

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

**November 4, 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 October 21, 2024
3. Motion approving a Final 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.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of Crestgate Addition, Section 53, being a 0.75-acre tract of land located in the southeast quarter of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located north of West Loop 250 North, approximately 800-feet east of Caldera Boulevard.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of White Addition, Section 2, being a replat of Lots 1-4, Block 1, White Addition, Midland County, Texas (Generally located on the west side of South County Road 1207, approximately 370 feet north of West County Road 116.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
6. Motion approving a Final Plat of Desert Scene Addition, Section 2, being a 16.30-acre tract of land located in Section 20, Block 39, T-2-S, T&P RR Co. Survey, in part, and a replat of Lots 1 and 2, Block 1, Desert Scene Addition, in part, Midland County, Texas. (Generally located on the north side of West County Road 140, approximately 1,180 feet

west of South County Road 1210.) **(EXTRATERRITORIAL JURISDICTION)**
(DEVELOPMENT SERVICES)

7. Motion approving a Final Plat of West Terminal Addition, Section 11, being a plat of a 5.42-acre tract of land out of the southwest quarter of Section 1, Block 41, T-2-S, RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 100, approximately 1,360 feet east of South County Road 1295.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
8. Motion approving, with staff's recommended conditions, a Final Plat of Grassland Estates West, Section 13, being a plat of 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)**

PUBLIC HEARINGS

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

9. Hold a public hearing and consider a Final Plat of East Midland Addition, Section 24, being a residential replat of the middle 50 feet out of the northeast quarter of Block 14, East Midland Addition, City and County of Midland, Texas. (Generally located south of Walnut Lane, approximately 85 feet west of North Tyler Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
10. Hold a public hearing and consider a request by Maverick Engineering, on behalf of Cavender Real Estate of Midland IV, LLC, for a Specific Use Designation Without Term for an Automobile or Other Motorized Vehicle Sales and Service on Lot 1, Block 1, Cavender Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Arlington Road and Deauville Boulevard.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Hillcrest Acres Section 18, being a replat of Lot 4-C, Block 1, Hillcrest Acres, Section 11 and Lot 8, Block 1, Hillcrest Acres, Section 12, City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 685 feet west of North Midland Drive.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
12. Motion approving, with staff's recommended conditions, a Preliminary Plat of Fairgrounds Addition, Section 8, being a replat of lots 7,8, and 9, Block 10, Fairgrounds Addition, City and County of Midland, Texas. Generally located on the west side of Wolfcamp Circle, approximately 500-feet north of Mulberry Lane. **(DISTRICT 2) (DEVELOPMENT SERVICES)**
13. Motion approving, with staff's recommended conditions, a Preliminary Plat of

Campgrounds Addition, Section 3, being a replat of Lot 5, Block 1, Campgrounds Addition, Section 2, Midland County, Texas. (Generally located on the north side of West County Road 157, approximately 810 feet west of South County Road 1270.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

14. Motion approving, with staff's recommended conditions, a Preliminary Plat of Overstreet Addition, Section 13, being a plat of a 0.908-acre tract of land located in Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection King Street and East Taylor Avenue.) **(DISTRICT 2) (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

October 21, 2024

Council Chambers – City Hall



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30pm, October 21, 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, Alexis M. Martinez, Elizabeth Triggs, Daniel Humbert, Madelim Jaquez, Beatriz Quezada, Britton Murry

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 October 7, 2024
3. Motion approving a Final Plat of Repman Addition, being a plat of a 14.07-acre tract located in the north half of Section 26, Block 40, T-1- S, T&P, RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of North County Road 1250 and West County Road 62.) **(EXTRATERRITORIAL JURISDICTION)**
(DEVELOPMENT SERVICES)
4. Motion approving a Final Plat of Shenandoah Industrial Park, being a plat of a 25.67-acre tract of land situated in Section 16, Block 38, T-1-S, T&P Co. RR Survey, Midland County, Texas. (Generally located on the east side of North County Road 1150, approximately 800 feet north of East County Road 50.) **(EXTRATERRITORIAL JURISDICTION)**
(DEVELOPMENT SERVICES)

5. Motion approving a Final Plat of 349 Ranch Estates, Section 26, being a replat of the west 178 feet of Lot 3, Block 1, 349 Ranch Estates, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of State Highway 349 and Tejas.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
6. Motion approving a Final Plat of Ranchero Park, Section 8, being a plat of a 4.057-acre tract of land out of the southwest quarter of Section 4, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Interstate 20 Service Road, approximately 215 feet east of South Midkiff Road.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
7. Motion approving a Final 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)**
8. Motion approving a Final Plat of Zoo Midland Offsite, being a replat of a 4.352-acre tract of land out of Tract 4, Parker Acres, City and County of Midland, Texas. (Generally located on the west side of Todd Drive, approximately 420 feet south of East Golf Course Road) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; 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

PUBLIC HEARINGS

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

9. Hold a public hearing and consider a Final Plat of Homestead Addition, Section 23, being a residential replat of a .016-acre tract of land, being the middle 50 feet of the southeast quarter of Block 21, Homestead Addition, City and County of Midland, Texas. (Generally located on the west side of North Mineola Street, approximately 50 feet north of East Michigan Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of this item.

The public hearing was opened at 3:36 pm

There was no one wishing to speak on this item.

The public hearing was closed at 3:36 pm

Adrian Carrasco 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. Hold a public hearing and consider a request by JMR Dental Services for a zone change from PD, Planned Development District for a Shopping Center to 2F, Two-Family Dwelling (Duplex) District on Lot 5, Block 34, Northgate Addition, Section 19, City and County of Midland, Texas. (Generally located on the south side of Northbrook Lane, approximately 720 feet northwest of West Loop 250 North.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Planner Madelim Jaquez gave any overview of this item.

The public hearing was opened at 3:39 p.m

There was no one wishing to speak on this item.

The public hearing was closed at 3:39 p.m.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

11. Hold a public hearing and consider a request by Michael Loya on behalf of Tall City Meat Market for a Specific Use Designation with Term for the sale of all alcoholic beverages sales for on-premises consumption in a restaurant, for Lots 1 & 2, Block 8, Kelview Heights, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of North Big Spring Street and West Dormard Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez gave an overview of this item

Commissioners asked if previous complaints were addressed.

The public hearing was open at 3:50 p.m.

There was no one wishing to speak on this item.

The public hearing was closed at 3:50 p.m.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson
NAY: None
ABSTAIN: None
ABSENT: Holeva, Sparks

12. Hold a public hearing and consider a request by Brian Choi for a Specific Use Designation with Term for the sale of alcoholic beverages Sales for on-premises consumption in a restaurant, on a 2,100-square foot portion of Lot 1, Block 1, Imperial Heights, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Wadley and North Midkiff Road.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez gave an overview of this item.

The public hearing was opened at 3:53 p.m.

There was no one wishing to speak on this item.

The public hearing was closed at 3:53 p.m.

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

MISCELLANEOUS

13. Motion approving, with staff's recommended conditions, a Preliminary Plat of GM Industrial Addition, being a 25.00-acre tract of land out of the Joe Newcomer Preemption Survey, Abstract 635, Block 38, T-2-S, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1142 and East County Road 135.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Adrian Carrasco 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, Chair Sisniega adjourned the meeting at 4:01pm

Lucy Sisniega, Chair

Date



Landon Ochoa, Planning Division Manager
Department of Development Services

10/31/24

Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: November 04, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Motion approving a Final 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.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

AE, Agricultural Estates District.

Preliminary Plat Approval:

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.

The preliminary plat was approved at the September 16, 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 comments, if any. [For Applicant's Information Only.]

PAVING: Deferral request for paving improvements were administratively approved on 10/11/2024. [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: Deferral request for wastewater improvements were administratively approved on 10/11/2024. [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.]

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

Oil and Gas: (Approved)

No Oil and Gas Issues

Building Code: (Approved)

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

GIS: (Approved)

No comments.

Planning: (Approved)

The applicant's special exception for this property was passed by City Council on September 24, 2024. The special exception was needed because the lot did not meet the minimum acreage requirement for the AE, Agricultural Estate District zoning regulations. [11-1-5.04]

Staff recommends approval of the final plat of Melody Acres, Section 19.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: SUB-24-0746
Case Number: _____

Proposed Subdivision Plat Name: MELODY ACRES

Legal Description (attached sealed Metes and Bounds): 1.51 ACRE TRACT OF LAND SITUATED IN SECTION 7, BLOCK X, H.P. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: MATTISYN SWIERC HENDERSON

Phone (432) 296-0089

Email
mattihenderson@yahoo.com

Address 2504 BRIAR OAKS DRIVE

City MIDLAND

State TX

Zip 79707

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: ASHLEE DEVINE

Phone (432) 262-0999

Email
adevine@maverick-eng.com

Address 1909 W WALL ST, SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: AE

Reason for Platting: OWNERSHIP & Building permit (residential)

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Mattisyn Swierc Henderson Date: 10/8/24

Property Owner (printed): Mattisyn Swierc Henderson

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.

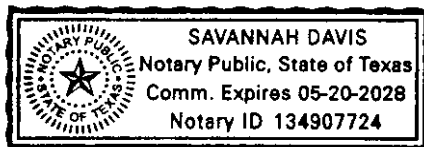
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Agnes Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 8th day of October, 2024, 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.****

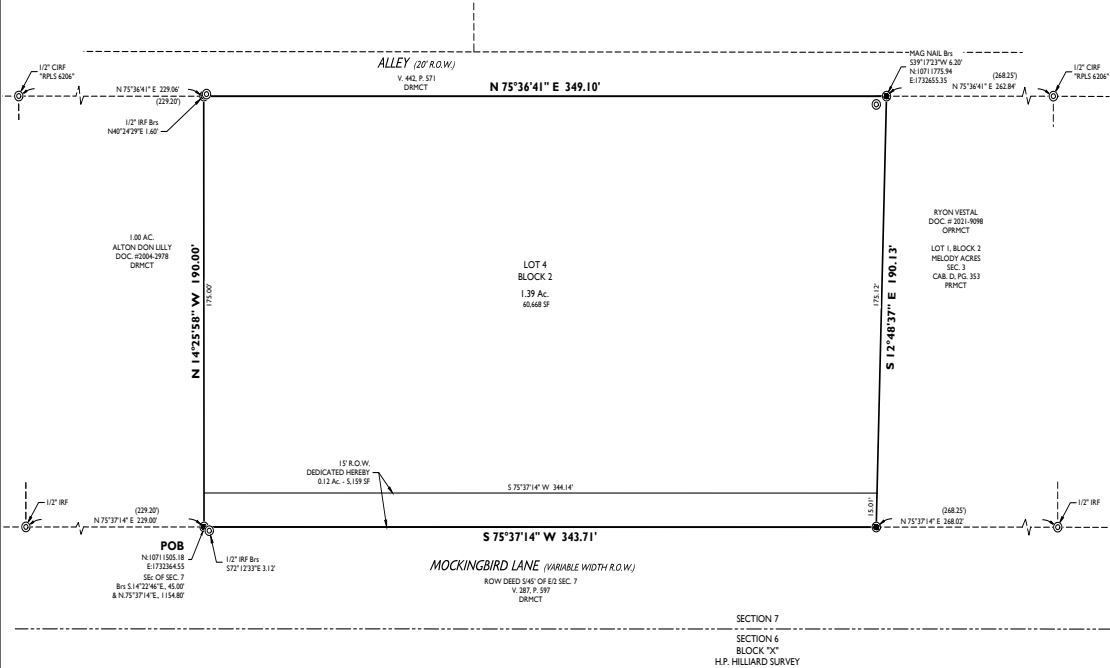
FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☒ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>4973</u>	☒ Tax Certificates	Check # <u>4974</u>
Received By: <u>Beth Mang</u>		Date: <u>NOV 09 2023</u>

BY:

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

MELODY ACRES SECTION 19

BEING A PLAT OF 1.51 ACRES IN SECTION 7, BLOCK X, H. P. HILLIARD SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS.

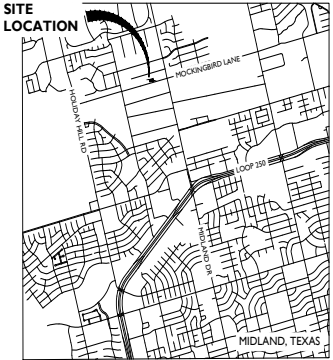


SURVEYOR'S CERTIFICATE

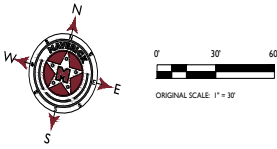
KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHULTZ, 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. SHULTZ, M.L.S.,
MIDLAND ENGINEERING, L.P. (BORN 10/19/1961)
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701



VICINITY MAP N.T.S.



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS MATTISSON SWIERK HENDERSON, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 7, BLOCK X, H. P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MATTISSON SWIERK HENDERSON, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS MELODY ACRES, SECTION 7, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOR THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON, AND DO HEREBY GIVE AN EASEMENT OF ROGERS AND EGRESS TO THE CITY OF MIDLAND FOR GARAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO, AND CONVEYANCE OF 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 _____, TX,
THIS _____ DAY OF _____, 2024.

BY: MATTISSON SWIERK HENDERSON

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 MATTISSON SWIERK HENDERSON, 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 MELODY ACRES, SECTION 7, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

THIS _____ DAY OF _____, 2024.

LUCY SISNEGA, CHAIRMAN

LONDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Mark Lieh
ATTEST: GREGORY W. SHULTZ
Mark Lieh
BY: Vincent Gonzalez
BY: Luis Montez
BY: Ruben Guerra
BY: Martin Aguillo
BY: Martin Aguillo

PROPERTY OWNER

MATTISSON SWIERK HENDERSON
432-294-0089
2508 BRIMMERS DRIVE
MIDLAND, TEXAS 79707
DEED INSTRUMENT #2024-1682 I &
#2024-1682

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

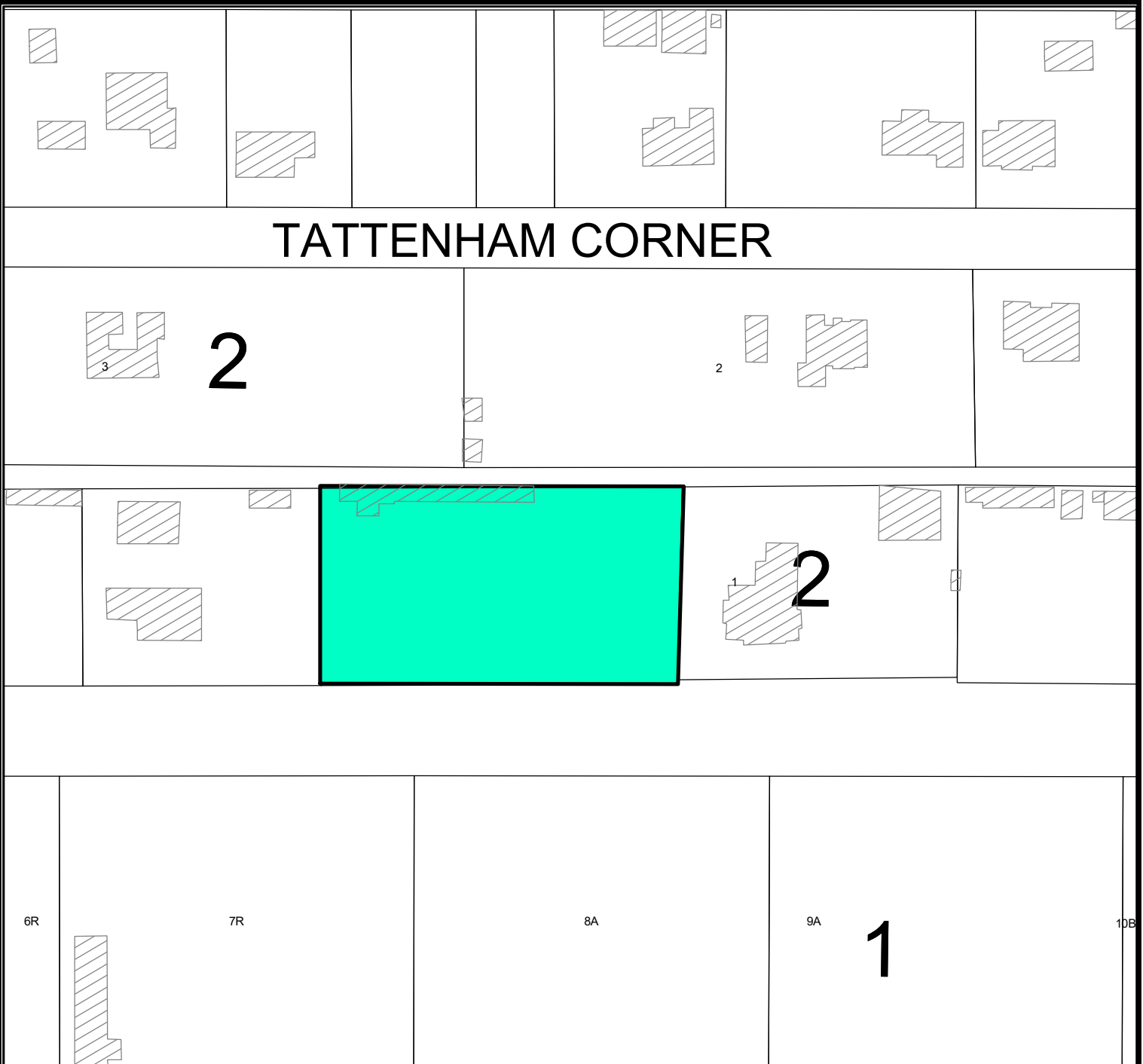
1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: F-10194514
Tel: (432) 262-0989 Fax: (432) 262-0989
www.Maverick-Eng.com

MELODY ACRES
November 4, 2024
SECTION 19

PACKET

Page 3.15

TATTENHAM CORNER



Location Map

SUB-24-0766

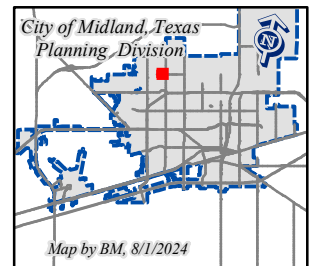
Scale: 1" = 139'

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

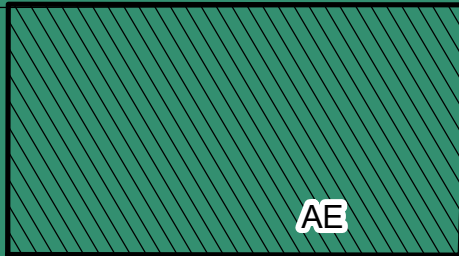


©THE CITY OF MIDLAND - 2021

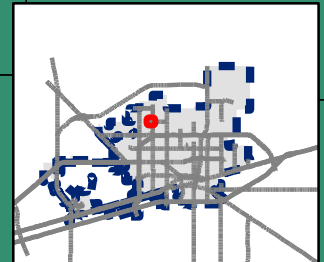
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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

TATTENHAM CORNER



AE





TATTENHAM CORNER

MIDLAND DR

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PACKET

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November 4, 2024





MELODY ACRES, SECTION 19

FINAL PLAT

November 4, 2024



Visit Our Website

MIDLANDTEXAS.GOV

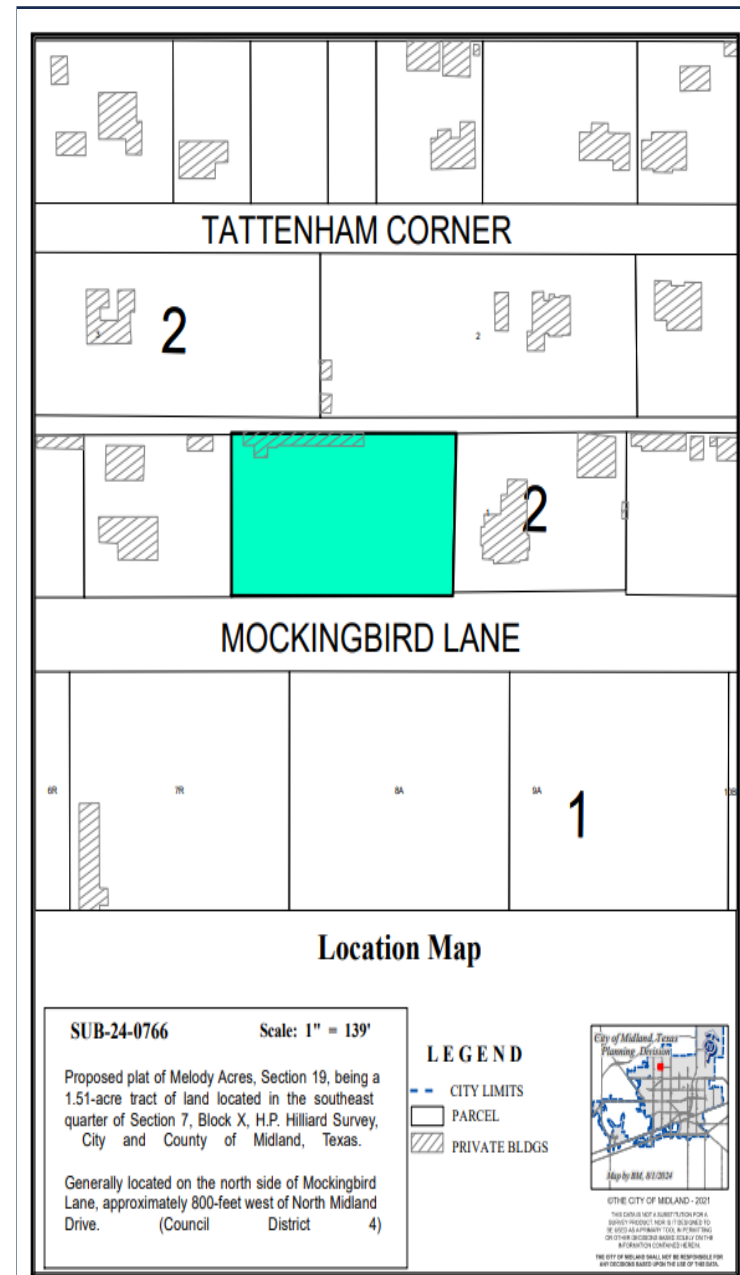
PACKET

Page 3.20

November 4, 2024

APPLICATION SUMMARY

- **Property Owner & Developer:** Mattisyn Swierc Henderson
- **Representative:** Greg Shoults with Maverick Engineering
- **Application Type:** Plat
- **Address:** Generally located on the north side of Mockingbird Lane, approximately 800-feet west of North Midland Drive.
(Council District 4)

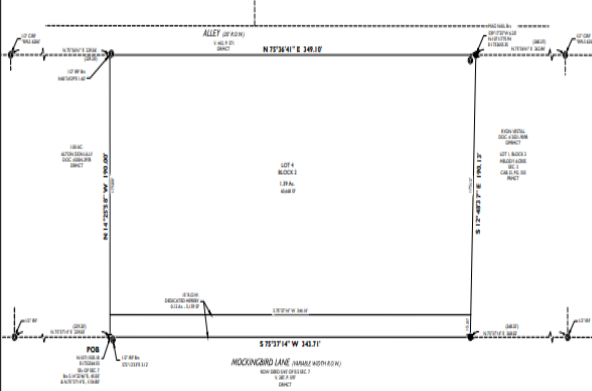


PLAT DETAILS

- **Acreage:** 1.51-acres
- **Number of lots:** 1 lot
- **Reason for Request:** Future Residential Development

MELODY ACRES SECTION 19

BEING A PLAT OF 1.51 ACRES IN SECTION 7, BLOCK X, H. P. HILLIARD SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS.



LEGAL DESCRIPTION

BEING A PLAT OF 1.51 ACRES IN SECTION 7, BLOCK X, H. P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

SECTION 19

SECTION 7

BLOCK X

H. P. HILLIARD SURVEY

ADDITIONAL INFORMATION

THE CITY OF MIDLAND, TEXAS, HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY CHARTER AND ORDINANCES.

APPROVED FOR THE CITY OF MIDLAND, TEXAS:

CITY CLERK

APPROVED FOR THE COUNTY OF MIDLAND, TEXAS:

COUNTY CLERK

APPROVED FOR THE STATE OF TEXAS:

COMMISSIONER

RECORDING INFORMATION

THIS PLAT IS BEING RECORDED FOR THE FIRST TIME IN THE PUBLIC RECORDS OF THE COUNTY OF MIDLAND, TEXAS.

RECORDING FEE: \$10.00

RECORDING DATE: 11/04/2024

PLAT PREPARED BY:

PLAT PREPARED BY

PLAT CHECKED BY:

PLAT CHECKED BY

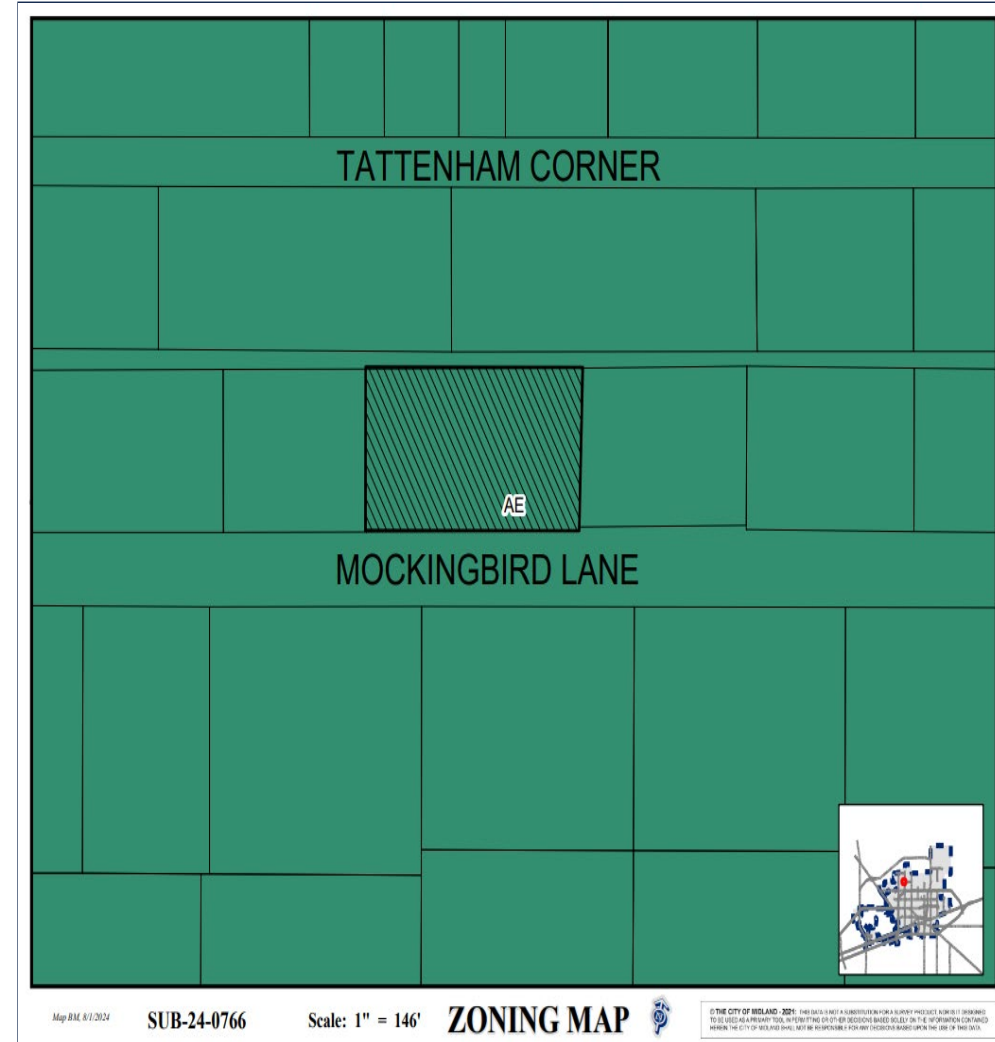
PLAT REVIEWED BY:

PLAT REVIEWED BY

**MELODY ACRES
SECTION 19**

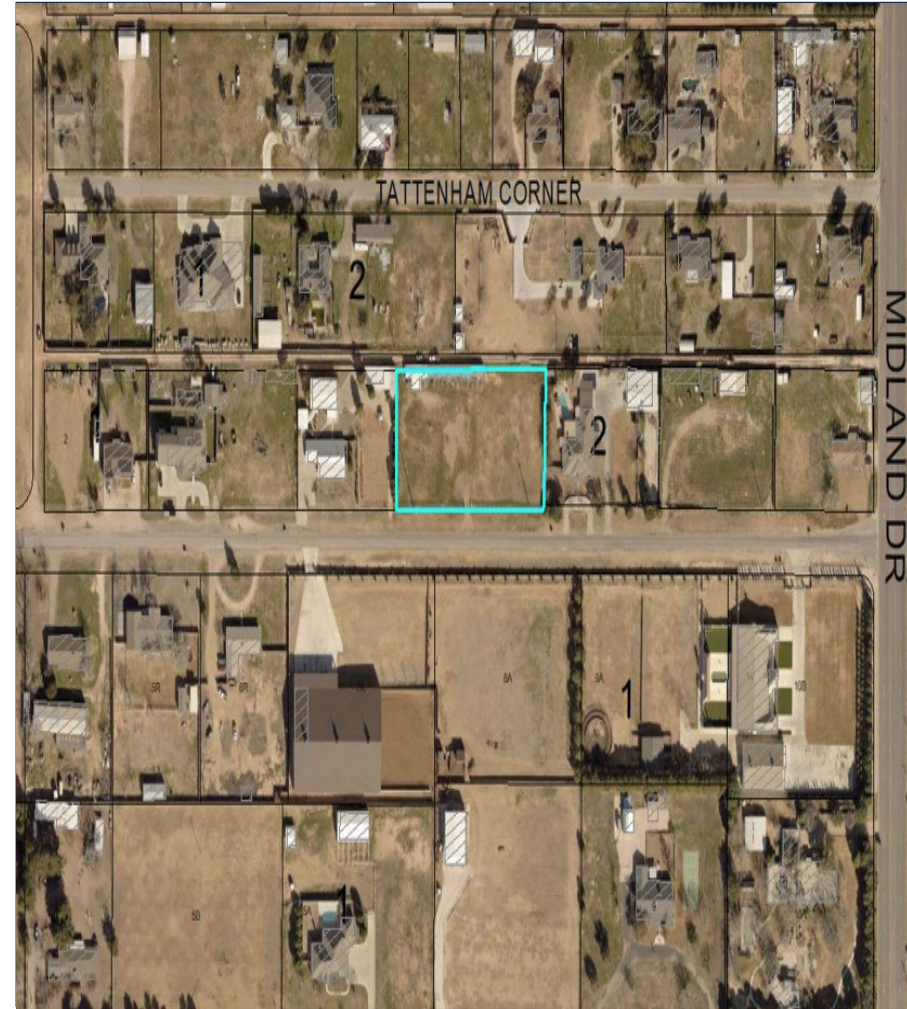
ZONING

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



LAND USE

- **Current Use:** Residential Storage
- **Proposed Use:** Single-Family Dwelling
- **Surrounding Uses:**
 - North, South, East, & West: Residential



LAND USE



On Mockingbird Lane, Looking North

COMPREHENSIVE PLAN ANALYSIS

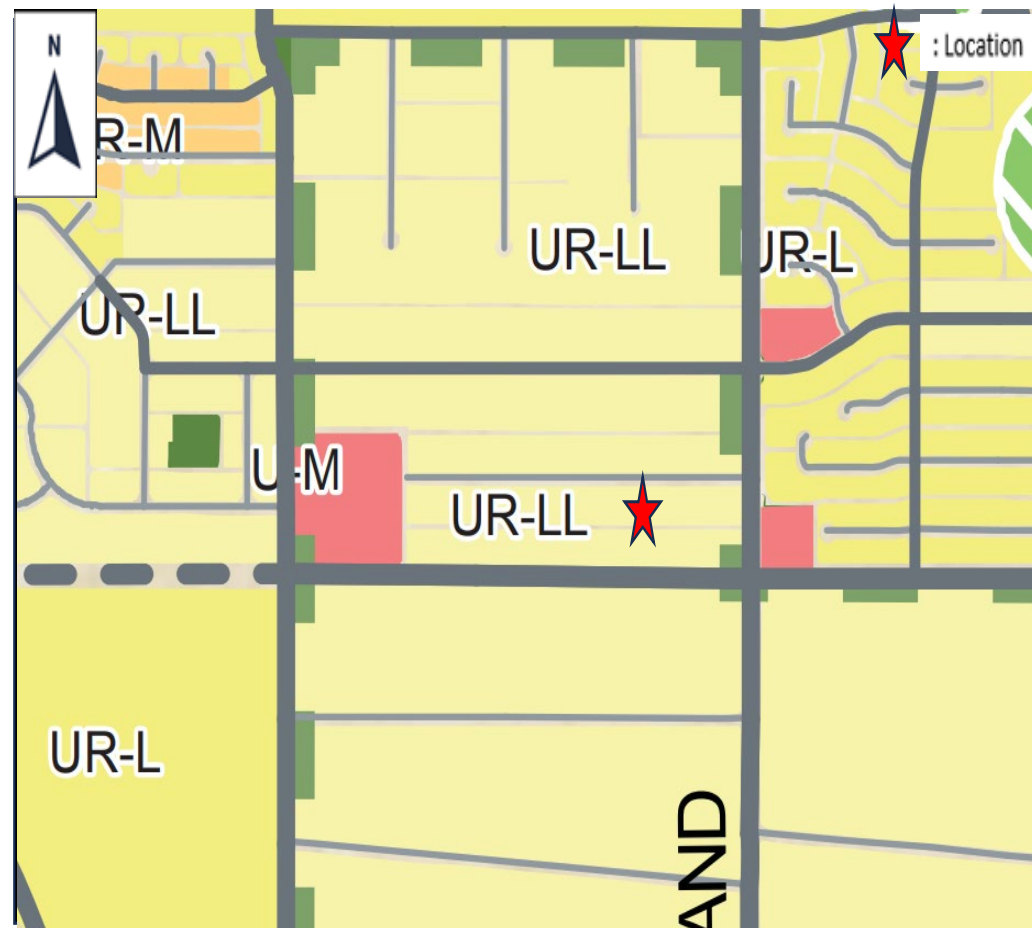
- **TCT Land Use Designation:**

- 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.

- Land use is **compatible** with surrounding area & TCT Plan



RELATED ITEMS

The preliminary plat associated with this request was approved on September 16, 2024, by the Planning & Zoning Commission.

The applicant's special exception for this property was passed by City Council on September 24, 2024. The special exception was needed because the lot did not meet the minimum acreage for the AE, Agricultural Estate District zoning regulations.



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the final plat of Melody Acres.



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: November 04, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Motion approving a Final Plat of Crestgate Addition, Section 53, being a 0.75-acre tract of land located in the southeast quarter of Section 5, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located north of West Loop 250 North, approximately 800-foot east of Caldera Boulevard.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail.

Preliminary Plat Approval:

Skyline Civil Group, LLC, on behalf of 307 Partner, LLC, is requesting to plat a property located on West Loop 250 North to obtain building permits for future development.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: Loop 250 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 6" water exists in alley north of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: There's a 6" sewer line in the alley but the line is too shallow to be extended farther to the west. The parcel will have to utilize a private grinder pump if they wish to connect to the public wastewater system. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

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

Oil and Gas: (Approved)

No Oil and Gas issues

Building Code: (Approved)

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

GIS: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the final plat of Crestgate Addition, Section 53.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Crestgate Addition, Section 53Legal Description (attached sealed Metes and Bounds): Attached**Property Owner**Printed Name: 307 Partners, LLC

Phone (432) 685-1226

Email smarcum@skylinecivilgroup.comAddress PO Box 8995City MidlandState TXZip 79708**Developer** (if different than Owner)Printed Name: Same as Owner ↑

Phone ()

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)Firm: Skyline Civil Group, LLC

Phone (432) 685-1226

Email smarcum@skylinecivilgroup.comPrinted Name: Stephen T. Marcum, P.E.Address 4414 82nd Street; STE 112-140City LubbockState TXZip 79424Current Zoning: RRReason for Platting: Not Platting - Bids. Permit - Needed**Plat Information**Total Acreage: 0.752Type: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: 1Number of Multi-Family Dwelling Units: N/A

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Samuel Whitfield Lawson Jeffrey Shane Somers Date: 09.11.24
BY: SAMUEL WHITFIELD LAWSON BY: JEFFREY SHANE SOMERS

Property Owner (printed): Samuel Whitfield Lawson & Jeffrey Shane Somers

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.

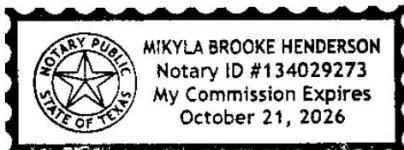
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Stephen T. Marcum who, being by me duly sworn, upon oath says: That (s)he is authorized by Lawson & Somers, 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 29 day of Sept., 2024, to certify which witness my hand and seal of office.



