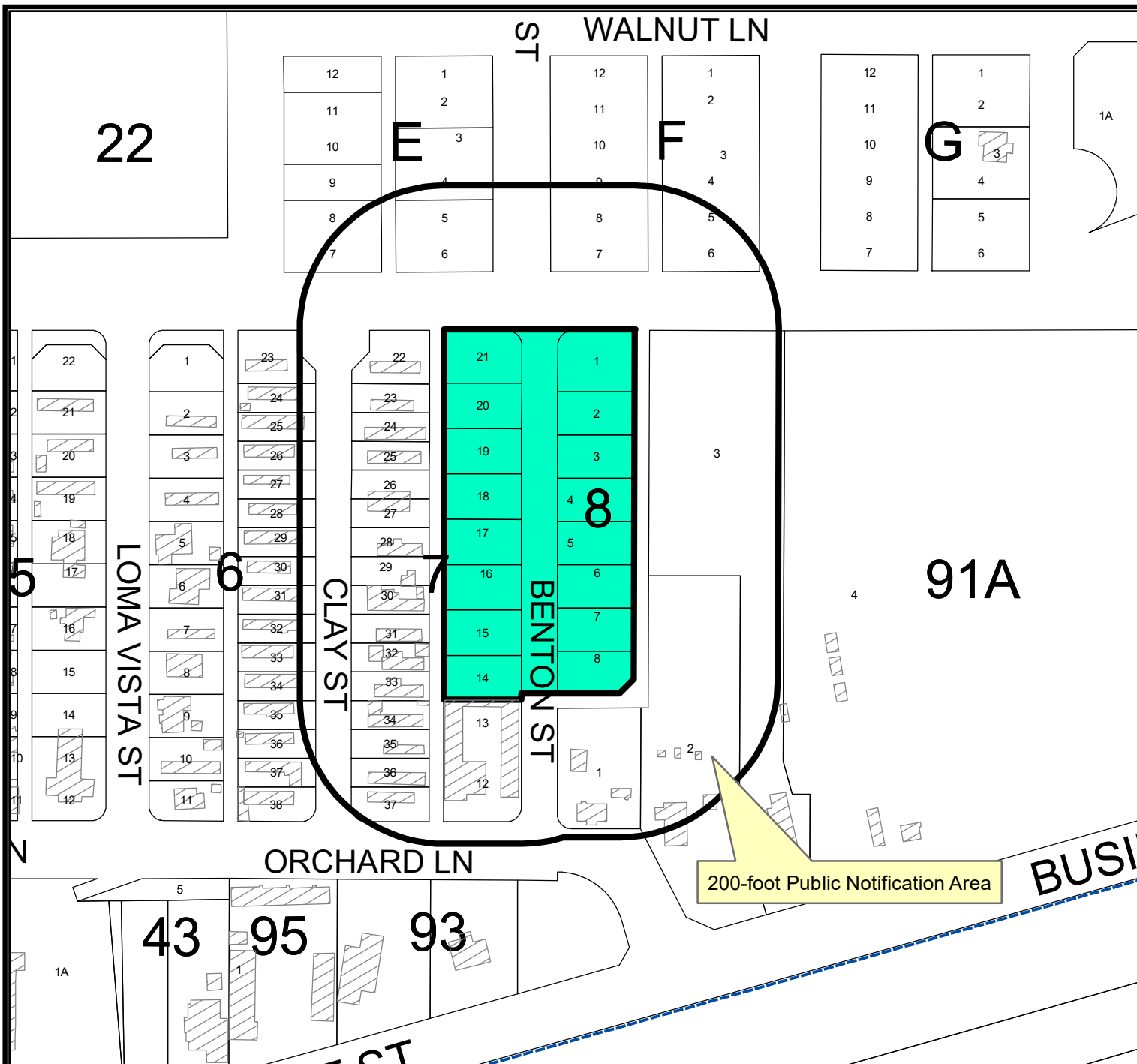
Sprint Communications

Atmos Energy

PACKET

Page 9.211

NUEVA LA JOLLA ADDITION, SECTION 5	
SCALE: 1" = 50'	DRAWN BY: CBO
DATE: MARCH 2022	FILE NAME:
NEWTON ENGINEERING, P.C. 4301 N. State Street, Suite 100 Midland, Texas 79701 (432) 733-0000	
PRELIMINARY PLAT	PROJECT NUMBER: 22-MH01191



LOCATION MAP

SUB-22-0489

Scale: 1" = 200'

Proposed plat of Nueva La Jolla Addition, Section 5 being a replat of Lots 14-21, Block 7 and Lots 1-8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas.

Generally located on the east and west side of Benton Street, approximately 217-feet north of Orchard Lane.
(Council District 2)

LEGEND

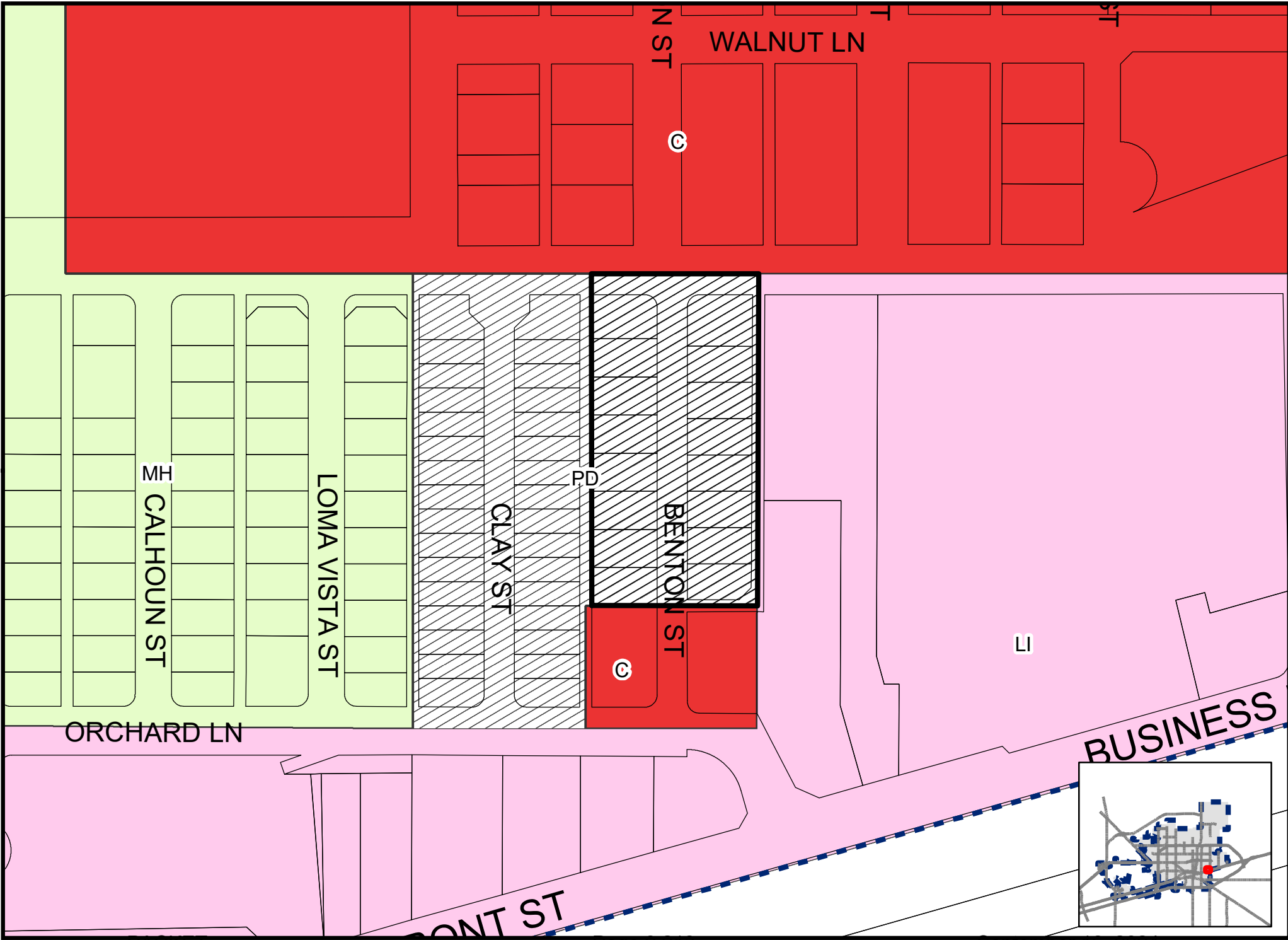
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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





LOMA VISTA ST

CLAY ST

BENTON ST

6

7

8

91

93

95

43

PACKET





NUEVA LA JOLLA ADDITION, SECTION 5 ITEM # PRELIMINARY PLAT REINSTATEMENT

SEPTEMBER 16, 2024



Visit Our Website

MIDLANDTEXAS.GOV

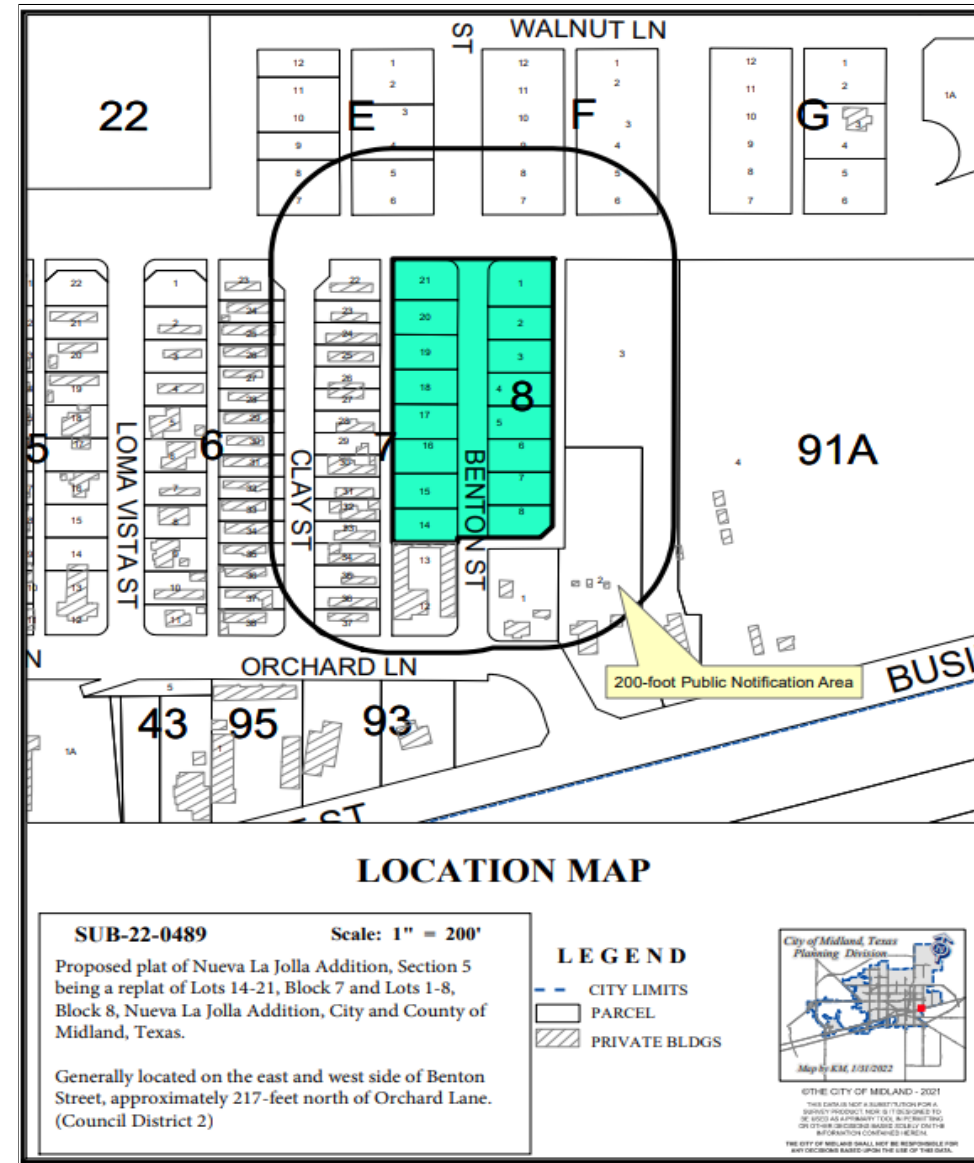
PACKET

Page 9.216

September 16, 2024

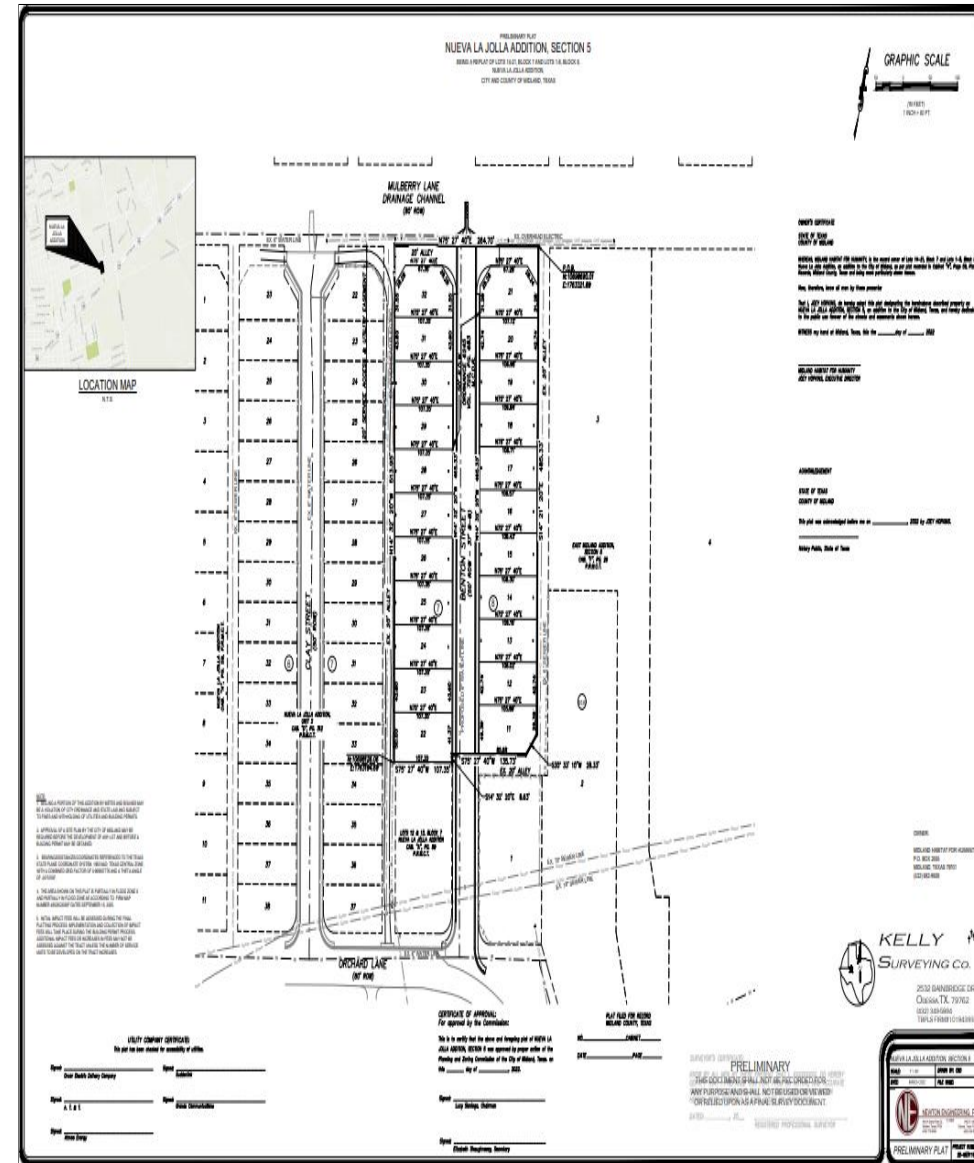
Application Summary

- **Property Owner & Developer:** Midland Habitat for Humanity
- **Representative:** Chase Dunnam with Newton Engineering, PC
- Replat
- **Address:** Generally located on the east and west side of Benton Street, approximately 217-feet north of Orchard Lane. (Council District 2)