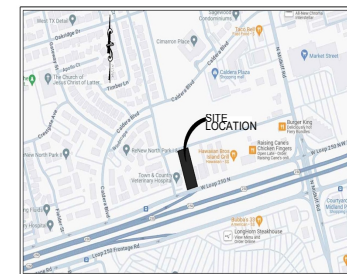
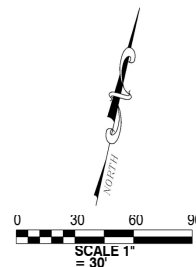
[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

****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>5525</u>	☒ Tax Certificates	Check # <u>5526</u>
Received By: <u>Brian Murray</u>		Date:

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

BM SET
ELEV
PER POINT
SOLUTION
GENERATED
07/16/2024



VICINITY MAP^{T.S.}

OWNER'S
CERTIFICATE (1)
THE STATE OF
TEXAS
COUNTY OF
WHEELAND 307 PARTNERS, LLC, is the record owner
of a tract of land described herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT I, SHANE SUMERS, being the owner of the aforementioned land shown on this plat designated as a portion of CRESTGATE ADDITION, SECTION 53, an Addition to Midland County, Texas and whose name is subscribed hereon, do hereby dedicate to the public use forever the streets, and easements shown hereon.

the 11TH day of
September, 2024.
JEFFREY SHANE SOMERS
BY: JEFFREY
SHANE SOMERS

SHANE SOMERS

OWNER'S
CERTIFICATE (H2)
TEXAS
COUNTY OF
WHEELER
307 PARTNERS, LLC, is the record owner
of a tract of land described herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE SEMI AL WHITFIELD LAWSON, being the owner of the aforementioned and shown on this plat designated as a portion of CRESTGATE ADDITION, SECTION 53, an Addition to Midland County, Texas and whose name is subscribed hereon, do hereby dedicate to the public use forever the streets, and easements shown thereon.

the 11TH day of
September, 2024.
BY: Samuel Whitefield Lawson
BY: SAMUAL
WHITEFIELD LAWSON

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF DALLAS
I, Patricia A. Whitfield, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Samuel Whitfield Lawson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and the foregoing is a true and correct copy of the original as the same was presented to me, given under my hand and seal of office this 14th day of April, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

 My Commission Expires
May 01, 2025



SURVEYOR'S
CERTIFICATE
KNOW ALL MEN BY
THESE PRESENTS,
That I, GARRETT M. BRADSHAW, 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 Supervision Regulations of the County of

Garrett M. Bradshaw
GARRETT M. 09.11.20
BRADSHAW R.P.L.S. 24
Registration Number -
6757



UTILITY COMPANY'S

CERTIFICATE
This plat has been checked for
accessibility of utilities.

ATMOS ENERGY
BY: Mark L Feb 9/9/20

Signature: Vincent Gougeon

AT&T
BY Vincent Gonzalez 9/9/20
24

ORTIMUM
HYPOFOS 4/9/20

CERTIFICATE OF
APPROVAL
FOR APPROVAL BY THE
COMMISSION:

"This is to certify that the above and foregoing plat of
"CRESTGATE ADDITION, SECTION 53" was
approved by proper action of the City Planning and Zoning
Commission of the City of Midland, Texas on this

LUCY SISNIEGA
CHAIRMAN

LANDON OCHOA
SECRETARY

NOI

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- IRON ROD W/CAP
- DENOTES FOUND 1/2"
- IRON ROD W/CAP
- DENOTES FOUND 1/2"
- IRON ROD

NOT
OWN BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY FEDERAL
INSURANCE ADMINISTRATION
MAP COMMUNITY PANEL 48329C0067 F. DATED
SEPTEMBER 16, 2005

1.36 DENOTES PLAT
BOUNDARY LINE
DENOTES ADJACENT
PLAT

Page 4 36

OWNERS:
307 PARTNERS
LLO
8995
MIDLAND, TX
79708
(432) 687-
0717

SURVEYOR INFORMATION

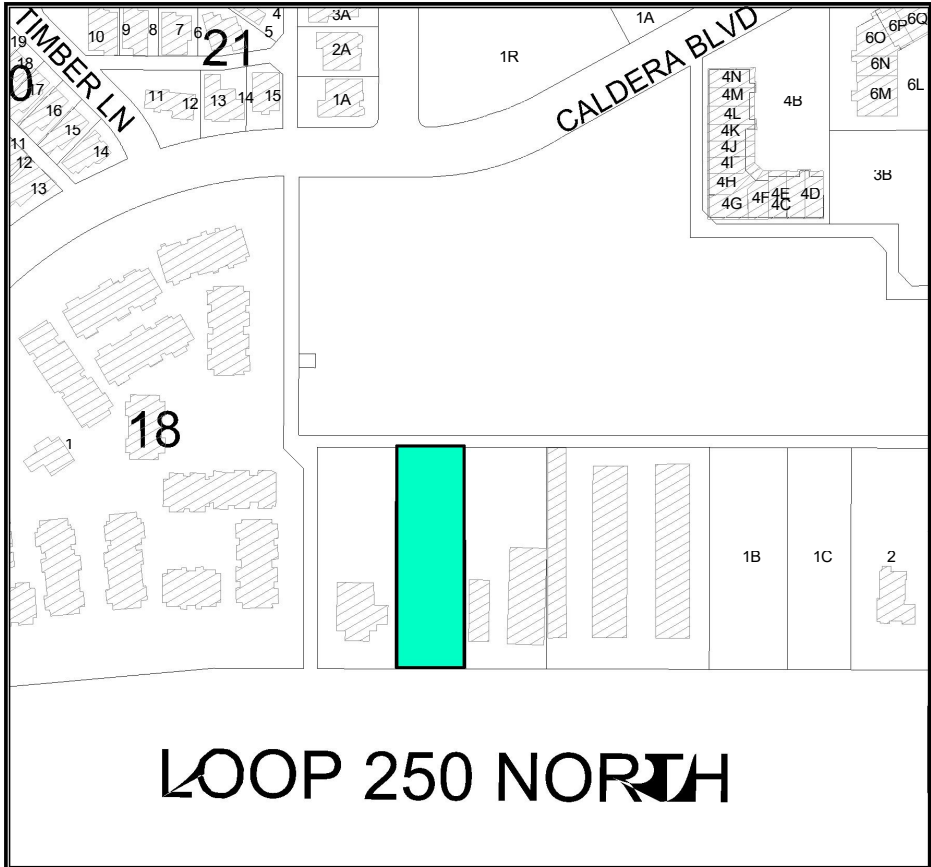
Garrett Bradshaw
Bradshaw and Associates, Inc.
4400 North Big Spring Street
Suite A-8
Midland, Texas 79705
432.682.4400

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

November 4, 2024
CRESTGATE
ADDITION, SECTION
53

Skyline
CIVIL GROUP

Midland Address • 3323 N. Midland Drive, STE. 113-166 • Midland, Texas 79707
Lubbock Address • 6414 82nd Street, STE. 212-140 • Lubbock, Texas 79424
TX FIRM: (717)71 • Tel. (432) 685-1226 •
www.skylinecivilgroup.com



25

LOOP 250 NORTH

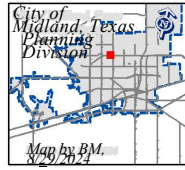
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Location Map

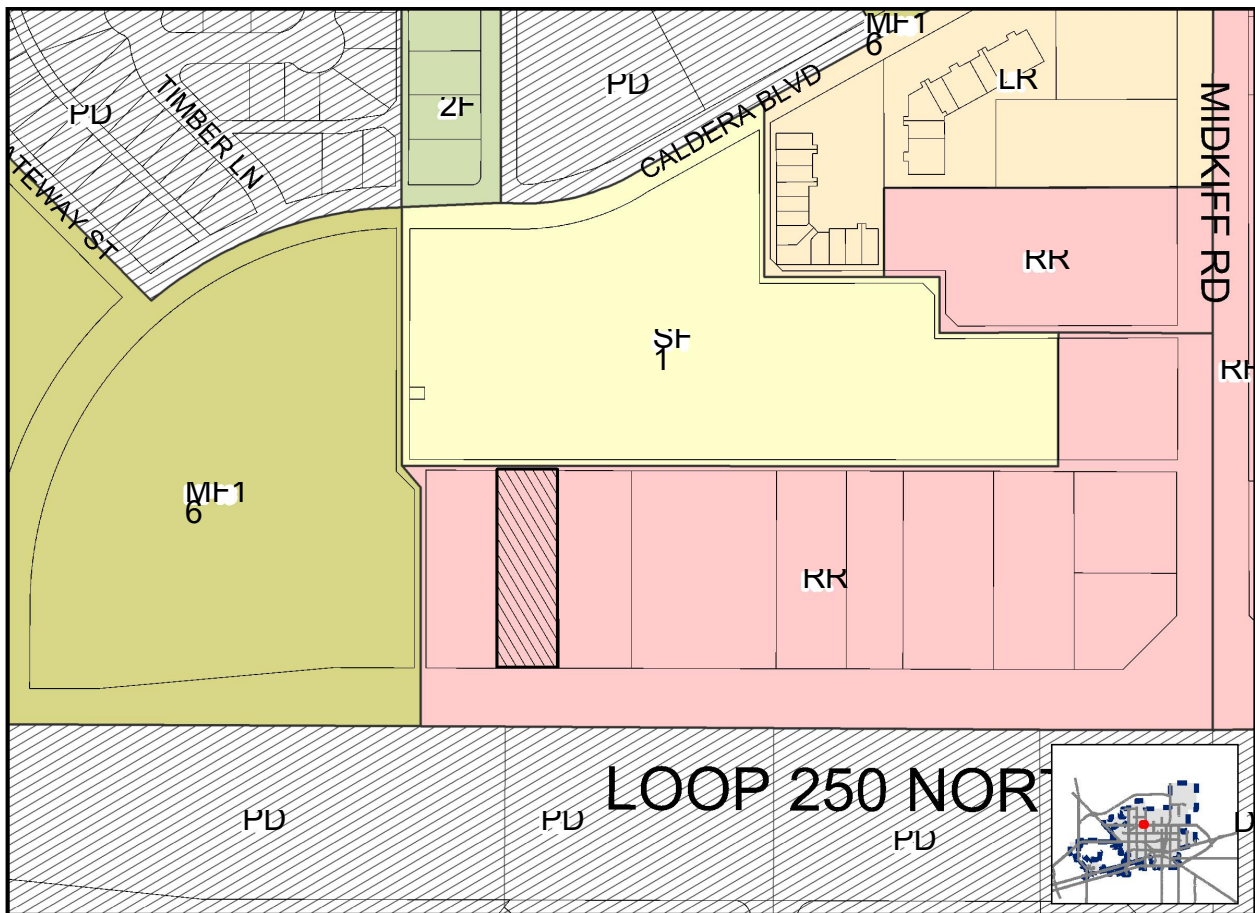
SUB-24-0773
 Proposed plat of Crestgate Addition, Section 53, being a 0.75-acre tract of land located in the southeast quarter of Section 5, Block X, H.P. Hillard Survey, City and County of West Tarrant, Texas, approximately 800-feet east of Caldera Boulevard. (Council District 1)

Scale: 1" = 174'

LEGEND
 CITY LIMITS
 PARCEL
 PRIVATE BLDGS



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 THIS DATA IS NOT A SUBSTITUTE FOR A SURVEY PRODUCT NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN FORMETING 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 RM
8/29/2024

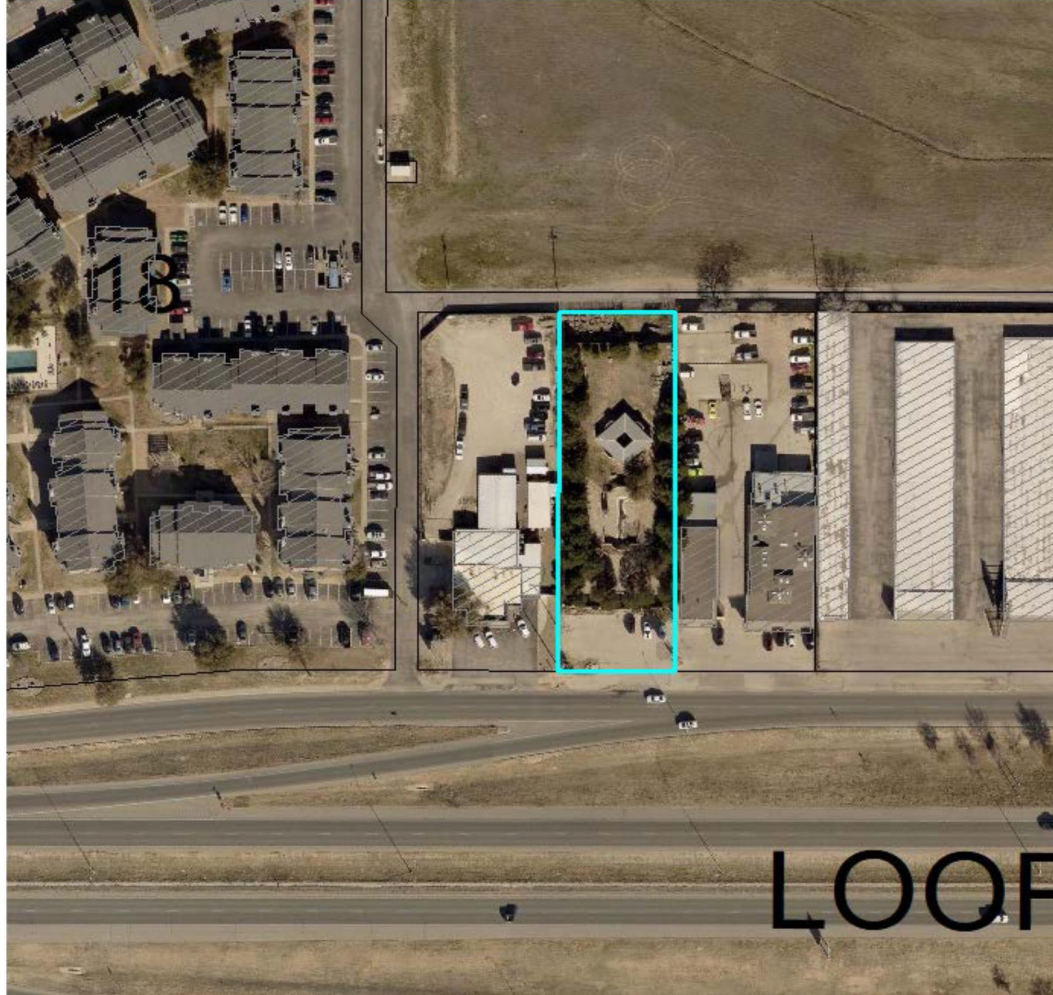
SUB-24-
0773

Scale: 1" = 194'

**ZONING
MAP**



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CRESTGATE ADDITION, SECTION 53

FINAL PLAN

November 4, 2024



Visit Our Website

MIDLANDTEXAS.GOV

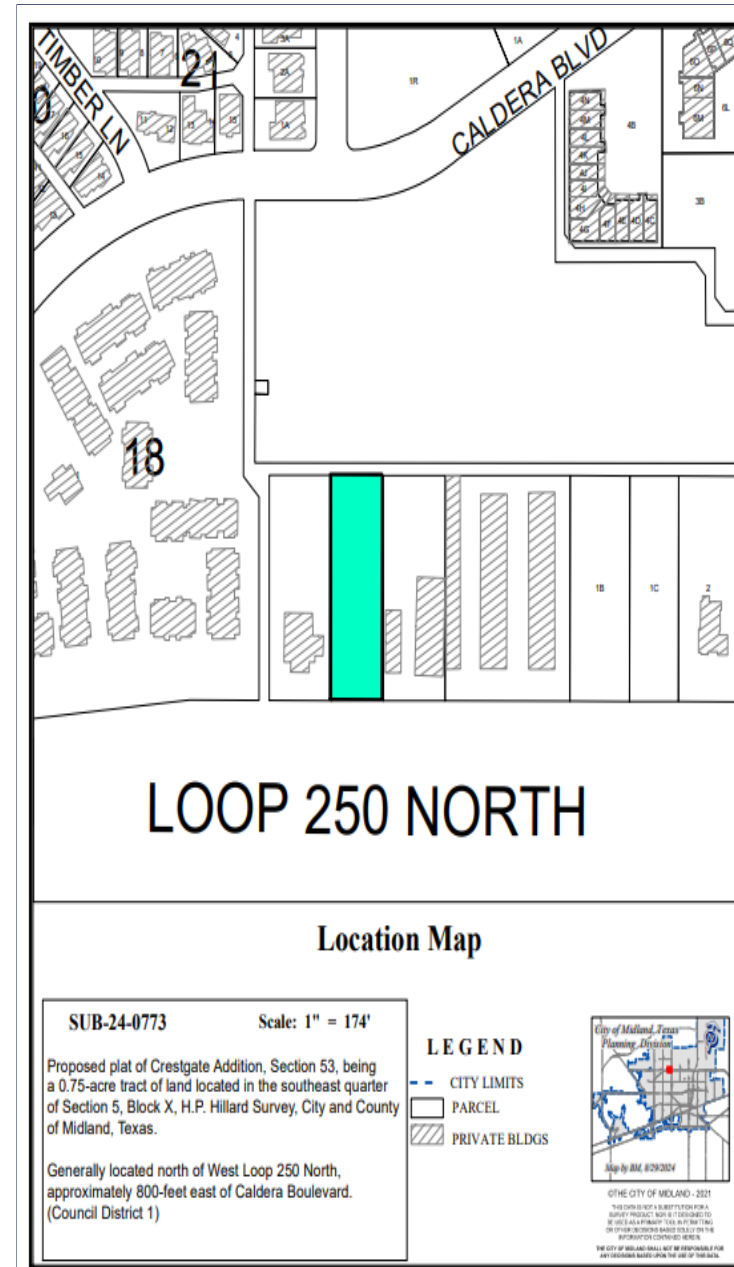
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Page 4.41

November 4, 2024

APPLICATION SUMMARY

- **Property Owner & Developer:** 307 Partners, LLC
- **Representative:** Skyline Civil Group, LLC
- **Application Type:** Plat
- **Address:** Generally located north of West Loop 250 North, approximately 800-feet east of Caldera Boulevard. (Council District 1)



3

- # PACKET

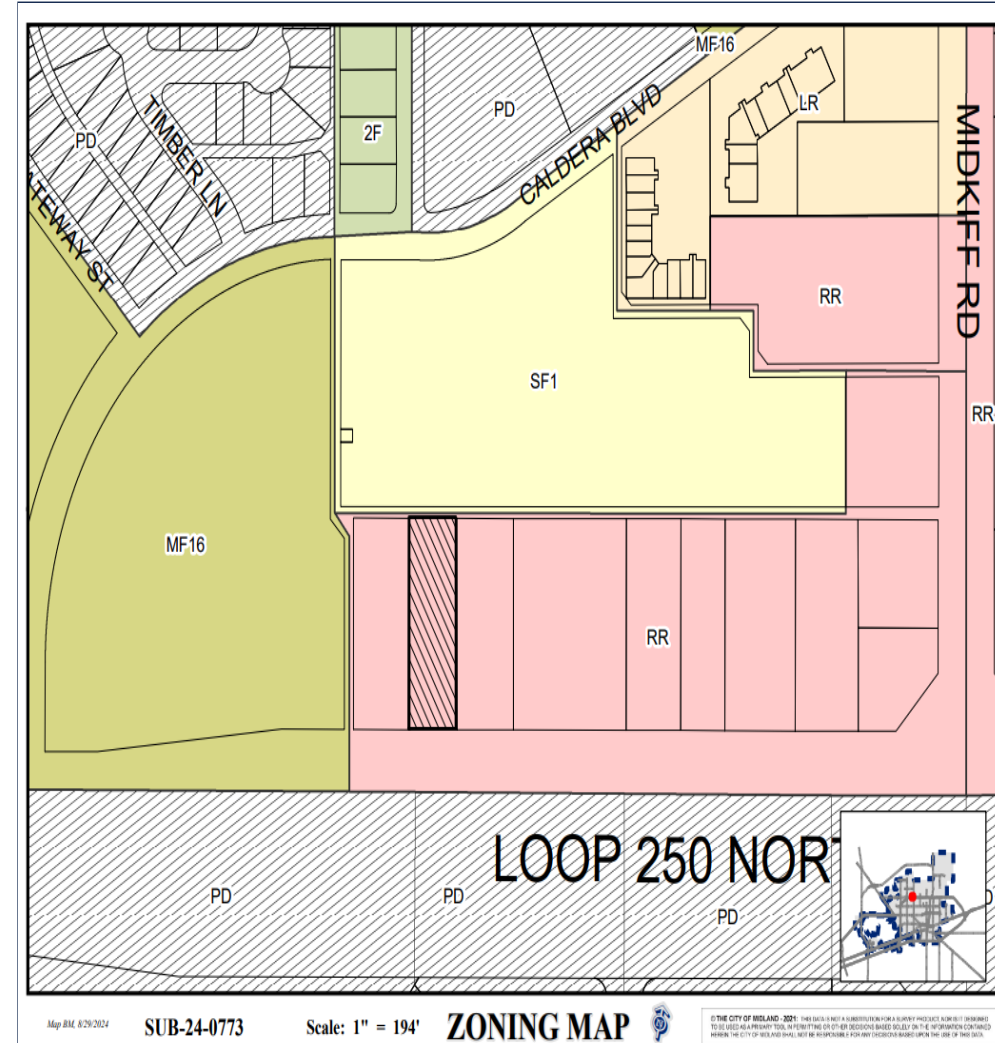


ZONING

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

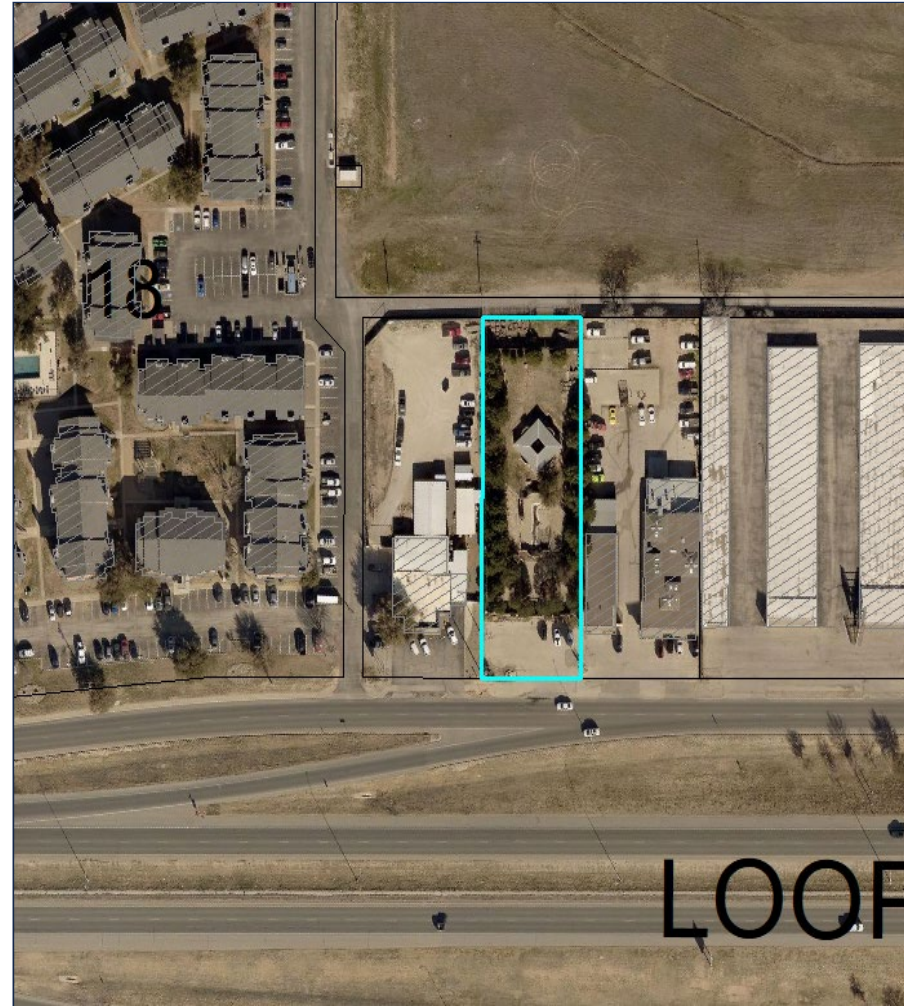
Surrounding Zoning:

- **North:** SF-1, Single-Family Dwelling District
- **South, East, & West:** RR, Regional Retail



LAND USE

- **Current Use:** Vacant
- **Proposed Use:** Meineke Auto Repair Store
- **Surrounding Uses:**
 - North: Vacant
 - West: Veterinary Hospital
 - South & East: Retail



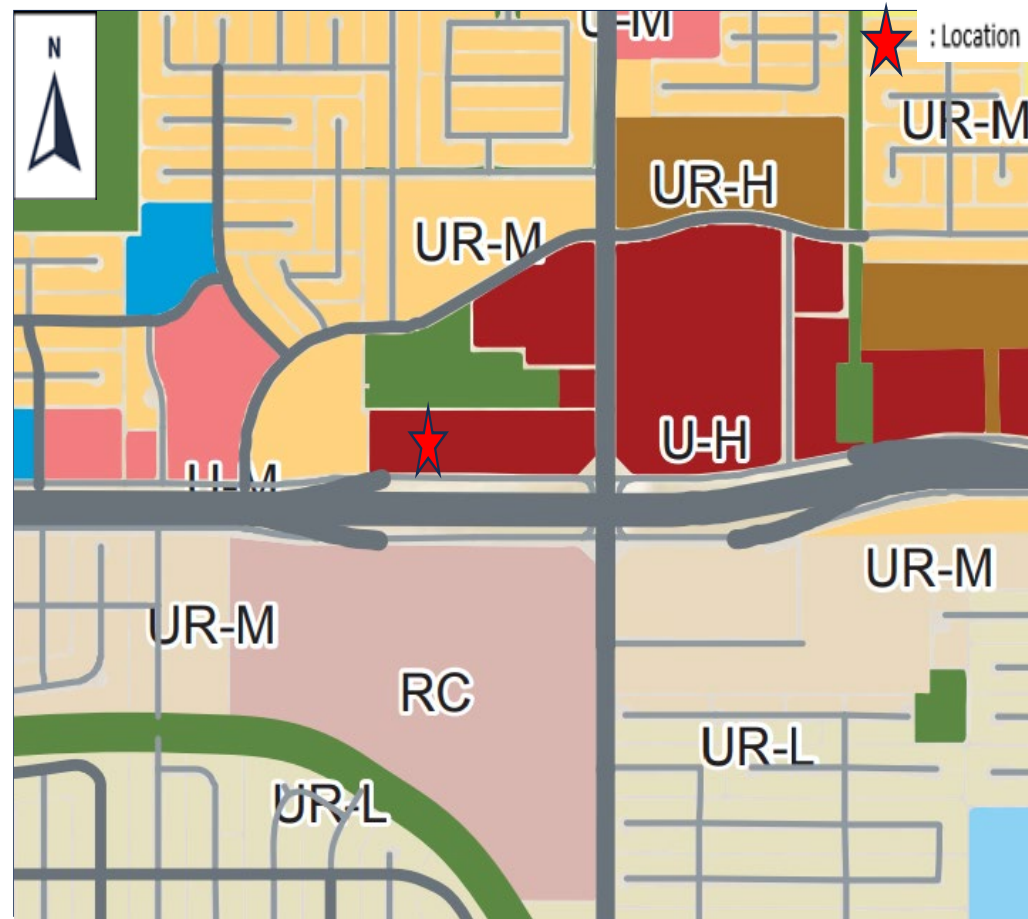
LAND USE



On West Loop 250 North, Looking North

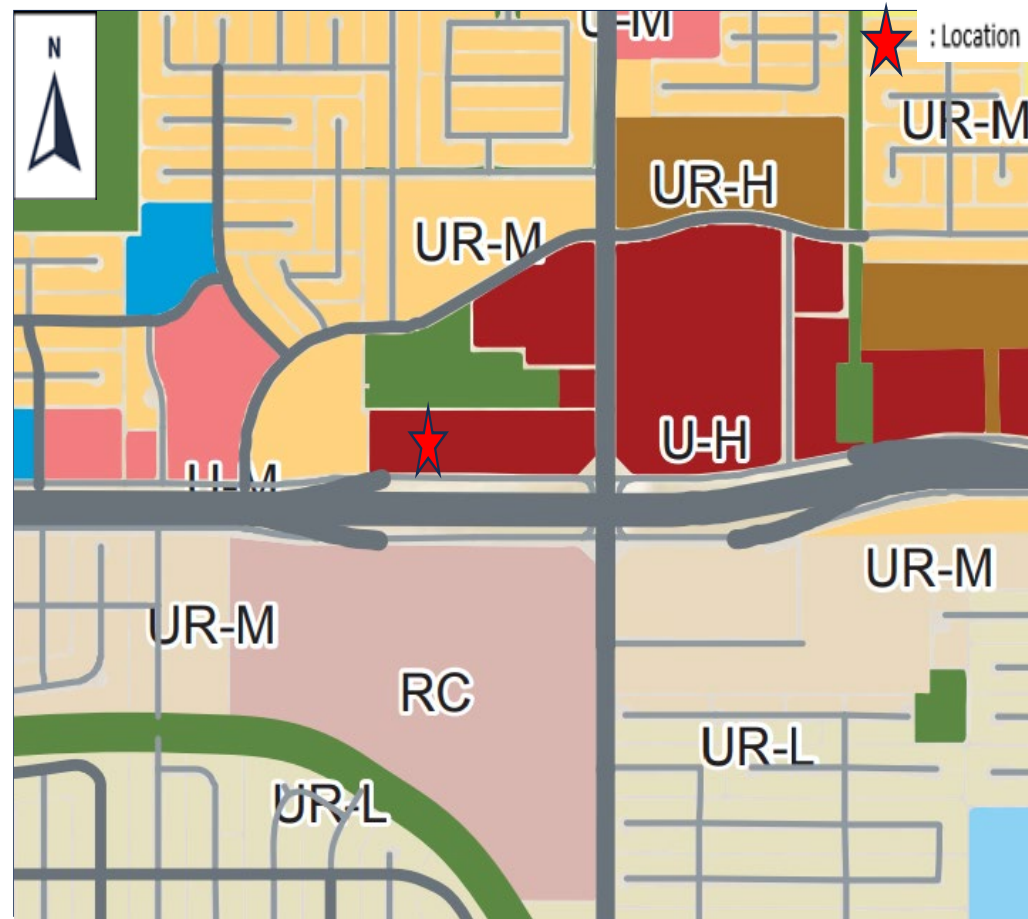
COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
 - Urban-High (U-H)
- **Supported Uses:**
 - A mix of complementary uses, including multi-family residential, large offices, medical buildings, regional commercial, limited industrial, institutional uses such as churches, schools, or hospitals, and other regional attractors.



COMPREHENSIVE PLAN ANALYSIS

- Land use is **compatible** with surrounding area & TCT Plan



RELATED ITEMS

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



STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the final plat of Crestgate Addition, Section 53.



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: November 04, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving a Final Plat of White Addition, Section 2, being a replat of Lots 1-4, Block 1, White Addition, Midland County, Texas (Generally located on the west side of South County Road 1207, approximately 370 feet north of West County Road 116.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Preliminary Plat Approval:

Luchini and Mertz, on behalf of Whitehouse Realty Group, LLC, is requesting to replat four lots located on South County Road 1207 into three to create larger yard areas.

The preliminary plat was approved at the July 01, 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: There are no impact fees associated with this plat. Plat outside designated service areas. [For Applicant's Information Only.]

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

PAVING: Deferral request for paving improvements were administratively approved on 10/21/2024. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 10/21/2024. [For Applicant's Information Only.]

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

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

SEWER: Deferral request for wastewater improvements were administratively approved on 10/21/2024. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

No comments.

Oil and Gas: (Approved)

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

Building Code: (Approved)

ETJ, no jurisdiction.

GIS: (Approved)

No comments.

MIDLAND COUNTY PUBLIC WORKS: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the proposed lots of White Addition SECTION 2, RE-PLAT LOTS 1-4, BLOCK I, OF WHITE ADDITION, MIDLAND COUNTY TEXAS, lots 5 is 1.5 acre, lot 6 is 2.3 acre, lot 7 is 2.5 acre, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well and existing structures on the properties and the water wells on the adjacent properties.

CRMWD: (Approved)

No comments.

Planning: (Approved)

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

Attachments:

Final Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: White Addition, 2nd Filing**Legal Description (attached sealed Metes and Bounds):** _____

LOTS 1-4, Block 1 White Addition

Cab. K Pg. 36 P.R.M.C.T.

Property Owner

Printed Name: Shannon White

Phone (432) 684-6728

Email
jimmyb@luchinimertz.com

Address 2900 Francis St

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone (432) 684-6728

Email
jimmyb@luchinimertz.com

Address

City

State

Zip

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

Firm: Luchini and Mertz Professional Land Surveyors

Printed Name: Jimmy Berndt

Phone (432) 684-6728

Email
jimmyb@luchinimertz.com

Address 2805 W Kentucky

City Midland

State TX

Zip 79701

Current Zoning:**Reason for Platting:** Re-platting as 3 lots instead of 4**Plat Information** Cab. K Pg. 36

Total Acreage: 6.44 acres

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

Number of Lots: 3

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): Shannon White Date: 9/18/24

Property Owner (printed): Shannon White

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.

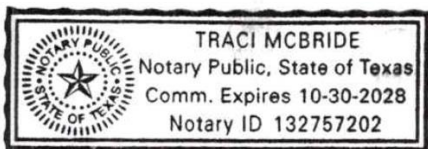
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Jimmy Berndt
Authorized Agent (signature)

Subscribed and sworn to before me, this 18th day of September, 20 24, to certify which witness my hand and seal of office.



Traci McBride
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>14593</u> | ☒ Tax Certificates | ☒ Recording Fee <u>14594</u> |

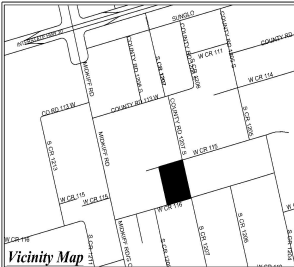
Received By: Martina Payton

Date: OCT 07 2024

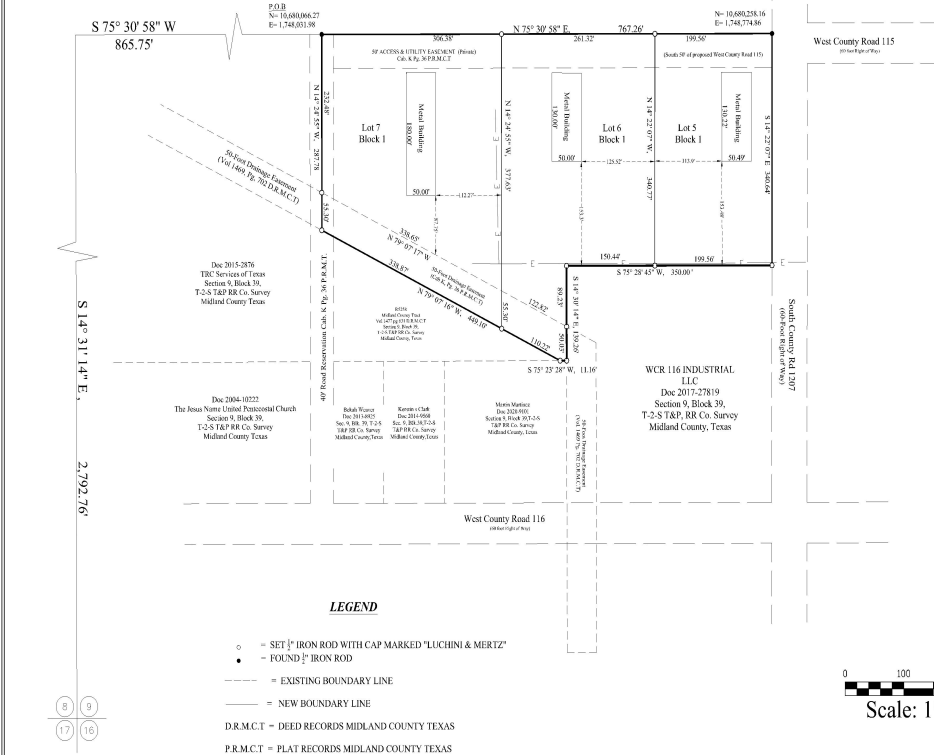
****Application will not be considered for scheduling until reviewed by a planner.****

WHITE ADDITION, SECTION 2

BEING A RE-PLAT OF
LOTS 1-4, BLOCK 1, WHITE ADDITION
MIDLAND COUNTY, TEXAS



Vicinity Map
Scale: NTS



Notes:

- All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone.
- Survey Reconstruction filed in the Office of Luchini and Mertz Land Surveying Company.
- Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
- Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained.
- According to the FEMA Flood Insurance Rate Map 48329C0203F, dated September 16, 2005 shows this property not to lie in a Special Flood Hazard Area.
- The installation of public improvements may be required by the City of Midland as such time as: the 6.44 acre tract is re-platted into more than four tract or the property is rezoned for a more intensive use.

SURVEYOR'S CERTIFICATE KNOWN ALL BY THESE PRESENTS:

THAT I, JEFFREY SUITER, 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 PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS



Jeffrey D. Suiter
R.P.L.S. 4650
2805 W. KENTUCKY
MIDLAND, TEXAS 79702

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, WHITEHOUSE REALTY GROUP LLC ARE THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 9, BLOCK 39, T-2-S, T & P RR CO. SURVEY, COUNTY OF MIDLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING a re-plat of lots 1-4, Block 1, White Addition, Midland County, Texas, a 6.44 acre tract as recorded in Cab. K Pg. 36 Plat Records Midland County Texas. Located in Section 9, Block 39, T-2-S, T&P R.R. Co. Survey and being more particularly described as follows;

BEGINNING at a 1/2" iron rod (N=10,680,066.27', E=1,748,031.98') found at the Northwest corner of said White Addition, and being the centerline of 40-foot Road Reservation as shown on the recorded plat of said White Addition, from whence the Southwest corner of Section 9, Block 39 bears South 75°30'58" West a distance of 865.75 feet and South 14°31'14" East a distance of 2792.76 feet;

THENCE North 75°30'58" East along the North line of a 50-foot Private Access and Utility Easement and the North line of said White Addition a distance of 767.26 feet to a 1/2" iron rod (bent) (N=10,680,258.16, E=1,748,744.86) found at the Northeast corner of said White addition and being in the West Right of Way of South County Road 1207;

THENCE South 14°22'07" East along the West Right of Way of said South County Road 1207 a distance of 340.64 feet to a 1/2" iron rod with cap marked "LUCINI & MERTZ" set at the Southeast corner of said White Addition;

THENCE South 75°28'45" West along the North line of a 2.76 acre tract to WCR 116 INDUSTRIAL as recorded in Doc. 2017-27819 D.R.M.C.T. a distance of 350.00 feet to a 1/2" iron rod with cap marked "LUCINI & MERTZ" set at an interior corner of said White Addition;

THENCE South 14°30'14" East crossing the North line of a 50-foot Drainage Easement to the City of Midland Texas as recorded in said Cab. K Pg. 36 WHITE ADDITION at a distance of 89.23 feet, continuing for a total distance of for a total distance of 139.26 feet to a 1/2" iron rod with cap marked "LUCINI & MERTZ" set at an point of deflection of said Drainage Easement and being the Northeast corner of that certain tract to Martin Martinez as recorded in Doc. 2020-9101 D.R.M.C.T.;

THENCE South 75°23'28" West a distance of 11.16 feet to a 1/2" iron rod with cap marked "LUCINI & MERTZ" set on the South line of said Drainage Easement and being a point of deflection of the herein described tract;

THENCE North 79°07'16" West along the South line of said Drainage Easement and being the South line of said White Addition a distance of 449.10 feet to a 1/2" iron rod with cap marked "LUCINI & MERTZ" set in the centerline of said 40-foot Road Reservation and being the Southwest corner of said White Addition;

THENCE North 14°24'55" West with the centerline of said 40-foot road reservation crossing the North line of said Drainage Easement at a distance of 55.30 feet continuing for a total distance of 287.78 feet to the Point of Beginning containing 6.44 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, WHITEHOUSE REALTY GROUP LLC does hereby adopt this plat designating the herein above described property as WHITE ADDITION SECTION 2, an addition to the City of Midland, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS our hands at Midland, Texas, this the _____ day of _____, 2024.

Shannon White (CEO)-WHITEHOUSE REALTY GROUP LLC

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____

by Shannon White (CEO) WHITEHOUSE REALTY GROUP LLC

Notary Public, State of Texas

This plat has been checked for accessibility of utilities:

Oncor Electric Delivery Company

AT&T Texas

ATMOS Energy

OPTIMUM

ASTOUND

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of WHITE ADDITION, SECTION 2 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____ 2024.

Lucy Sisniega - Chair

Landon Ochoa- Secretary

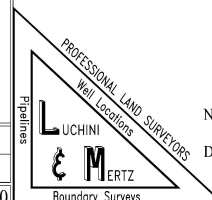
WHITE ADDITION, SECTION 2

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

No. _____ CABINET _____

DATE _____ PAGE _____

OWNER:
WHITEHOUSE REALTY GROUP LLC
2900 W. Francis St,
Midland Co, Texas
(432) 687-1941
swhite@bjmotors.com



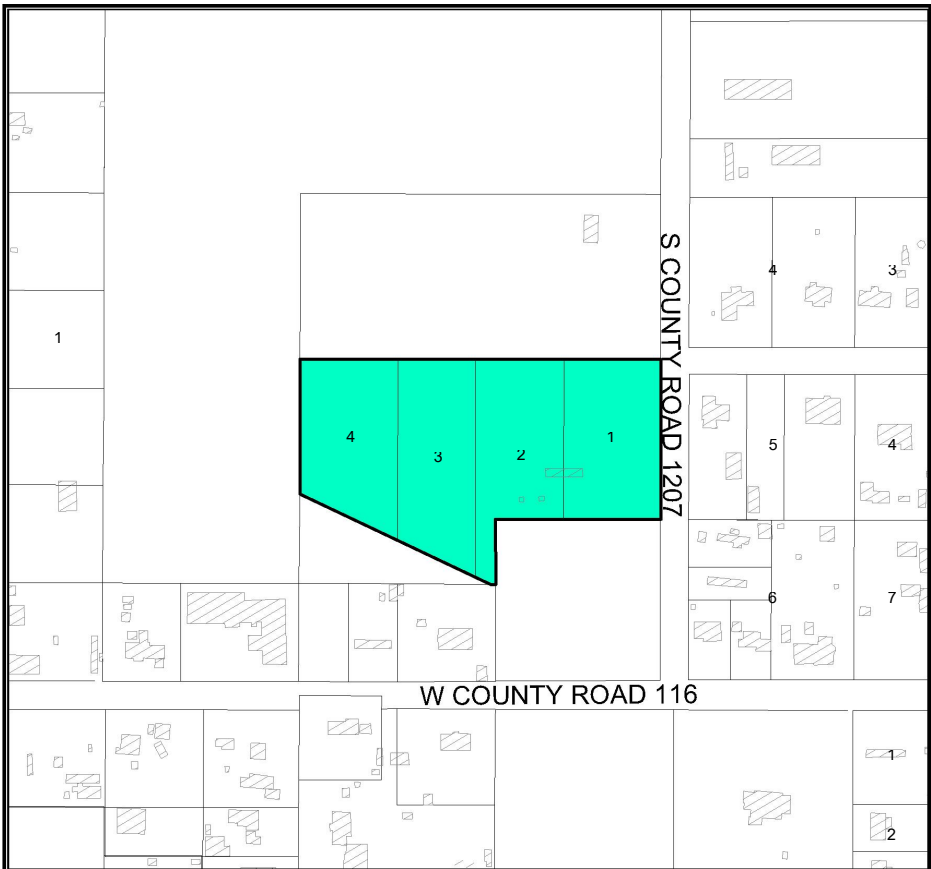
June 2024
240125AW Shannon White

PACKET

Luchini & Mertz 2805 W. Kentucky Midland, Texas 79702-6728 Firm# 10086500

Page 5 of 57

November 4, 2024



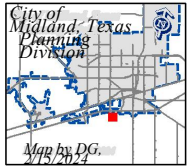
2

Location Map

SUB-24-0741
 Proposed Plat of White Addition,
 being a replat of
 Lots 1-4, being a 6.44-acre tract
 of land out of the
 southwest 1/4 of Section 9, Block
 89, generally located on the west
 side of S. County Road 1207,
 approximately 370
 feet north of West
 County Road 116
 (Extraterritorial Jurisdiction)

Scale: 1" = 250'

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 FORMETING
 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.





WHITE ADDITION, SECTION 2

ITEM —
FINAL PLAT

_, 2024



Visit Our Website

MIDLANDTEXAS.GOV

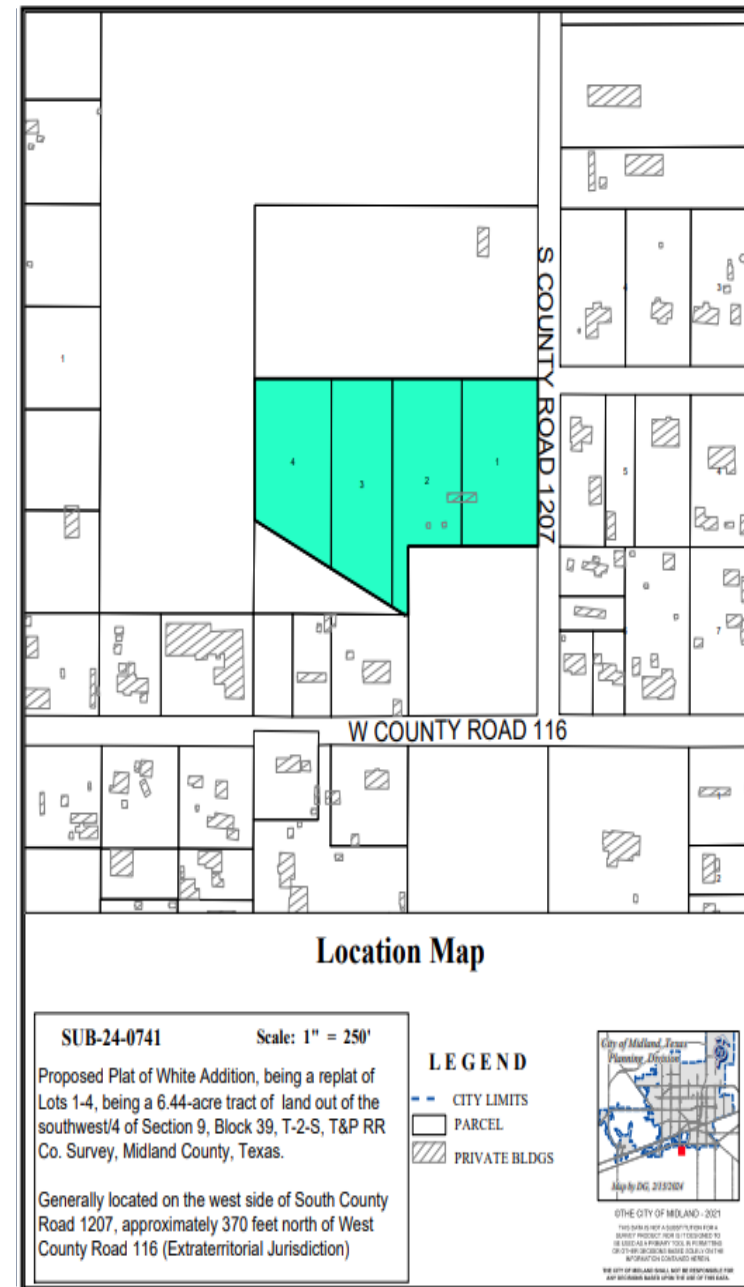
PACKET

Page 5.61

November 4, 2024

APPLICATION SUMMARY

- **Property Owner & Developer:** Shannon White
- **Representative:** Jimmy Berndt, with Luchini and Mertz Professional Land Surveyors
- **Application Type:** Final Plat
- **Address:** Generally located on the west side of South County Road 1207, approximately 370 feet north of West County Road 116. (ETJ)



3

- # PACKET

Page 5.63

LAND USE

- **Current Use:** Industrial infrastructure and construction
- **Surrounding Uses:**
 - North & West: Vacant lot
 - South: Single-family residential & vacant lot
 - East: Single-family residential



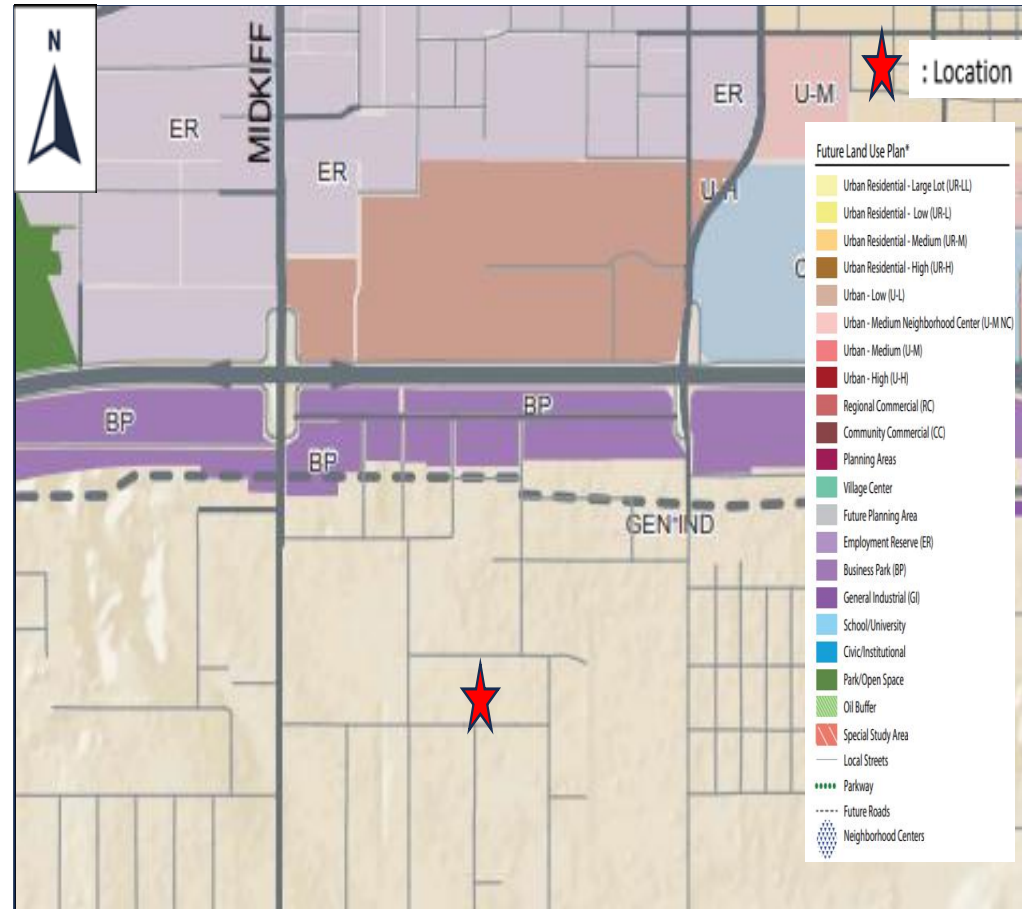
LAND USE



On South County Road 1207, looking west

COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - No designation



RELATED ITEMS

- The preliminary plat associated with this request was approved on July 01, 2024, by the Planning & Zoning Commission.



STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Final Plat of White 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: November 04, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving a Final Plat of Desert Scene Addition, Section 2, being a 16.30-acre tract of land located in Section 20, Block 39, T-2-S, T&P RR Co. Survey, in part, and a replat of Lots 1 and 2, Block 1, Desert Scene Addition, in part, Midland County, Texas. (Generally located on the north side of West County Road 140, approximately 1,180 feet west of South County Road 1210.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

Newton Engineering, on behalf of KEA Builders, LLC, is requesting to plat a 16.30-acre tract of land located in Section 20, Block 39, T-2-S, T&P RR Co. Survey, in part, and a replat of Lots 1 and 2, Block 1, Desert Scene Addition, in part, Midland County, Texas into 17 lots for future residential development.

The preliminary plat was approved on July 15, 2024, by the Planning and Zoning Commission.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 8/12/2024. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 8/12/2024. [For Applicant's Information Only.]

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

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

SEWER: Deferral request for wastewater improvements were administratively approved on 8/12/2024. [For Applicant's Information Only.]

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

EASEMENTS: Show existing and proposed. [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)

ETJ, No comments.

Oil and Gas: (Approved)

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

Building Code: (Approved)

ETJ, no jurisdiction.

GIS: (Approved)

No comments.

MIDLAND COUNTY PUBLIC WORKS: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 17 proposed lots of Desert Scene Addition Section 2, PLAT OF A 16.3 ACRE TRACT OF LAND OUT OF SECTION 20, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY AND LOTS 1 & 2 BLOCK 1 DESERT SCENE ADDITION, lot 5-21 are 1 acre and above, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

No comments.

Planning: (Approved)

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

Attachments:

Final Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: 24-0739

Case Number: _____

Proposed Subdivision Plat Name: Desert Scene Addition, Section 2**Legal Description (attached sealed Metes and Bounds):** _____Desert Scene Addition, Section 2, being a plat of a 16.30 Acre Tract of Land located in Section 20, Block 39, T-2S, T&P RR Co Survey, in part, and a replat of Lots 1 and 2, Block 1, Desert Scene Addition, in part, Midland County, TX**Property Owner**Printed Name: Kea Builders LLCPhone (432) 661-0037Email ricolaura@rocketmail.comAddress 2013 Evan LaneCity MidlandState TXZip 79705**Developer (if different than Owner)**

Printed Name: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip _____

Representative (if acting as Agent, see affidavit on page 2)Firm: Newton Engineering, PCPrinted Name: John M. Newton, P.E.Phone (432) 770-0499Email john@newtoncivil.comAddress 4501A Santa Rosa DriveCity MidlandState TXZip 79707**Current Zoning:** _____**Reason for Platting:** Create a residential subdivision lot for development purposes.**Plat Information**Total Acreage: 16.30 acType: ☒ Single-Family Residential☐ Multi-Family Residential☐ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: 17Number 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): Merced Rico Date: 10-08-24
Property Owner (printed): Merced Rico

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.

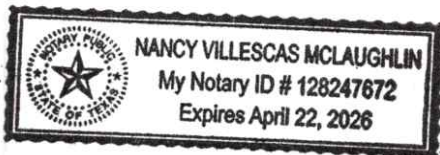
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Merced Rico
Authorized Agent (signature)

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



Nancy McLaughlin
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>1715</u> | ☒ Tax Certificates | ☒ Recording Fee |
| | | Check # <u>1713</u> |

Received By: [Signature]

Date: 10-08-24

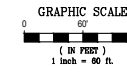
****Application will not be considered for scheduling until reviewed by a planner.****

DESERT SCENE ADDITION, SECTION 2

BEING A PLAT OF A 16.30 ACRE TRACT OF LAND
LOCATED IN SECTION 20, BLOCK 39, T-2-S, T&P RR. CO. SURVEY, IN PART,
AND A REPLAT OF LOTS 1 AND 2, BLOCK 1, DESERT SCENE ADDITION, IN PART,
MIDLAND COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD WITH CAP "RPLS 5707"
SET WHERE POSSIBLE
- BOUNDARY LINE
- - - ADJACENT PROPERTY



LOCATION MAP

N.T.S.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, KEA BUILDERS, LLC IS THE RECORD OWNER OF ALL OF THAT CERTAIN LAND SHOWN ON THIS PLAT AND DESIGNATED AS DESERT SCENE ADDITION, SECTION 2, BEING A PLAT OF A 16.30 ACRE TRACT LOCATED IN SECTION 20, BLOCK 39, T-2-S, T&P RR. CO. SURVEY, IN PART, AND A REPLAT OF LOTS 1 AND 2, BLOCK 1, DESERT SCENE ADDITION, IN PART, MIDLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, MERCED RICO, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS DESERT SCENE ADDITION, SECTION 2, 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.

KEA BUILDERS, LLC
MERCED RICO, PRESIDENT

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2024 BY MERCED RICO.

NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF APPROVAL: FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF DESERT SCENE ADDITION, SECTION 2, WAS APPROVED BY PROPER ACTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS _____ DAY OF _____, 2024.

Signed: _____
Lucy Stangies, Chairman

Signed: _____
Landon Ochso, Secretary

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

Signed: _____
MARTIN ARRIELLO, Oscar Electric Delivery Company

Signed: _____
LUS MONTEZ, Optimum

Signed: _____
VINCENT GONZALEZ, A. T. & T.

Signed: _____
RUBEN GUERRA, Astound Broadband

Signed: _____
MARK LEB, Atmos Energy

OWNER:

KEA BUILDERS, LLC
4320 861-0037
2015 EVANS LANE
MIDLAND, TEXAS 79705

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____



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



November 4, 2024

DESERT SCENE ADDITION, SECTION 2			
BOOKED	T-2-S	ORIGIN	BY:
DATE	OCTOBER 2024	FILE NAME	

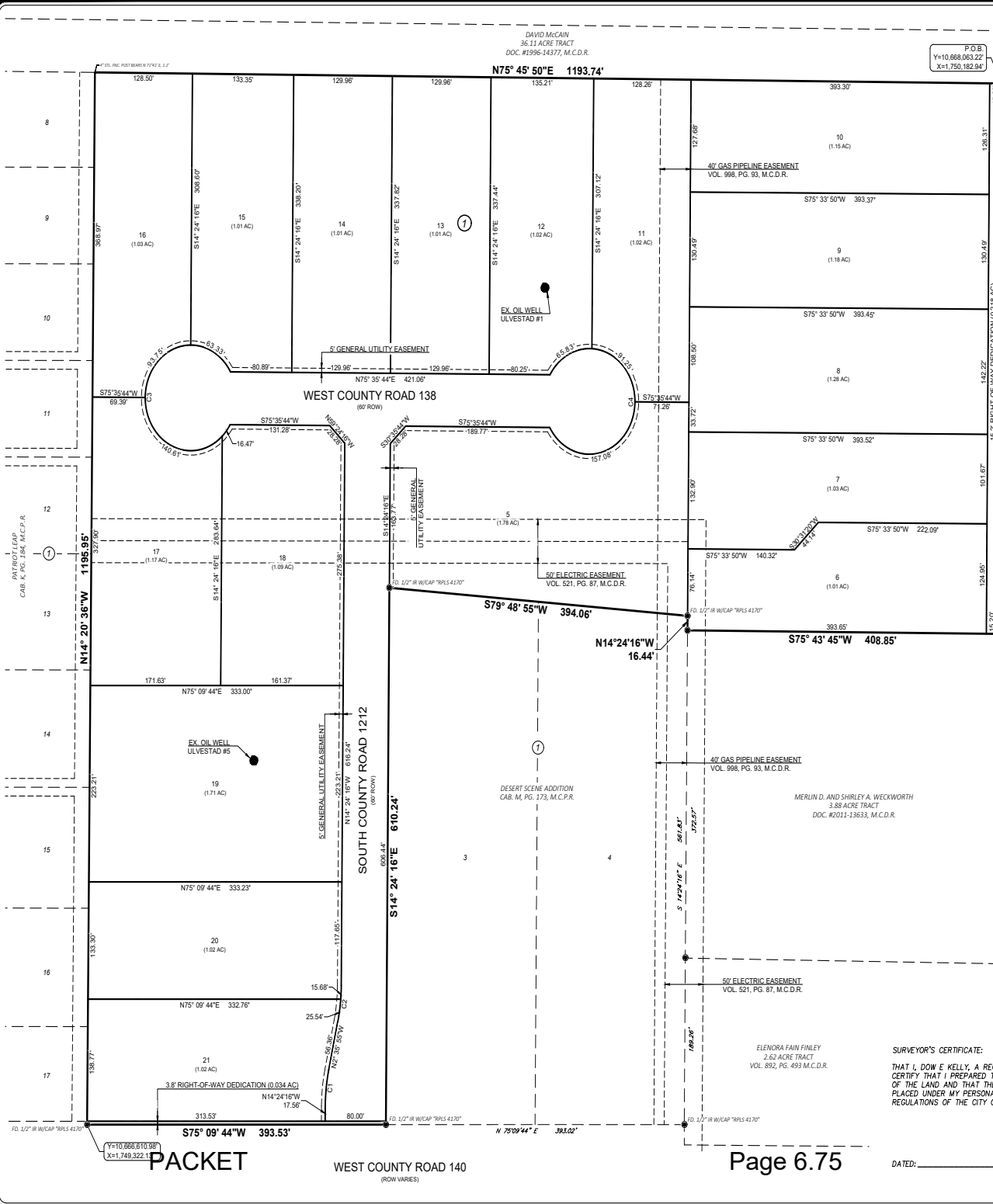
FINAL PLAT

PROJECT NUMBER: 24-ME03041

PACKET

WEST COUNTY ROAD 140
(ROW VARIES)

Page 6.75





Location Map

SUB-24-0739

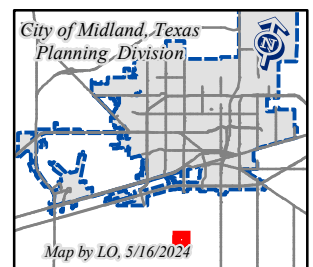
Scale: 1" = 367'

Proposed plat of Desert Scene Addition, Section 2, being a plat of a 16.30-acre tract of land located in Section 20, Block 39, T-2-S, T&P RR Co. Survey, in part, and a re-plat of Lots 1 & 2, Block 1, Desert Scene Addition, in part, Midland County, Texas.

Generally located on the north side of West County Road 140, approximately 1,180 feet west of South County Road 1210. (ETJ)

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.







DESERT SCENE ADDITION, SECTION 2

ITEM —
FINAL PLAT

November 4, 2024



Visit Our Website

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PACKET

Page 6.79

November 4, 2024

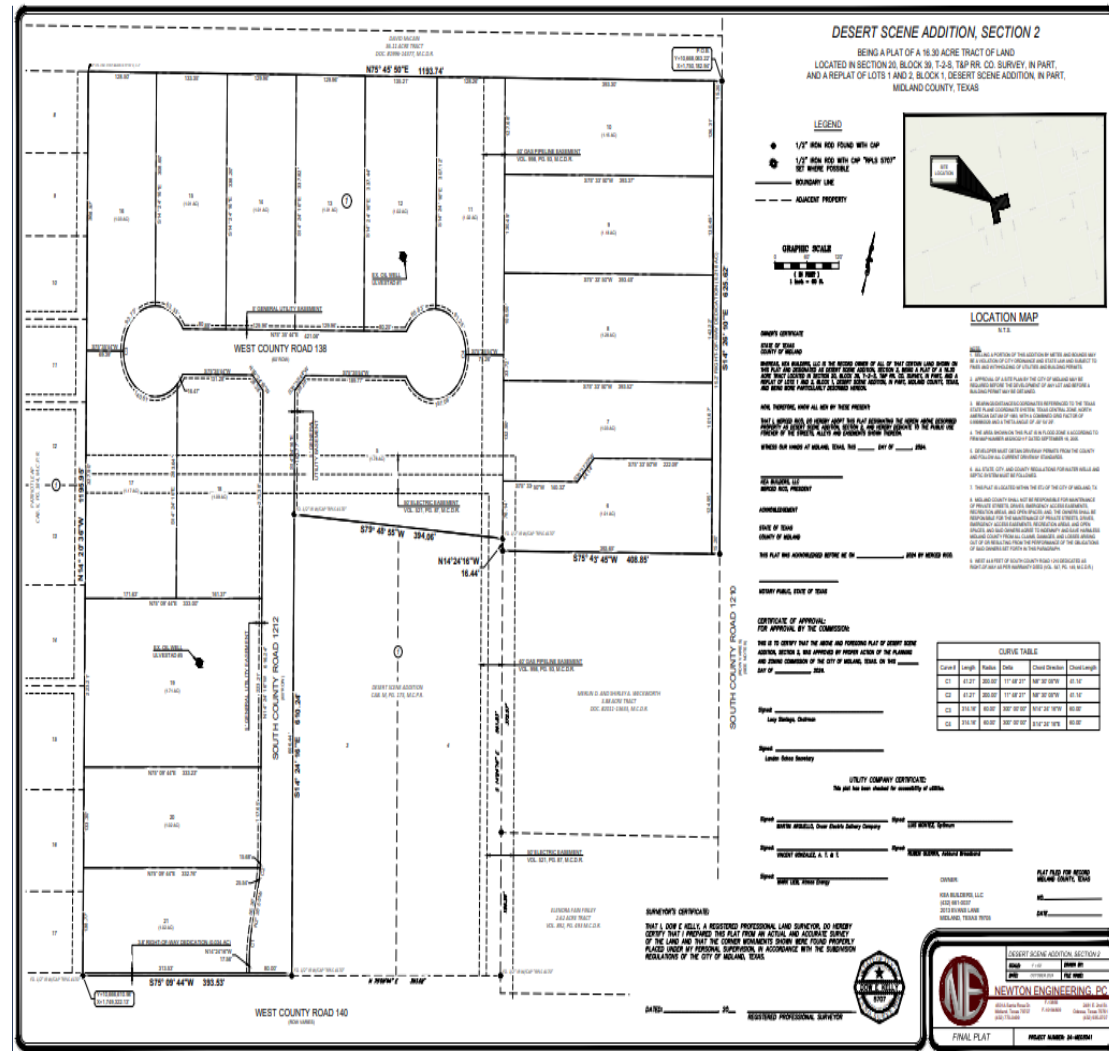
APPLICATION SUMMARY

- **Property Owner & Developer:** KEA Builders, LLC
- **Representative:** John Newton, with Newton Engineering, PC
- **Application Type:** Final Plat
- **Address:** Generally located on the north side of West County Road 140, approximately 1,180 feet west of South County Road 1210 (ETJ)



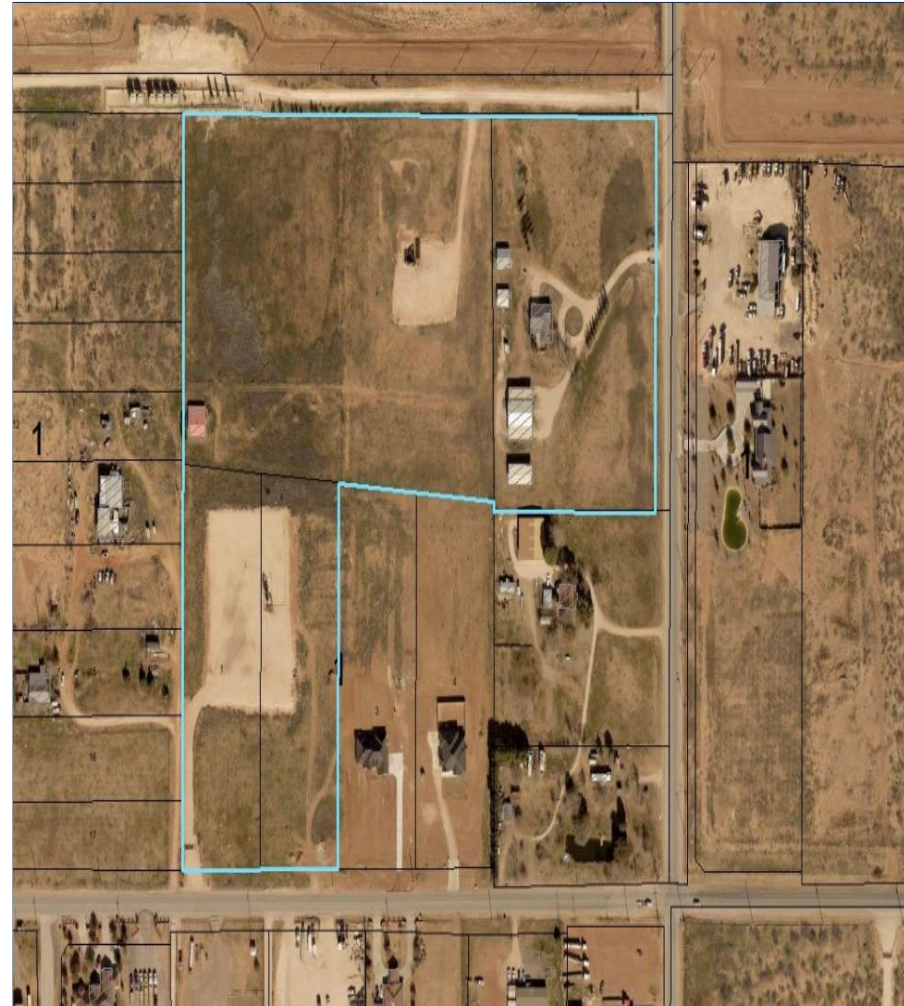
PLAT DETAILS

- Acreage: 16.30-acres
- Number of lots: 17 lots
- Reason for Request: Future residential development



LAND USE

- **Current Use:** Tractor sales and single-family residential
- **Surrounding Uses:**
 - North: Vacant lot
 - West: Single-family residential
 - South: Single-family residential
 - East: Oilfield welding services



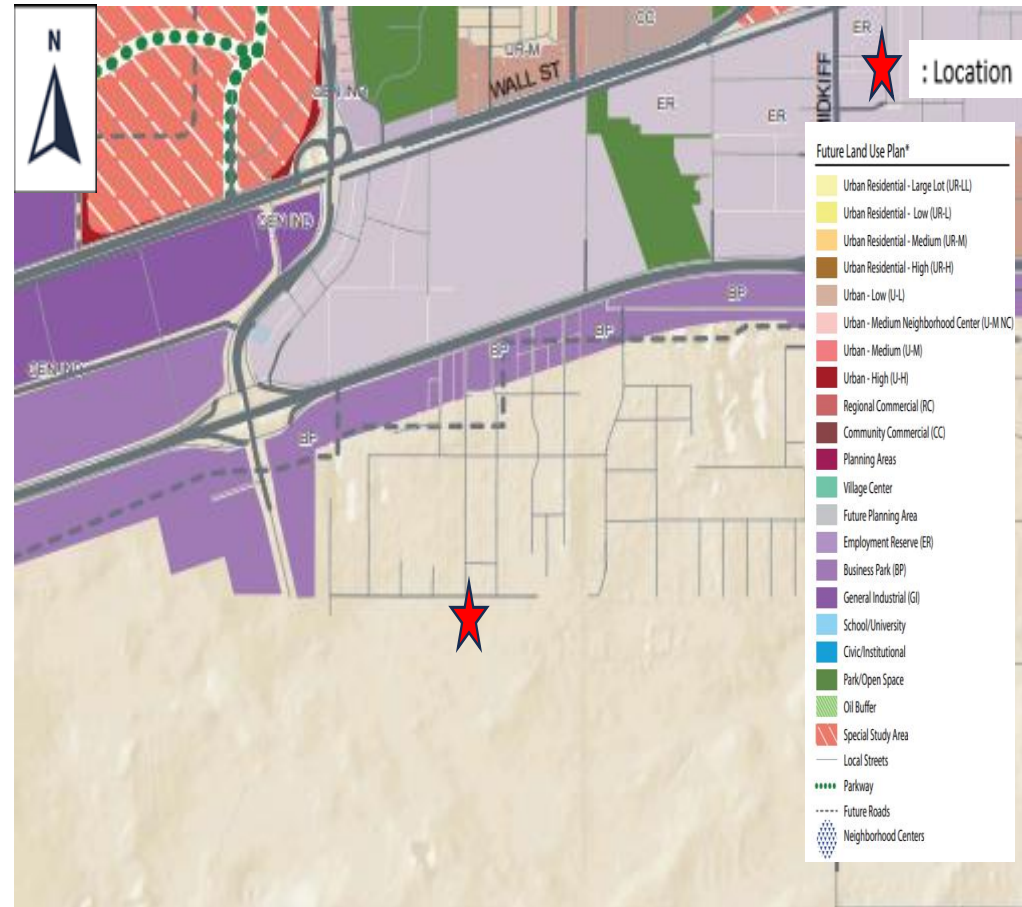
LAND USE



On South County Road 1210, looking west

COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - No designation



RELATED ITEMS

- The preliminary plat associated with this request was approved on July 15, 2024, by the Planning & Zoning Commission.



STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Final Plat of Desert Scene 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: November 4, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving a Final Plat of West Terminal Addition, Section 11, being a plat of a 5.42-acre tract of land out of the southwest quarter of Section 1, Block 41, T-2-S, RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 100, approximately 1,360 feet east of South County Road 1295.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

Landgraf, Crutcher & Associates on behalf of Sonic Connectors. LTD is requesting to plat a property located at 11915 West County Road 100 to obtain a septic permit. The business on the property has already been constructed.

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

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

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

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

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

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

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

DRAINAGE: Show compliance with West Terminal, Section 11 Drainage Study, prepared by LCA Engineering and approved by City on 06/27/2024. [Reference City Code Sect. 11-2-3(D)8]

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

SIDEWALKS: Deferral request for sidewalk improvements were administratively approved on 06/06/2024. [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)

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

Building Code: (Approved)

ETJ, no jurisdiction.

GIS: (Approved)

No comments.

MIDLAND COUNTY PUBLIC WORKS: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 1 proposed lot of West Terminal Addition Section 11, BEING A 5.4 ACRE TRACT, SECTION 1 BLOCK 41 T-2-S, T&P RR CO. SURVEY MIDLAND COUNTY TEXAS, the lot is 5.4 acres, to ensure the proposed plans for the existing structures on the application and for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of West Terminal Addition, Section 11.

Attachments:

Final Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

Sub-23-0693

Case Number:

P-24-2104

Proposed Subdivision Plat Name: West Terminal Addition Section 11**Legal Description (attached sealed Metes and Bounds):** Being a 5.42 acre tract of land located in Section 1, Block 41 T-2-S Midland County, Texas**Property Owner**

Printed Name: Sonic Connectors. LTD

Phone (432) 563-5511

Email

Address

12001 West County Road 125

City

Odessa

State

TX

Zip

79765

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Landgraf, Crutcher & Associates

Printed Name: LCA

Phone (432) 332-5058

Email

Address

521 N. Texas Avenue

City

Odessa

State

TX

Zip

79761

Current Zoning: Property not zoned**Reason for Platting:** To develop the property, future building permits may be required.**Plat Information**

Total Acreage: 5.42

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

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



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: West Terminal Addition Section 11**Legal Description (attached sealed Metes and Bounds):** Being a 5.42 acre tract of land located in Section 1, Block 41 T-2-S Midland County, Texas**Property Owner**

Printed Name: Sonic Connectors. LTD

Phone (432) 563-5511

Email

Address 12001 West County Road 125

City Odessa

State TX

Zip 79765

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Landgraf, Crutcher & Associates

Printed Name: LCA

Phone (432) 332-5058

Email

LCA@LCAODESSA.COM

Address 521 N. Texas Avenue

City Odessa

State TX

Zip 79761

Current Zoning: Property not zoned**Reason for Platting:** To develop the property, future building permits may be required.**Plat Information**

Total Acreage: 5.42

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

Number of Residential 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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- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Original Tax Certificates (Midland Central Appraisal District – MCAD)
- Title Opinion/Policy (dated less than 90 days)
- Application Fee – Payable to the 'City of Midland'
- Recording Fee – Payable to 'Midland County Clerk'

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Date:

Property Owner (printed):

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.