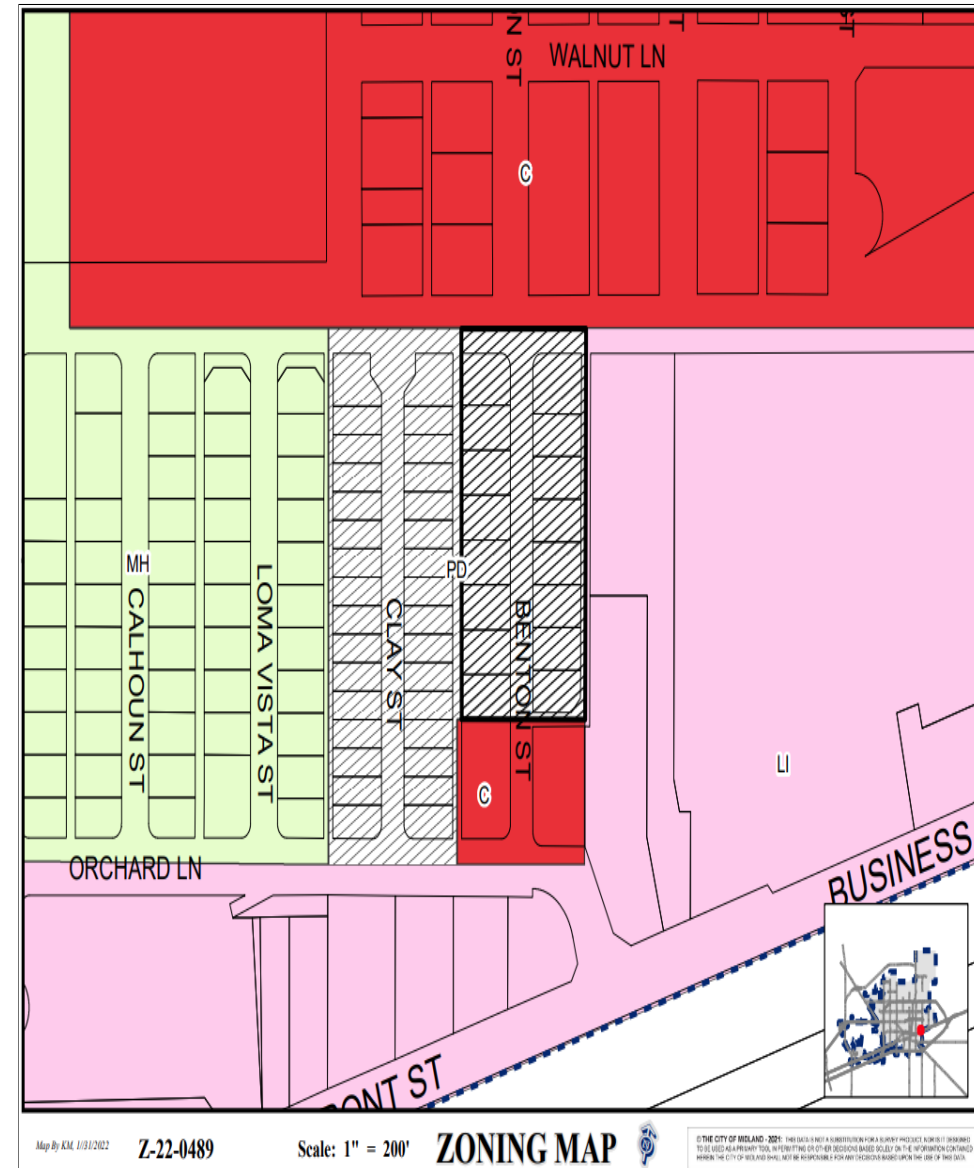
Plat Details

- **Acreage:** 1.85 acres
- Subdividing 8 lots into 11 lots
- **Reason for Request:** To increase the number of lots on Benton Street for single-family dwellings



Zoning

- **Current Zoning:** [PD, Planned Development District for Housing Development (Ordinance 10310)]
- **Surrounding Zoning:**
 - North: C, Commercial District
 - South and East: LI, Light Industrial District
 - West: PD, Planned Development District for Housing Development (Ordinance 6486)



Land Use

- **Current Use of the Property:** Vacant Lots
- **Proposed Use of the Property:** Single-Family Dwellings
- **Surrounding Uses:**
 - North and East: Vacant Lots
 - South: Retail Stores and Shops
 - West: Single-Family Dwellings



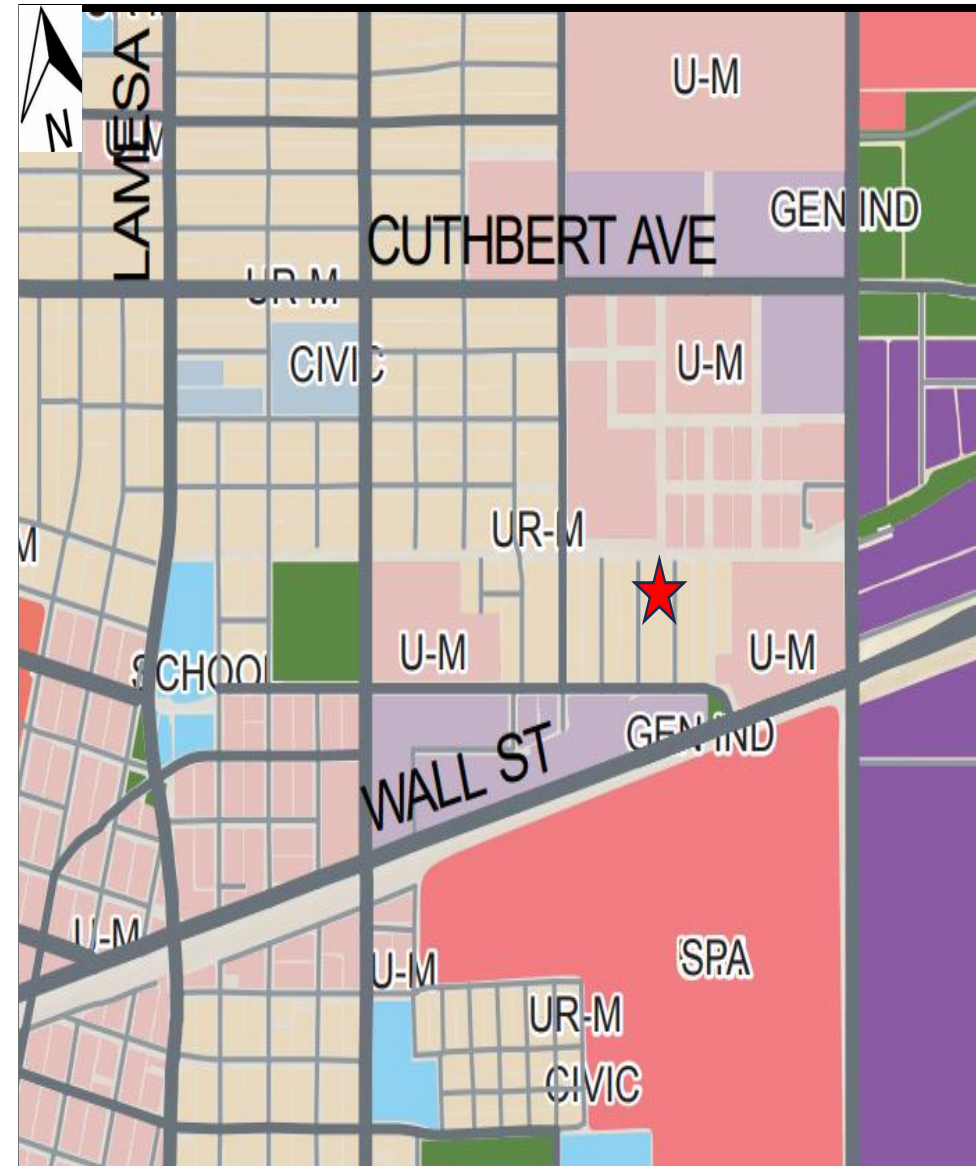
Site Photo



On Orchard Lane, Looking North

Comprehensive Plan

- **TCT Land Use Designation:** UR-M, Urban Residential-medium
- **Supported Uses:**
 - Restrictive land use, emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses
 - Limited multi-family development may be allowed with special review and criteria
 - Civic uses are generally allowed, with special permission for higher intensity uses



Staff's Recommendation

- No objections received.
- The Planning & Zoning Commission approved this plat on April 18, 2022.
- Staff recommends APPROVAL of the preliminary plat reinstatement of Nueva La Jolla Addition, Section 5, subject to the following conditions.

Staff's Recommendation

- A. Approval of this preliminary plat is subject to the final plat including a drawing of the boundary description which has been prepared by a registered surveyor and shall bear his seal, signature and date on each sheet and a statement that the boundary description shown thereon accurately describes the survey of the tract boundary conducted by said surveyor. [Midland City Code 11-2-3(D)4.]
- B. Approval of this preliminary plat is subject to the final plat containing a surveyor's certificate. [Midland City Code 11-2-3-(H)m(3)2]
- C. Approval of this preliminary plat is conditional upon the public improvements being completed prior to the approval of a final plat by the City or with an exemption when waived or deferred by the council. [Midland City Code 11-2-4(A)2(a)]
- D. Approval of this preliminary plat is conditioned upon the lots containing the correct lot numbers. [Midland City Code 11-2-3(D)4(h)]
- E. Approval of this preliminary plat is conditioned upon City Council approving a zoning district change for the subject property. [Midland City Code 11-2-3(D)9]

MISSION

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

ORDINANCE NO. 10310

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE LOTS 14 THROUGH 21, BLOCK 7, AND LOTS 1 THROUGH 8, BLOCK 8, NUEVA LA JOLLA ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS, FROM PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT TO AN AMENDED PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT (GENERALLY LOCATED ON THE EAST AND WEST SIDES OF SOUTH BENTON STREET, APPROXIMATELY 217 FEET NORTH OF ORCHARD LANE); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION

WHEREAS, the City Planning and Zoning Commission and the Governing Body of the City of Midland, in compliance with the City Charter, the City Code, and State law, have given the requisite notices by United States mail, publication and otherwise; and after a full and fair hearing to all of the property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, the Governing Body finds that the public health, safety and general welfare will be best served by rezoning Lots 14 through 21, Block 7, and Lots 1 through 8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas (the "Property") to an amended PD, Planned Development District for a Housing Development and adopting a site plan therefor, as set out hereinafter;

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

SECTION ONE. That the Zoning District Map of the City of Midland, Texas, is hereby amended to rezone the Property from PD, Planned Development District for a Housing Development to an amended PD, Planned Development District for a Housing Development.

SECTION TWO. That the base zoning district to which the use and development of the Property shall conform, except as modified by Section Three of this ordinance, is the

SF-3, Single-Family Dwelling District.

SECTION THREE. That a site plan, which is attached hereto as Exhibit “A” and incorporated herein for all purposes, is hereby adopted, and the use and development of the Property shall be subject to the following conditions and restrictions:

- A. That the Property shall significantly conform to the site plan attached hereto as Exhibit “A”.
- B. That the minimum lot width shall be 42 feet.

SECTION FOUR. That the definitions given in the zoning regulations contained in the City Code of the City of Midland, Texas, shall be applicable to such of those terms as are used herein.

SECTION FIVE. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

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

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

SECTION EIGHT. The City Secretary is hereby authorized and directed to publish

the descriptive caption of this ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

The above and foregoing ordinance was duly proposed, read in full and adopted on first reading, the 10th day of May, A.D., 2022; and passed to second reading on motion of Council member Corrales, seconded by Council member Poole, by the following vote:

Council members voting "AYE": Corrales, Poole, Payton, Dufford, Ladd, Norman

Council members voting "ABSTAIN": Blong

Council members voting "NAY": None

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Council member Norman, seconded by Council member Corrales, on the 24th day of May, A.D., 2022, at a regular meeting of the City Council:

Council members voting "AYE": Corrales, Poole, Blong, Dufford, Ladd, Norman

Council members voting "ABSTAIN": None

Council members voting "NAY": None

PASSED AND APPROVED THIS 24th day of May, A.D., 2022.