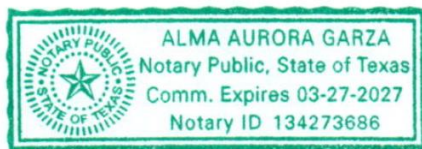
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

George E. Thornley
Authorized Agent (signature)

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



Alma Aurora Garza

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY

☒ Property Owner Authorization	☒ ³ 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>42614</u>	☒ Tax Certificates	Check # <u>42615</u>

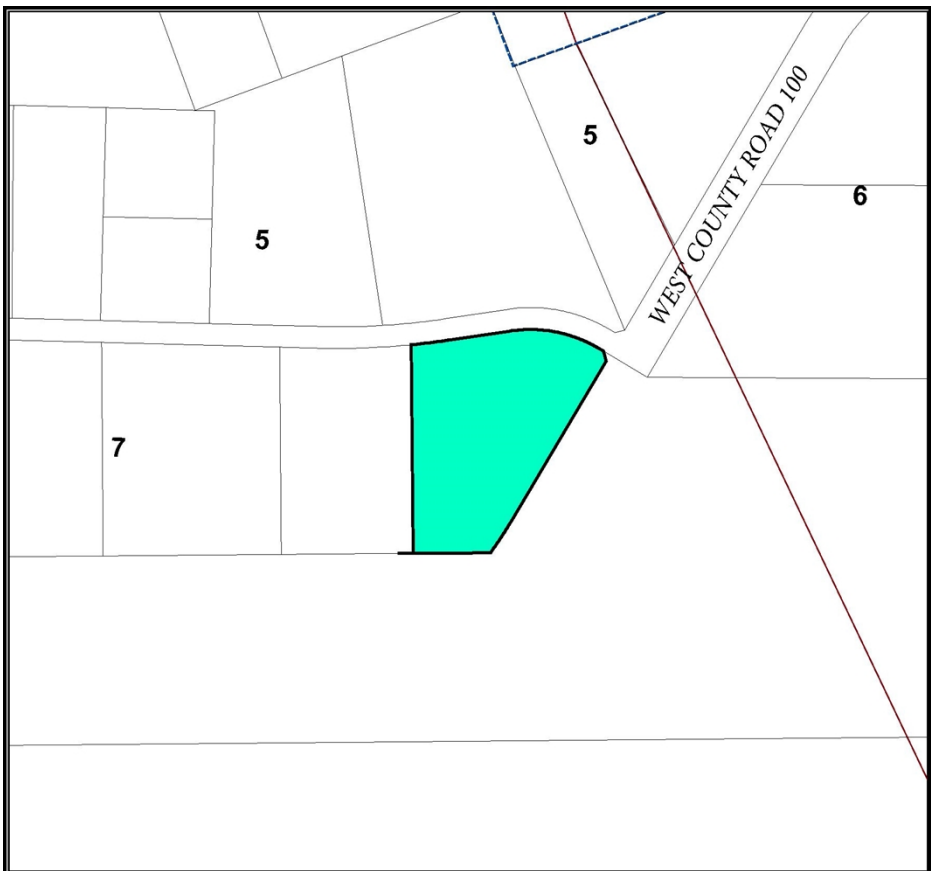
Received By: Madelim Jaquez

Date: SEP 25 2024

PT:

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

E:\2023\2023-075\DWG\DRAWING\23-075 West



Location Map

SUB-23-0693

Scale: 1" = 324'

Proposed Plat of West Terminal Addition, Section 11 being a 5.42-acre tract of land out of southwest 1/4 of located in Section 1, Block 41, T-2-6-2-1-1 located on the south side of Westland County, Texas. Road 100, approximately 1,360 feet east of South County Road 1295 (Extraterritorial Jurisdiction)

LEGEND
 CITY LIMITS
 PARCEL
 PRIVATE
 BLDGS



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







WEST TERMINAL ADDITION, SECTION 11

ITEM — FINAL PLAT

November 4, 2024



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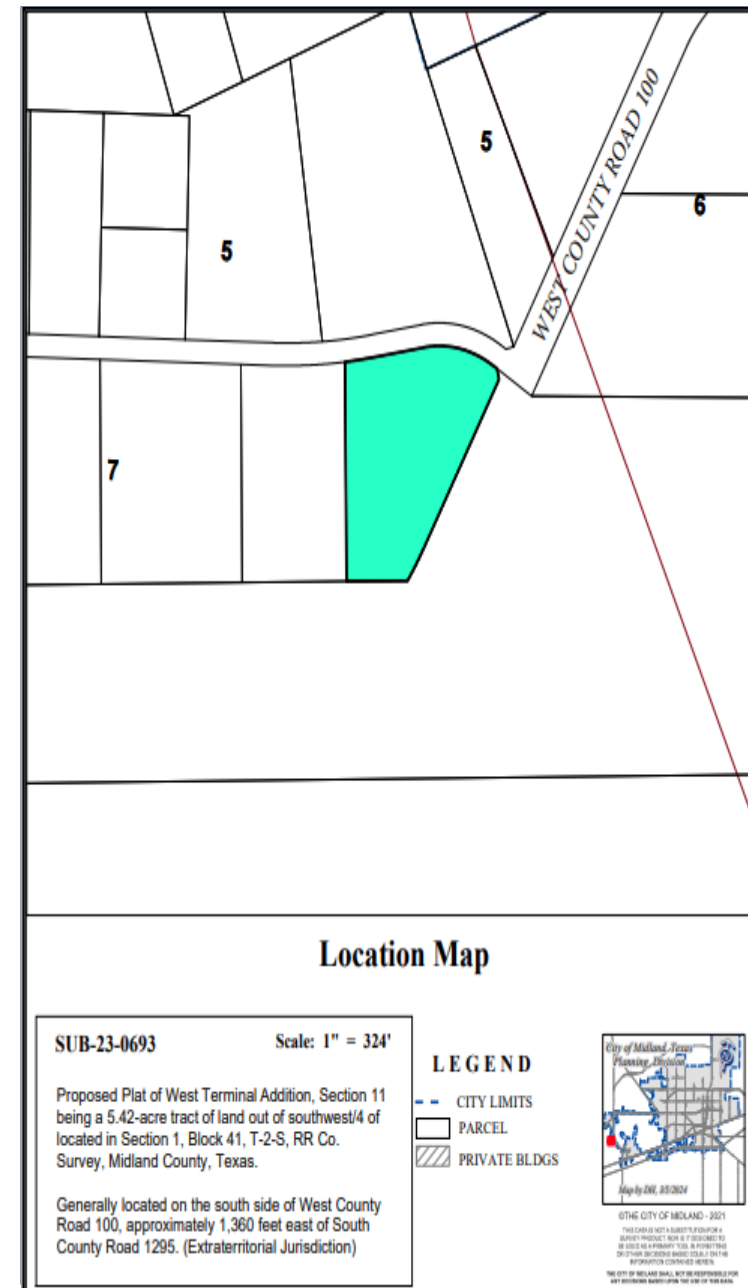
PACKET

Page 7.99

November 4, 2024

APPLICATION SUMMARY

- **Property Owner & Developer:** Sonic Connectors, LTD
- **Representative:** Landgraf, Crutcher & Associates
- **Application Type:** Final Plat
- **Address:** Generally located on the south side of West County Road 100, approximately 1,360 feet east of South County Road 1295. (ETJ)



3

- # PACKET



LAND USE

- **Current Use:** Oil field equipment supplier
- **Surrounding Uses:**
 - **North:** Dog day care
 - **West:** Water well drilling company
 - **South & West:** Vacant lots



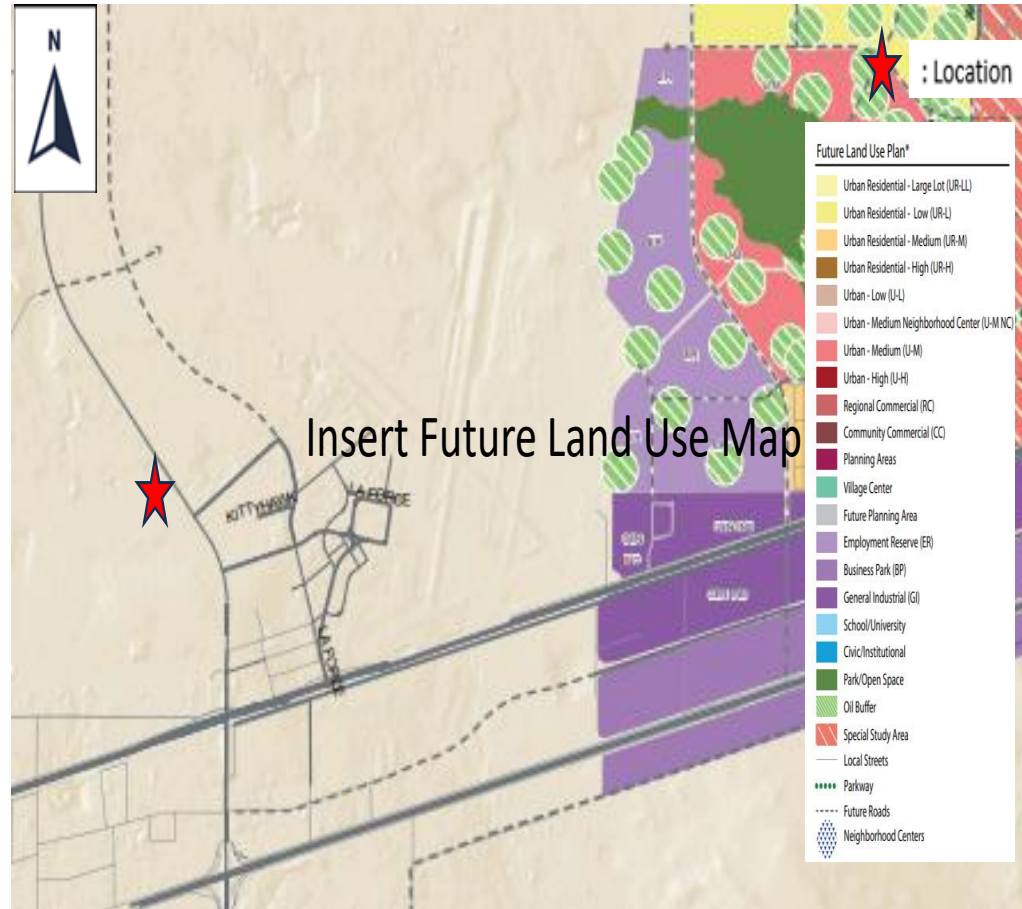
LAND USE



On West County Road 110, looking south

COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - No designation



RELATED ITEMS

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



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the Final Plat of West Terminal Addition, Section 11.



MISSION

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



PLANNING AND ZONING Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: November 04, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Landon Ochoa, Planning Division Manager

SUBJECT: Motion approving, with staff's recommended conditions, a Final Plat of Grassland Estates West, Section 13, being a plat of 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)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

Winkelmann & Associates, on behalf of Costco Wholesale, is requesting to plat a property located on the north side of State Highway 191 for the development of a retail store known as Costco Wholesale.

The preliminary plat was approved at the October 7, 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 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: Plat is approved with the condition that the escrow agreement for the paving of Kirkland and water main extension on the West side of the plat be finalized prior to the recording of the plat. [For Applicant's Information Only.]

WATER: Plat is approved with the condition that the escrow agreement for the paving of Kirkland and water main extension on the West side of the plat be finalized prior to the recording of the plat. [For Applicant's Information Only.]

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

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

SEWER: Sewer exists in north of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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 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 with Conditions)

No comments.

MIDLAND COUNTY PUBLIC WORKS: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

The plat show a sanitary sewer line (easement) proposed on the plat, so no need for a septic system on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Grassland Estates West, Section 13, subject to condition A.

Condition:

- A. That an escrow may be provided in lieu of a deferral letter to secure the funding required for public improvements before filing for recording with the County Clerk of Midland County, Texas. [11-2-4(A)2(c)1]**

Attachments:

Final Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation

 MIDLAND Planning Division	Final Plat Application	Project Number: _____ Case Number: _____
Proposed Subdivision Plat Name: <u>COASTO MIDLAND</u>		
Legal Description (attached sealed Metes and Bounds): <u>SEE ATTACHED</u>		
Property Owner <u>Cumberland & Western Resources, LLC</u> Printed Name: <u>% BETTERTON TYLER & SUMMERS, PL</u> Address: <u>735 E. VENICE AVE #200</u> City: <u>VENICE</u> State: <u>FL</u> Zip: <u>33428</u>		Phone: <u>(941) 482-4442</u> Email: <u>gray@betterton.com</u>
Developer (if different than Owner) <u>COASTO WHOLESALE</u> Printed Name: <u>J. PANDREWS</u> Address: <u>43140 HORSESHOE DR #150</u> City: <u>STERLING</u> State: <u>VA</u> Zip: <u>20166</u>		Phone: <u>(571) 228-7024</u> Email: <u>jpandrews@coasto.com</u>
Representative (if acting as Agent, see affidavit on page 2) Firm: <u>WINKELMANN & ASSOCIATES INC</u> Printed Name: <u>MICHAEL CLARK</u> Address: <u>6750 HILLCREST PLAZA #215</u> City: <u>DALLAS</u> State: <u>TX</u> Zip: <u>75230</u>		Phone: <u>(214) 801-7216</u> Email: <u>mclark@winkelmann.com</u>
Current Zoning: <u>RR</u>		
Reason for Platting: <u>TO ALLOW FOR DEVELOPMENT OF COASTO WHOLESALE WAREHOUSE & FUEL CENTER</u>		
Plat Information Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ) Number of Lots: <u>3</u> Number of Multi-Family Dwelling Units: <u>0</u>		Total Acreage: _____
Submittal Information: <u>Standard Plats</u> must be submitted at least <u>20 days</u> and a <u>Residential Replat</u> must be submitted at least <u>25 days</u> 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): Greg Betterton Date: 10-16-24

Property Owner (printed): Greg Betterton, Manager

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

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

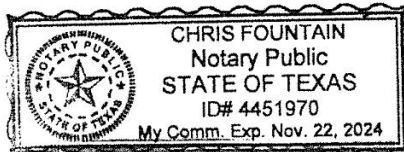
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
 COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared MICHAEL CREAM who, being by me duly sworn, upon oath says: That (s)he is authorized by GREG BETTERTON, 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 16 day of Oct, 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) |
| ☐ Mylar | ☐ 1 Copy of Plat (11x17) | ☐ CADD File |
| ☐ Application Fee | ☐ Title Opinion | ☐ Public Improvement |
| Check # _____ | ☐ Tax Certificates | ☐ Recording Fee |
| | | Check # _____ |

Received By: _____

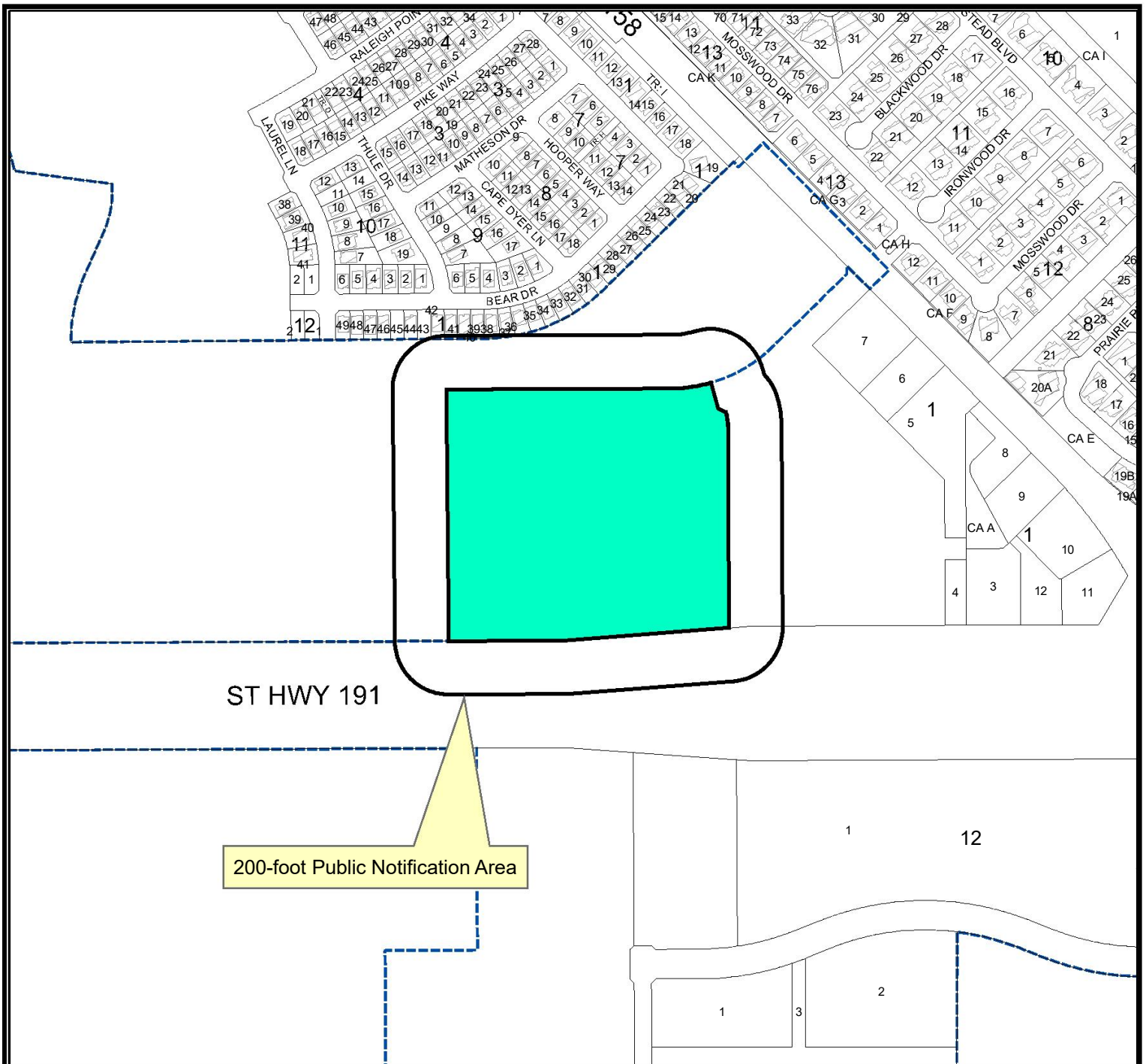
Date: _____

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

Final Plat Application

2

Revised 7/01/19



Location Map

Z-24-0388

Scale: 1" = 537'

Plat of Grassland Estates West, Section 15, being a plat of 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. (ETJ)

LEGEND

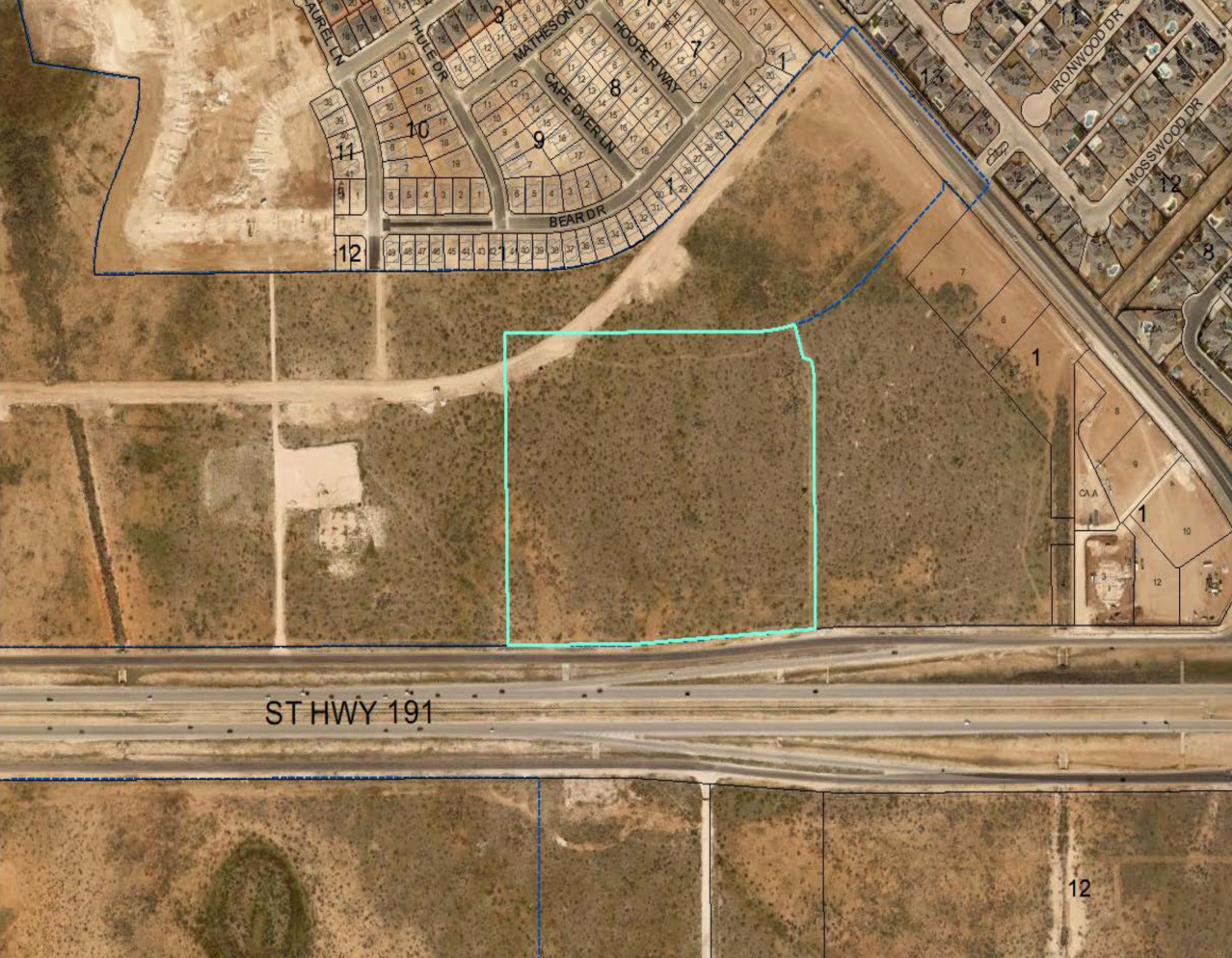
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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.







GRASSLANDS ESTATES WEST, SECTION 13

FINAL PLAT

November 4, 2024



Visit Our Website

MIDLANDTEXAS.GOV

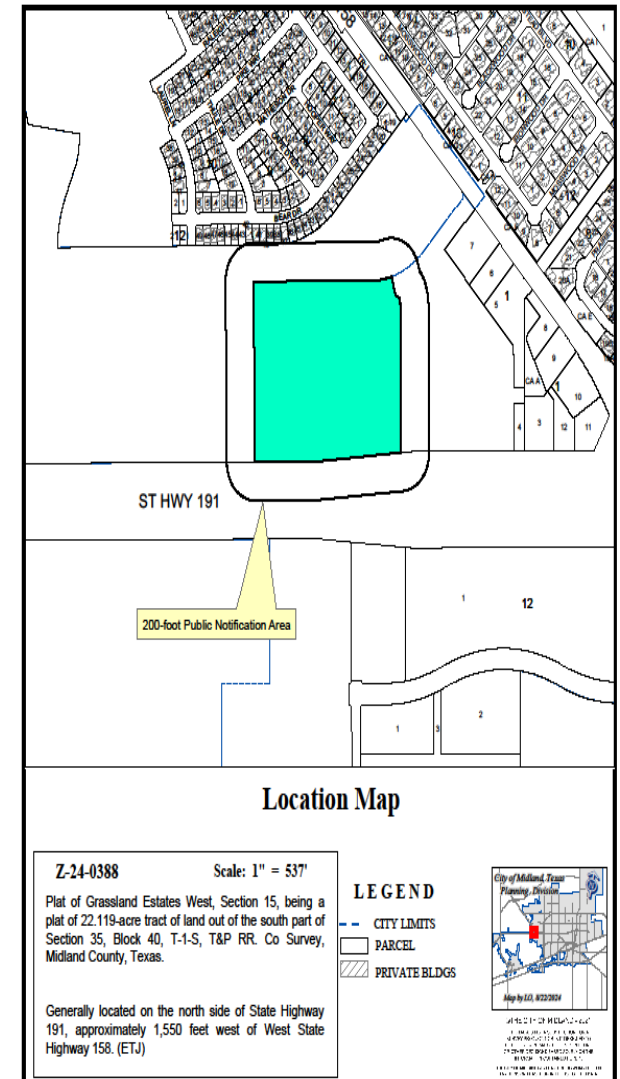
PACKET

Page 8.118

November 4, 2024

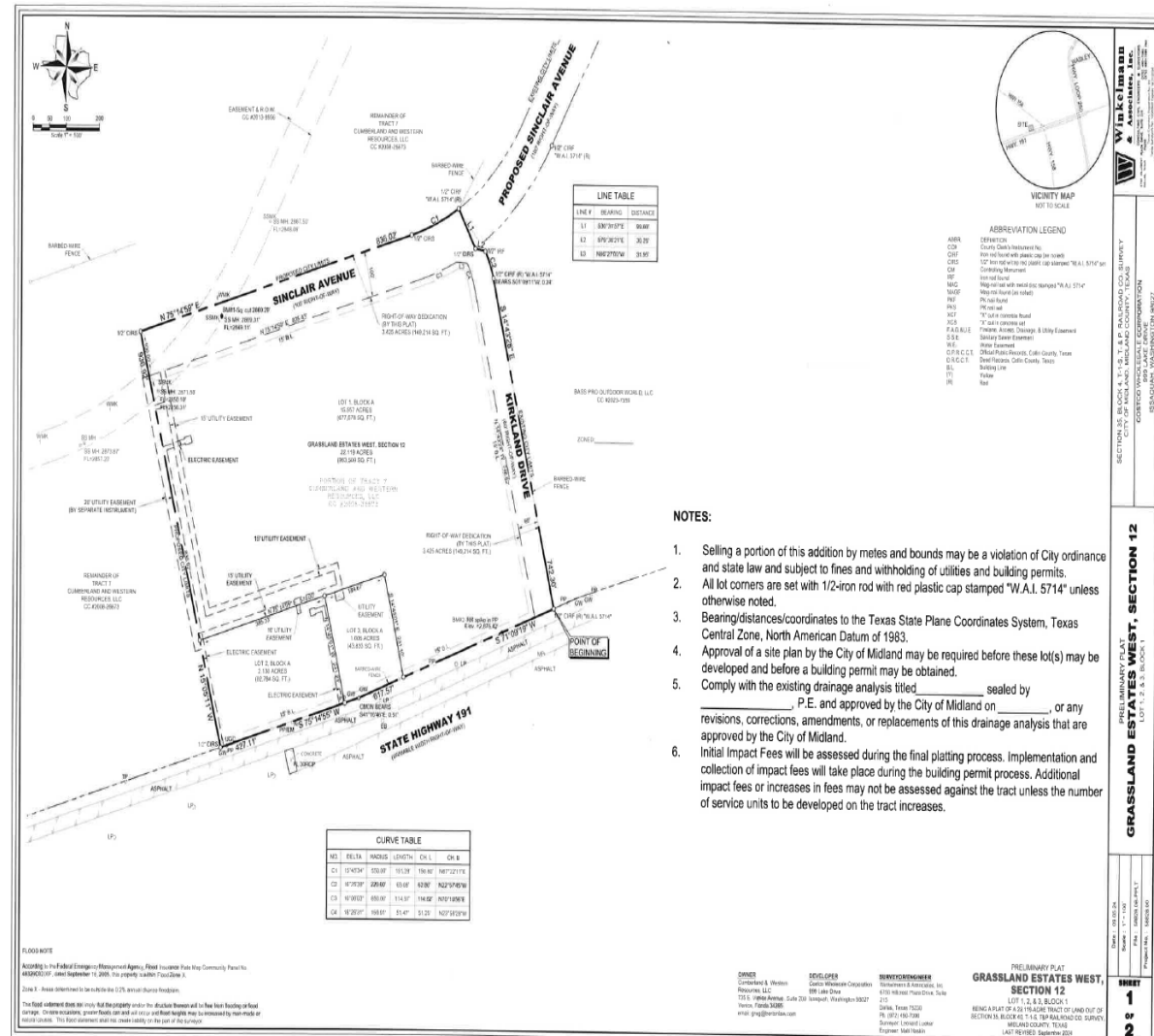
APPLICATION SUMMARY

- **Property Owner:** Cumberland & Western Resources LLC
- **Developer:** Costco Wholesale
- **Representative:** Michael Clark with Winkelmann & Associates (acting on property owners' behalf)]
- **Located:** Located on the north side of State Highway 191.



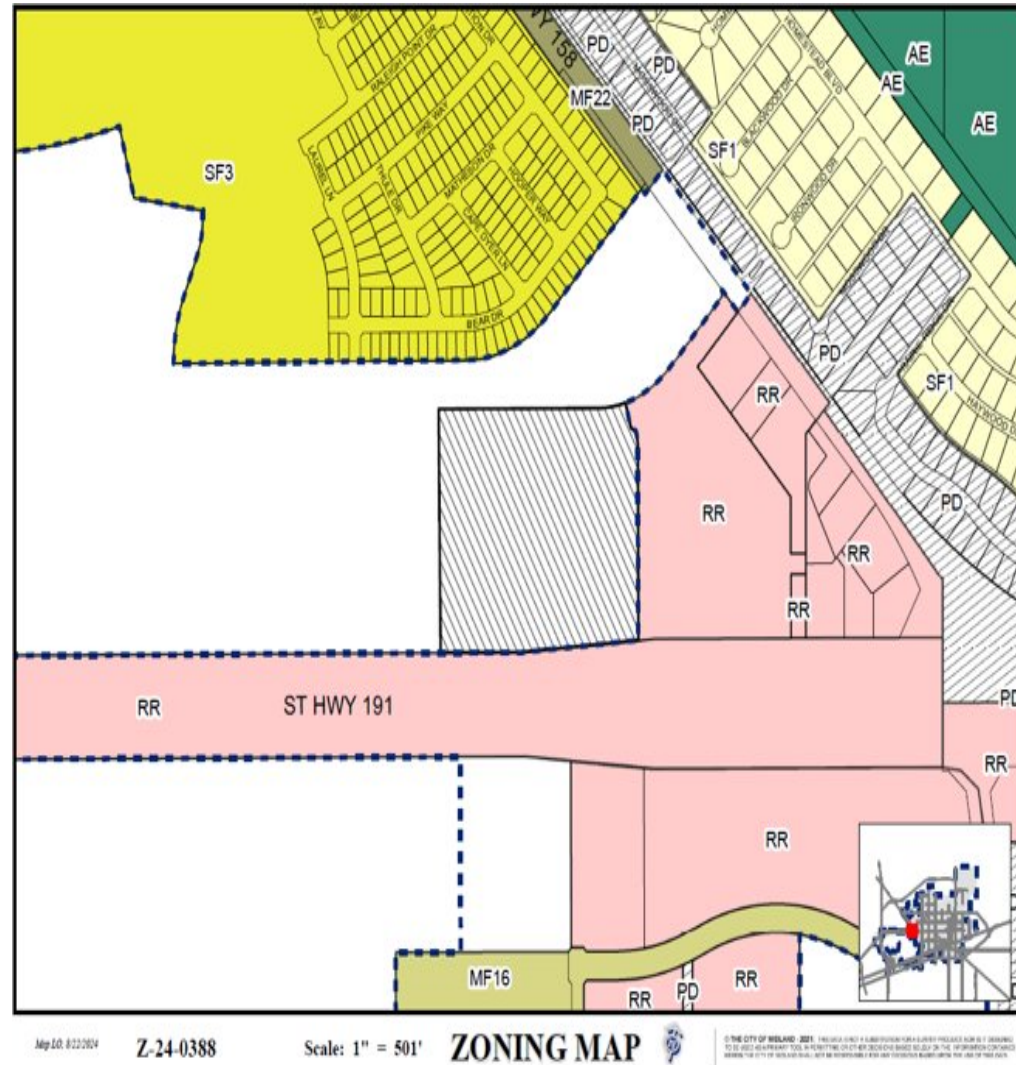
PLAT DETAILS

- **Acreage:** 22.119-acres
- **Consists of three lots**
- **Reason for Request:** To allow for development of a Costco Warehouse and Fueling Station.



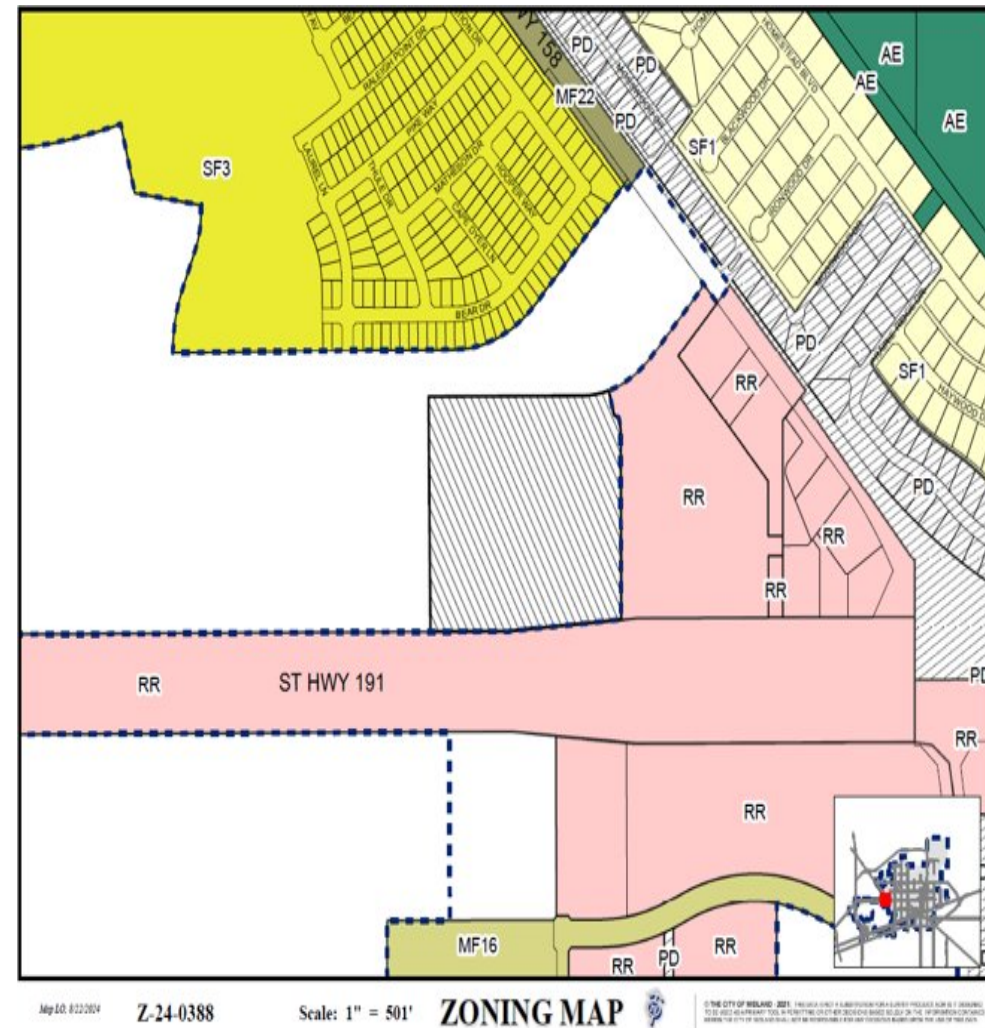
ZONING

- **Current Zoning:** ETJ, Extraterritorial Jurisdiction
- **Proposed Zoning:** RR, Regional District



ZONING

- **Surrounding Zoning:**
 - North: ETJ, Extraterritorial Jurisdiction
 - South & East: RR, Regional Retail District
 - West: ETJ, Extraterritorial Jurisdiction



LAND USE

- **Current Use:** Vacant, undeveloped
- **Proposed Use:** Retail Store & Fueling Station
- **Surrounding Uses:**
 - North: Vacant
 - South: Highway 191
 - East: Vacant
 - West: Vacant



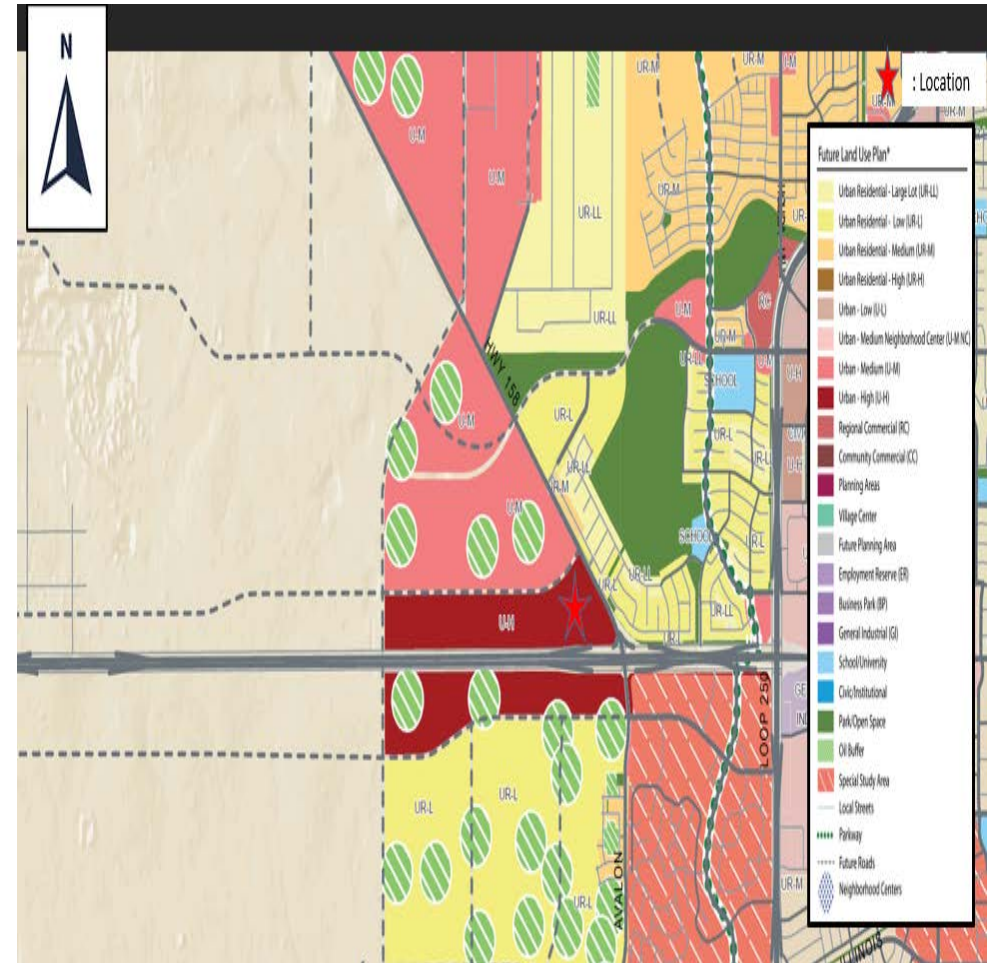
LAND USE



On State Highway 191, Looking East

COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - Urban-High (U-H)
- Supported Uses:
 - Supports a mix of complementary uses
- The request is consistent with the surrounding area and Tall City Tomorrow Plan.



STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the final plat of Grassland Estates West, Section 13, subject to the following conditions:

- A. That an escrow may be provided in lieu of a deferral letter to secure the funding required for public improvements before filing for recording with the County Clerk of Midland County, Texas. [11-2-4(A)2(c)1]

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: November 04, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Hold a public hearing and consider a Final Plat of East Midland Addition, Section 24, being a residential replat of the middle 50 feet out of the northeast quarter of Block 14, East Midland Addition, City and County of Midland, Texas. (Generally located south of Walnut Lane, approximately 85 feet west of North Tyler Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

MH, Manufactured Housing District.

Preliminary Plat Approval:

Newton Engineering, on behalf of Rolando Ramos, is requesting to replat 1208 Walnut Lane to create a single lot for future residential development purposes.

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

WATER: 6" water exists in Walnut Street, okay as is. 6" water exists in alley 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: 6" sewer exists in alley South of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

Oil and Gas: (Approved)

No Oil and Gas issues

Building Code: (Approved)

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

GIS: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the final plat of East Midland Addition, Section 24.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: East Midland Addition, Section 24**Legal Description (attached sealed Metes and Bounds):** _____East Midland Addition, Section 24 being a replat of a 0.161 acre tract in Block 14, East Midland Addition,
City and County of Midland, Texas**Property Owner**

Printed Name: Rolando Ivan Ramos

Phone (432) 254-4380

Email am4875@icloud.com

Address 1309 E. Pine

City Midland

State TX

Zip 79705

Developer (if different than Owner)

Printed Name: _____

Phone ()

Email _____

Address _____

City _____

State _____

Zip _____

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

Firm: Newton Engineering, PC

Phone (432) 935-0707

Email _____

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

kyle@newtoncivil.com

Address 4501A Santa Rosa Drive

City Midland

State TX

Zip 79707

Current Zoning: MH**Reason for Platting:** Create a single lot for development purposes.**Plat Information**

Total Acreage: 0.161 acres

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): Rolando Ivan Ramos

Date: 10-8-24

Property Owner (printed): Rolando Ivan Ramos

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.

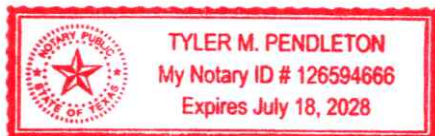
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Rolando Ivan Ramos who, being by me duly sworn, upon oath says: That (s)he is authorized by ROLANDO IVAN RAMOS, 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.

Rolando Ivan Ramos
Authorized Agent (signature)

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



Tyler M Pendleton
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>1714</u> | ☒ Tax Certificates | ☒ Recording Fee |

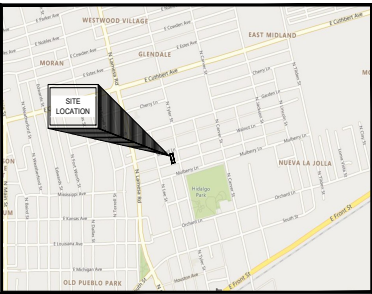
Received By: Rolando Ivan Ramos

Date: NOT 09 2024

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

EAST MIDLAND ADDITION, SECTION 24

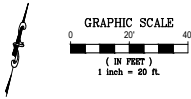
BEING A REPLAT OF A 0.161 ACRE TRACT
IN BLOCK 14, EAST MIDLAND ADDITION,
CITY AND COUNTY OF MIDLAND, TEXAS



LOCATION MAP
N.T.S.

LEGEND

- FOUND IRON ROD AS NOTED
- ⊙ FOUND 1" GAL. IRON PIPE
- ⊙ FOUND 'X' IN CONCRETE
- BOUNDARY LINE
- - - ADJACENT PROPERTY



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, ROLANDO IVAN RAMOS, IS THE RECORD OWNER OF ALL OF THAT CERTAIN LAND SHOWN ON THIS PLAT AND DESIGNATED AS EAST MIDLAND ADDITION, SECTION 24, BEING A REPLAT OF A 0.16 ACRE TRACT IN BLOCK 14, EAST MIDLAND ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROLANDO IVAN RAMOS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS EAST MIDLAND ADDITION, SECTION 24, 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.

ROLANDO IVAN RAMOS

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2024 BY ROLANDO IVAN RAMOS.

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:

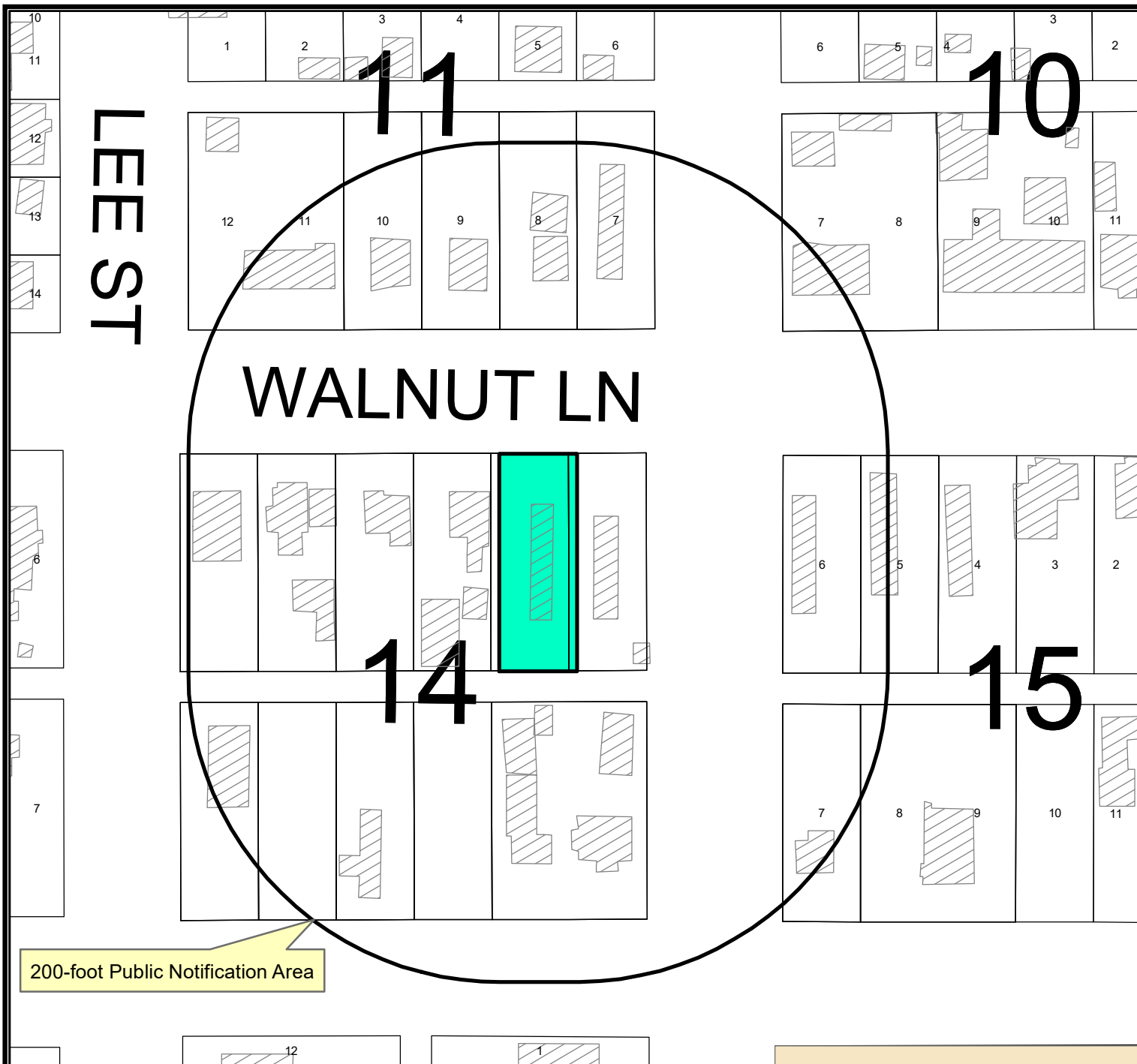
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF EAST MIDLAND ADDITION, SECTION 24, WAS APPROVED BY PROPER ACTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS _____ DAY OF _____, 2024.

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

OWNER:
ROLANDO IVAN RAMOS
1309 E. PINE
MIDLAND, TEXAS 79705
(432) 550-0293

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

EAST MIDLAND ADDITION, SECTION 24			
BOOKED	177-01	DRAWN BY:	
DATE:	OCTOBER 2024	FILE NAME:	
DOW E. KELLY No. 79707 (432) 777-9889		NEWTON ENGINEERING, P.C. F-13806 F-10194809 2481 E. 3rd St. Odessa, Texas 79701 (432) 938-0707	
FINAL PLAT		PROJECT NUMBER: 24-MS07291	



Location Map

SUB-24-0768

Scale: 1" = 93'

Proposed plat of East Midland Addition, Section 24, being a replat of the middle 50 feet out of the northeast quarter of Block 14, East Midland Addition, City and County of Midland, Texas.

Generally located south of Walnut Lane, approximately 85-feet west of North Tyler Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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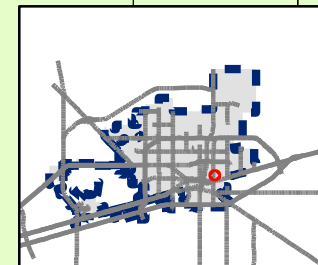
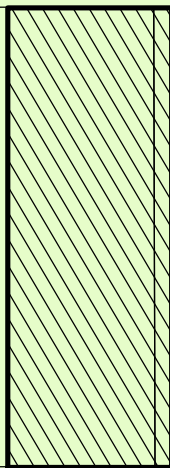
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

LEE ST

SF2

WALNUT LN

MH



LEE ST

WALNUT LN

12

8

9

14







EAST MIDLAND ADDITION, SECTION 24

FINAL PLAT

November 4, 2024



Visit Our Website

MIDLANDTEXAS.GOV

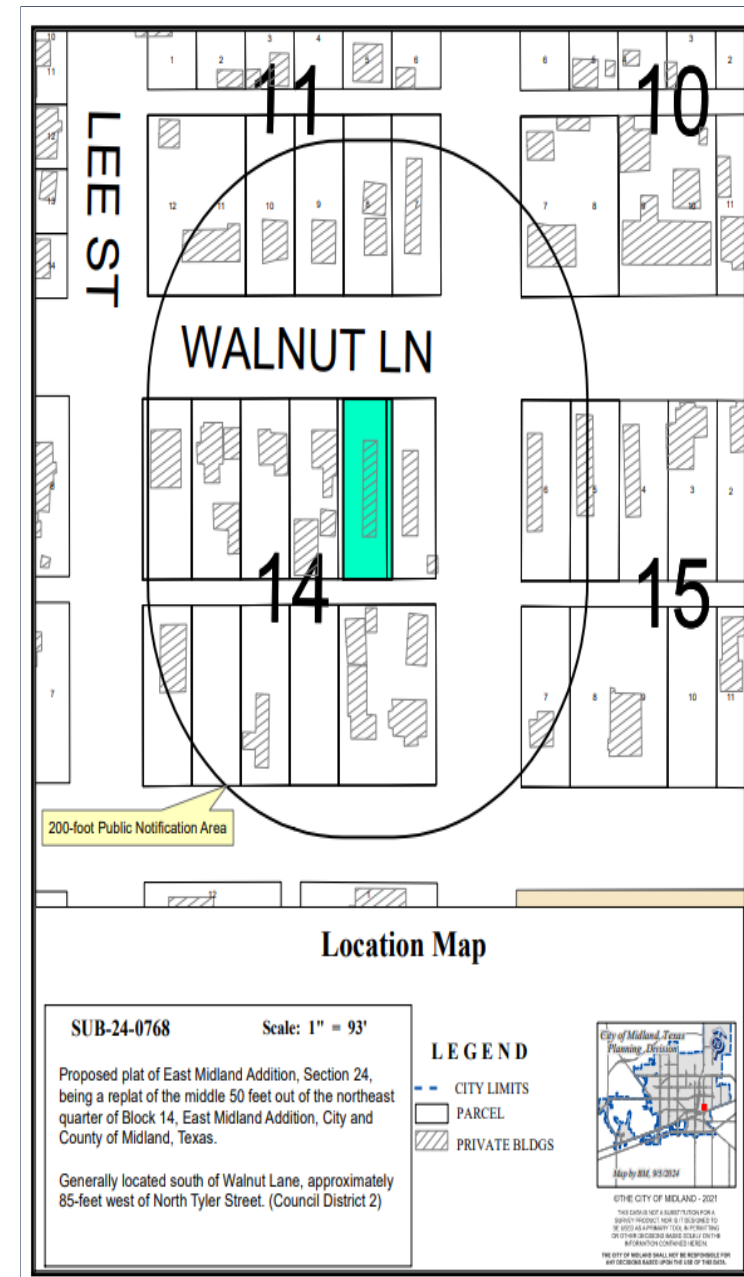
PACKET

Page 9.138

November 4, 2024

APPLICATION SUMMARY

- **Property Owner & Developer:** Rolando Ramos
- **Representative:** Kyle Newton with Newton Engineering, PC
- **Application Type:** Replat
- **Address:** Generally located south of Walnut Lane, approximately 85-feet west of North Tyler Street. (Council District 2)



3

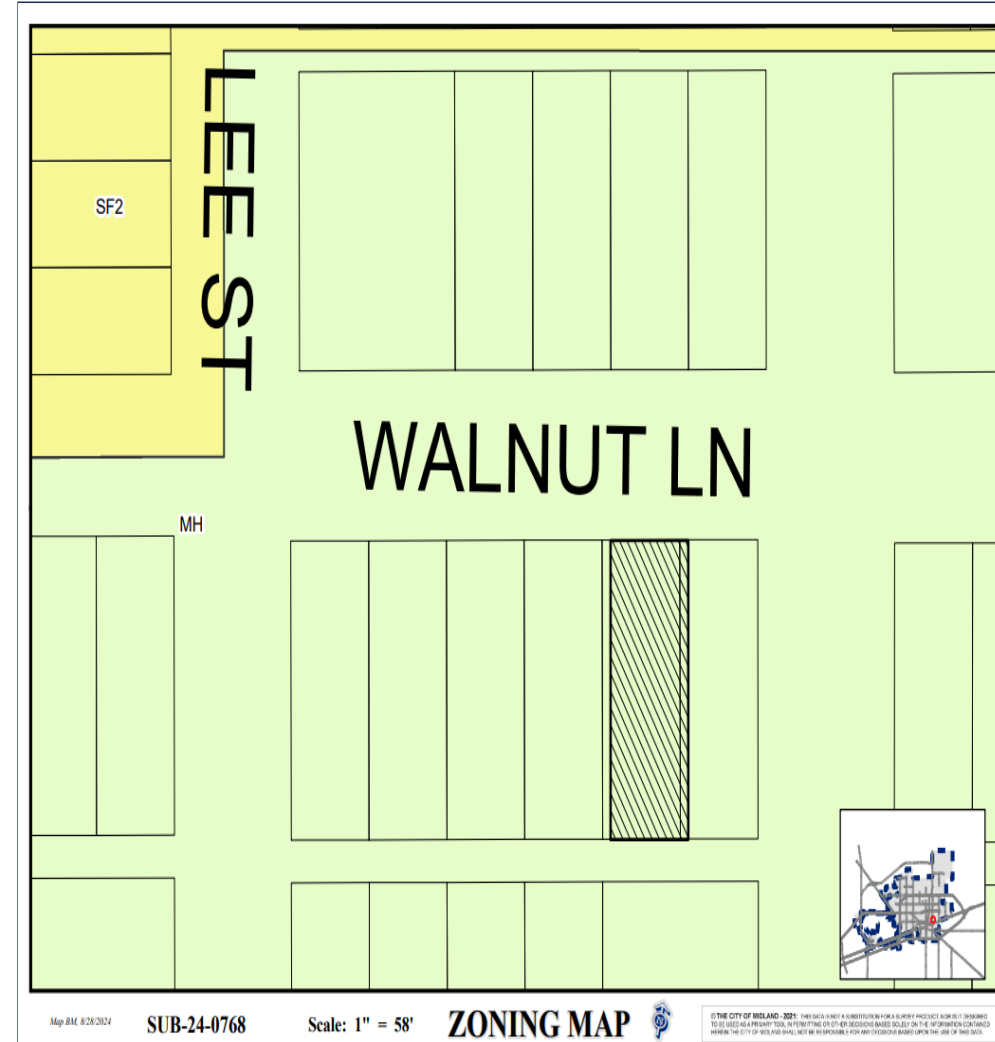
- # PACKET



MIDLAND
November 4, 2024
Be the Energy!

ZONING

- **Current Zoning:** MH,
Manufactured Housing District
- **Surrounding Zoning:**
MH, Manufactured Housing District



LAND USE

- **Current Use:** Vacant
- **Proposed Use:** Manufactured Dwelling
- **Surrounding Uses:**
 - North, South, East, & West: Residential



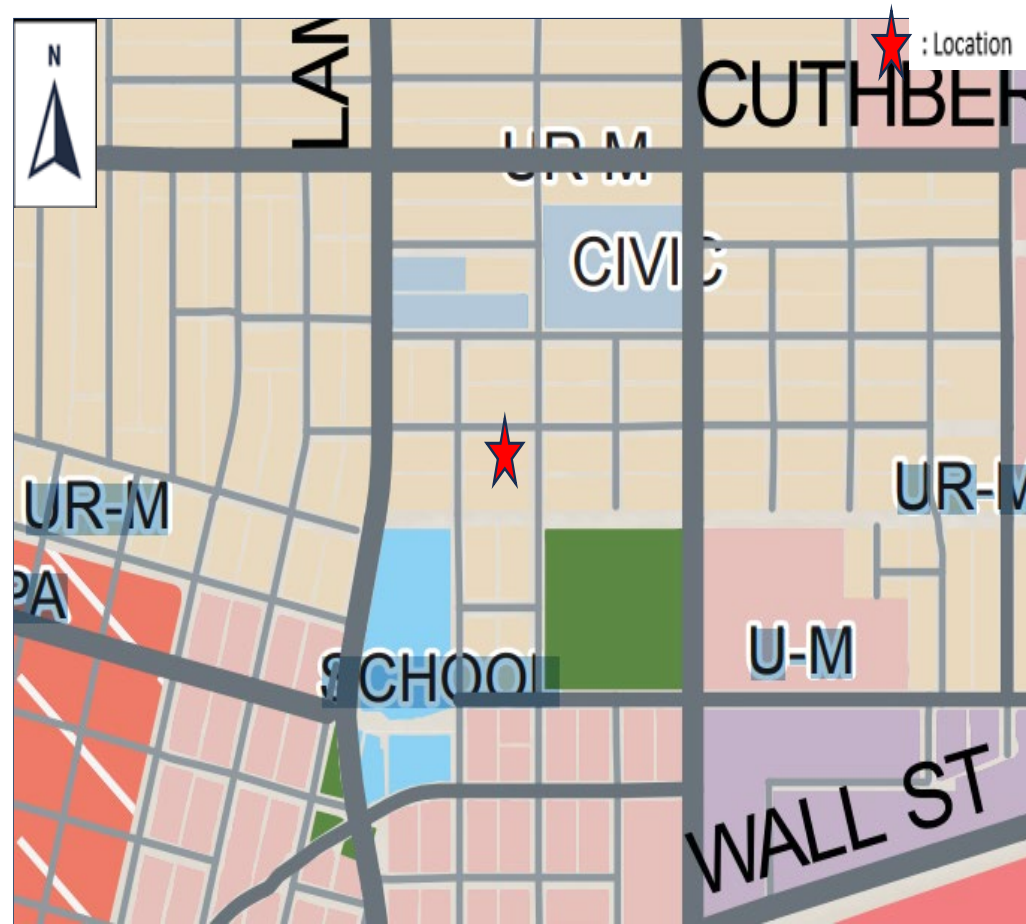
LAND USE



On Walnut Lane, Looking South

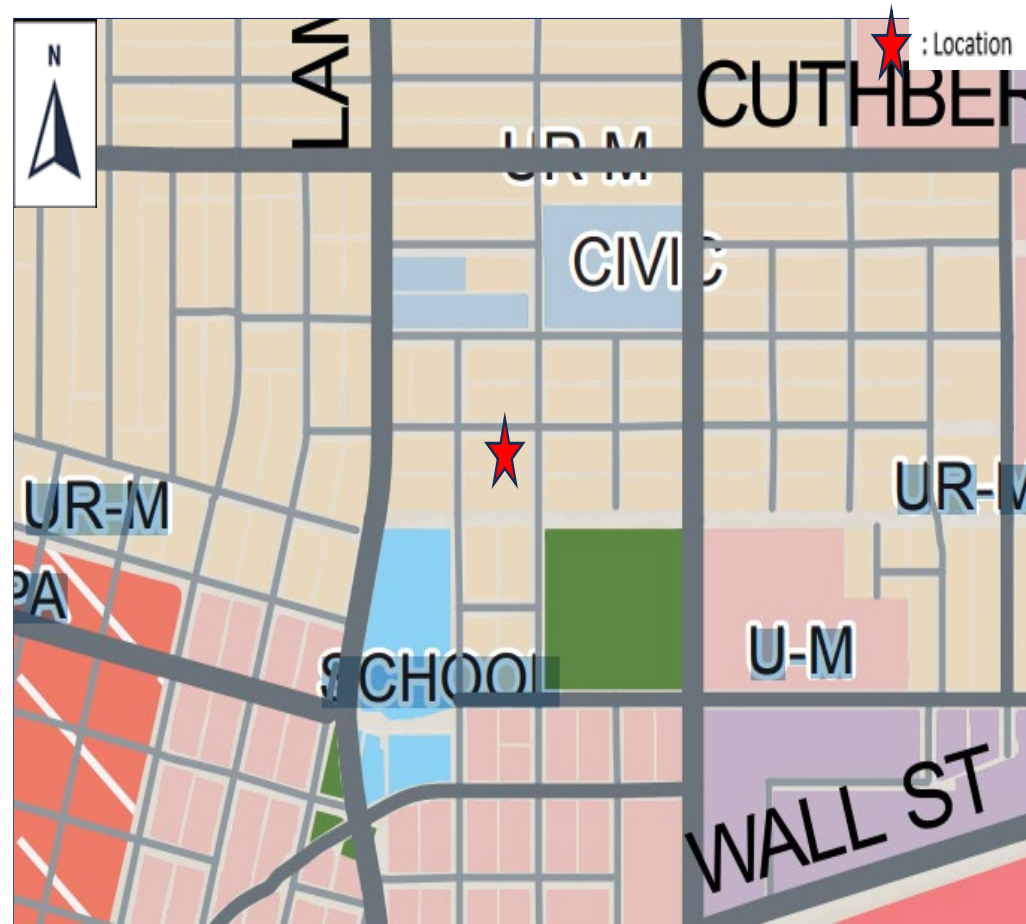
COMPREHENSIVE PLAN ANALYSIS

- **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. Civic uses are generally allowed, with special permission for higher intensity uses.



COMPREHENSIVE PLAN ANALYSIS

- Land use is **compatible** with surrounding area & TCT Plan



RELATED ITEMS

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



STAFF RECOMMENDATION

- No objections have been received.
- Staff recommends **APPROVAL** of the final plat of East Midland Addition, Section 24.



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: November 04, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Hold a public hearing and consider a request by Maverick Engineering, on behalf of Cavender Real Estate of Midland IV, LLC, for a Specific Use Designation Without Term for an Automobile or Other Motorized Vehicle Sales and Service on Lot 1, Block 1, Cavender Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Arlington Road and Deauville Boulevard.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Maverick Engineering, on behalf of Cavender Real Estate of Midland IV, LLC, is requesting a Specific Use Designation without Term for an Automobile or Other Motorized Vehicle Sales and Service located at 6701 South Highway 191.

Current Zoning:

RR, Regional Retail District.

Surrounding Zoning and Land Use:

The surrounding zoning to the south is MF-16, Multiple-Family Dwelling District and is The surrounding zoning to the east is RR, Regional Retail District. There is no surrounding zoning to north and east as they are part of the ETJ, Extraterritorial Jurisdiction.

There is no adjacent land use to the north, south, east and west as all properties are vacant and undeveloped.

Analysis:

The property is located at 6701 South Highway 191 and is currently vacant and undeveloped. The property is zoned RR, Regional Retail District which allows for the use of an *Automobile or Other Motorized Vehicle Sales and Service* with a Specific Use Designation without Term. Per the definition of *Automobile or Other Motorized Vehicle Sales and Service* as defined in Section 11-1-2.01.33:

A business providing sales, display and service of new and used motorized vehicles, including motorcycles, RVs, and boats – not including semi-truck or heavy truck sales. [11-1-2.01.33]

The hours of operation for the Cavender Mercedes-Benz Dealership are:

Monday through Saturday from 9:00 a.m. to 8:00 p.m.

The proposed hours of operation for the Automobile or Other Motorized Vehicle Sales and Service are:

Monday through Saturday from 9:00 a.m. to 8:00 p.m.

The request is in compliance with the Tall City Tomorrow Comprehensive Plan as the Tall City Tomorrow Plan designated this area as U-H, Urban-High. The U-H designation supports regional commercial. The Cavender Mercedes-Benz Dealership and the Automobile or Other Motorized Vehicle Sales and Service is a use that is complementary to the surrounding future development.

The request is also in compliance with Chapter 6-Character Plan Goal 4, which is to "Identify partnerships to produce neighborhood and commercial centers that are attractive, functional, and of high quality." This Automobile or Other Motorized Vehicle Sales and Service will contribute to the production of more quality products that meet the needs of today's residents, reflect the pride residents have in their community, and that will last well into the future.

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

Fire: (Approved)

No Objections.

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

No Objections.

Planning:

This request meets all requirements; therefore, staff recommends approval of the request of the Specific Use Designation without Term for an *Automobile or Other Motorized Vehicle Sales and Service*, subject to Conditions A through C.

Conditions:

- A. That the use and development of the Property for the Specific Use shall significantly conform to the site plan, which is attached hereto as Exhibit “A” and incorporated herein for all purposes.**
- B. That the use and development of the Property for the Specific Use shall conform to standards set forth in Section 11-1-4.04.A.6 of the City Code.**
- C. That the operator of the Specific Use shall obtain a Certificate of Occupancy prior to using the Property for the Specific Use to ensure that the conditions of this Specific Use Designation With Term are satisfied.**

Letters of Objection:

As of November 1, 2024, staff has received no letters of objection.

Attachments:

Application
Site Plan (Exhibit A)
Maps
Photos
PowerPoint

	Specific Use Designation Application (Non-Alcohol)	Case Number: _____ Ord. Number: _____
---	---	--

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: Cavender Real Estate of Midland IV, LLC		Phone (210) 410-0075 Email stephenc@cavendertoyota.com	
Address 5778 Stemmons, Ste. 130	City San Antonio	State TX	Zip 78238

Property Owner Printed Name: See applicant info		Phone () Email	
Address	City	State	Zip

Representative (if different from Applicant or Property Owner) Firm: <u>Maverick Engineering</u> Printed Name: Chase B. Dunnam, PE		Phone (432) 262-0999 Email cdunnam@maverick-eng.com	
Address 1909 W. Wall St., Ste. K	City Midland	State TX	Zip 79701

Type of Permit: Automobile Sales and Service	For Office Use Only ☐ with Term ☐ without Term
Is there any Code Enforcement action pending on property? ☐ Yes ☒ No	

Street Address: 6701 SH 191
Legal Description Lot: 1 Block: 1 Subdivision: Cavender Addition

Current Zoning: RR	
Maximum Floor Area: Approx. 43,655 SF	Maximum Occupancy: TBD
Proposed hours and days of use or operation: 9:00 AM - 8:00 PM , Monday-Saturday	
Reason for request: <u>To operate a business that includes "Automobile or Other Motorized Vehicle Sales and Service" in RR zoning.</u>	
Applicant's opinion as to why the request will not adversely affect the public safety, health, morals, general welfare, and convenience: <u>This development is following all state and local guidelines.</u> The proposed use matches the use of adjacent developments, so there will be no change.	

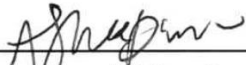
Submittal and Fees Items to be submitted with this application form: - Application Fee – Payable to the 'City of Midland' - Dimensioned Site Plan showing - Parking (if applicable) - Building Footprint - Digital Copies of Site Plan (PDF/JPEG)
--

Signatures	
DocuSigned by: Applicant (signature): <u>Stephen Cavender</u> 8C78EF73AA67477...	Date: 10/11/2024
Applicant (printed): Stephen Cavender	
Property Owner (signature):	Date:
Property Owner (printed): _____	
<i>The Specific Use Designation shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.</i> <i>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</i>	

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 Darin who, being by me duly sworn, upon oath says: That (s)he is authorized by Stephen Cavender, 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 11th day of October, 20 24, to certify which witness my hand and seal of office.



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



 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Site Plan
☒ Application Fee	☒ Site Plan in Digital Format (PDF/JPEG)
Check # <u>4983</u>	
Received By: <u>Beth Mary</u>	Date: <u>OCT 11 2024</u>

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

G OH G OH G OH G OH G OH G OH
36.0' OH OH OH
PL PL PL PL PL PL PL PL PL PL

0' 40' 80' 120'
SCALE 1" = 40'

20'
FIREL A NE FIREL A NE FIREL A NE FIREL A NE FIREL A NE FIREL A NE FIREL A NE
FIREL A NE FIREL A NE FIREL A NE FIREL A NE FIREL A NE

FIREL A NE
PROPOSED
BUILDING
571 PARKING SPACES
571 PARKING SPACES PROVIDED

FUTURE
BUILDING
EXPANSION

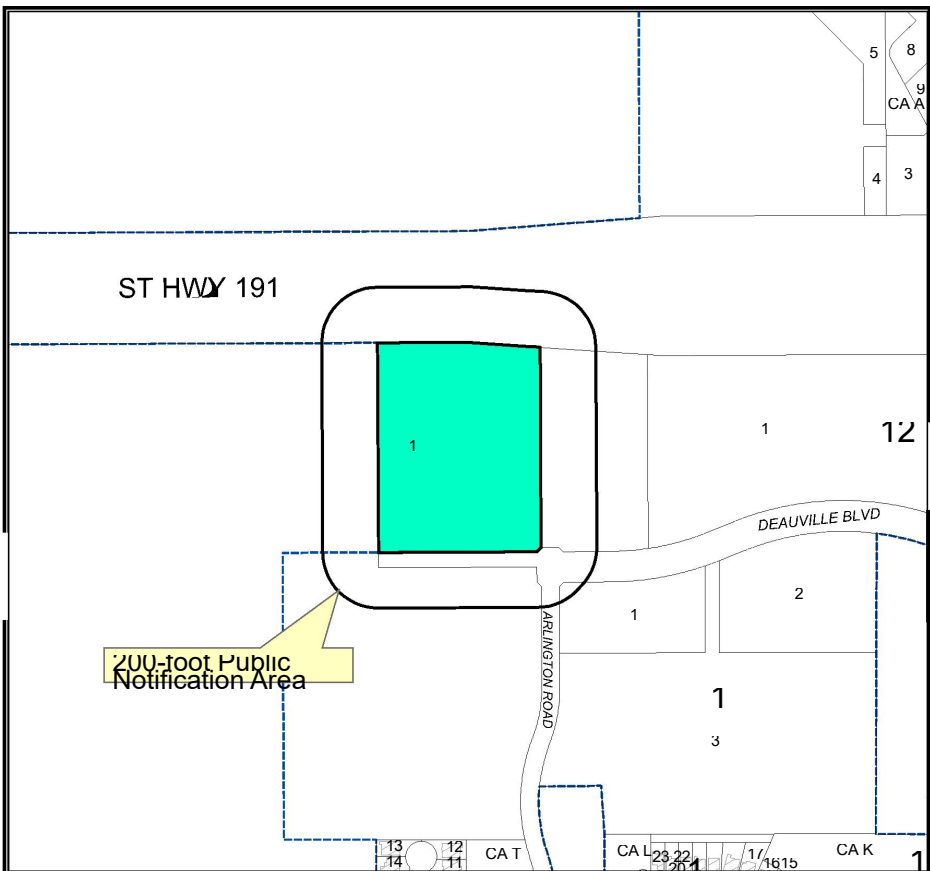
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Know
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12W



Location Map

SUDwo-24-0044

Scale: 1" = 421'

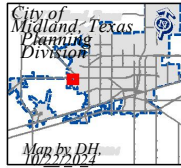
Consider a request by Maverick Engineering, on behalf of Cavender Real Estate of Midland IV, LLC, for a Specific Use Designation Without Term for an Automobile or Other Motorized Vehicle Sales and Service corner of the intersection of Cavender Boulevard and Deauville Boulevard. (DISTRICT 4)