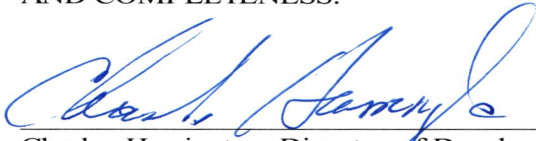

Patrick N. Payton, Mayor

ATTEST:


Amy M. Turner, City Secretary



APPROVED AS TO CONTENT
AND COMPLETENESS:



Charles Harrington, Director of Development Services

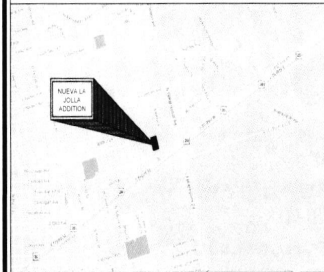
APPROVED ONLY AS TO FORM:

 First Asst City Atty Gen

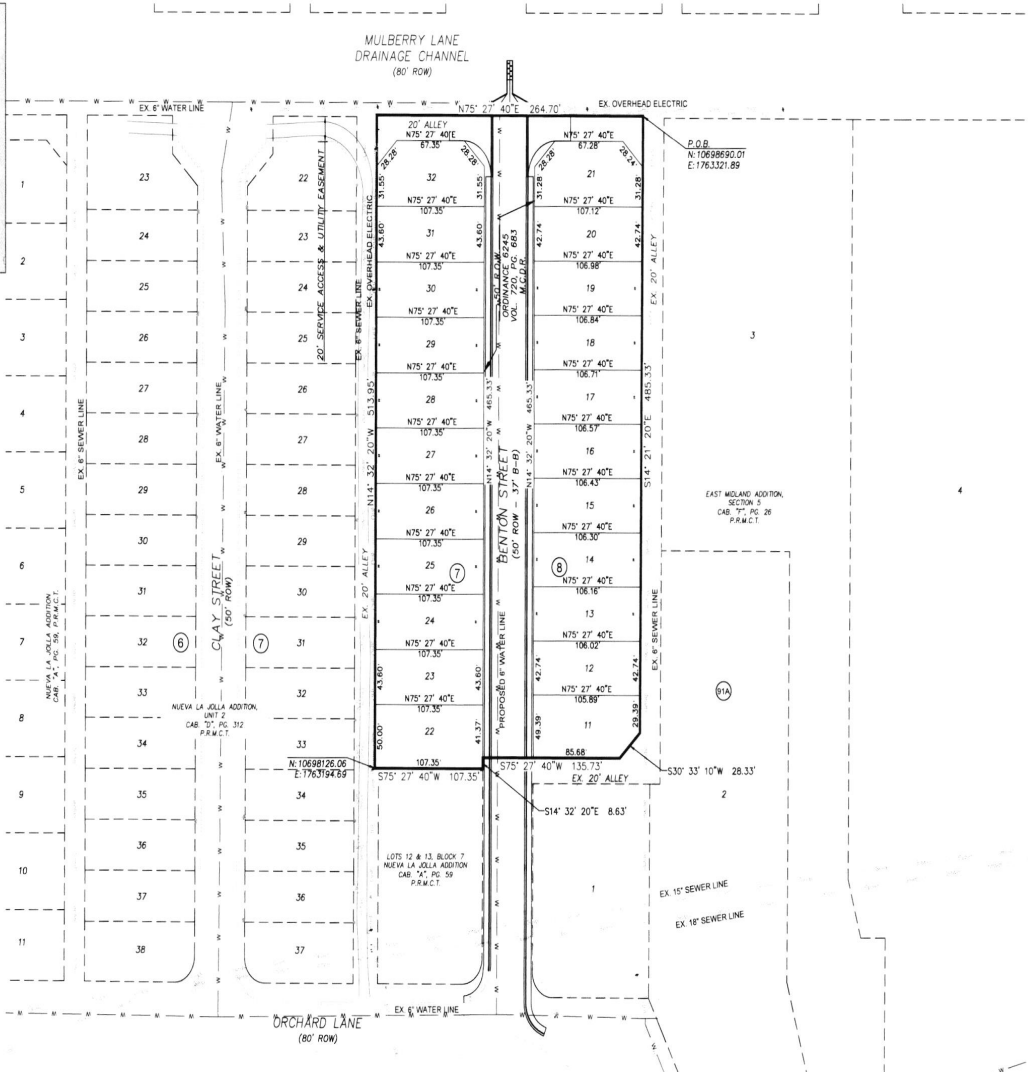
John Ohnemiller, City Attorney

EXHIBIT "A"
PRELIMINARY PLAT
NUEVA LA JOLLA ADDITION, SECTION 5
BEING A REPLAT OF LOTS 14-21, BLOCK 7 AND LOTS 1-8, BLOCK 8
NUEVA LA JOLLA ADDITION
CITY AND COUNTY OF MIDLAND, TEXAS

GRAPHIC SCALE
(IN FEET)
1 INCH = 50 FT.



LOCATION MAP
N.T.S.



NOTE:
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINE AND REVOCATION 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 AND DISTANCES COORDINATE TO THE TEXAS STATE PLANE COORDINATE SYSTEM 1983 NAD, TEXAS CENTRAL ZONE WITH A COMBINED GRID FACTOR OF 0.9999778 AND A THETA ANGLE OF 90.00000.
4. THE AREA SHOWN ON THIS PLAT IS PARTIALLY IN FLOOD ZONE X AND PARTIALLY IN FLOOD ZONE AL ACCORDING TO FIRM MAP NUMBER 480000001 DATED SEPTEMBER 16, 2005.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

UTILITY COMPANY CERTIFICATE:
This plat has been checked for accessibility of utilities.

Signed: _____
Onor Electric Delivery Company
Sustained:
A. T. & T.
Grande Communications
Signed: _____
Atmos Energy

CERTIFICATE OF APPROVAL:
For approval by the Commission:

This is to certify that the above and foregoing plat of NUEVA LA JOLLA ADDITION, SECTION 5 was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____, 2022.

Signed: _____
Lucy Santiago, Chairman
Signed: _____
Elizabeth Dougherty, Secretary

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET
DATE _____ PAGE _____

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
STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS, MIDLAND HABITAT FOR HUMANITY, is the record owner of Lots 14-21, Block 7 and Lots 1-8, Block 8, Nueva La Jolla Addition, or addition to the City of Midland, Texas, as per plat recorded in Cabinet "A", Page 56, Plat Records, Midland County, Texas and being more particularly shown herein.
Now, therefore, know all men by these presents:
That I, JOEY HOPKINS, do hereby adopt this plat designating the hereinabove described property as NUEVA LA JOLLA ADDITION, SECTION 5, an addition to the City of Midland, Texas, and hereby dedicate to the public use forever of the streets and easements shown herein.
WITNESS my hand at Midland, Texas, this _____ day of _____, 2022.

MIDLAND HABITAT FOR HUMANITY
JOEY HOPKINS, EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____, 2022 by JOEY HOPKINS.

Notary Public, State of Texas

OWNER:
MIDLAND HABITAT FOR HUMANITY
P.O. BOX 2505
MIDLAND, TEXAS 79701
(432) 682-9606



KELLY
SURVEYING CO.

2532 BAINBRIDGE DR.
ODESSA, TX 79762
(432) 349-5894
TBPFS FIRM#10194393

NUEVA LA JOLLA ADDITION, SECTION 5	
SCALE: 1"=50'	DRAWN BY: CHB
DATE: MARCH 2022	FILE NAME:
NEWTON ENGINEERING, P.C.	
PROJECT NUMBER: 22-M01191	



APPROVED

10310



City Council Meeting

Item Number: 20
Meeting Date: May 10, 2022, May 24, 2022
To: City Council / City Manager
From: Kelly Martinez, Senior Planner
Subject: AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE LOTS 14 THROUGH 21, BLOCK 7, AND LOTS 1 THROUGH 8, BLOCK 8, NUEVA LA JOLLA ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS, FROM PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT TO AN AMENDED PD, PLANNED DEVELOPMENT DISTRICT FOR A HOUSING DEVELOPMENT (GENERALLY LOCATED ON THE EAST AND WEST SIDES OF SOUTH BENTON STREET, APPROXIMATELY 217 FEET NORTH OF ORCHARD LANE); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION (DISTRICT 2) (DEVELOPMENT SERVICES)

Purpose:

Midland Habitat for Humanity is requesting a zone change from PD, Planned Development District to Amended PD, Planned Development District to make an amendment to the ordinance for Lots 14-21, Block 7, and Lots 1-8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas.

Recommended City Council Action:

Approve

Fiscal Impact:

This proposal does not have a significant financial impact to the City.

Current Zoning:

PD, Planned Development District for a Housing Development (Ordinance No. 6486)

Surrounding Zoning and Land Use:

The properties to the north are zoned C, Commercial District, and the location of vacant lots. The properties to the east are zoned LI, Light Industrial District, and the location of vacant land. The property to the south is zoned C, Commercial District, and the location of mini storage units and vacant lot. The property to the west is zoned PD, Planned Development District, and the location of mobile homes.

Analysis:

Midland Habitat for Humanity is requesting to amend the site plan to modify the building site for the development of single-family homes. The property is currently vacant and in the process of being replatted. The current site plan allows for the development of mobile homes. The new site plan, attached hereto as Exhibit A, will allow for the development of single-family homes. Exhibit A also shows a modification of the lot area from 10 lots to 11 lots on Block 7 and 8. The proposed lot dimensions are about 43 feet by 107 feet and 42 feet by 106 feet, which is a reduction of the current lot dimensions. No additional changes or modifications of the property are being proposed.

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

Fire: (Approved)

No objections.

Building: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2020 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, and floodplain requirements if necessary. Code versions are subject to change depending on time of new code edition adoption in the City of Midland and date of permit application.

Engineering: (Approved with Conditions)

No objection to zone change.

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations.

Our staff has examined the FEMA flood map and it appears that the majority of this property lies entirely within Zone AE, which is a Special Flood Hazard Area subject to inundation by the 1% annual chance flood.

An elevation certificate based off of construction drawings will be required to get a building permit to show compliance to the 1 foot of freeboard above the base flood elevation for residential structures. An elevation certificate based off of finish construction will be required for the Certificate of Occupancy.

Code: (Approved)

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

Transportation: (Approved)

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

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

Planning:

The request does fit with the Tall City Tomorrow Comprehensive Plan, Chapter 3-Land Use Vision. This designation calls for U-M, Urban-Medium. These areas are intended to be a mix of complementary uses, including single-family housing, multi-family housing, civic and institutional uses, as well as commercial and mixed uses. Urban-Medium encourages closer proximity between transportation, housing, and shopping choices.

This request was approved at the April 18, 2022, Planning & Zoning Commission meeting.

Therefore, staff recommends approval of this zone change from PD, Planned Development District for a Housing Development to Amended PD, Planned Development District for a Housing Development subject to conditions A through C.

Conditions:

- A. That the use and development of the property shall conform to the regulations of the SF-3, Single-Family Dwelling District.**
- B. That this property shall significantly conform to the site plan, attached hereto and incorporated herein as Exhibit A.**
- C. That the minimum lot width shall be 42 feet.**

Letters of Objection:

Staff has not received any letters of objection as of May 4, 2022.

Attachments:

Application
Site Plan (Exhibit A)
Floor Plan and Elevations (Exhibit B)
Ordinance 6486
Maps

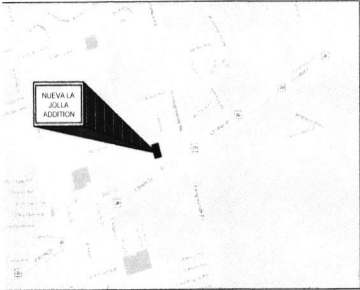


City Manager's Office

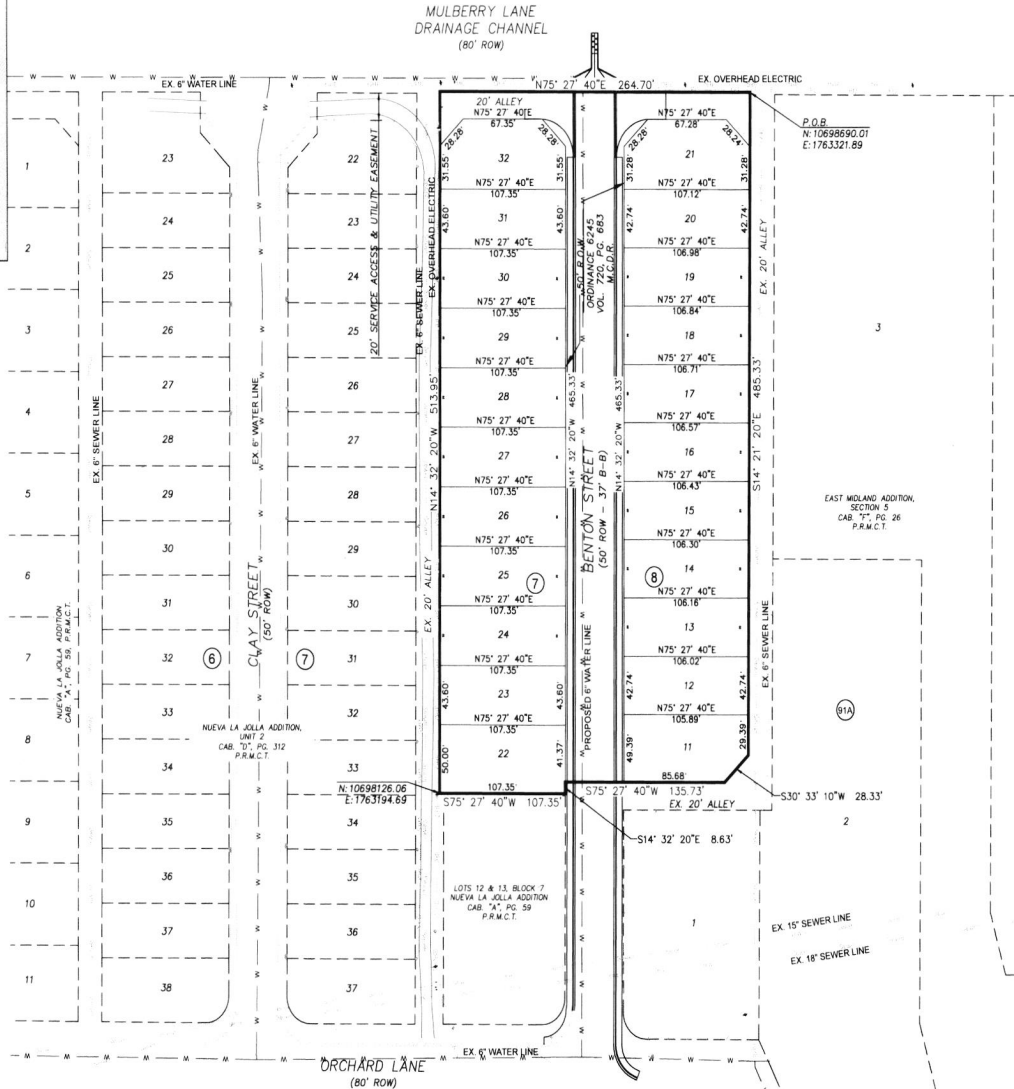
EXHIBIT "A"
PRELIMINARY PLAT
NUEVA LA JOLLA ADDITION, SECTION 5
BEING A REPLAT OF LOTS 14-21, BLOCK 7 AND LOTS 1-8, BLOCK 8,
NUEVA LA JOLLA ADDITION,
CITY AND COUNTY OF MIDLAND, TEXAS

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FT.



LOCATION MAP
N.T.S.



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIDLAND HABITAT FOR HUMANITY is the record owner of Lots 14-21, Block 7 and Lots 1-8, Block 8, Nueva La Jolla Addition, an addition to the City of Midland, as per plat recorded in Cabinet 77, Page 56, the Records, Midland County, Texas and being more particularly shown hereon.

Now, therefore, know all men by these presents:

That I, JOEY HOPKINS, do hereby adopt this plat designating the hereinabove described property as NUEVA LA JOLLA ADDITION, SECTION 5, an addition to the City of Midland, Texas, and hereby dedicating to the public use forever of the streets and easements shown hereon.

WITNESS my hand at Midland, Texas, this _____ day of _____, 2022

MIDLAND HABITAT FOR HUMANITY
JOEY HOPKINS, EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____, 2022 by JOEY HOPKINS.

Notary Public, State of Texas

OWNER

MIDLAND HABITAT FOR HUMANITY
P.O. BOX 555
MIDLAND, TEXAS 79701
(432) 682-9608



KELLY
SURVEYING CO.

2532 BAINBRIDGE DR
ODDESSA, TX 79762
(432) 349-5694
TBPLS FIRM#10194393

CERTIFICATE OF APPROVAL
For approval by the Commission:

This is to certify that the above and foregoing plat of NUEVA LA JOLLA ADDITION, SECTION 5 was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____, 2022.

NO. _____ CABINET
DATE _____ PAGE _____

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED IN ANY WAY OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

May 4, 2022
September 16, 2024

UTILITY COMPANY CERTIFICATE:
This plat has been checked for accessibility of utilities.

Signed: _____
Onor Electric Delivery Company
Signed: _____
Sudatinski
Signed: _____
A. T. & T.
Signed: _____
Almos Energy

PACKET
PACKET

20.9
Page 9.236
Lucy Simpson, Chairman
Elizabeth Shaughnessy, Secretary

NUEVA LA JOLLA ADDITION, SECTION 5	
SCALE: 1" = 50'	2024M BY: CBO
DATE: MARCH 2022	FILE NAME:
PROJECT NAME: PRELIMINARY PLAT	
PROJECT NUM: 22-ME0111	



Zone Change/Planned District
Amendment/Site Plan Approval

Project Number 2-22-1290

Case Number: _____

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

Printed Name: Chase Dunnam

Phone ()
Email

Address
4501A Santa Rosa Dr

City
Midland

State
TX

Zip
79707

Property Owner

Printed Name: Midland Habitat For Humanity

Phone ()
Email

Address
P.O. Box 2555

City
Midland

State
TX

Zip
79701

Representative (if different from Applicant or Property Owner)

Firm: Newton Engineering, PC

Printed Name: Chase Dunnam

Phone (432) 559-5128
Email

chase@newtoncivil.com

Address
4501A Santa Rosa Dr

City
Midland

State
TX

Zip
79707

Street Address: None Assigned

Legal Description

Lot: Block: Subdivision: Lots 14-21, Block 7 & Lots 1-8, Block 8, Nueva La Jolla Addition

Current Zoning:

PD

Proposed Zone: PD

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

Reason for Zone Change Request: To conform to the development of the site

Present Use of Property: Undeveloped pasture

Proposed Use of Property: Single family homes

How would this zone change affect the public health, safety and welfare? No negative impact to the public

Describe how conditions affecting the property have changed since present zoning designation: The property is now planned to develop as single family homes rather than manufactured homes

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)

RECEIVED
MAR 22 2022
By: R. Rodriguez

PACKET

20.10

May 24, 2022

PACKET

Page 9.237

September 16, 2024

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

Applicant (signature):

Date:

Applicant (printed):

Property Owner (signature):

Date:

Property Owner (printed):

Joey Hopkins, E.O. of Midland Habitat

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

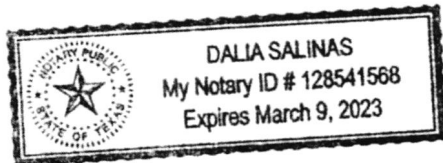
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 22nd day of March, 2022, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check #

Card

Received By:

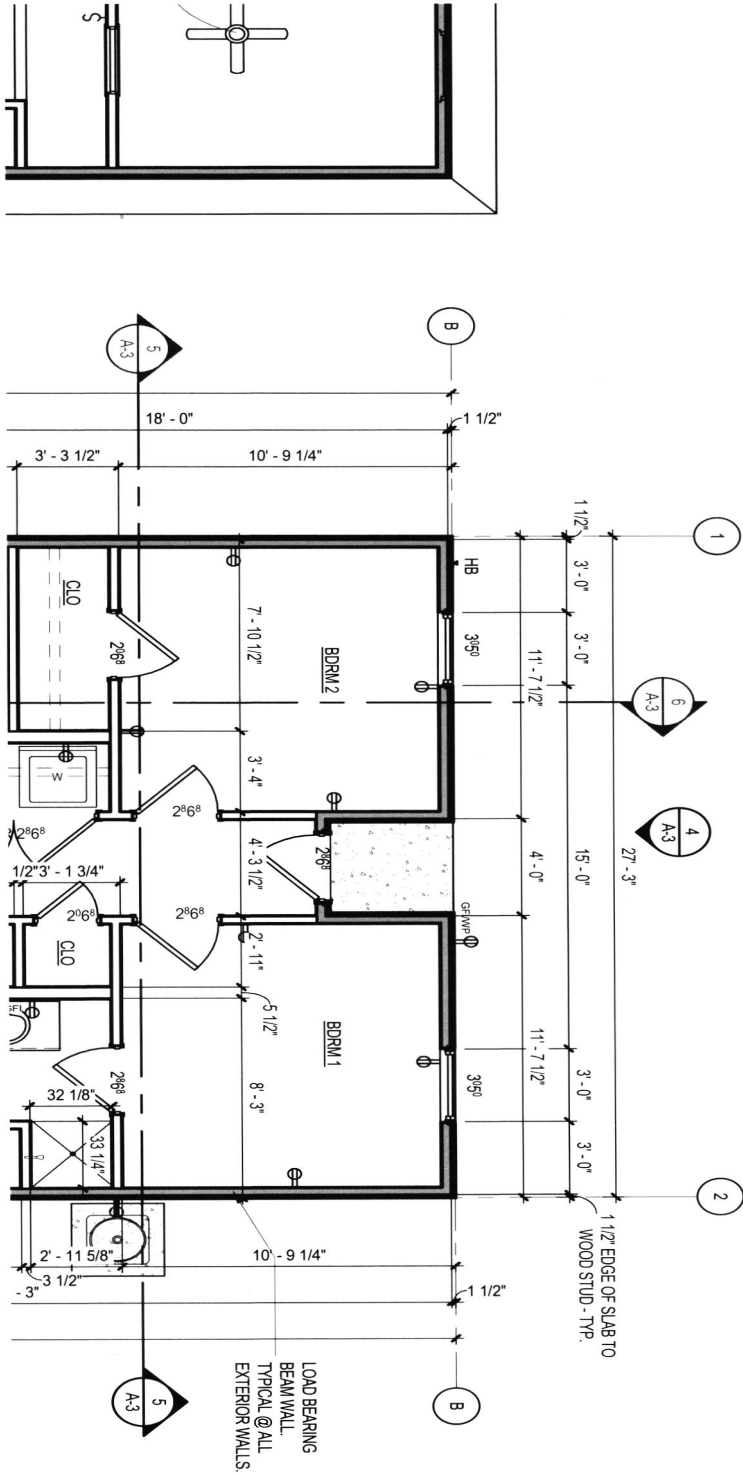
Paul Rodriguez

Date:

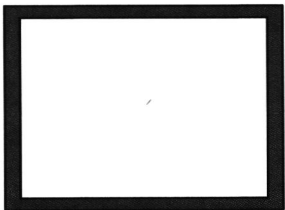
3/22/22

RECEIVED
MAR 22 2022
BY: Paul Rodriguez

PACKET 2011 Application will not be considered for scheduling until reviewed by planner. May 24, 2022



LOAD BEARING
BEAM WALL
TYPICAL @ ALL
EXTERIOR WALLS.



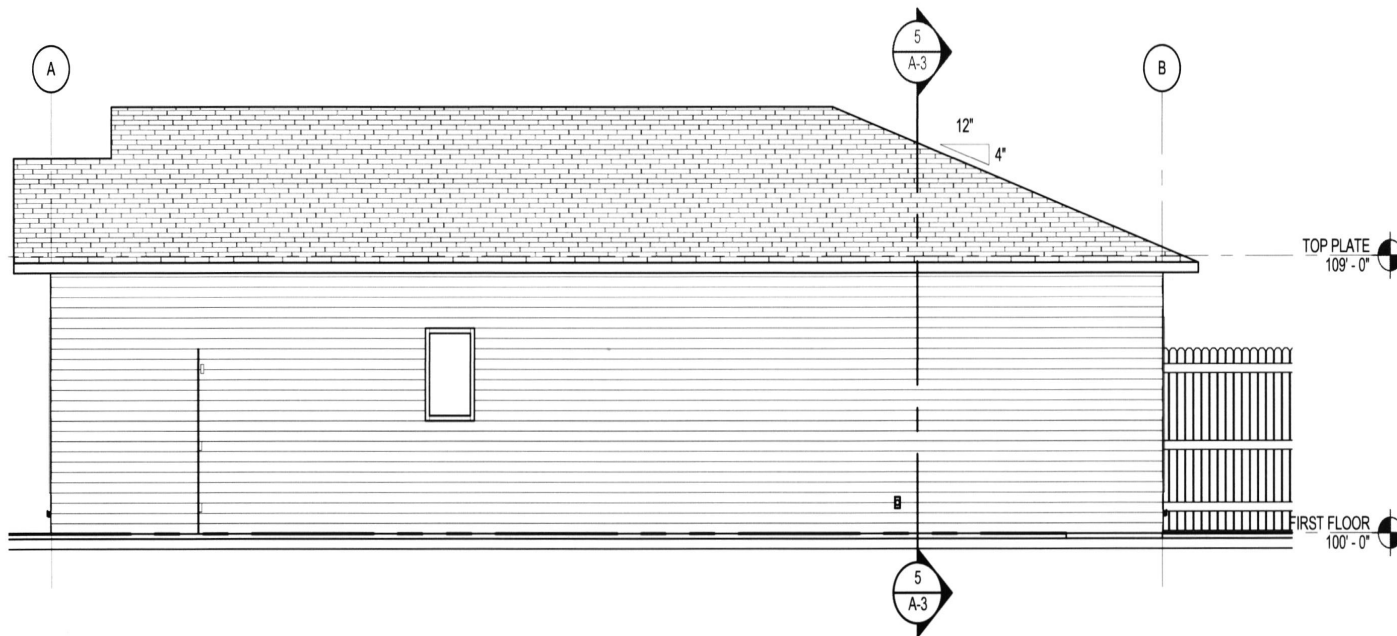
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NO. DATE: REVISION
DESCRIPTION:



VANDERGRIFF GROUP
ARCHITECTS • PC

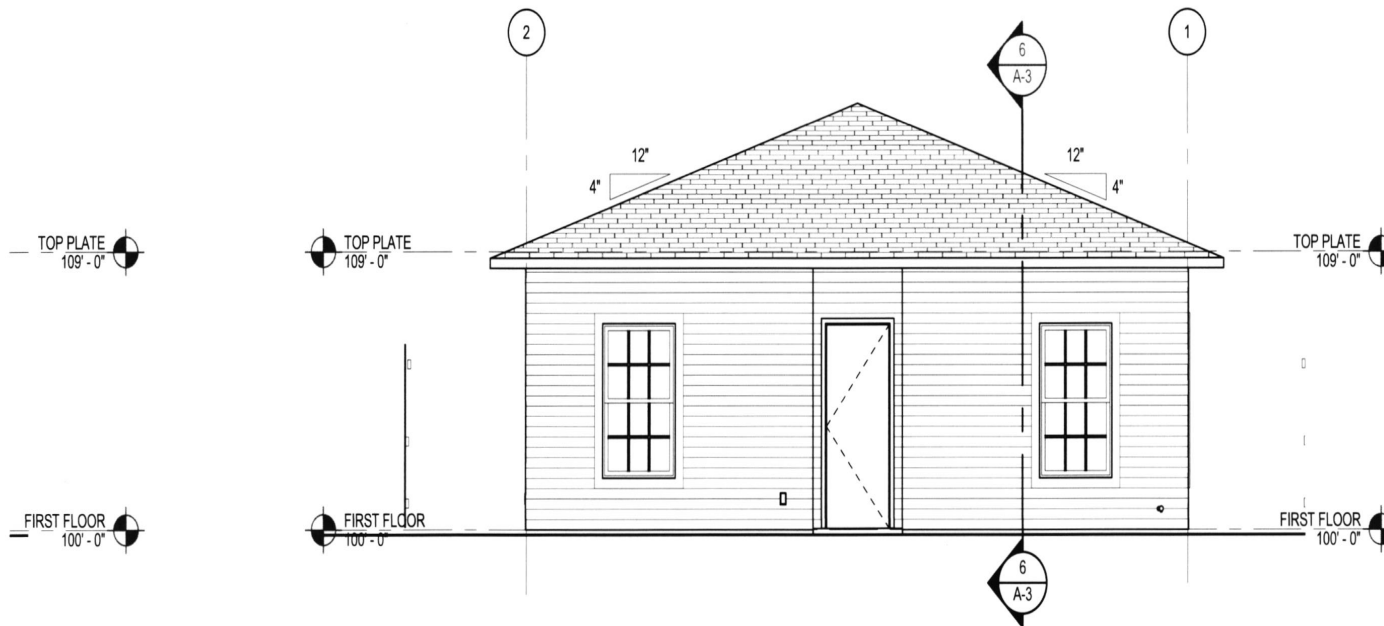
312 N. BIG SPRING SUITE 100 (432)687-0781 MIDLAND, TEXAS
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VANDERGRIFF GROUP
ARCHITECTS • P.C.

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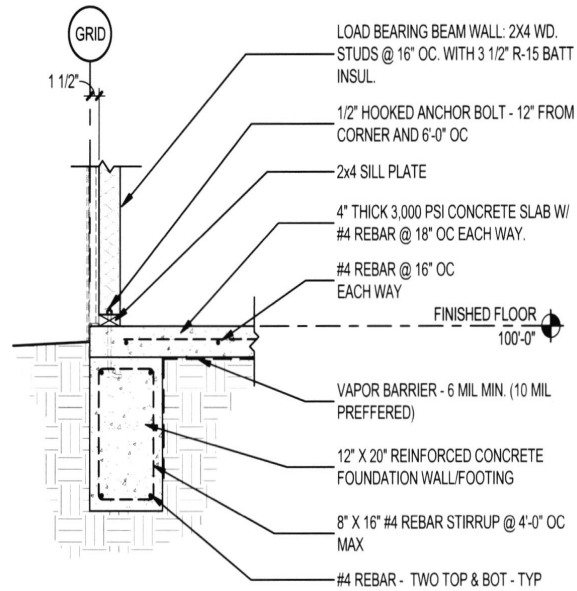


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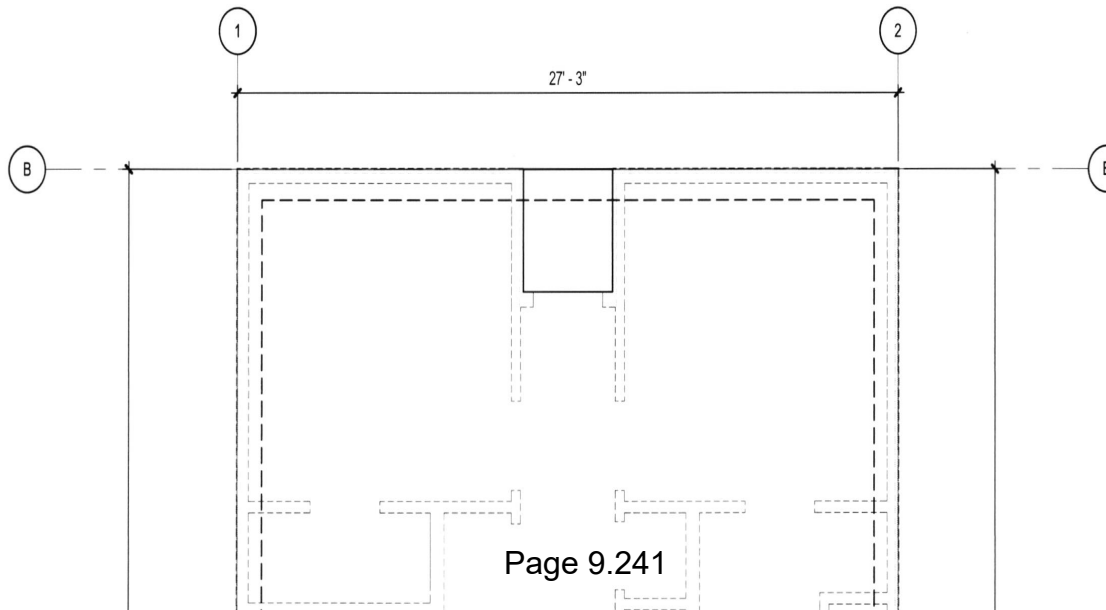
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4 BACK ELEVATION
A-3 1/4" = 1'-0"