LEGEND

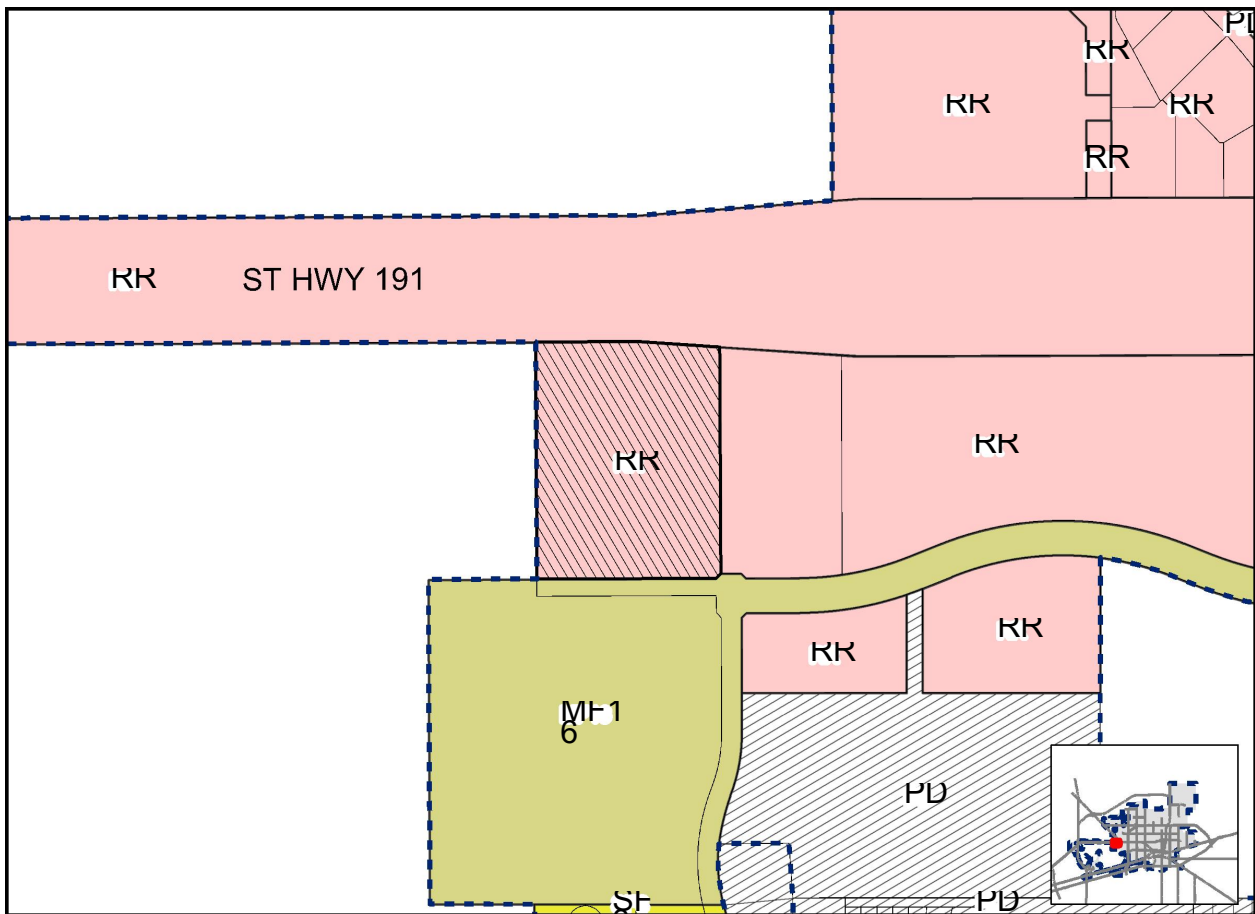
— CITY LIMITS

▭ PARCELS

▨ PRIVATE BLDGS



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Map DH
10/23/2024

SUDwo-
24-0044

Scale: 1" = 372'

**ZONING
MAP**

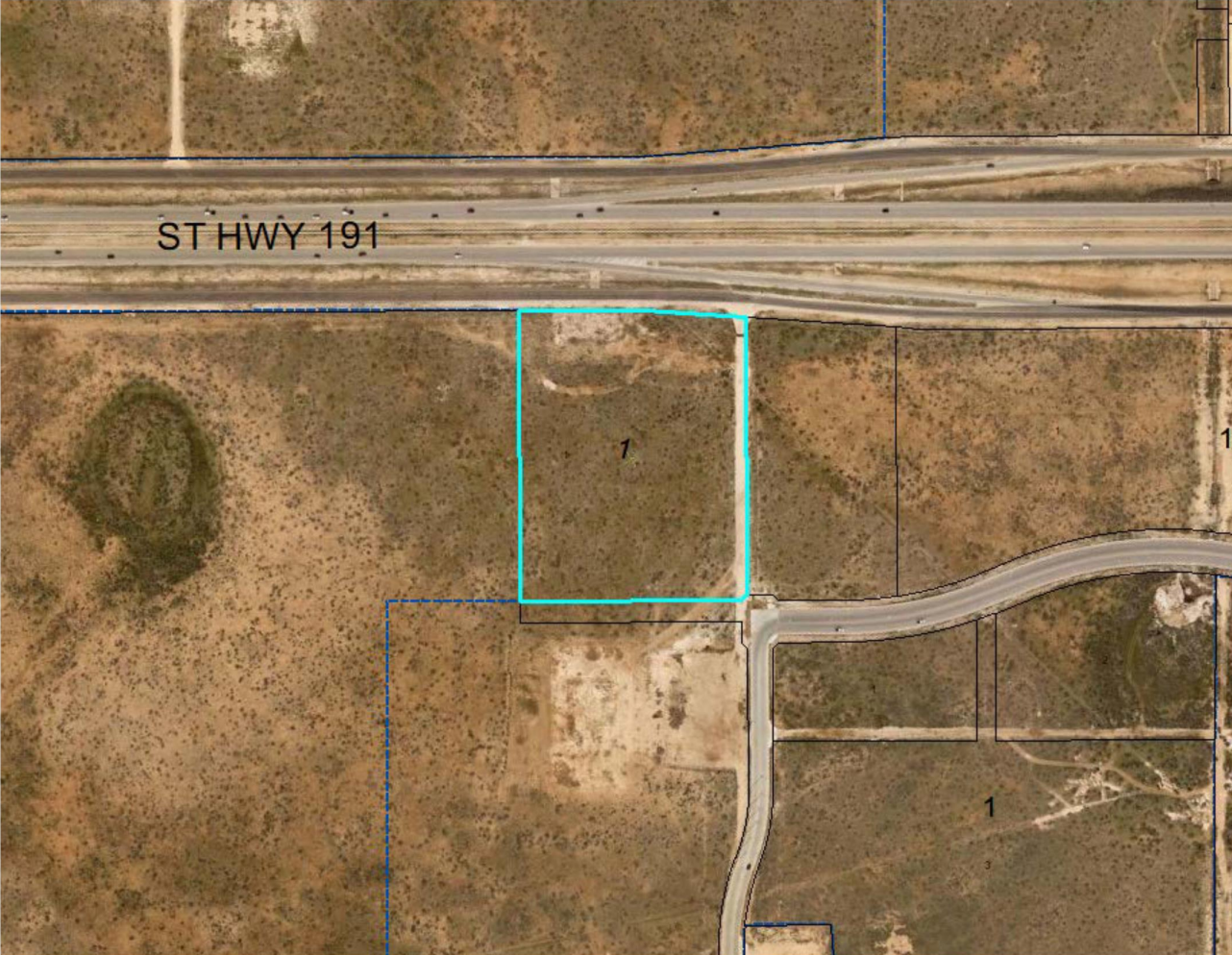


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PATRIOT PKWY

VICTORY PKWY

COLONY RD







CAVENDER MERCEDES-BENZ DEALERSHIP ITEM SPECIFIC USE DESIGNATION WITHOUT TERM

November 4, 2024

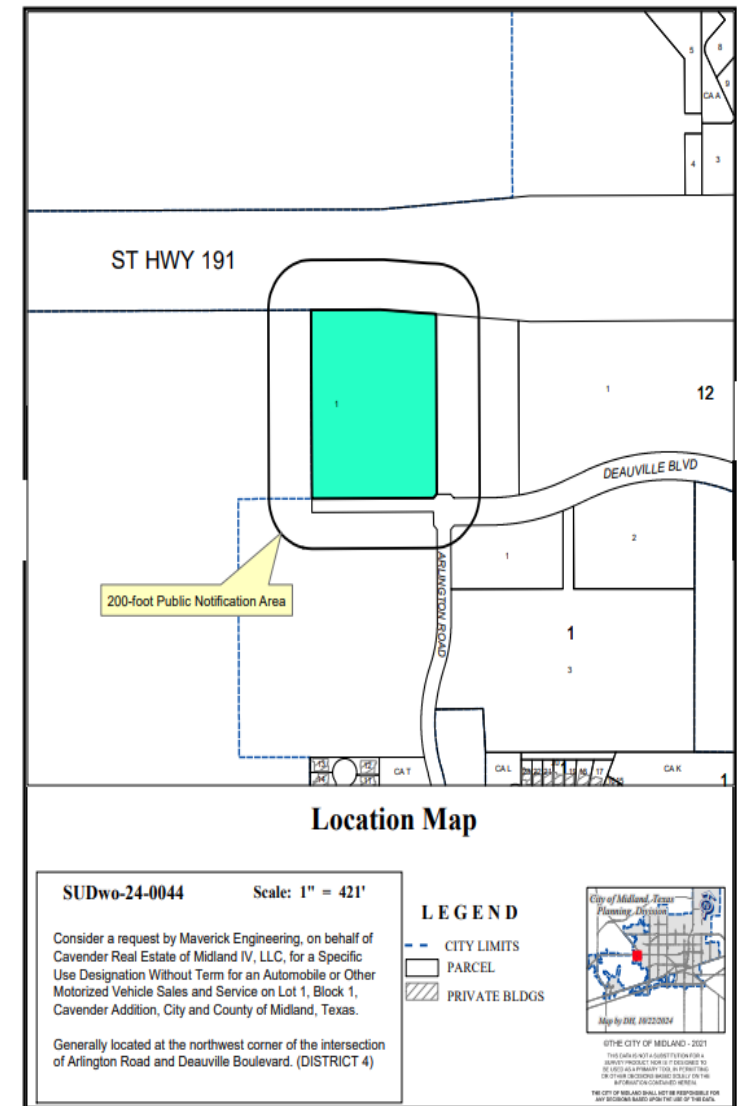


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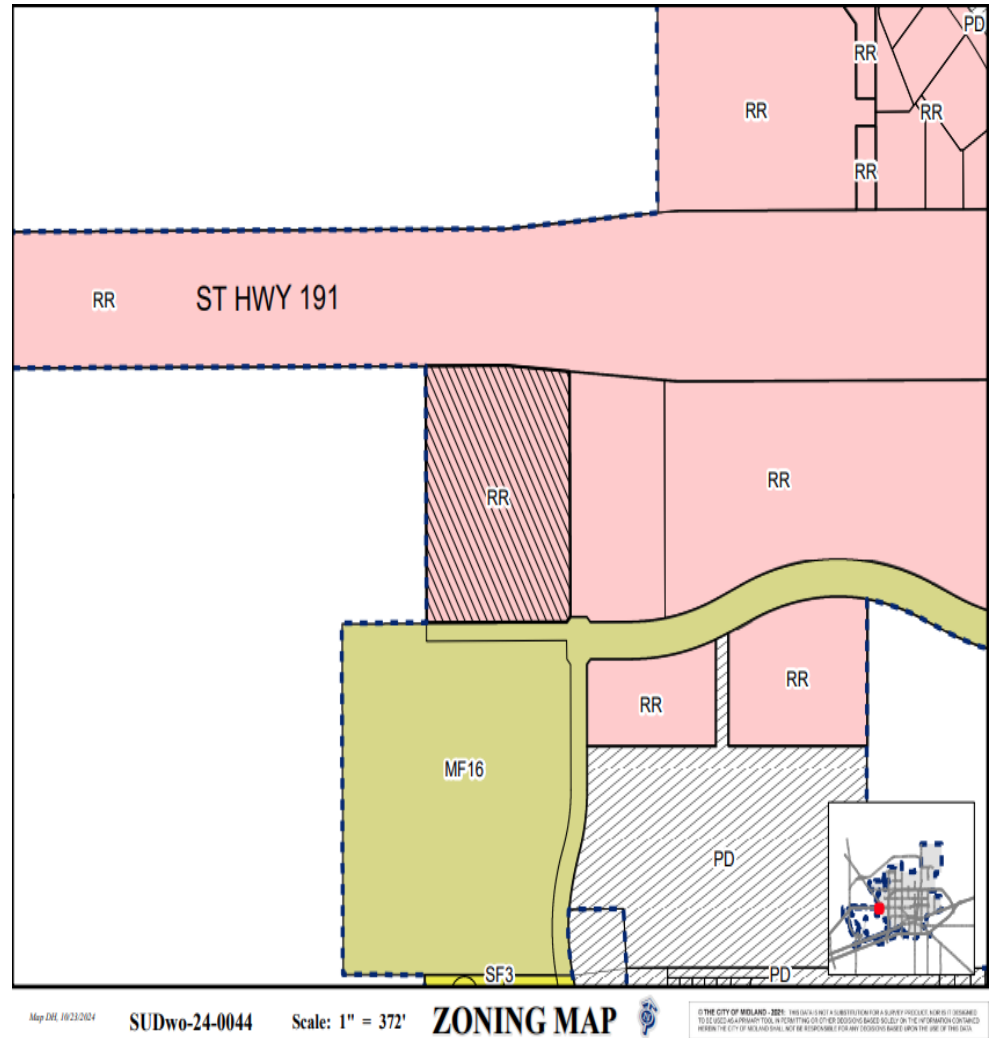
APPLICATION SUMMARY

- **Property Owner:** Cavender Real Estate of Midland IV, LLC
- **Applicant:** Chase Dunnam with Maverick Engineering
- **Type:** SUD Without Term for an Automobile or Other Motorized Vehicle Sales and Service
- **Address:** 6701 South Highway 191 (District 4)



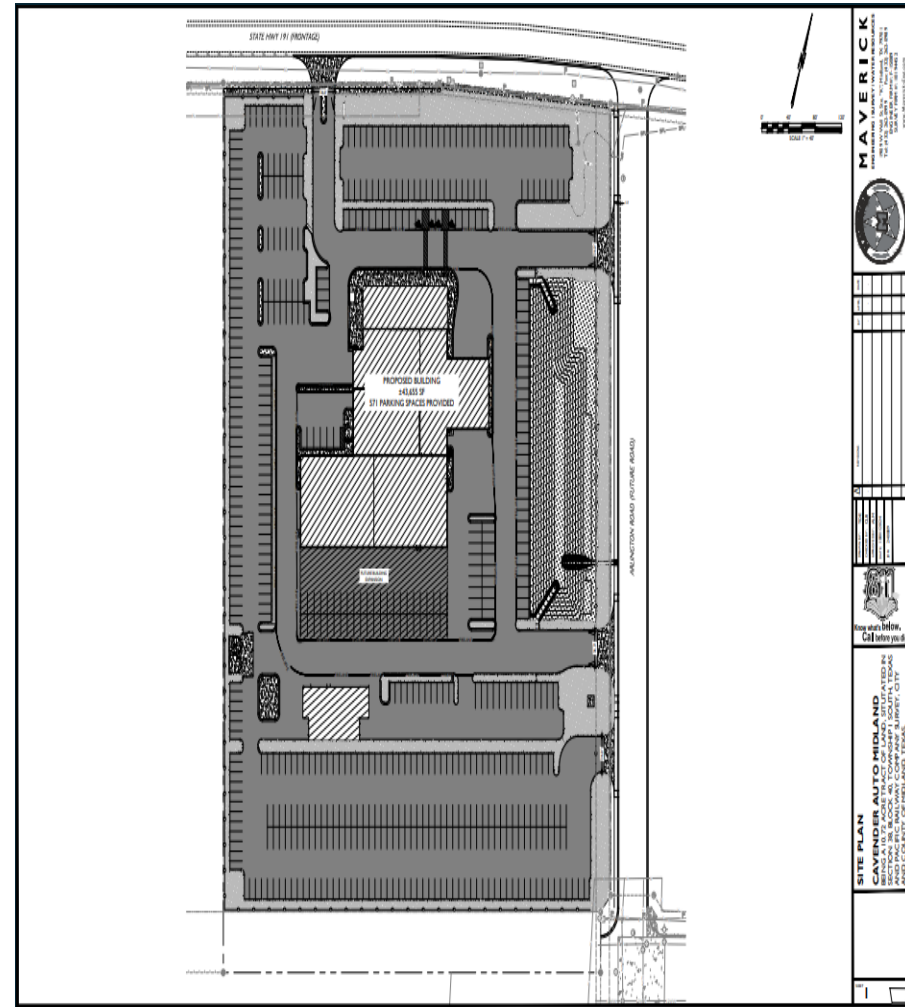
ZONING

- **Current Zoning:** RR, Regional Retail
- **Surrounding Zoning:**
 - **North:** Regional Retail (RR)
 - **South:** Residential (MF-16)
 - **East:** Regional Retail (RR)
 - **West:** ETJ
- The use of Automobile or Other Motorized Vehicle Sales and Service is allowed with a Specific Use Designation per the Use Chart in Section 11-1-4.03



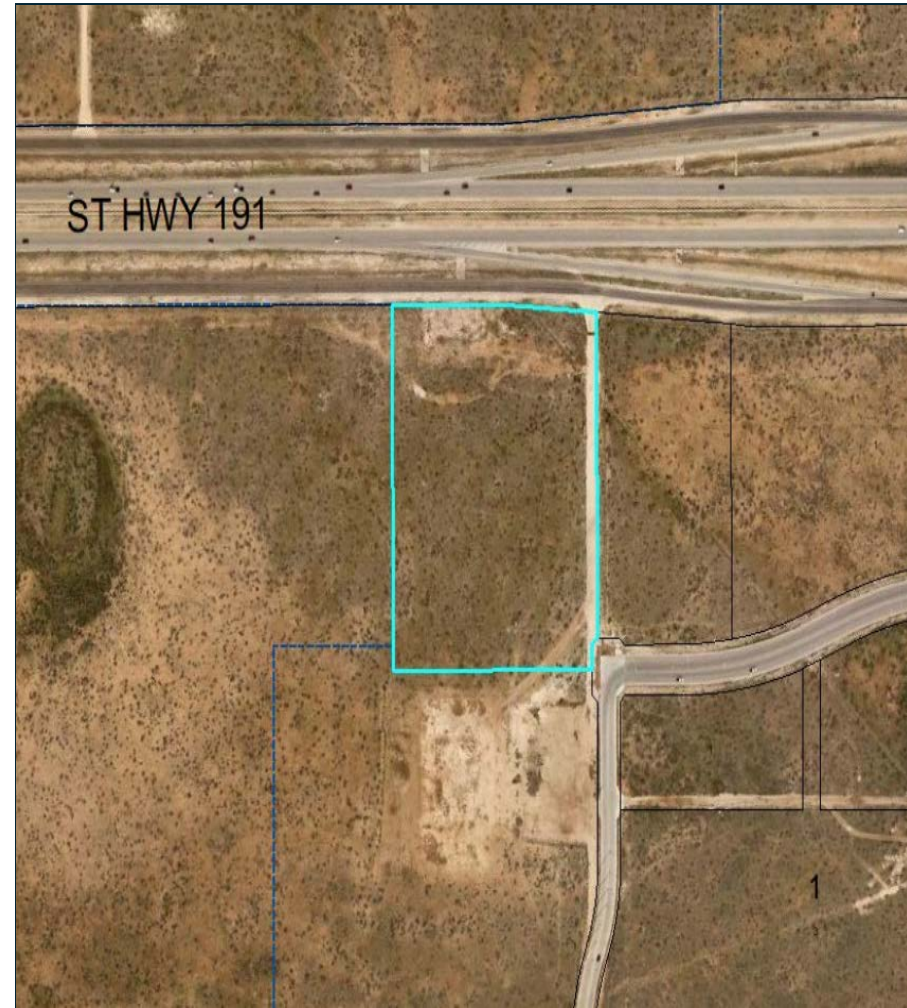
INFORMATION

- **Proposed Days and Hours of Operation:**
 - Monday – Saturday, 9:00 a.m. to 8:00 p.m.
- **Proposed Days and Hours of SUDwo:**
 - Monday – Saturday, 9:00 a.m. to 8:00 p.m.



LAND USE

- **Current Use:** Vacant lot
- **Proposed Use:** Automotive sales and service center
- **Surrounding Uses:**
 - North, South, East, West: Vacant lot





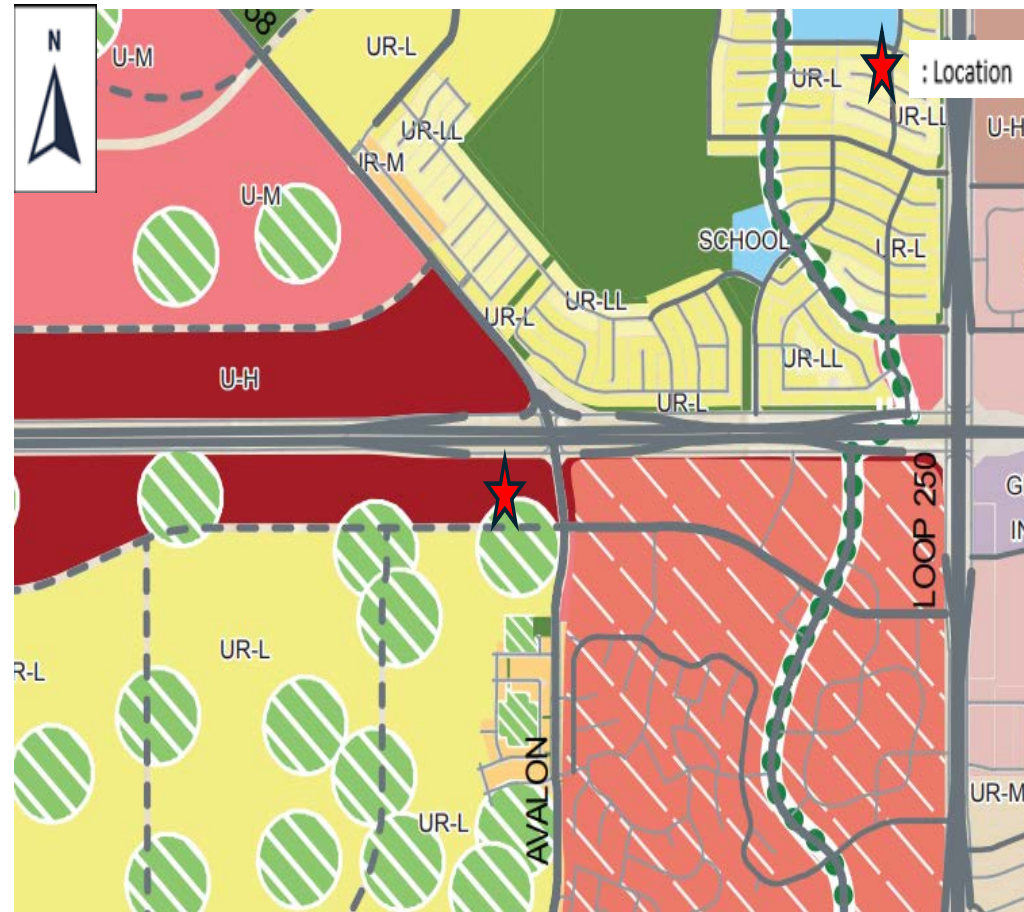
On Deauville Boulevard, Looking West

COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation: Urban-High (U-H)

- Supported Uses:

- A mix of complementary uses, including multi-family residential, large offices, medical buildings, regional commercial, limited industrial, institutional uses such as churches, schools, or hospitals, and other regional attractors.
- Residential uses range from townhomes/ rowhouses up to apartment towers.
- Parking garages or public parking lots may be found in these areas.
- Higher levels of urban amenities
- Request is **compatible** with surrounding area & TCT Plan



STAFF'S RECOMMENDATION

- Staff has received **no** letters of objection as of November 1, 2024.
- Staff recommends approval of the request of the Specific Use Designation without Term for an Automobile or Other Motorized Vehicle Sales and Service, subject to Conditions A through C.
- A. That the use and development of the Property for the Specific Use shall significantly conform to the site plan, which is attached hereto as Exhibit "A" and incorporated herein for all purposes.
- B. That the use and development of the Property for the Specific Use shall conform to standards set forth in Section 11-1-4.04.A.6 of the City Code.
- C. That the operator of the Specific Use shall obtain a Certificate of Occupancy prior to using the Property for the Specific Use to ensure that the conditions of this Specific Use Designation With Term are satisfied.



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: November 04, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Hillcrest Acres Section 18, being a replat of Lot 4-C, Block 1, Hillcrest Acres, Section 11 and Lot 8, Block 1, Hillcrest Acres, Section 12, City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 685 feet west of North Midland Drive.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering is requesting to replat two properties located at 4501 and 4411 Andrews Highway into 3 lots for future commercial development and a coffee shop.

Current Zoning:

RR, Regional Retail District and PD, Planned Development District for a Shopping Center (Ordinance 7366).

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

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

WATER: 12" water exists in North of tract, okay as is. 8" water exists in West of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

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

OIL AND GAS: (Approved)

No Oil and Gas Issues.

GIS: (Approved with Conditions)

Please provide distance between plat boundary and 26' access easement on east side.

PLANNING: (Approved with Conditions)

Provide title document showing proof of ownership at final submittal. A copy of an owner's policy of title insurance, a commitment for issuance of a title policy, or a title opinion prepared by a member in good standing of the Texas Bar Association. Said title policy, title commitment, or title opinion must have been issued and dated not earlier than 90 days prior to the date the final plat is considered by the City and identify all record owners and lienholders of the property covered by the final plat as of the date of issuance. [11-2-3(H)3(e)]

Provide tax certificates showing proof of ownership at final submittal. Tax certificates showing that no taxes are delinquent against the land being platted. [11-2-3(H)3(k)]

Staff recommends approval of the Preliminary Plat of Hillcrest Acres Section 18, subject to conditions A through C.

Condition:

- A. Approval of a zone change or PD, Planned Development District amendment will need to be approved by Council prior to any building permits being issued for Lot 12 per Ordinance 7366.**
- B. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(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]**

Attachments:

Preliminary Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation
Ordinance 7366



Preliminary Plat Application

Project Number: SUB-24-0762
Case Number: _____

Proposed Subdivision Plat Name: HILLCREST ACRES SECTION 18

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF LOT 4-C, BLOCK 1, HILLCREST ACRES SECTION 11 AND LOT 8, BLOCK 1, HILLCREST ACRES, SECTION 12, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: BDC FAMILY LIMITED PARTNERSHIP

Phone (817) 377-6200

Email britt@bobbycox.com

Address 5000 OVERTON PLAZA SUITE 300

City FORT WORTH

State TX

Zip 76109

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: ASHLEE DEVINE

Phone (432) 262-0999

Email adevine@maverick-eng.com

Address 1909 W WALL ST SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: RR

Reason for Platting: Commercial Development

Plat Information

Total Acreage: 3.00

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 3

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): Britt Lane

Date: 10/8/2024

Property Owner (printed): Britt Lane, Manager

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.

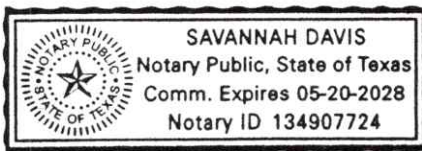
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared ASHLEY DENNE who, being by me duly sworn, upon oath says: That (s)he is the owner of Hillcrest Acres Sec 18 or is authorized by Britt Lane 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.

ASHLEY DENNE
Authorized Agent (signature)

Subscribed and sworn to before me, this 9th day of October, 20 24, 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 # 4954

Received By: Britt Lane

Date: OCT 09 2024

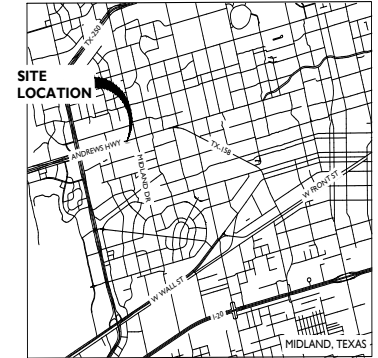
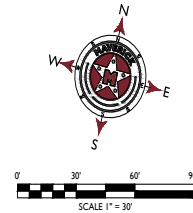
BY:

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

PRELIMINARY PLAT

HILLCREST ACRES SECTION 18

BEING A REPLAT OF LOT 4-C, BLOCK 1, HILLCREST ACRES, SECTION 11
AND LOT 8, BLOCK 1, HILLCREST ACRES, SECTION 12,
CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP

N.T.S.

LEGEND

- SET 1/2-INCH IRON ROD W/RED
PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- ⊗ FOUND MONUMENT AS NOTED
- ⊗ 7"X IN CONCRETE
- ⊗ FINE IRONWIRE
- ⊗ GAS METER
- ⊗ POST INDICATOR VALVE
- ⊗ POWER POLE
- ⊗ UTILITY POLE
- ⊗ FLAG MARKER
- ⊗ SIGN
- ⊗ TELEPHONE PEDESTAL
- ⊗ WATER VALVE
- ⊗ STOP SIGN
- ⊗ WATER METER
- ⊗ TRANSFORMER PAD
- ⊗ MANHOLE
- ⊗ BOUNDARY LINE
- ⊗ PROPERTY LINES
- ⊗ EASEMENT LINE
- ⊗ EDGE OF ASPHALT
- ⊗ EXISTING FENCE
- ⊗ GAS LINE
- ⊗ OVERHEAD ELECTRIC LINE
- ⊗ 8" WASTEWATER
- ⊗ UNDERGROUND CABLE LINE
- ⊗ UNDERGROUND ELECTRIC LINE
- ⊗ WATER MAIN
- ⊗ 6" WATER MAIN
- ⊗ 8" WATER MAIN
- ⊗ 12" WATER MAIN
- ⊗ CONCRETE
- ⊗ PAVEMENT

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATKINS ENERGY

BY: _____

AT&T

BY: _____

OPENWIRE

BY: _____

ASTOUND BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

PROPERTY OWNER

BOC FAMILY LIMITED PARTNERSHIP
3000 OVERTON PLAZA, SUITE 300
FORT WORTH, TEXAS 76109
452-262-0999
DEED INST. #2017-32702

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HILLCREST ACRES, SECTION 18, WAS APPROVED BY
PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____ DAY OF _____, 2024.

LUCK SONGE, CHAIRMAN

DANSON OCHOA, SECRETARY



MAVERICK
CIVIL ENGINEERING & LAND SURVEYING

1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM # F-15089
SURVEY FIRM # F-10194514
Tel: (432) 362-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

HILLCREST ACRES
November 4, 2024
SECTION 18

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.

DEED NOTE

GREGORY W. SHOULTS, REG. 8354
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 WEST WALL STREET, SUITE K,
MIDLAND, TX 79701

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

SURVEY NOTES

1. BASIS 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 CONVERSION ANGLE (theta) OF 0°-54'40.47" 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 ON ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
4. LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE, BASED UPON OBSERVED EXISTING DIGANCE, OF MIDLAND GAS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. ONE-CALL 811 CALLS ARE NOT TO BE 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.
5. THIS IS A PROVISIONAL PRELIM PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA N.F.P. FLOOD INSURANCE RATE MAP #48329C0049, DATED SEPTEMBER 1, 2005, THIS PROPERTY IS WITHIN THE UNSHADDED PORTION OF ZONE "C"; DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN".

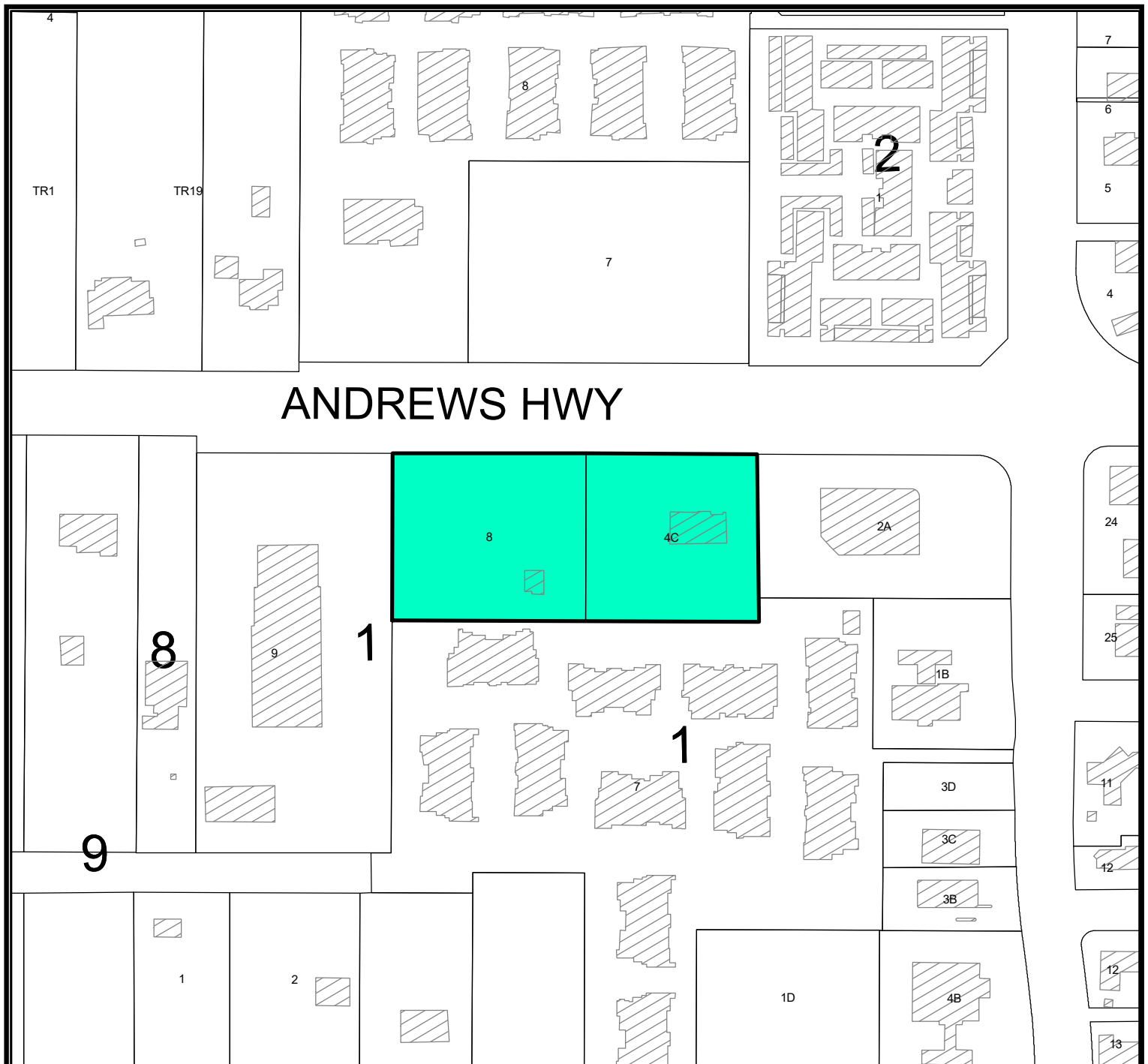
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF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

DEVELOPMENT NOTES

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 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. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOT(S) IS/ARE REPARATED 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 INCREASED.

PACKET

Page 11 173



ANDREWS HWY

Location Map

SUB-24-0762

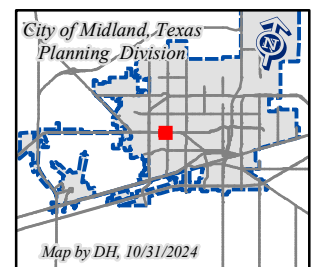
Scale: 1" = 211'

Motion approving a Plat of Hillcrest Acres Section 18, being a replat of Lot 4-C, Block 1, Hillcrest Acres, Section 11 and Lot 8, Block 1, Hillcrest Acres, Section 12, City and County of Midland, Texas.