2 FOUNDATION DETAIL

S-1 3/4" = 1'-0"



VANDERGRIFF GROUP
ARCHITECTS • PC



312 N. BIG SPRING SUITE 100 (432)687-0781 MIDLAND, TEXAS
© Copyright 2019 Vandergriff Group Architects PC

REVISION

NO. DATE: DESCRIPTION:

ISSUED	DESCRIPTION				
	DATE				



PACKET

September 16, 2014

ORDINANCE NO. 6486

AN ORDINANCE AMENDING CHAPTER ONE, TITLE XI, OF THE CITY CODE OF MIDLAND, TEXAS, BY PERMITTING THE PROPERTY DESCRIBED IN SECTION ONE HEREOF, WHICH IS PRESENTLY ZONED "MH", MOBILE HOME DWELLING DISTRICT, TO BE USED AS A "PLANNED DISTRICT" FOR A HOUSING DEVELOPMENT; PROVIDING FOR SUCH USE TO BE SUBJECT TO CERTAIN SPECIAL CONDITIONS AND RESTRICTIONS AS SET OUT HEREIN; PROVIDING THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO THE SITE PLANS, ORDINANCES AND OTHER SPECIFICATIONS SET OUT AND REFERRED TO HEREIN; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF ONE THOUSAND DOLLARS (\$1,000.00); AND ORDERING PUBLICATION

WHEREAS, the City Planning and Zoning Commission and the Governing Body of the City of Midland, in compliance with the City Charter and the State law with reference to the creation of "Planned Districts" under the zoning ordinance regulations and zoning map have given the requisite notices by United States mail, publication and otherwise; and after a full and fair hearing to all of the property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, the Governing Body finds that the public health, safety and general welfare will be best served by the creation of the "Planned District" set out hereinafter and subject to the conditions and restrictions set out hereinafter;

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

SECTION ONE. That Chapter One, Title XI, of the City Code of Midland, Texas, and the official zoning map of the City of Midland, Texas, are hereby amended insofar as the hereinafter described property is concerned, which is presently zoned "MH", Mobile Home Dwelling District, and it shall be used as a "Planned District" for a Housing Development, subject to the special conditions and restrictions hereinafter set out.

Said property is described as follows:

Lots 12-22, Block 6; Lots 1-11 and 14-21, Block 7; Lots 1-8, Block 8; Nueva LaJolla Addition to the City of Midland, Midland County, Texas.

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

1. That the use and development of the property shall conform to all regulations of an "MH", Mobile Home Dwelling District, except as indicated otherwise on the site plans attached hereto, marked Exhibit "A" and Exhibit "B" and made a part hereof for all legal purposes. Exhibit "A" identifies the existing lot development for those lots located on the west side of Clay Street. Exhibit "B" identifies the typical lot development for the balance of the area, those lots located on the east side of Clay Street and both sides of Benton Street.
2. That a two foot (2') side yard setback for optional detached accessory buildings as shown on Exhibit "A" may be observed on the lots developed on the west side of Clay Street only. All other locations shall observe a minimum three foot (3') side yard setback for detached accessory structures, if installed.
3. That metal carports and storage buildings indicated on Exhibits "A" and "B" are optional, but if installed, they shall be located as indicated on said Exhibits "A" and "B".
4. That individual lots may be sold or leased following approval by the Planning and Zoning Commission of a final subdivision replat of this tract, consistent with the approved exhibits, including a requirement for curb, gutters and paving of Clay and Benton Streets, between Mulberry and Orchard Lanes.

SECTION THREE. That definitions given in the zoning regulations contained in the City Code of the City of Midland, Texas, shall be applicable to such of those terms as are used herein.

SECTION FOUR. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION FIVE. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance. The Council of the City of Midland hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or

phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

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

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

The above and foregoing ordinance was duly proposed, read in full and adopted on first reading, the 13th day of November, A.D., 1984; and passed to second reading on motion of Councilman Godfrey, seconded by Councilman Hatfield, by the following vote:

Councilmen voting "AYE": Godfrey, Hatfield, Akins, and Marcum

Councilmen voting "NAY": Davidson and Hotchkiss

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Councilman Davidson, seconded by Councilman Marcum, on the 27th day of November, A.D., 1984, at a regular meeting of the City Council:

Councilmen voting "AYE": Davidson, Marcum, Godfrey, Hatfield and Hotchkiss

Councilmen voting "NAY": None

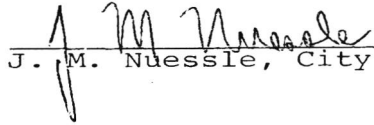
PASSED AND APPROVED THIS 27th day of November, A.D., 1984.

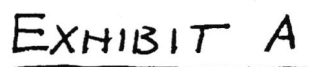

G. Thane Akins, Mayor

ATTEST:


B. C. Clanton, City Secretary

APPROVED AS TO FORM:


J. M. Nuessle, City Attorney



**FOR
NUEVA LA JOLLA ADDITION,
UNIT 2
MIDLAND, TEXAS**

September 16, 2024

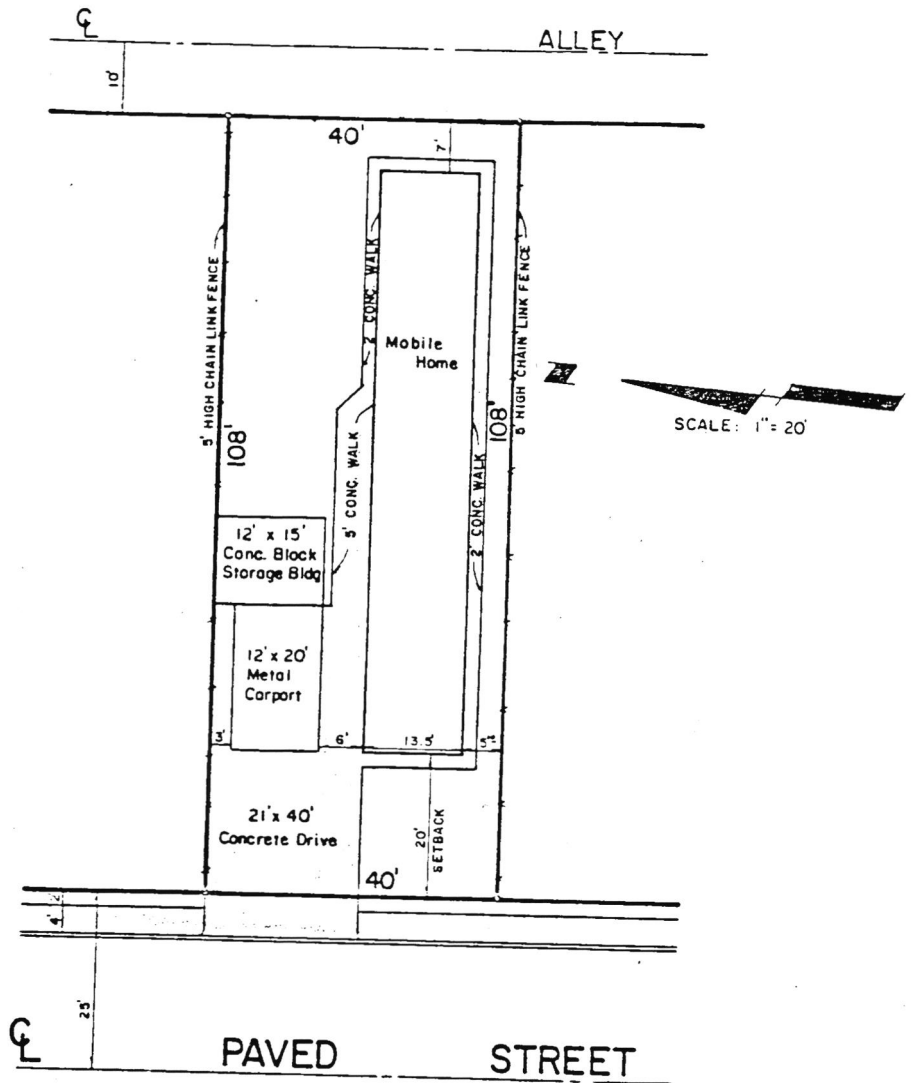


EXHIBIT B

TYPICAL LOT ARRANGEMENT

FOR
NUEVA LA JOLLA ADDITION,
UNIT 2
MIDLAND, TEXAS

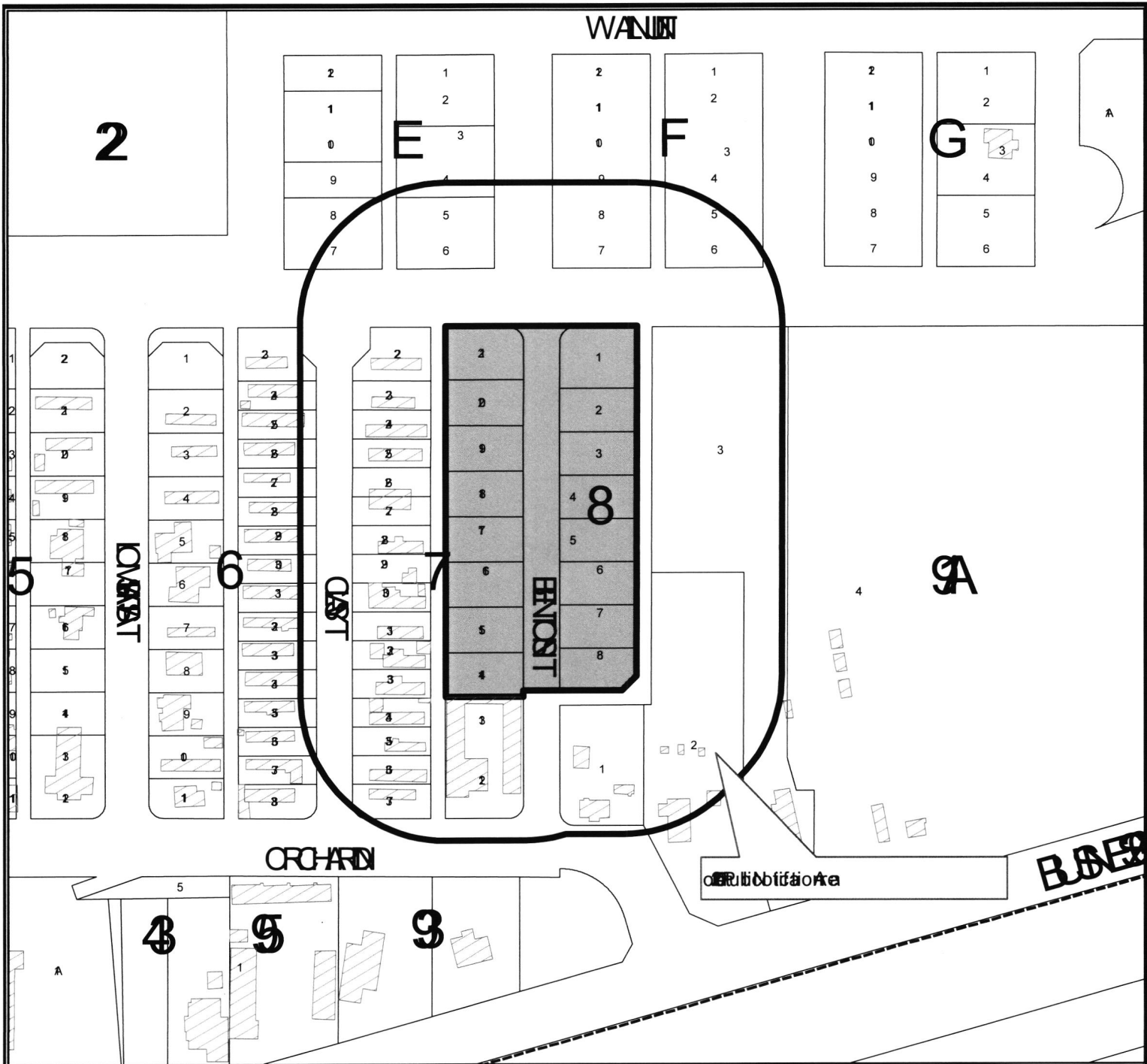
PACKET

PACKET

Prepared By
S. W. HOWELL ENGINEERING, INC.
Consulting Engineers, Surveyors & Land Planners
ODESSA, TEXAS

20.20

May 24, 2022



LOCATION MAP

Z-22-0290

Scale: 1" = 200'

Consider a request by Midland Habitat for Humanity for a zone change on Lots 14-21, Block 7 and Lots 1-8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas.

Generally located on the east and west side of Benton Street, approximately 217-feet north of Orchard Lane.