Generally located on the south side of Andrews Highway, approximately 685 feet west of North Midland Drive.
(Council District 3)

LEGEND

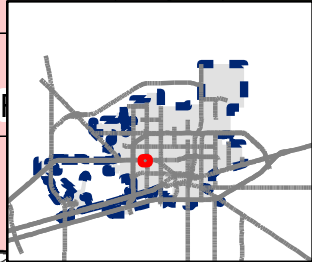
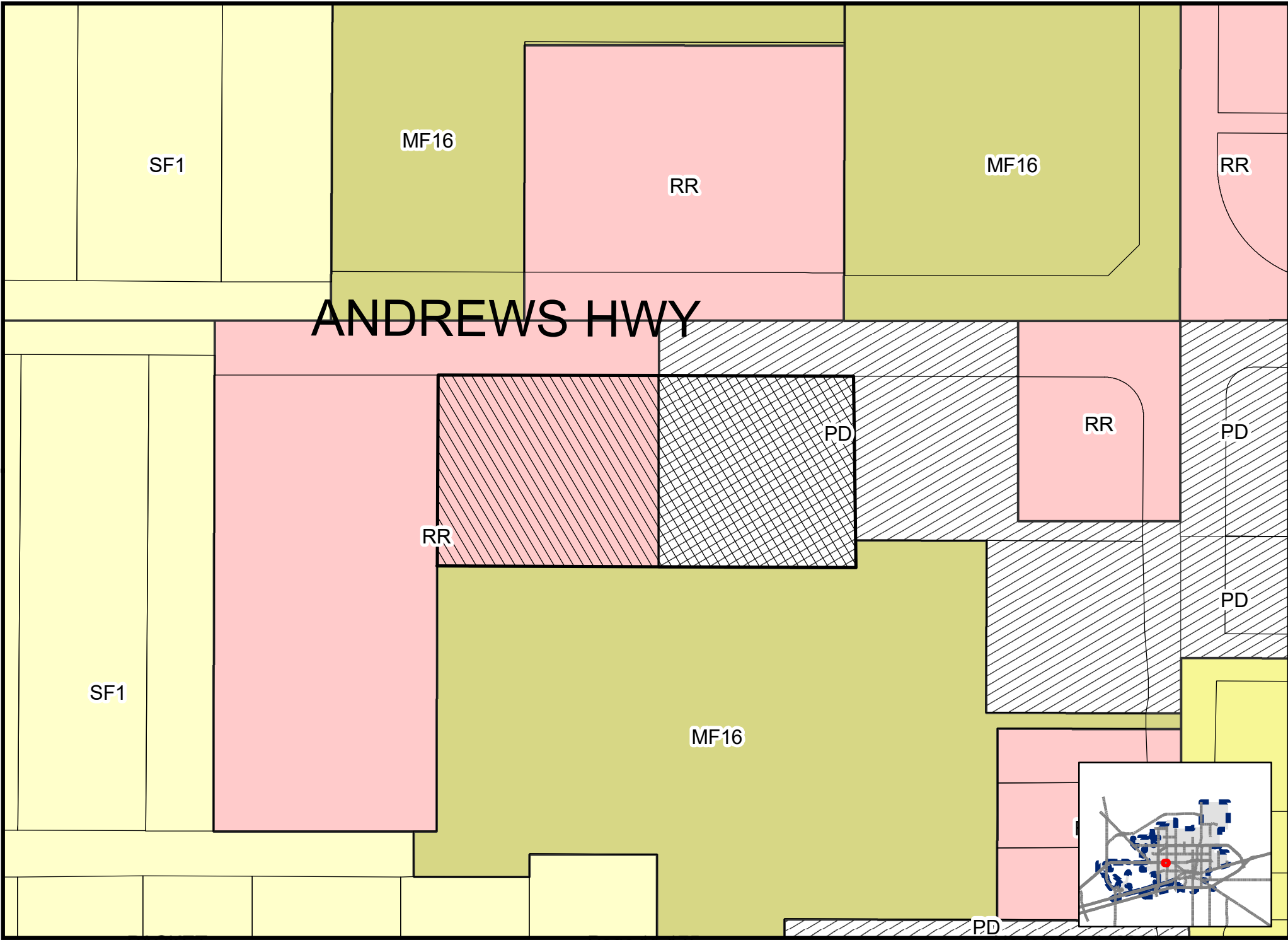
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





ANDREWS HWY

8

1

1

7

3C

3D

12





HILLCREST ACRES, SECTION 18

ITEM — PRELIMINARY PLAT

November 4, 2024



Visit Our Website

MIDLANDTEXAS.GOV

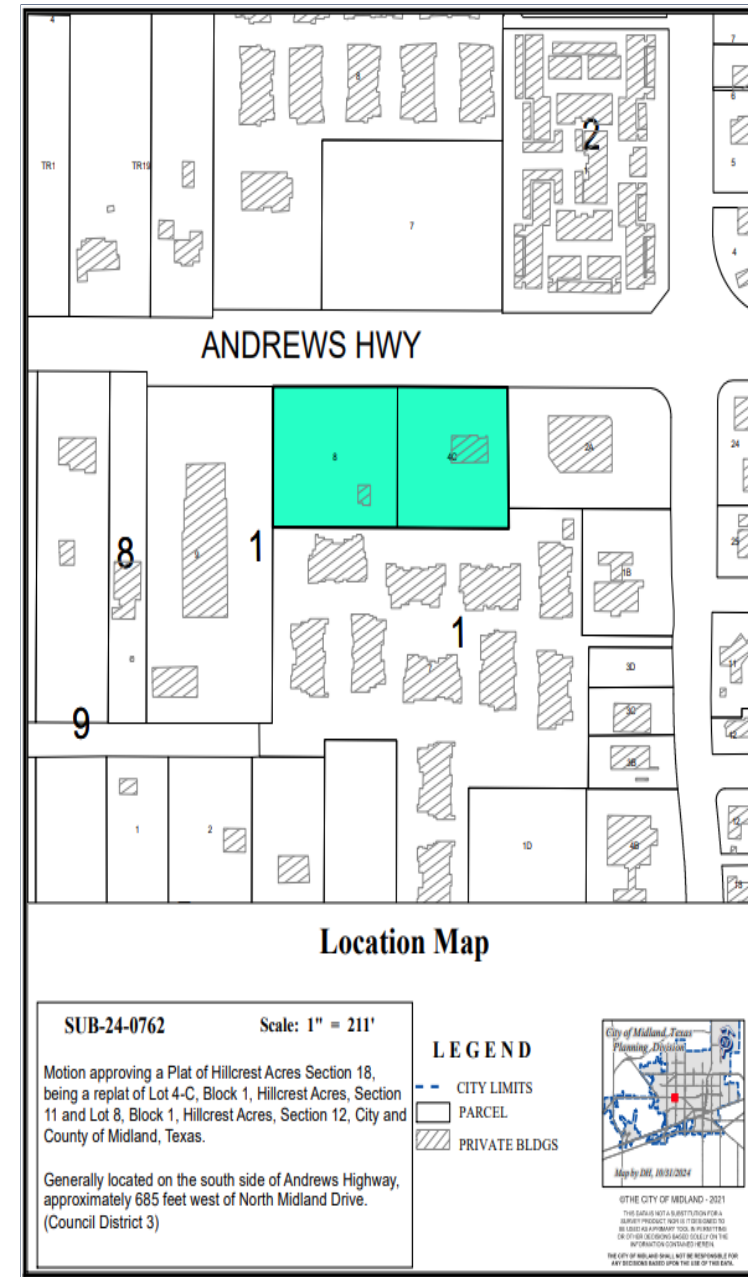
PACKET

Page 11.178

November 4, 2024

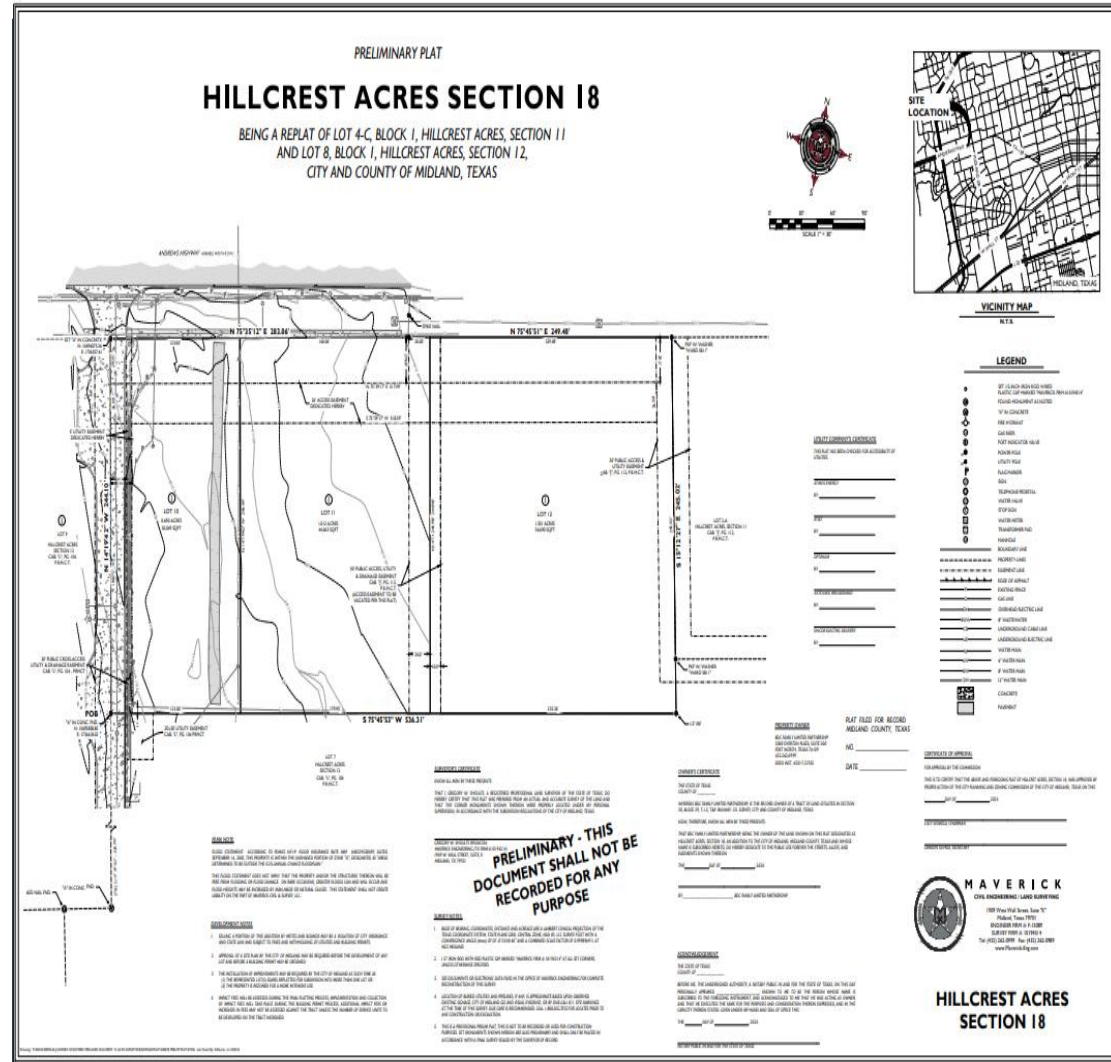
APPLICATION SUMMARY

- **Property Owner & Developer:** BDC Family Limited Partnership
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Preliminary Plat
- **Address:** Generally located on the south side of Andrews Highway, approximately 685-feet west of North Midland Drive. (District 3)



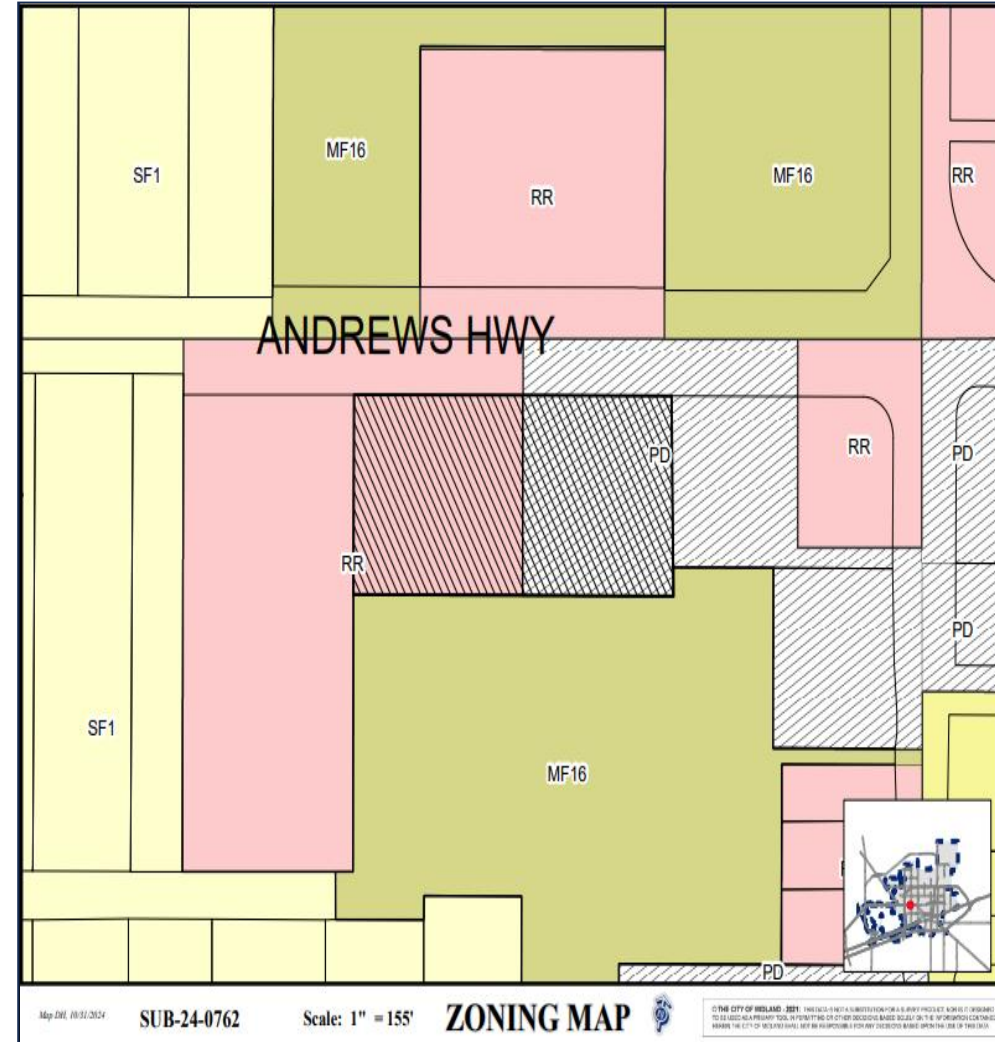
PLAT DETAILS

- Acreage: 3-acres
- Number of lots: 3 lots
- Reason for Request: For future commercial development and a coffee shop



ZONING

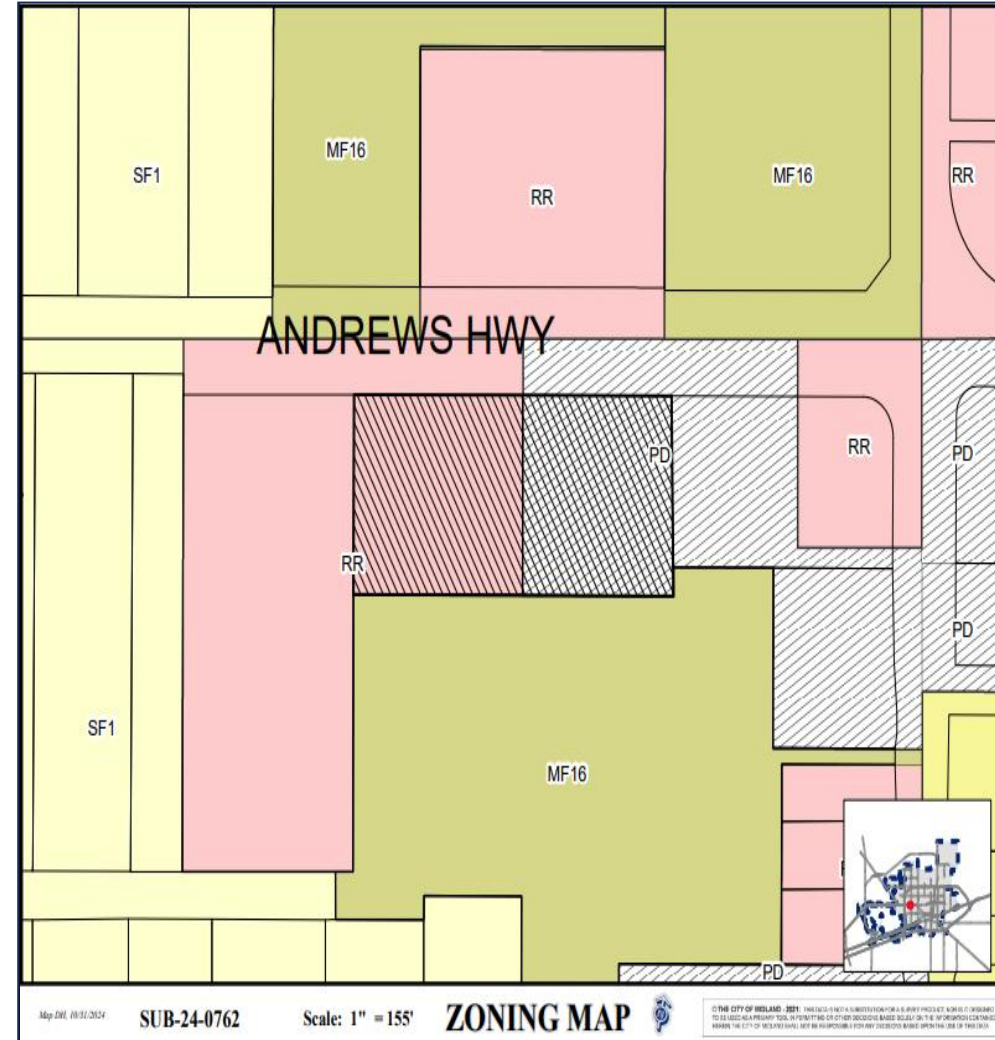
Current Zoning: RR, Regional Retail District and PD, Planned Development District for a Shopping Center



ZONING

Surrounding Zoning:

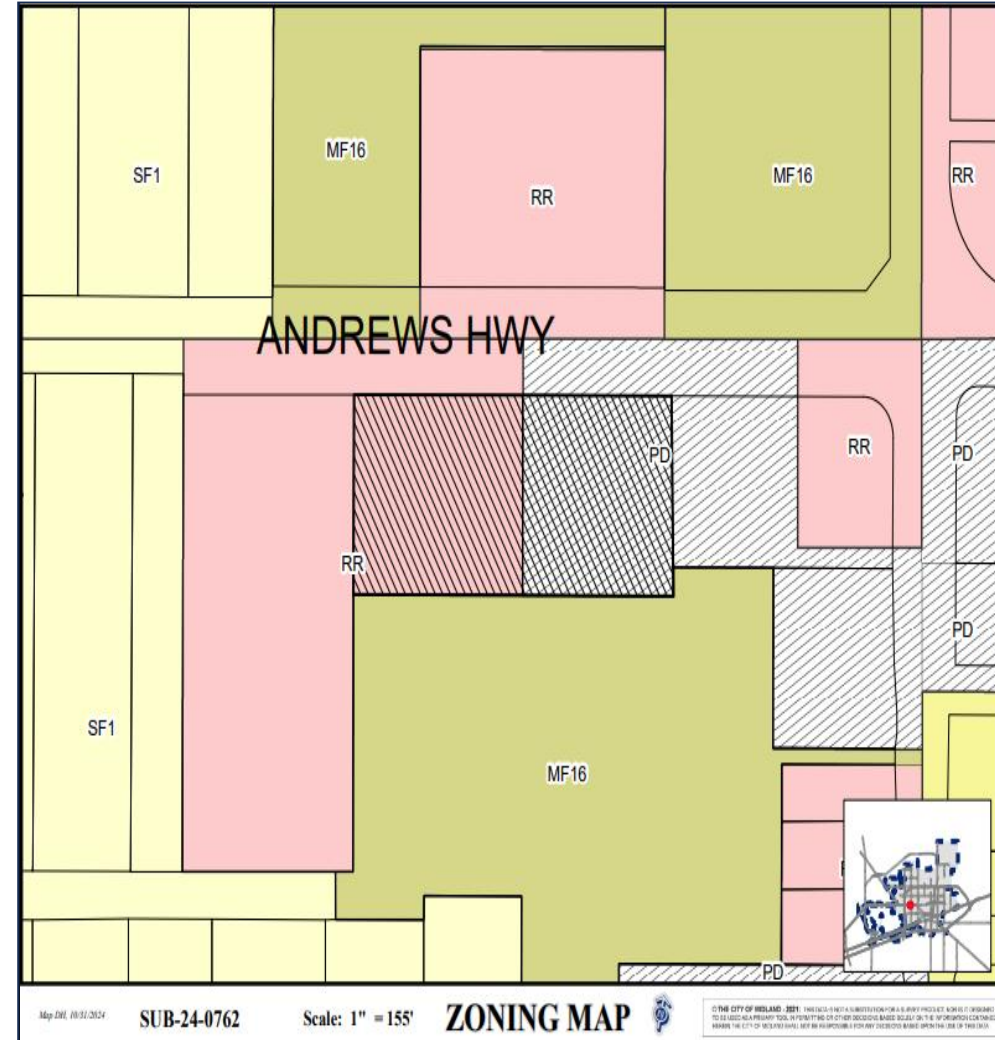
- **North:** RR, Regional Retail District & PD, Planned Development District for a Shopping Center
- **South:** MF-16, Multiple-Family Dwelling District



ZONING

Surrounding Zoning:

- **East:** MF-16, Multiple-Family Dwelling District & PD, Planned Development District for a Shopping Center
- **West:** RR, Regional Retail District



LAND USE

- **Current Use:** Vacant lot & Fast-food restaurant
- **Surrounding Uses:**
 - North: Apartment complex & vacant lot
 - West: Tire shop
 - South: Apartment complex
 - East: CVS pharmacy



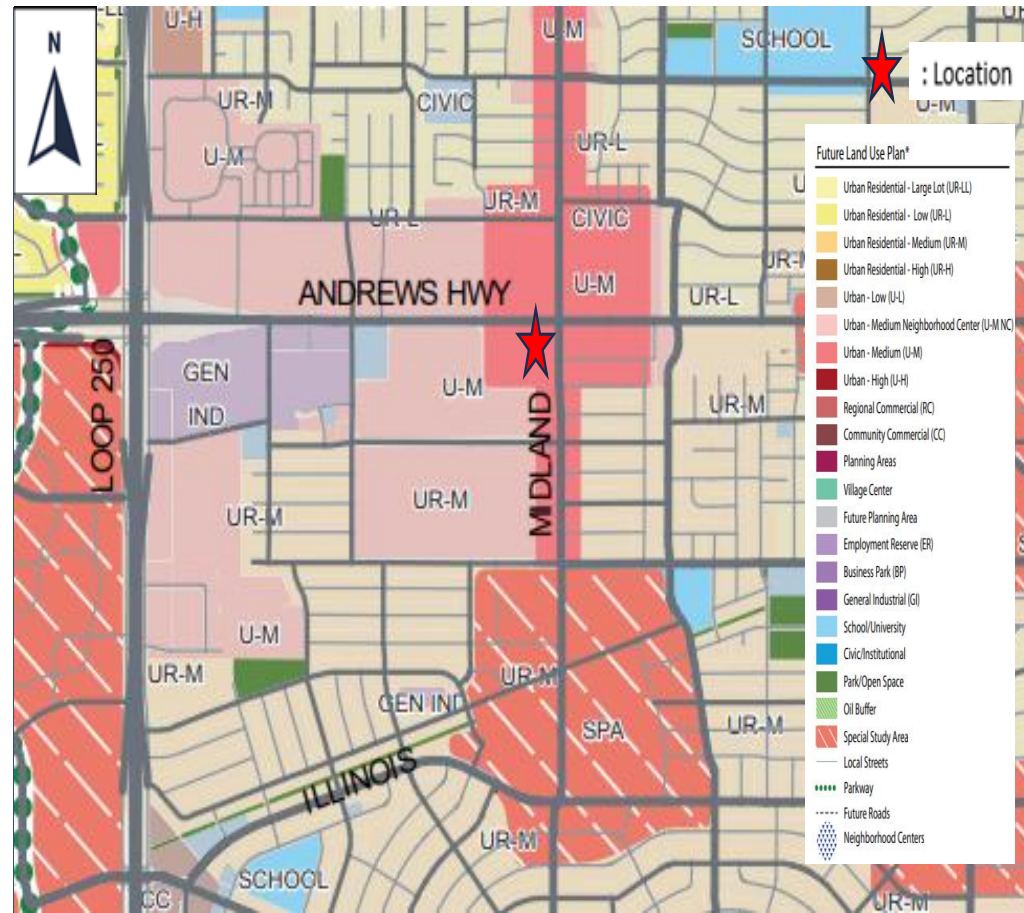
LAND USE



On Andrews Highway, looking south

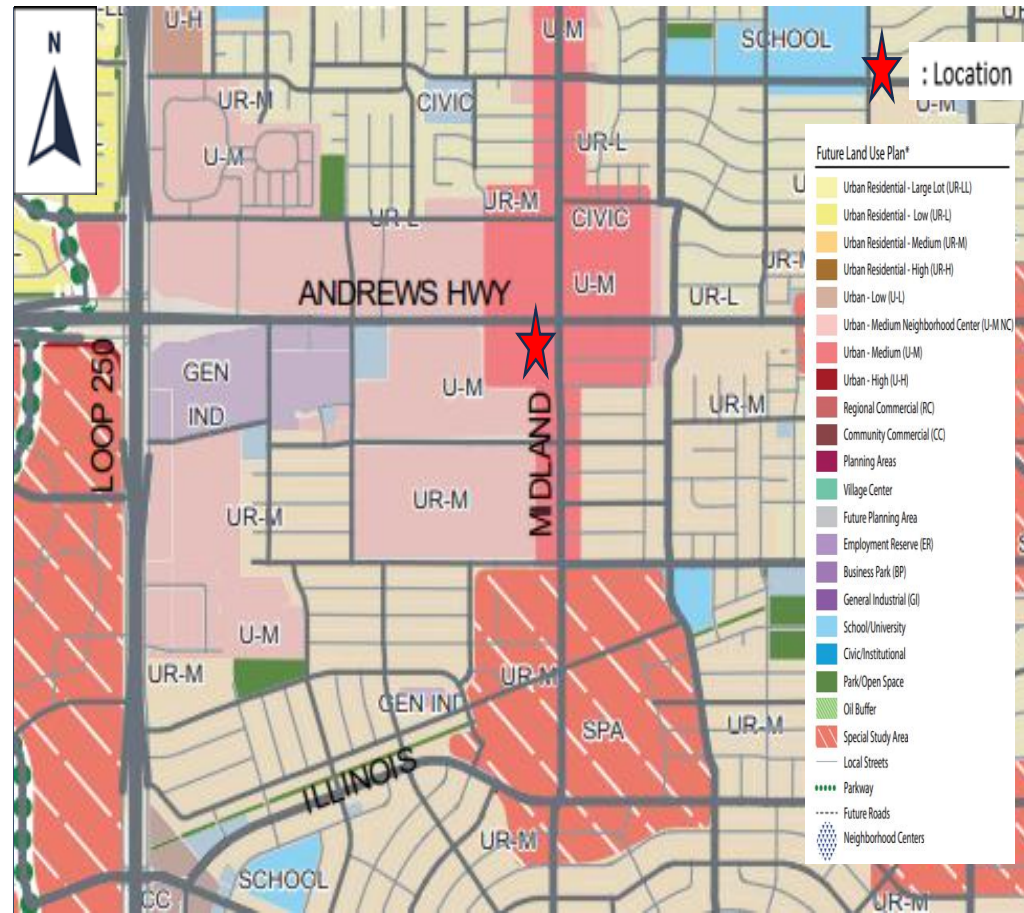
COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
 - Urban-medium (U-M)
- **Supported Uses:**
 - A mix of complementary uses, including single-family housings, multi-family housing, schools, mid-sized parks and churches, commercial and mixed use.
 - Amenities such as parks, plazas and quality streetscapes should be more prevalent than in U-L areas.



COMPREHENSIVE PLAN ANALYSIS

- Land use is **compatible** with surrounding area & TCT Plan



STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Preliminary Plat of Hillcrest Acres Section 18 subject to the following conditions:

- **Approval of a zone change or PD, Planned Development District amendment will need to be approved by Council prior to any building permits being issued for Lot 12 per Ordinance 7366.
[Informational]**
- **Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]**



STAFF RECOMMENDATION

- 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. 7366

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 "1F-1", ONE-FAMILY DWELLING DISTRICT, TO BE USED AS A "PLANNED DISTRICT" FOR A SHOPPING CENTER; CHANGING THE ZONING CLASSIFICATION OF THE AREA SET OUT AND DESCRIBED IN SECTION TWO HEREOF FROM "1F-1", ONE-FAMILY DWELLING DISTRICT, TO "LR-2", LOCAL RETAIL DISTRICT; AMENDING CHAPTER ONE, TITLE XI, OF THE CITY CODE OF MIDLAND, TEXAS, BY PERMITTING THE PROPERTY DESCRIBED IN SECTION THREE HEREOF, WHICH IS PRESENTLY ZONED "1F-1", ONE-FAMILY DWELLING DISTRICT, TO BE USED AS A "PLANNED DISTRICT" FOR AN OFFICE DISTRICT; 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 ORDINANCES, SITE PLANS AND OTHER SPECIFICATIONS SET OUT AND REFERRED TO HEREIN; ADDING ALL THE PROPERTY DESCRIBED HEREIN TO THE FIRE DISTRICT; 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 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 Districts" set out hereinafter and subject to the conditions and restrictions set out hereinafter; and

WHEREAS, notice has been given to all parties in interest and citizens by publication in the official newspaper and otherwise, of a hearing to be held before the City Council on August 23, 1994, to consider an amendment to the zoning

regulations and map changing the zoning classification of the property described in Section Two hereof from "1F-1", One-Family Dwelling District, to "LR-2", Local Retail District, in accordance with Title XI, Chapter 1, of the City Code of Midland, Texas; and

WHEREAS, such public hearing was held in the Council Chambers beginning at 11:09 a.m. on said August 23, 1994, as advertised; and

WHEREAS, after a full hearing, at which all parties in interest and citizens were given an opportunity to be heard; and after receiving and considering the recommendations of the Planning and Zoning Commission; and after considering among other things, the character of the property involved and the surrounding area and its peculiar suitability for particular uses; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality, the Council finds it to be in the best interest of the health, safety, morals and general welfare of the City of Midland to amend the zoning regulations accordingly; and

WHEREAS, the Council by Ordinance No. 4531, created a Fire District within the City limits of Midland, Texas, and adopted a Fire District Map, appropriately shaded; and

WHEREAS, because of the less restrictive zoning being established for the property involved herein, the Council finds it to be in the public interest to amend the Fire District so as to add thereto the premises set out and described herein;

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

SECTION ONE. That Chapter 1, 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 "1F-1", One-Family Dwelling District, and it shall be used as a "Planned District", for a Shopping Center, subject to the special conditions and restrictions hereinafter set out, said property being described as follows:

An 8.24 acre tract of land out of Section 30, Block 39, T-1-S, T&P Ry. Co. Survey, Midland County, Texas, and being more fully described by metes and bounds as follows:

Beginning at a point in the western boundary of Midland Drive in Tract No. 1, Hill Crest Acres, as recorded in Volume 201, Page 374, Midland County Deed Records, located in said Section 30, for the most easterly NE corner of this tract, from which the NE corner of said Section 30 bears N 74° 45' E, 79.0 feet and N 15° 15' W, 260.0 feet;

Thence S 15° 15' E, along the western boundary of Midland Drive, 141.90 feet to a point for a corner of this tract;

Thence S 20° 00' 46" E, along the western boundary of Midland Drive, 60.24 feet to a point for a corner of this tract;

Thence N 15° 15' E, along the western boundary of Midland Drive, 108.47 feet to a point for the most easterly southern corner of this tract;

Thence S 74° 45' W, 190.14 feet to a point for a corner of this tract;

Thence S 15° 15' E, 200.00 feet to a point for the most southerly SE corner of this tract;

Thence S 74° 45' W, 271.87 feet to a point in the western boundary of Tract No. 3 of said Hill Crest Acres for the most southerly SW corner of this tract;

Thence N 15° 15" W, along the western boundary of Tract No. 3, 81.90 feet to a point in the western boundary of said Tract No. 3 for a corner of this tract;

Thence S 74° 45' W, 164.0 feet to a point in the western boundary of Tract No. 4 of said Hill Crest Acres for the most westerly SW corner of this tract;

Thence N 15° 15' W, 628.50 feet along the western boundary of said Tract No. 4, to a point in the southern boundary of Andrews Highway for the NW corner of this tract;

Thence N 74° 45' E, along the southern boundary of Andrews Highway, 458.0 feet to a point for the most northerly NE corner of this tract;

Thence S 15° 15' E, 200.0 feet to a point for a corner of this tract;

Thence N 74° 45' E, 163.0 feet to the Place of Beginning and containing 8.24 acres of land;

said Planned District" for a Shopping Center being subject to the use and development regulations of the "LR-2", Local Retail District, except that no development shall occur and no building permit shall be issued until a site plan is submitted and approved in the same manner prescribed for a zone change.

SECTION TWO. That the zoning classification of the below described property be, and they are, hereby changed from "1F-1", One-Family Dwelling District, to "LR-2", Local Retail District:

TRACT A:

A 0.75 acre tract of land out of Section 30, Block 39, T-1-S, T&P Ry. Co. Survey, Midland County, Texas, being further described by metes and bounds as follows:

Beginning at a point in the southern boundary of Andrews Highway and the western boundary of Midland Drive in Tract No. 1, Hill Crest Acres, as recorded in Volume 201, Page 374, Midland County Deed Records, located in said Section 30, for the NE corner of this tract, from which the NE corner of said Section 30 bears N 74° 45' E, 79.0 feet and N 15° 15' W, 60.0 feet;

Thence S 15° 15' E, along the western boundary of Midland Drive, 200.0 feet to a point for the SE corner of this tract;

Thence S 74° 45' W, 163.0 feet to a point for the SW corner of this tract;

Thence N 15° 15' W, 200.0 feet to a point in the southern boundary of Andrews Highway for the NW corner of this tract;

Thence N 74° 45' E, along the southern boundary of Andrews Highway, 163.0 feet to the Place of Beginning and containing 0.75 acres of land.

TRACT B:

A 0.89 acre tract of land out of Section 30, Block 39, T-1-S, T&P Ry. Company Survey, Midland County, Texas, and being further described by metes and bounds as follows:

Beginning at a point in the curved western boundary of Midland Drive, in Tract No. 1, Hill Crest Acres, as recorded in Volume 201, Page 374, Midland County Deed Records, located in said Section 30, for the NE corner of this tract, from which the NE corner of said Section 30 bears N 74° 45' E, 73.99 feet and N 15° 15' W, 570.40 feet;

Thence S 15° 15' E, along the said western boundary of Midland Drive, 37.83 feet to a point of curvature this tract;

Thence southeasterly along the curved western boundary of Midland Drive, Delta Angle = 06° 57' 38", Radius Length = 1338.21 feet, Chord Bearing = S 18° 43' 49" E, Chord Length = 162.47 feet and an Arc Length of 162.57 feet to a point for the SE corner of this tract;

Thence S 74° 45' W, 200.0 feet to a point for the SW corner of this tract;

Thence N 15° 15' W, 200.0 feet to a point for the NW corner of this tract;

Thence N 74° 45' E, 190.14 feet to the Place of Beginning and containing 0.89 acres of land.

SECTION THREE. That Chapter 1, 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 "1F-1", One-Family Dwelling District, and it shall be used as a "Planned District", for an Office Center, subject to the special conditions and restrictions hereinafter set out, said property being described as follows:

A 5.24 acre tract of land out of Section 30, Block 39, T-1-S, T&P Ry. Co. Survey, Midland County, Texas, being further described by metes and bounds as follows:

Beginning at a point in the curved boundary of Midland Drive in Tract No. 1, Hill Crest Acres, as recorded in Volume 102, Page 374, Midland County Deed Records, located in said Section 30, for the NE corner of this tract, from which the NE corner of said Section 30 bears N 74° 45' E, 64.76 feet and N 15° 15' W, 770.40 feet;

Thence southeasterly along the curved boundary of Midland Drive, Delta Angle = 01° 37' 27", Radius Length = 1338.21 feet, Chord Bearing = S 23° 01' 21" E, Chord Length = 37.94 feet and an Arc Length of 37.94 feet to a point of curvature this tract;

Thence southeasterly along the curved boundary of Midland Drive, Delta Angle = 08° 36' 39", Radius Length = 1338.52 feet, Chord Bearing = N 19° 31' 45" W, Chord Length = 200.97 feet and an Arc Length of 201.16 feet to a point for a corner of this tract;

Thence S 15° 15' E, along the eastern boundary of said Tract No. 1 and the western boundary of Midland Drive, 308.60 feet to a point for a corner of this tract;

Thence S 74° 45' W, 328.00 feet to a point in the western boundary of Tract No. 2 in said Hill Crest Acres for a

corner of this tract;

Thence N 15° 15' W, 240.0 feet along the western boundary of Tract No. 2 in said Hill Crest Acres for a corner of this tract;

Thence S 74° 00' 48" W, 164.0 feet to a point in the western boundary of said Tract No. 3 is said Hill Crest Acres for a corner of this tract;

Thence N 15° 15' W, along the western boundary of said Tract No. 3, 308.71 feet to a point for a corner of this tract;

Thence N 74° 45' E, 471.87 feet to the Place of Beginning and containing 5.24 acres of land;

said "Planned District" for an Office Center being subject to the use and development regulations of the "O-1", Office District, except that no development shall occur and no building permit shall be issued until a site plan is submitted and approved in the same manner prescribed for a zone change.

SECTION FOUR. That the Fire District be amended so as to add thereto all the property described herein and the Director of Engineering and Development is authorized and directed to add to the Fire District map said premises.

SECTION FIVE. 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 SIX. 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 SEVEN. 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 EIGHT. 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 NINE. 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 23rd day of August, A.D., 1994; and passed to second reading on motion of Council member Cuevas, seconded by Council member Brooks, by the following vote:

Council members voting "AYE": Cuevas, Brooks, Schneider, Morrow, Burns, Egan and Vogler

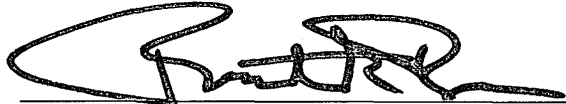
Council members voting "NAY": None

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Council member Cuevas, seconded by Council member Egan, on the 13th day of September, A.D., 1994, at a regular meeting of the City Council:

Council members voting "AYE": Cuevas, Egan, Schneider, Morrow, Burns and Brooks

Council members voting "NAY": None

PASSED AND APPROVED THIS 13th day of September,
A.D., 1994.



Robt. E. Burns, Mayor

ATTEST:



B. C. Clanton, City Secretary

APPROVED AS TO FORM:



Keith Stretcher, City Attorney

ORD\Z94029-Smith.pdzc



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: November 4, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a proposed Preliminary Plat of Fairgrounds Addition, Section 8, being a replat of Lots 7, 8 and 9, Block 10, Fairgrounds Addition, City and County of Midland, Texas. (Generally located on the west side of Wolfcamp Circle, approximately 500 feet north of Mulberry Lane.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve ☐ Deny ☐ Direction/Informational

Details of Request:

Maverick Engineering, on behalf of BBKG 2261, LLC, is requesting to replat Lots 7, 8, and 9, Block 10, Fairgrounds Addition, City and County of Midland, Texas, for ownership and future industrial development purposes.