(Council District 5)

20.21

LEGEND

- - CITY LIMITS
- ▭ PARCEL
- ▨ PRIVATE BLDGS

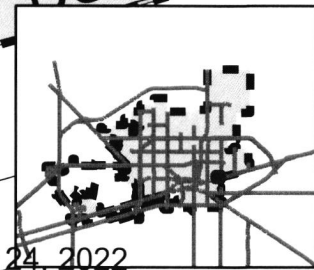
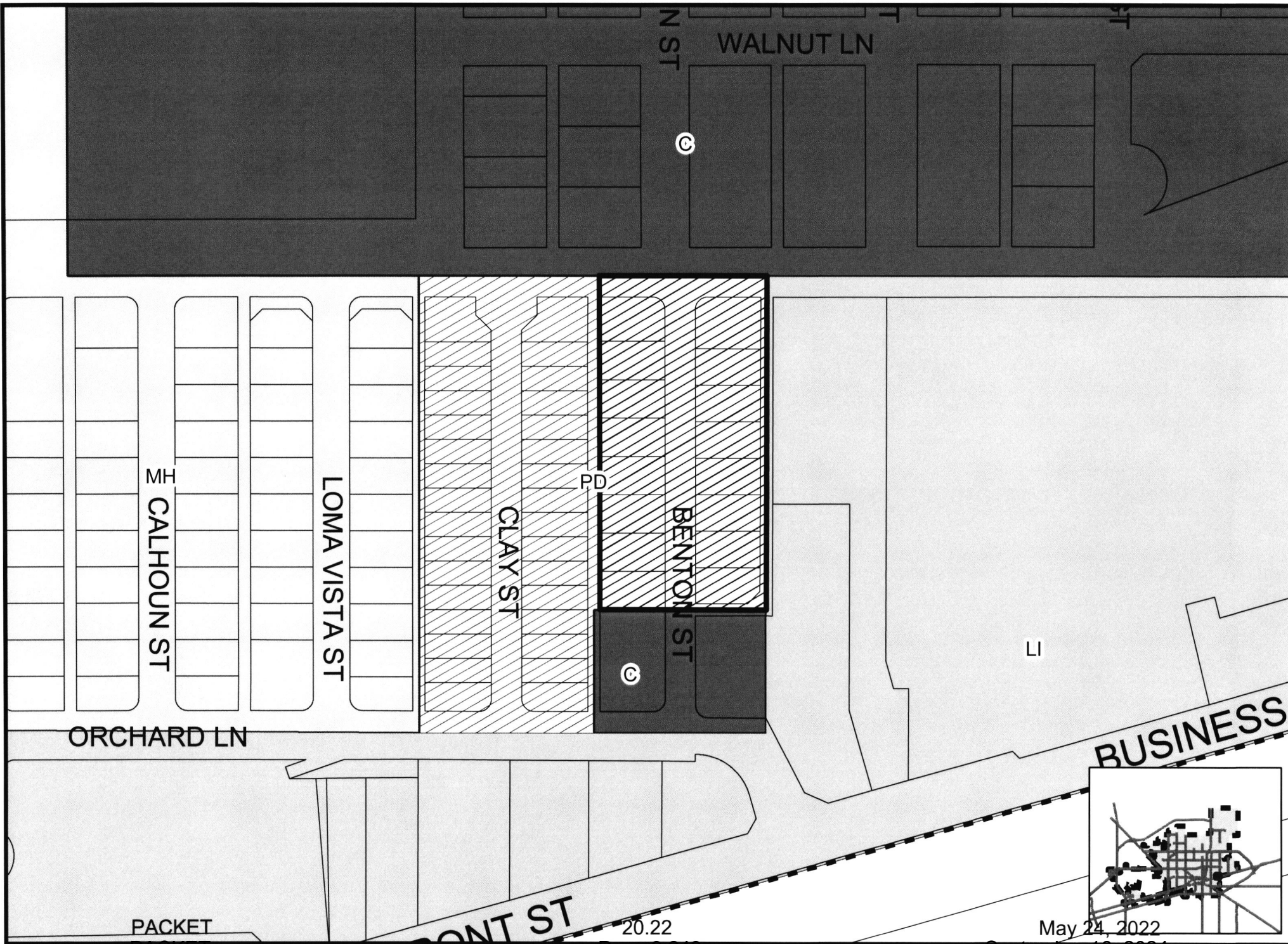


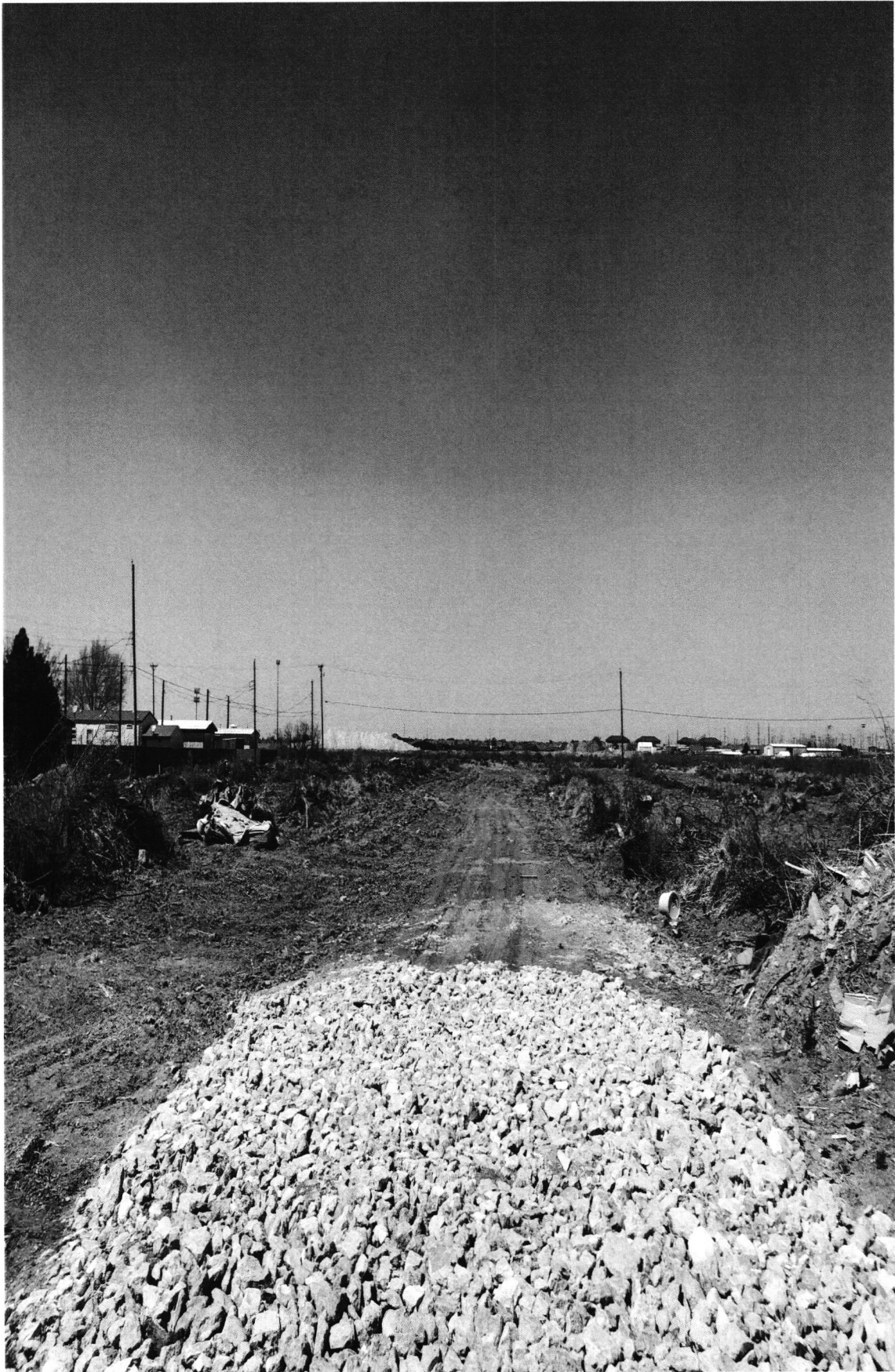
©THE CITY OF MIDLAND - 2021

May 24, 2022

THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY. THIS WORK IS IT DESIGNED TO BE USED AS A PRELIMINARY TOOL IN PERMITTING 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.







PACKET

20.24

May 24, 2022

PACKET

Page 9.251

September 16, 2024



PACKET

20.25

May 24, 2022

PACKET

Page 9.252

September 16, 2024



PACKET

20.26

May 24, 2022

PACKET

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September 16, 2024



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: September 16, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Britton Murry, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Blackburn 1130 Addition, being a plat of a 3.002-acre tract of land located in the southeast quarter of Section 27, Block 38, T-1-S, T&P R.R. Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1130, approximately 300-feet south of East County Road 66.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

John Cowan & Associates, on behalf of DG Holdings, LLC, is requesting to plat a property located at 3905 North County Road 1130 into two lots for future retail commercial development.

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 comment

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 1130 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 plan 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: ETJ

OIL AND GAS: (Approved)

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

GIS: (Approved)

Is the public dedication a ROW dedication? If so, please label as such. Label lengths for cross access easement as L#, and curves of said easement as C#. (remove "E") Legal description can say "Being a plat of a 3.002-acre tract of land located in the Southeast Quarter of Section 27, Block 38, T-1-S, T&PRR Co, Survey, Abstract No. 23, Midland County, Texas. "

PUBLIC WORKS: (Approved)

The County's got nothing new to add since sketch 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 Blackburn 1130 Addition, PLAT OF 3 ACRES SECTION 27, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY ABSTRACT NO. 23, lot 1 is 1.6-acre, lot 2 is 1 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well and other structures on the property and the water wells on the adjacent properties.

PLANNING: (Approved)

The legal description should read "being a plat 3.002-acre tract of land located in the southeast quarter of Section 27, Block 38, T-1-S, T&P R.R. Co. Survey, Midland County, Texas." [Informational]

Provide dashed line for dedication boundary. The Plat boundary should be distinguished from internal lot lines by being noticeably heavier. Only the plat boundary should be solid, not the boundary for the dedication. The dedication should be shown with a dashed line. [11-2-3(H)3(b)(2)]

Staff recommends approval of the Preliminary Plat of Blackburn 1130 Addition, subject to conditions A and B.

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]**

Attachments:

Application
Preliminary Plat
Maps



Preliminary Plat Application

Project Number: Sub - 24 - 0759

Case Number: _____

Proposed Subdivision Plat Name: Blackburn 1130 Addition**Legal Description (attached sealed Metes and Bounds):** _____3.002 acres, Part of Section 27, Block 38, Township 1 South, T & P.R.R. Co. Survey, Abstract No. 23, Midland County, Texas**Property Owner**Printed Name: **William C. Underwood**Phone (432) 413 - 8855Email wcutexas@gmail.comAddress P.O. Box 51888City MidlandState TXZip 79710**Developer (if different than Owner)**Printed Name: DG Holdings, LLC - John HamlinPhone (662) 513 - 4194Email jhamlin@blackburngroup.netAddress 825 Sisk Avenue, Suite 200City FlintState MSZip 38655**Representative (if acting as Agent, see affidavit on page 2)**Firm: John Cowan & AssociatesPrinted Name: Alissa WatsonPhone (903) 581 - 2238Email awatson@jcowaninc.comAddress 10147 CR 135City FlintState TXZip 75762

Current Zoning: _____

Reason for Platting: Creation of one single lot and block for retail commercial development.**Plat Information**Total Acreage: 3.002Type: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial☒ Extraterritorial Jurisdiction (ETJ)Number of Lots: 2Number of Multi-family Dwelling Units: 0**Submittal and Fees****Items to be submitted with this application form:**

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

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

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

Provisions

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

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

Property Owner (signature):

Date: 7-30-24

Property Owner (printed):

William C. Underwood

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.

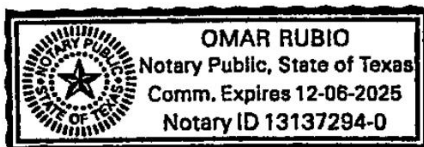
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared ALISSA WATSON who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or is authorized by William C. Underwood 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 August, 2024, 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

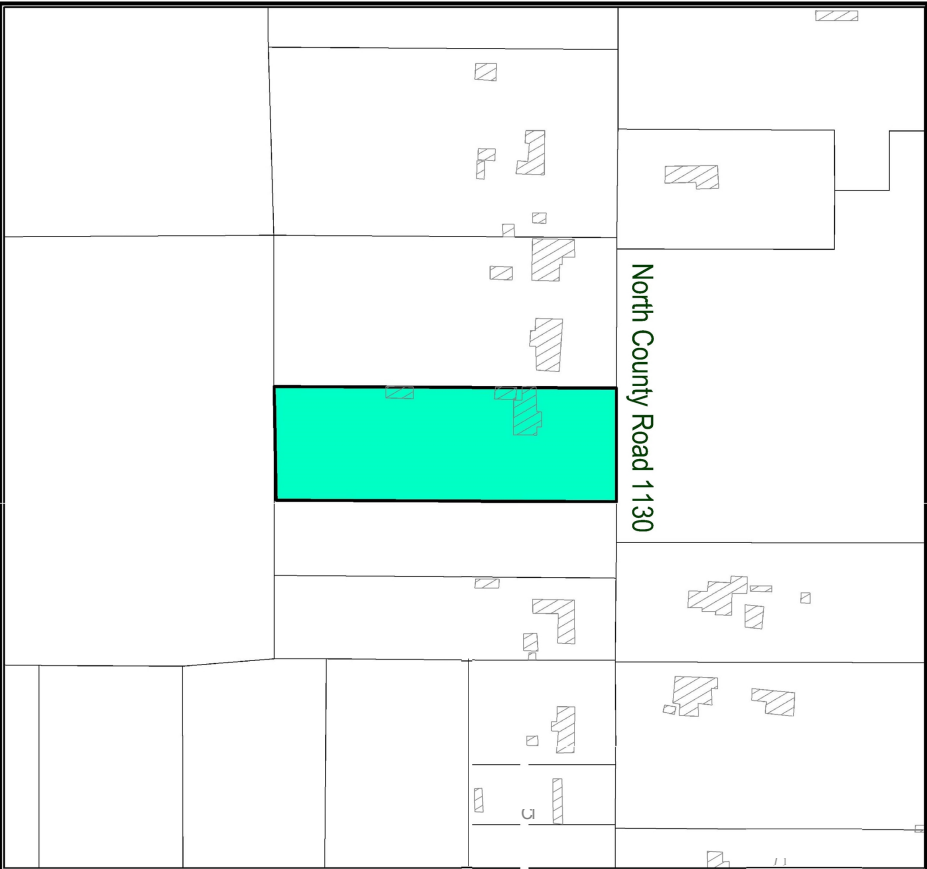
☐ 1 Copy of Plat (11x17)

Check # _____

Received By: _____

Date: _____

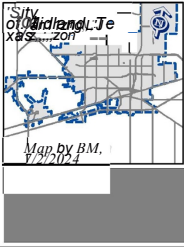
****Application will not be considered for scheduling until reviewed by a planner.****



Location Map

SUB-24-0759 **Scale: -1"**
216
Proposed plat of Blackburn
1130 Addition being a
3.002-acre tract of land of
Section 27, Block 38, Lex
ingham-S. T&P R.R. Co. Survey,
located on the west
side of North County
Road 1130, approximately
680-feet south of East
County Road 65.
Extraterritorial Jurisdiction

LEGEND
CITY LIMITS
PARCELS
PRIVATE BLDGS









Blackburn 1130 Addition

PRELIMINARY PLAT

September 16, 2024



Visit Our Website

MIDLANDTEXAS.GOV

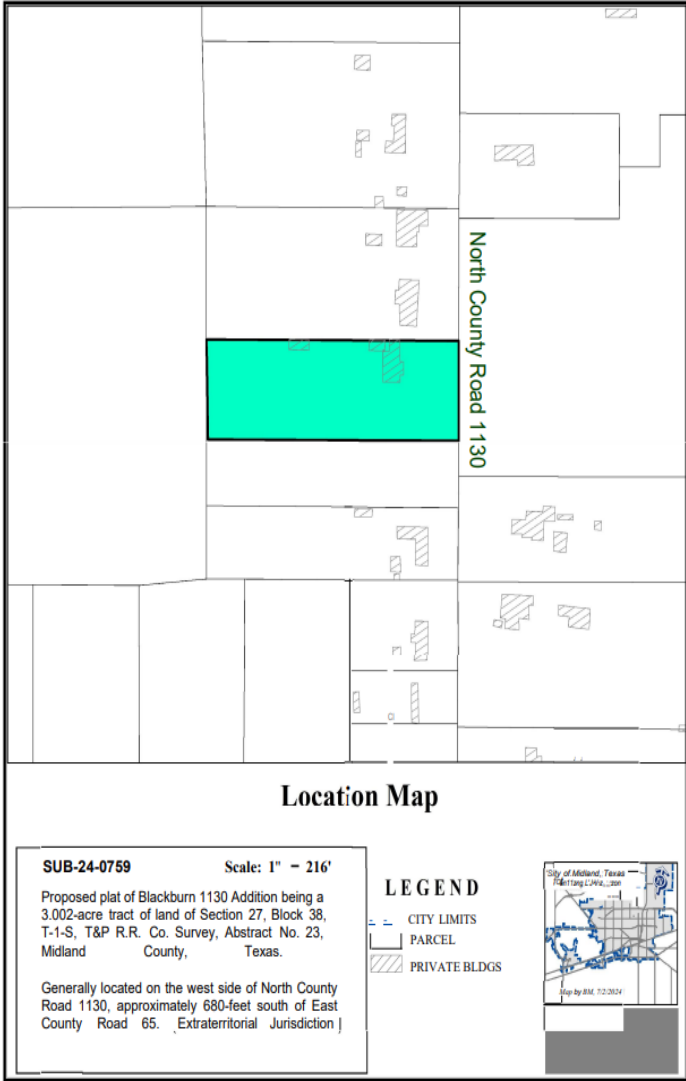
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Page 10.264

September 16, 2024

Application Summary

- **Property Owner & Developer:** William C. Underwood
- **Developer:** John Hamlin with DG Holdings, LLC
- **Representative:** Alissa Watson with John Cowan & Associates
- Plat
- **Address:** 3905 North County Road 1130 (ETJ)



- GENERAL NOTES:**

 1. SUBMITTAL OF THIS PLAN TO THE BOARD OF SUPERVISORS SHALL BE ACCOMPANIED BY A TRUE COPY OF THE CITY OF ALBANY, NEW YORK, ZONING ORDINANCE, CHAPTER 24, ARTICLE 1, SECTION 24-101, AS AMENDED.
 2. THE BOARD OF SUPERVISORS SHALL BE ADVISED BY THE CITY OF ALBANY, NEW YORK, ZONING ORDINANCE, CHAPTER 24, ARTICLE 1, SECTION 24-101, AS AMENDED.
 3. THE BOARD OF SUPERVISORS SHALL BE ADVISED BY THE CITY OF ALBANY, NEW YORK, ZONING ORDINANCE, CHAPTER 24, ARTICLE 1, SECTION 24-101, AS AMENDED.
 4. THE BOARD OF SUPERVISORS SHALL BE ADVISED BY THE CITY OF ALBANY, NEW YORK, ZONING ORDINANCE, CHAPTER 24, ARTICLE 1, SECTION 24-101, AS AMENDED.
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LEGEND:

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 - 72. LOT 72
 - 73. LOT 73
 - 74. LOT 74
 - 75. LOT 75
 - 76. LOT 76

Land Use

- **Current Use of the Property:**
Residential
- **Proposed Use of the Property:** Retail Store
- **Surrounding Uses:**
 - North, South, & East: Residential
 - West: Vacant



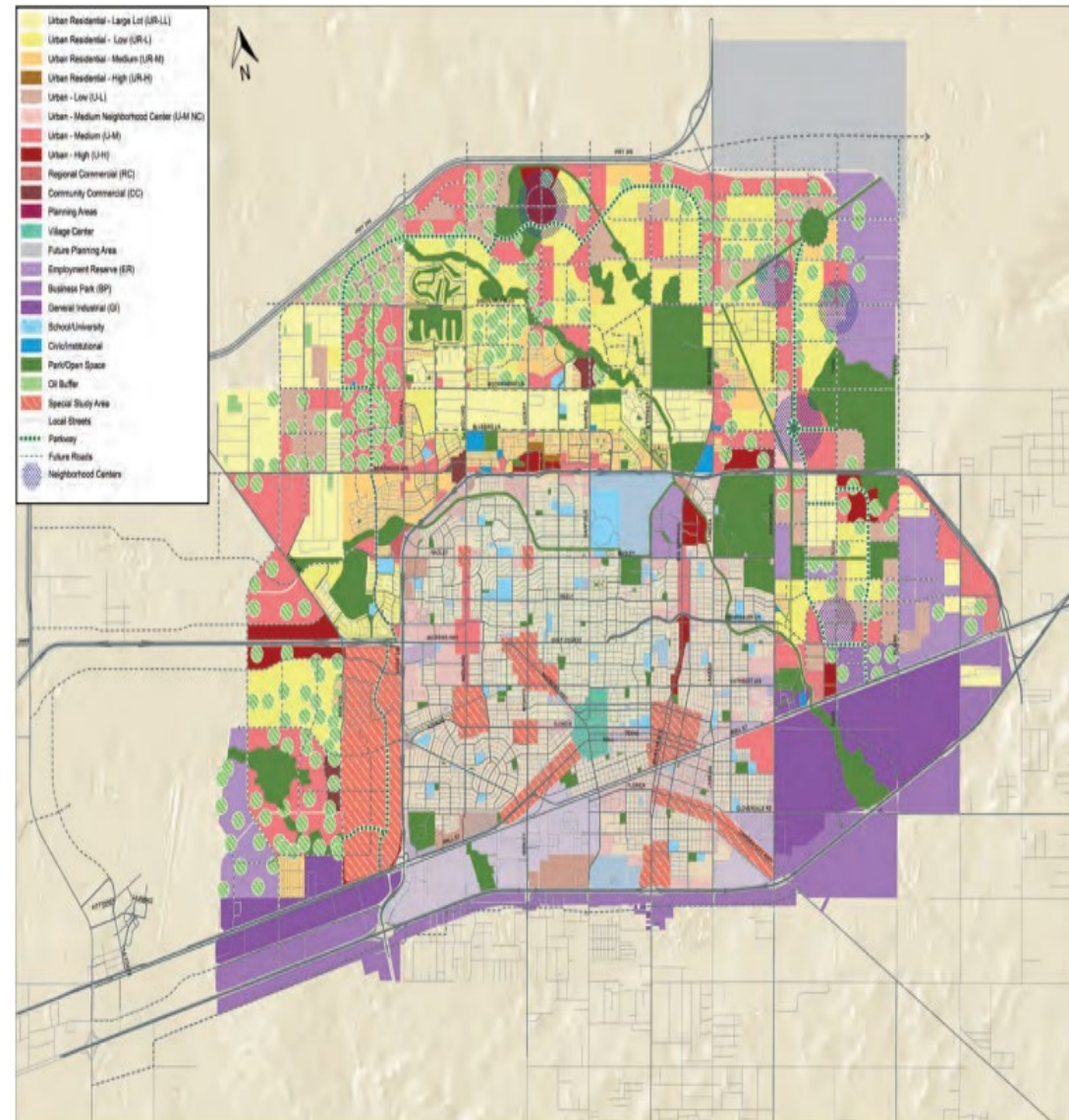
Site Photo



On North County Road 1130, Looking West

Comprehensive Plan

- TCT Land Use Designation: Not designated



Staff's Recommendation

- Staff recommends APPROVAL of the preliminary plat of Blackburn 1130 Addition subject to the below conditions.
- Conditions:
 - A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]
 - B. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: September 16, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Britton Murry, Planner

SUBJECT: Motion approving with staff's recommended conditions, a Preliminary Plat of Melody Acres, Section 19, being a plat of a 1.51-acre tract of land located in the southeast quarter of Section 7, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 800-feet west of North Midland Drive.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve	☐ Deny	☐ Directional/Informational
--	--------------------------------------	---

Details of Request:

Maverick Civil and Survey LLC, on behalf of Mattisyn Swierc Henderson, is requesting to plat a property located on Mockingbird Lane into one lot to develop a single-family residential dwelling.

Current Zoning:

AE, Agricultural Estates District

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

BUILDING CODE: (Approved)

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

SURVEYOR: (Approved)

No comments

ENGINEERING: (Approved with Conditions)

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

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

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

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

OIL AND GAS: (Approved)

No Oil & Gas Issues. No impact in access to the oil well site or traffic.

GIS: (Approved)

Please make ROW dedication lines solid.

PLANNING: (Approved with Conditions)

Add to Certificate of Approval: "For approval by the commission" [As reflected in Midland City Code 11-2-3(H)3(m)(3)]

The applicant has filed for a Special Exception to coincide with this plat. This tract of land is zoned AE, Agricultural Estate District, which requires a minimum of 2 acres. However, this tract of land is only 1.51 acres, thus needs a special exception in order to be approved. [11-1-5.04]

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

Staff recommends approval of the Preliminary Plat of Melody Acres, Section 19, 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. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]**
- C. 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]**

D. A special exception for the reduced lot area shown on the plat must be approved by City Council prior to final plat submittal.

Attachments:

Application

Preliminary Plat

Maps

PowerPoints



Preliminary Plat Application

Project Number: SUB-24-0766
Case Number: _____

Proposed Subdivision Plat Name: MELODY ACRES Section 19

Legal Description (attached sealed Metes and Bounds): 1.51 ACRE TRACT OF LAND SITUATED IN SECTION 7, BLOCK X, H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: **MATTISYN SWIERC HENDERSON**

Phone (432)

Email mattihenderson@yahoo.com

Address 2504 BRIAROAKS DRIVE

City MIDLAND

State TX

Zip 79707

Developer (if different than Owner)

Printed Name:

Phone (432)

Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: GREG SHOULTS

Phone (432)

Email gshoults@maverick-eng.com

Address 1909 W. WALL STREET SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: AE

Reason for Platting: OWNERSHIP

Plat Information

Total Acreage: 1.51

Type: ☒ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-family Dwelling Units: _____

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development 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>Mattisyn Swierc Henderson</u>	Date: <u>8/21/2024</u>
Property Owner (printed) : <u>Mattisyn Swierc Henderson</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.

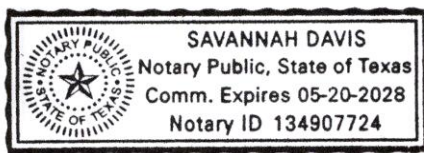
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Dume who, being by me duly sworn, upon oath says: That (s)he is the owner of Melody Acres Sec. 19 or is authorized by Matti Henderson 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 Dume
Authorized Agent (signature)

Subscribed and sworn to before me, this 21st day of August, 2024, 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 # 4947

Received By: Brie May

Date: AUG 21 2024

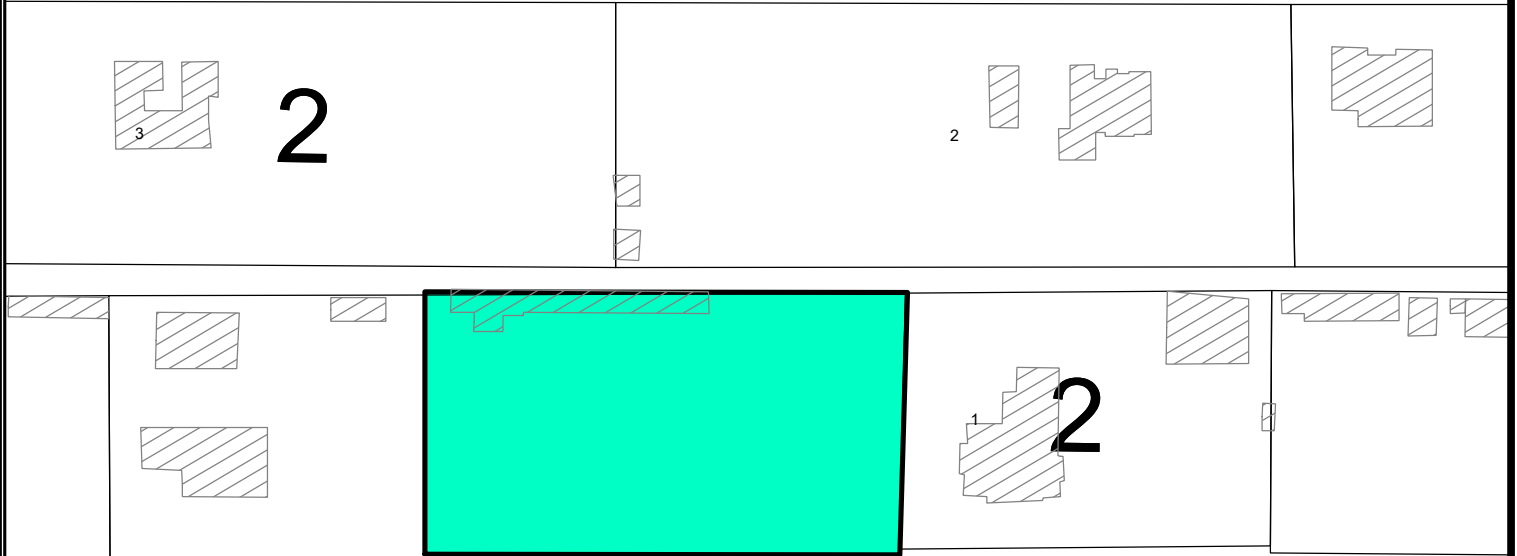
****Application will not be considered for scheduling until reviewed by a planner.****

Preliminary Plat Application

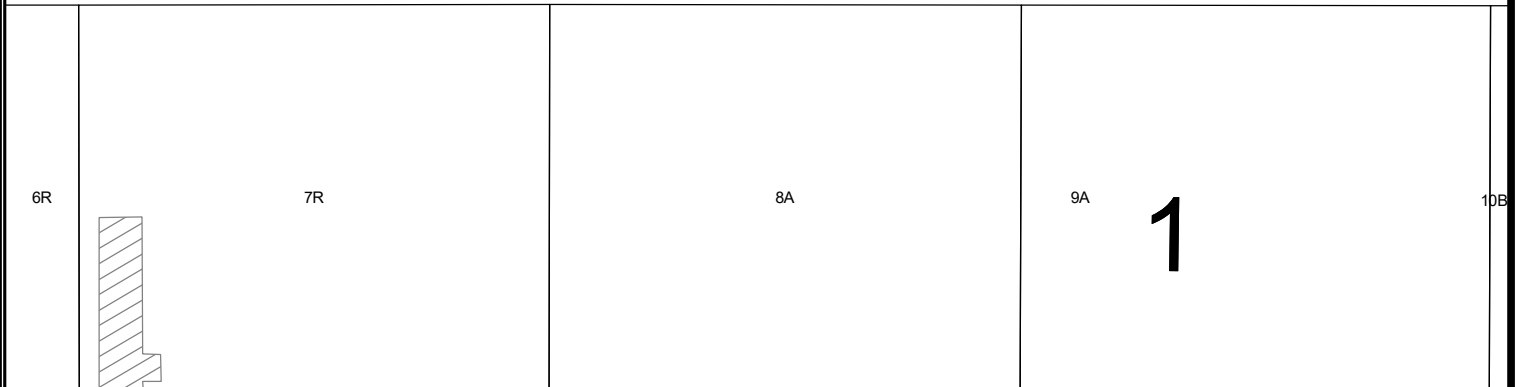
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Revised 07/01/19

TATTENHAM CORNER



MOCKINGBIRD LANE



Location Map

SUB-24-0766

Scale: 1" = 139'

Proposed plat of Melody Acres, Section 19, being a 1.51-acre tract of land located in the southeast quarter of Section 7, Block X, H.P. Hilliard Survey, City and County of Midland, Texas.

Generally located on the north side of Mockingbird Lane, approximately 800-feet west of North Midland Drive. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



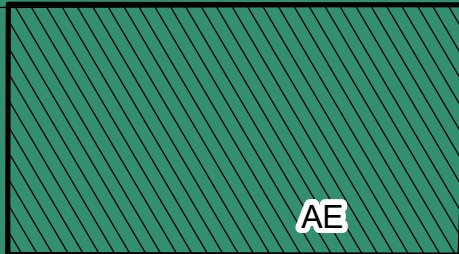
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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

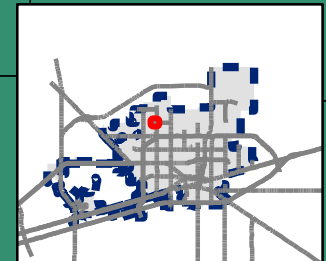
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

TATTENHAM CORNER

MOCKINGBIRD LANE



AE









Melody Acres, Section 19

PRELIMINARY PLAT

September 16, 2024



Visit Our Website

MIDLANDTEXAS.GOV

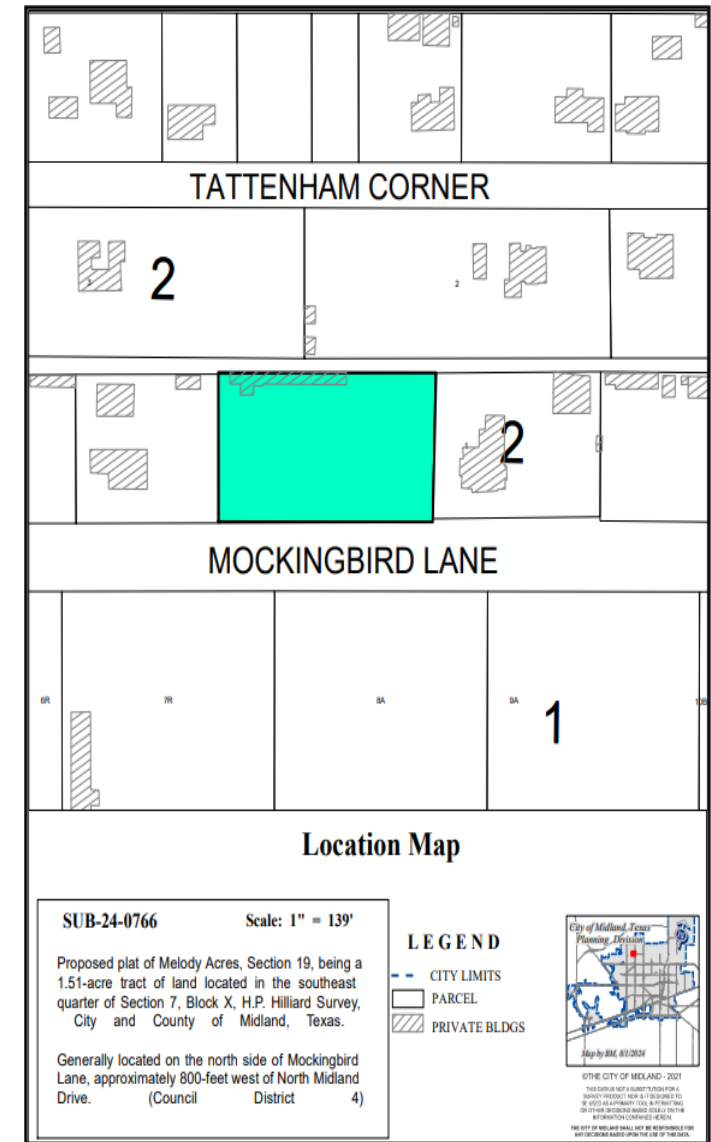
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Page 11.283

September 16, 2024

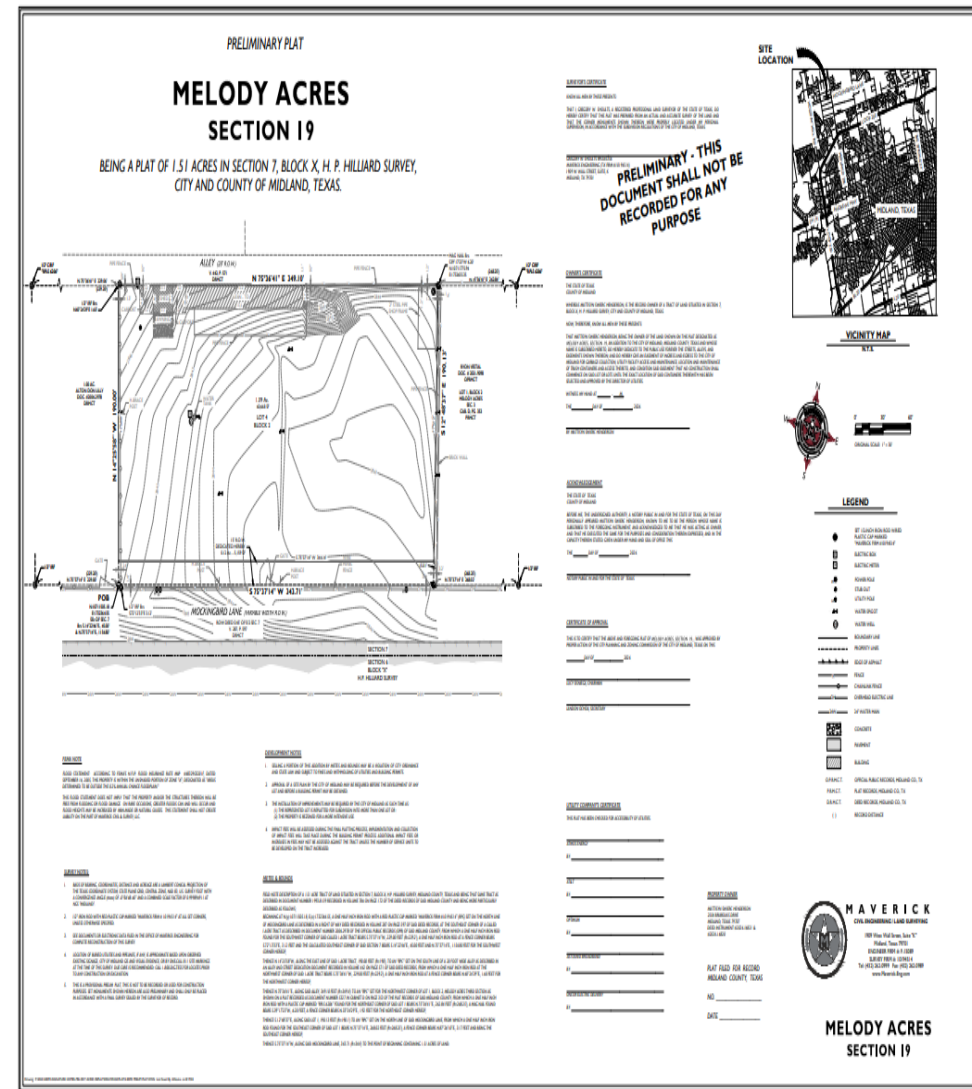
Application Summary

- **Property Owner & Developer:** Mattisyn Swierc Henderson
- **Representative:** Greg Shoults with Maverick Engineering
- **Plat**
- **Address:** Generally located on the north side of Mockingbird Lane, approximately 800-feet west of North Midland Drive. (Council District 4)



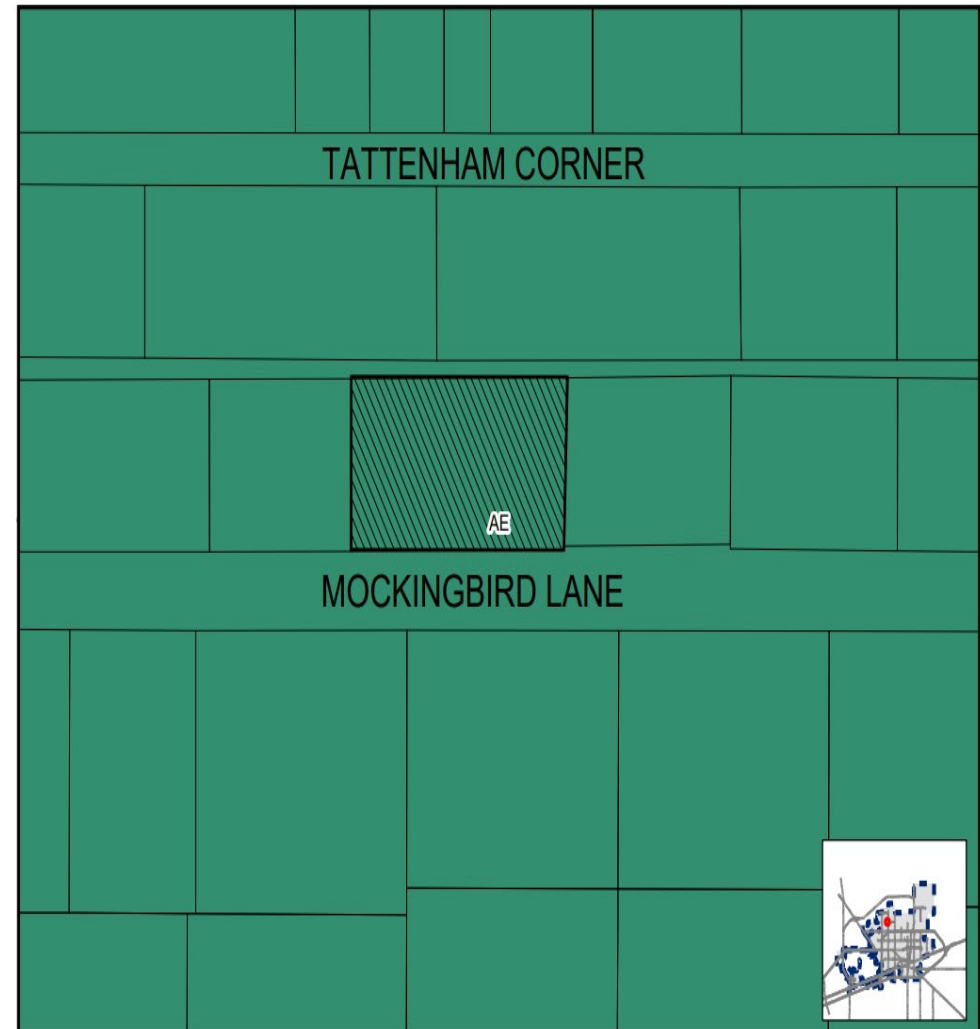
Plat Details

- **Acreage:** 1.51 Acres
- **Number of lots:** Platting the property into 1 lot
- **Reason for Request:** Future Residential Development



Zoning

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



Map B/M, 8/1/2024

SUB-24-0766

Scale: 1" = 146'

ZONING MAP



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Land Use

- **Current Use of the Property:**
Residential
- **Surrounding Uses:**
 - North, South, East, & West:
Residential



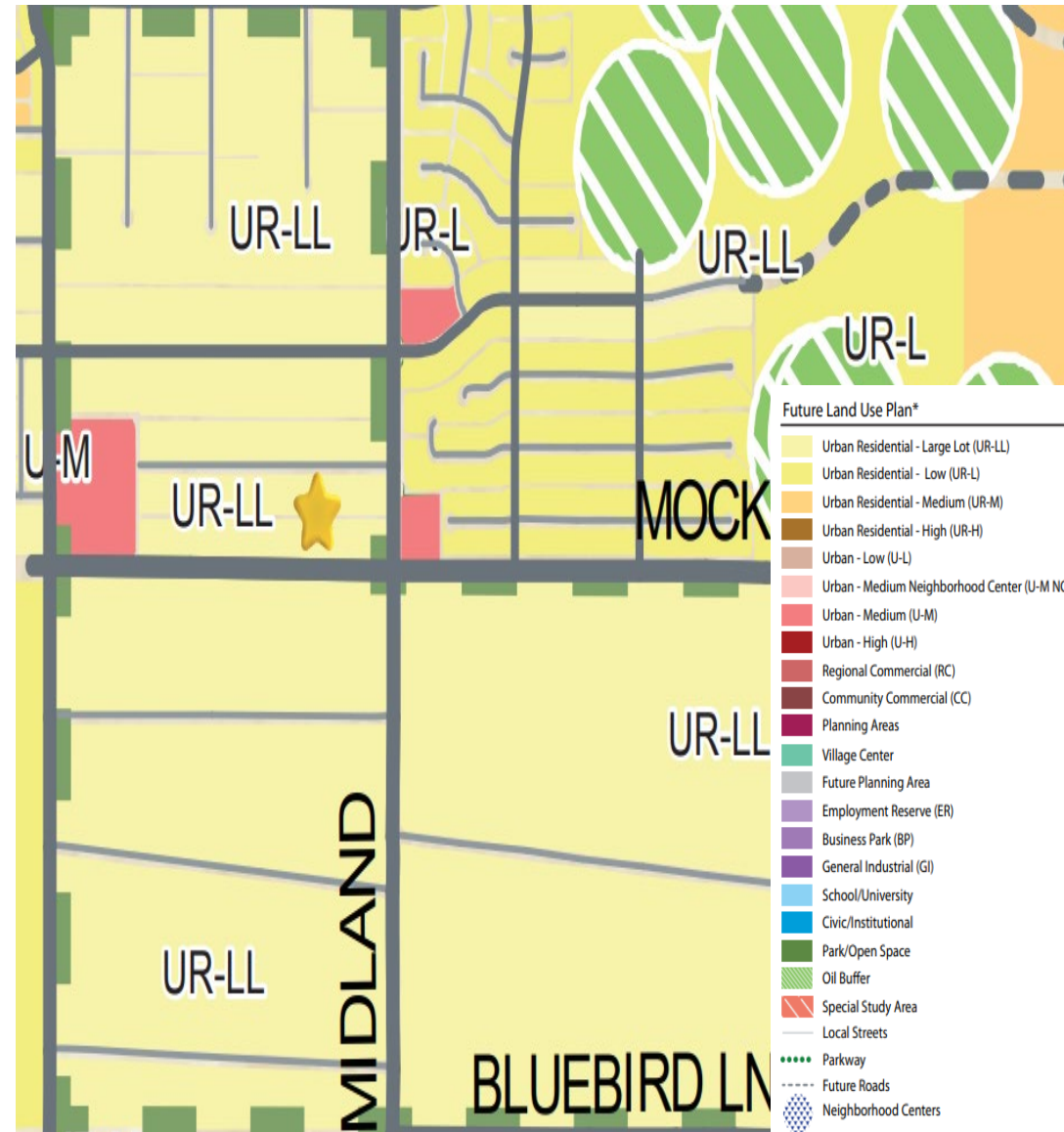
Site Photo



On Mockingbird Lane, Looking North

Comprehensive Plan

- **TCT Land Use Designation:** Urban Residential-Large Lot (UR-LL)
- **Supported Uses:**
 - Supports Restrictive land uses, emphasizing housing and open space. Civic uses may be allowed with special use permits.



Staff's Recommendation

- Staff recommends APPROVAL of the preliminary plat of Melody Acres, Section 19 subject to the below conditions.
- Conditions:
 - A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]
 - B. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]
 - C. 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]
 - D. A special exception for the reduced lot are shown on the plat must be approved by City Council prior to Final Plat submittal

MISSION

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