Current Zoning:

PD, Planned Development District for an Industrial District (Ordinance 8513)

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

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

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

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

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

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

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 developments shall meet the requirements of IFC 2015 ed. and local ordinances.

CODE COMPLIANCE: (Approved)

No Oil and Gas Issues.

GIS: (Approved with Conditions)

Dash diagonal at northeast corner for corner clip. Label dedication as corner clip

PLANNING: (Approved with Conditions)

The zoning for this location is PD, Planned Development District for an Industrial District. The ordinance for this PD is 8513. [Informational]

Correct the legal address and Section number in OWNERS CERTIFICATE [11-2-3(H)3(m)(1)]

Note: Provide one signature line for each utility, not operated by the City of Midland, and franchised to operate within the City. This includes Atmos, Optimum and Astound. [11-2-3(H)3(m)(1)]

Provide tax certificates showing proof of ownership at final submittal. Tax certificates showing that no taxes are delinquent against the land being platted. [11-2-3(H)3(k)]

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]**

Attachments:

Preliminary Plat

Maps

Application

PowerPoint Presentation

Ordinance 8513



Preliminary Plat Application

Project Number: 5113-24-0771
Case Number: D-24-

Proposed Subdivision Plat Name: FAIRGROUNDS ADDITION, SECTION 8

Legal Description (attached sealed Metes and Bounds): BEING ALL OF LOTS 7, 8, AND 9, BLOCK 10, FAIRGROUNDS ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner
Printed Name: **BBKG 2261, LLC**

Phone (432) **694-5036**
Email

Address **PO BOX 32240**

City **MIDLAND**

State **TX**

Zip **79705**

Developer (if different than Owner)
Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: **ASHLEE DEVINE**

Phone (432) **262-0999**

Email **adevine@maverick-eng.com**

Address **1909 W WALL ST, SUITE K**

City **MIDLAND**

State **TX**

Zip **79701**

Current Zoning: PD

Reason for Platting: OWNERSHIP & Development (Industrial)

Plat Information

Total Acreage: **1.94**

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: 10/8/24

Property Owner (printed):

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

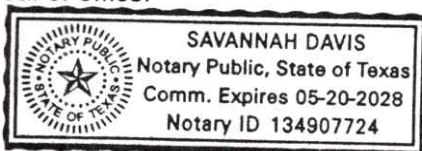
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared AGNEE DENNE who, being by me duly sworn, upon oath says: That (s)he is the owner of four grounds sec 7 or is authorized by BBKG 2201, LLC the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

AGNEE DENNE
Authorized Agent (signature)

Subscribed and sworn to before me, this 8th day of October, 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 # 4911

Received By: [Signature]

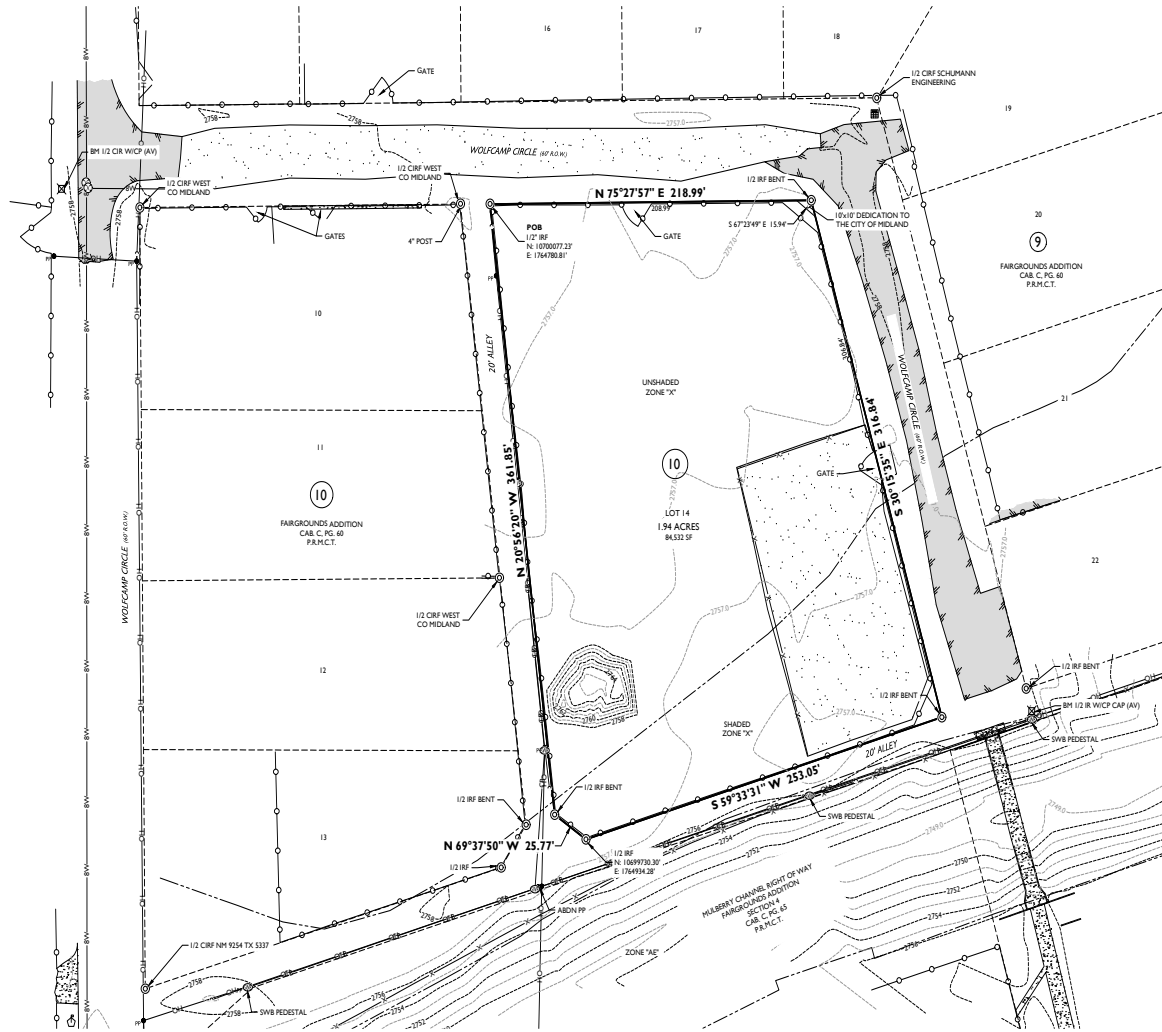
Date: 10/9/24

RECEIVED
OCT 09 2024

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

PRELIMINARY PLAT

BEING A RE-PLAT OF ALL OF LOTS 7, 8, AND 9, BLOCK 10,
FAIRGROUNDS ADDITION, AN ADDITION TO THE
CITY AND COUNTY OF MIDLAND, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS BACBAC, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 44, BLOCK 38, T-1-S, R-1-W, TARRANT COUNTY, COUNTY OF MIDLAND OF TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BIRGIT MONTGOMERY, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS FARMGROUNDS ADDITION, SECTION 7, A LOTATION TO THE COUNTY OF MIDLAND, MIDLAND COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED HEREETO, DO HEREBY DEDICATE TO THE PUBLIC USE FORBES THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON, AND DO HEREBY GIVE AN EASEMENT OF RIGHTS AND GRANTS TO THE CITY OF MIDLAND FOR SUBSIDIZED HOUSING, UTILITY RENTAL ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THEREON, AND CONVEYED SUCH EASEMENT THAT NO CONSTRUCTION SHALL COME ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SUCH CONTAINERS THEREAFTER HAVE BEEN ELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES

THE _____ DAY OF _____, 2014.

BY _____ FOR BACBAC, LLC, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN 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.

CREGORY W. SHOULTS PRLS15334
MAYBECK ENGINEERING, (TX FRM #0101)
1100 W. WALL STREET, SUITE C
MIDLAND, TX 79701

**PRELIMINARY - THIS
STATEMENT SHALL NOT**

SURVEY NOTES

1. BASIS OF BEARING, COORDINATES, DISTANCE AND AREA: ARE A LAMBERT CONIC PROJECTION OF THE TRANSVERSE COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, AND NAD 83. SURVEY FOOT OR METRIC CONVERSION ANGLE (RADIUS OF 39.37 INCHES) AND A CONVERSION SCALE OF 699999/1 AT NAD 83, MINIMUM.
2. 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK IRON B 10/19/15" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
3. USE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
4. LOCATION OF BURIED UTILITIES AND PIPELINES, A/N, IS APPROXIMATE BASED UPON OBSERVATIONS OF EXISTING SURVEY CITY OF CHICAGO AND VISIBLE EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED CALL 1-800-GO-DETECT FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
5. THIS IS A PRELIMINARY PRELIMINARY PLAT, THIS IS NOT TO BE USED 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 OR RECORD.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48324C003F, DATED SEPTEMBER 16, 2005, PORTIONS OF THIS PROPERTY LIE WITHIN THE UNSHADED PORTION OF ZONE "X" DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

OTHER PORTIONS OF THIS PROPERTY LIE WITHIN THE SHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 0.2-PERCENT ANNUAL-CHANCE (OR 500-YEAR) FLOOD."

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

DEVELOPMENT NOTES

1. SELLING A PORTION OF THIS ADDITION BY NETS AND BONDS 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 LOT IS REPLEATED 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 INCREASED IN FEES MAY NOT BE ASSESSED AFTER THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASED.

LEGEND

	BENCHMARK
	FOUND MONUMENT AS NOTED
	GUY ANCHOR
	KEY PAD
	POWER POLE
	WESTERN BELL PEDESTAL
	WATER VALVE
	MAILBOX
	BOUNDARY LINE
	PROPERTY LINES
	UNDERGROUND CABLE
	WIRE FENCE
	CHAINLINK FENCE
	8\"/>
	OVERHEAD ELECTRIC
	FLOOD PLAIN
	CONCRETE
	PAVEMENT
	GRAVEL / DIRT ROAD
	PLAT RECORDS, MIDLAND CO., TX

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

BY:

AT&T
 KY

OPTIMUM

ASTOUND BROADBAND

ONCOR ELECTRIC DELIVERY

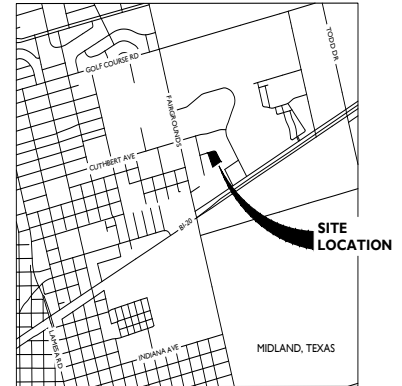
PROPERTY OWNER

BBKG 2261, LLC
PO BOX 52240
MIDLAND, MIDLAND COUNTY, TEXAS 79702
DEED INSTRUMENT #2021-32724
432-559-5257

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

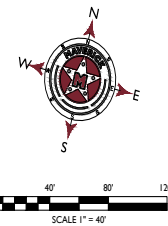
NO. _____

DATE _____



VICINITY MAP

N.T.S.



CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF FAIRGROUNDS 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.

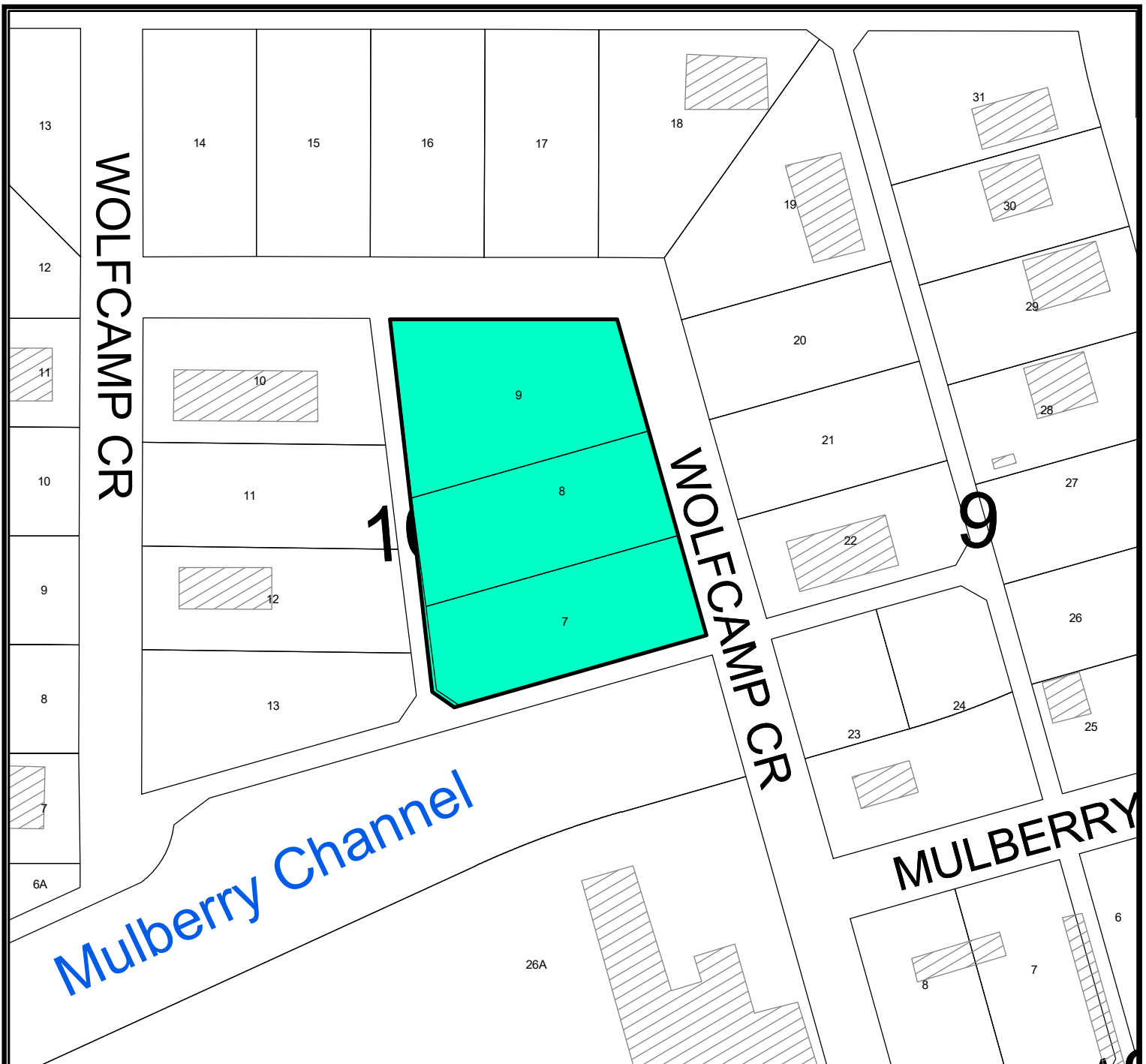
LUCY SISNIEGA, CHAIRMAN



M A V E R I C K
CIVIL ENGINEERING / LAND SURVEYING

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

FAIRGROUNDS ADDITION
November 4, 2024 **SECTION 8**



Location Map

SUB-24-0771

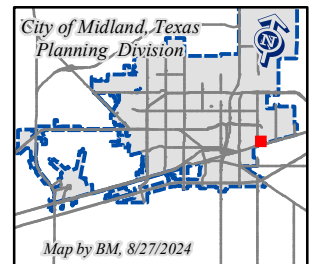
Scale: 1" = 139'

Proposed plat of Fairgrounds Addition, Section 8, being a replat of lots 7-9, Block 10, Fairgrounds Addition, an addition to the City and County of Midland, Texas.

Generally located on the west side of Wolfcamp Circle, approximately 500 feet north of Mulberry Lane.
(Council District 2)

LEGEND

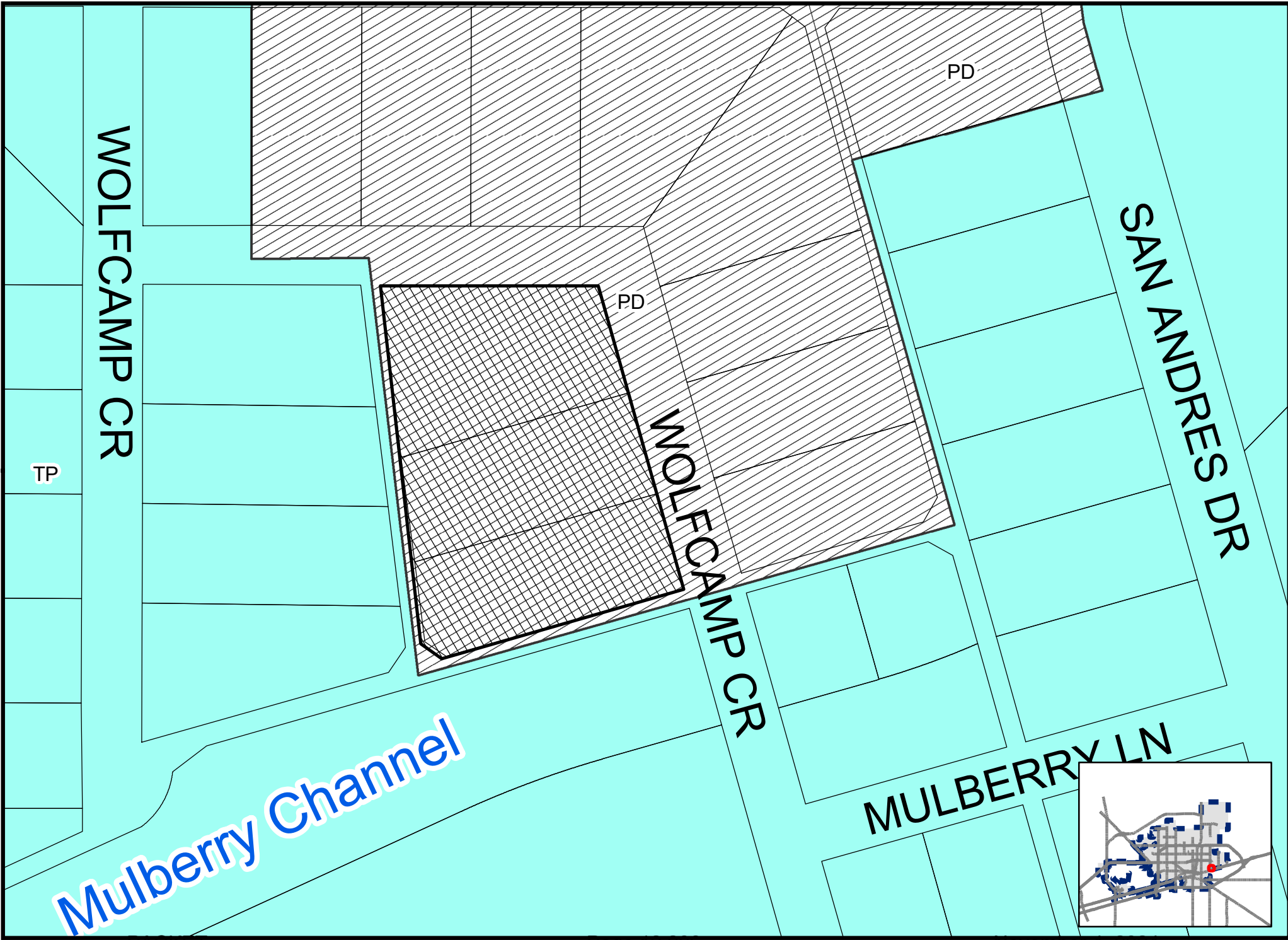
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.





WOLF CAMP CR

SAN ANDRES DR

WOLF CAMP CR

MULBERRY LN

Mulberry Channel





Fairgrounds Addition, Section 8 ITEM#

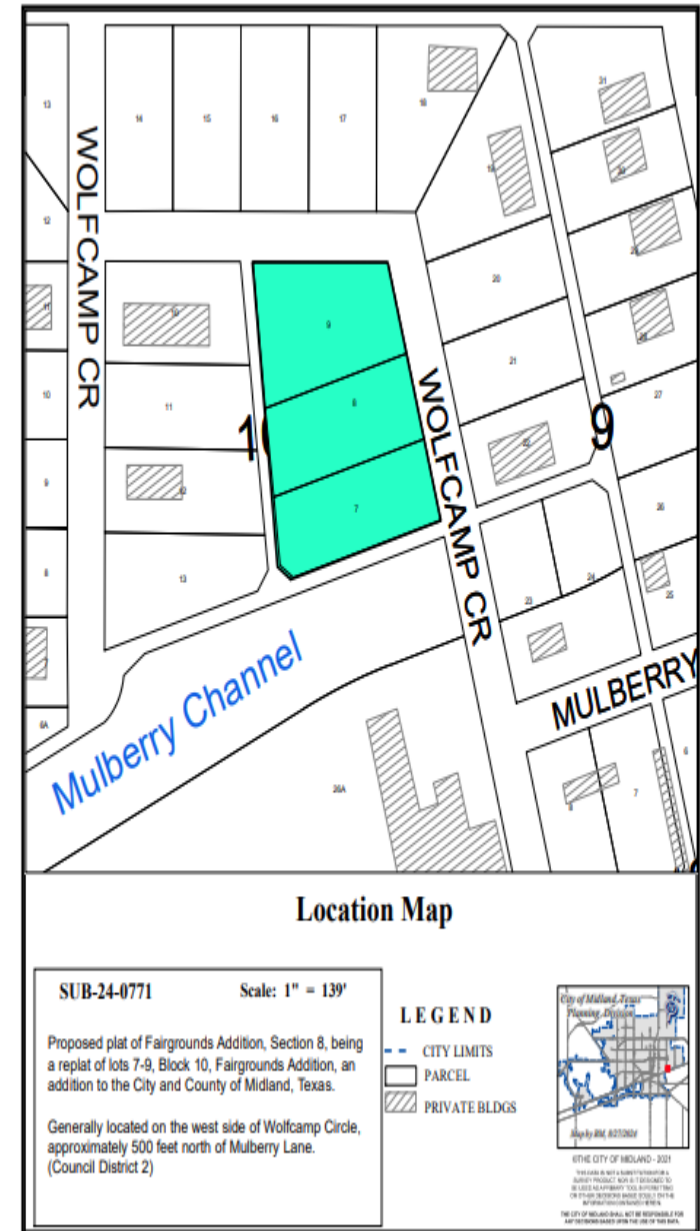


Visit Our Website

MIDLANDTEXAS.GOV

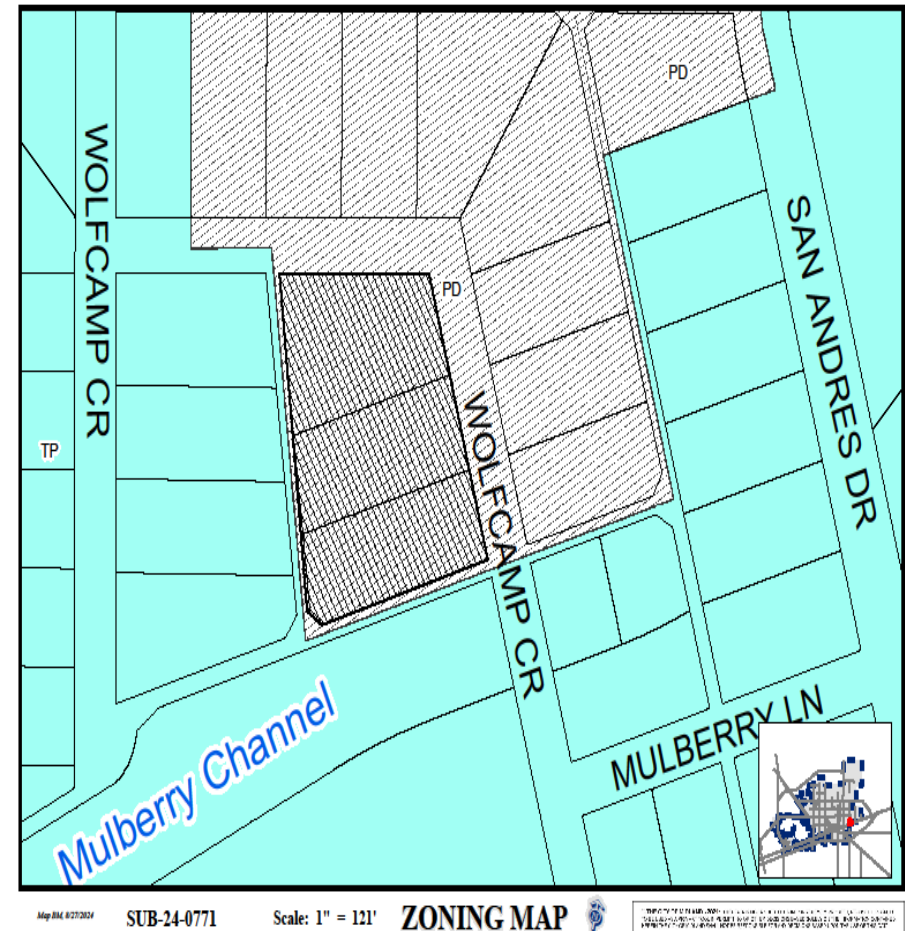
APPLICATION SUMMARY

- **Property Owner:** BBKG 2261, LLC
- **Representative:** [Maverick(acting on property owners' behalf)]
- **Preliminary Plat**
- **Address:** Generally located on the west side of Wolfcamp Circle, approximately 500-feet north of Mulberry Lane. (Council District 2)
- **Reason for Request:** Ownership and future development.



ZONING

- **Current Zoning:** PD, Planned Development District
- **Surrounding Zoning:** PD, Planned Development District.



LAND USE

- **Current Use of the Property:**
Vacant
- **Proposed Use of the Property:**
 - Industrial Commercial
- **Surrounding Uses:**
 - Industrial Commercial

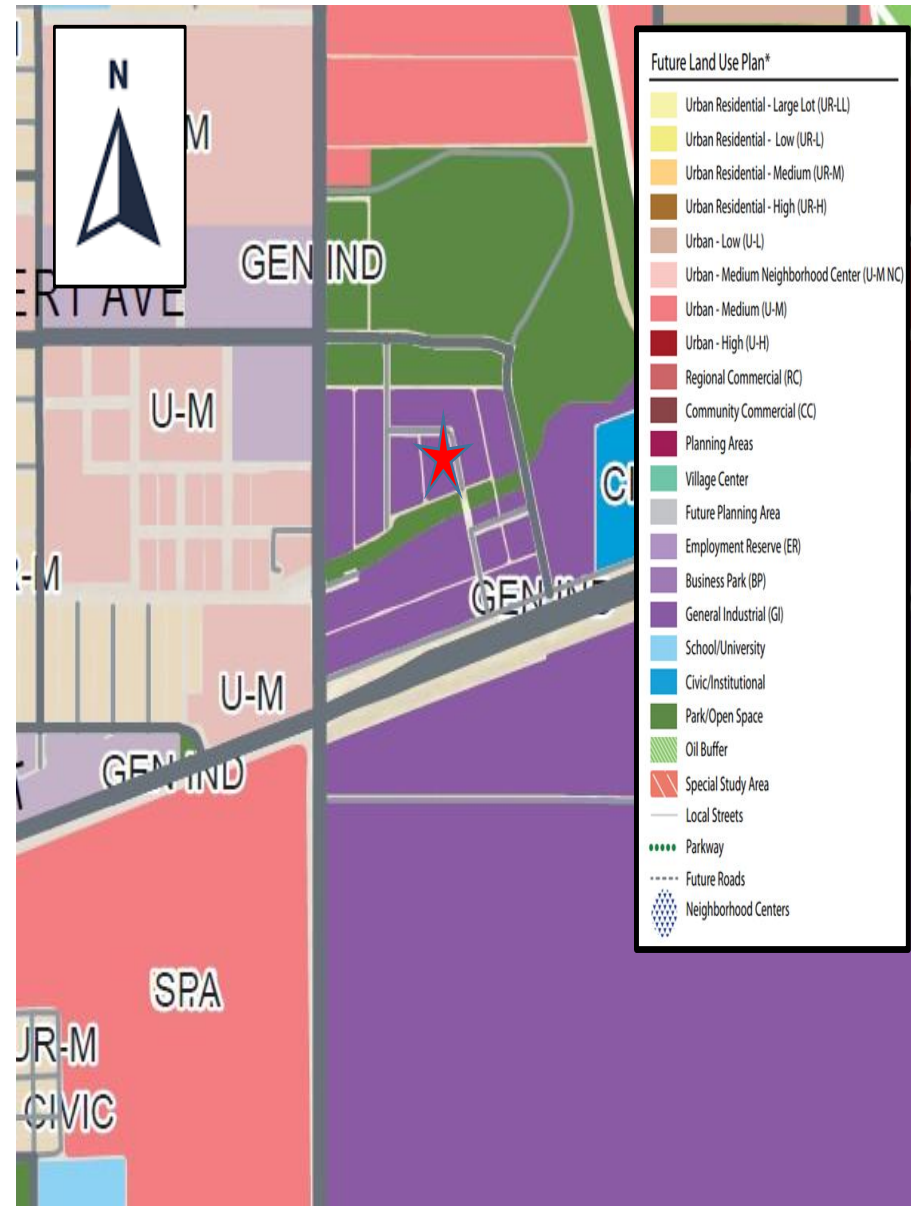




On Wolfcamp Circle, looking west.

COMPREHENSIVE PLAN

- TCT Land Use Designation:
General Industrial (GI)
- Supported Uses:
 - Supports all types of industrial developments such, manufacturing and warehouse distribution.
- Request is compatible with the surrounding area and the Tall City Tomorrow Plan.



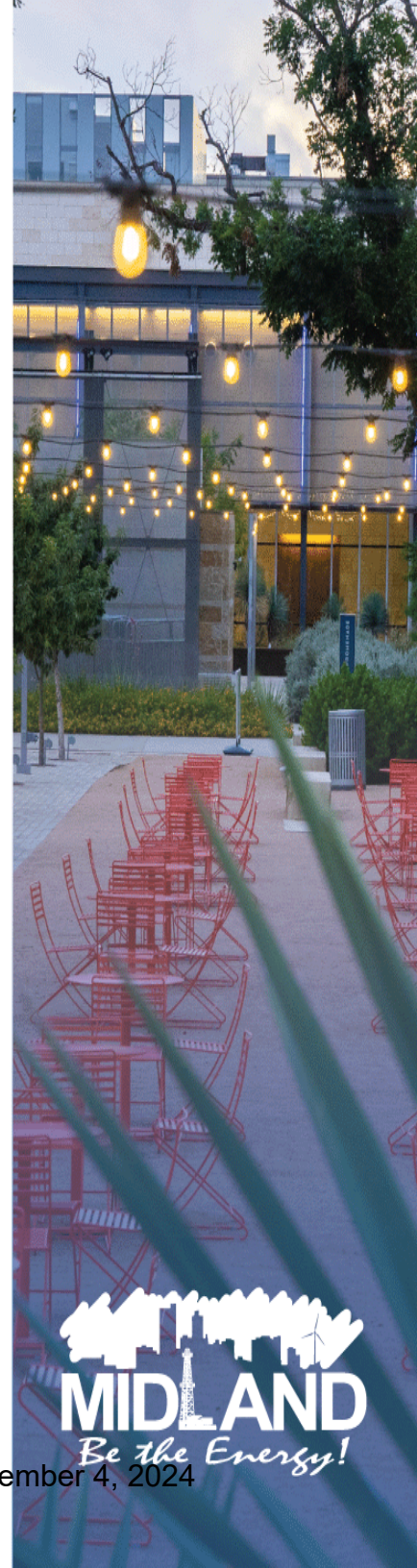
STAFF'S RECOMMENDATION

- Staff recommends APPROVAL of this plat 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]**



STAFF'S RECOMMENDATION

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



MISSION

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

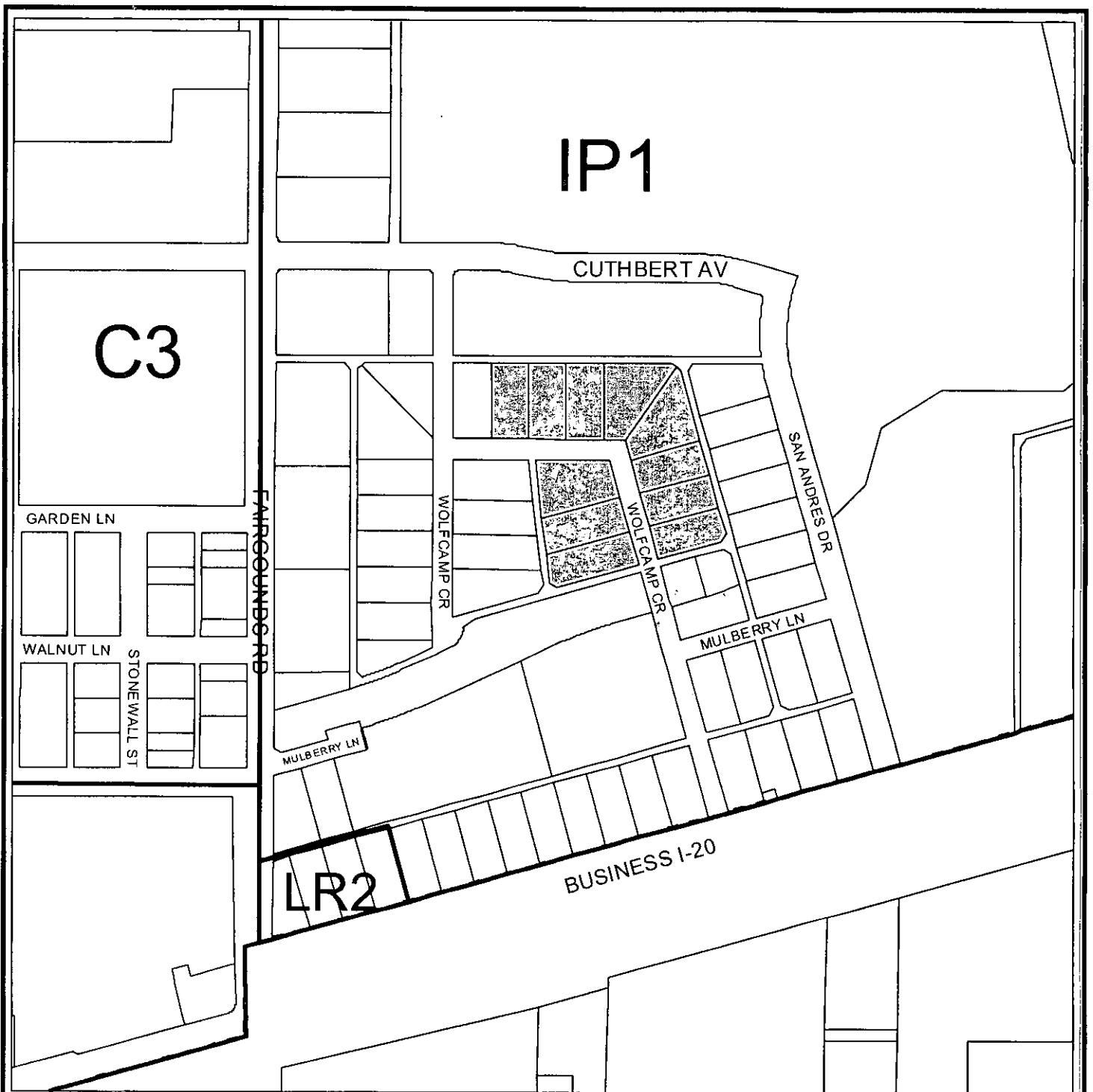
ORDINANCE NO. 8513

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION BY AMENDING CHAPTER ONE, TITLE XI, OF THE CITY CODE OF MIDLAND, TEXAS, BY PERMITTING LOTS 15 - 22, BLOCK 9, AND LOTS 7 - 9, BLOCK 10, FAIRGROUNDS ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS WHICH IS PRESENTLY ZONED IP-1, INDUSTRIAL PARK DISTRICT TO BE USED AS A PD, PLANNED DISTRICT FOR AN INDUSTRIAL DISTRICT; PROVIDING FOR SUCH USE TO BE SUBJECT TO CERTAIN SPECIAL CONDITIONS AND RESTRICTIONS AS SET OUT HEREIN; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION

WHEREAS, the City Planning and Zoning Commission and the Governing Body of the City of Midland, 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 an PD, Planned District for an Industrial 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 1, 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 IP-1, Industrial Park District, and it shall be used as a PD, Planned District for an Industrial District, subject to the special conditions and restrictions hereinafter set out, said property being described as follows:



ZONING MAP

Z - 07 - 004

Scale: 1" = 400'

Consider a request for a zone change from IP-1, Industrial Park District, to PD, Planned District for an Industrial District on Lots 15 - 22, Block 9 and Lots 7 - 9, Block 10, Fairgrounds Addition, City and County of Midland, Texas.

LEGEND

	ZONING		CITY PARCELS		COUNTY PARCELS
	SPECIFIC USE PERMITS		CITY LIMITS		PUBLIC BLDGS

ZONING DISTRICTS:

FD	FUTURE DEVELOPMENT	BP	BUSINESS PARK
PD	PLANNED DISTRICT	P	PARKING
AE	AGRICULTURE ESTATE	01, 02	OFFICE
CE	COUNTRY ESTATE	NS	NEIGHBORHOOD SERVICE
1F1, 1F2, 1F3	ONE-FAMILY DWELLING	LR1, LR2, LR3	LOCAL RETAIL
MBH	MOBILE HOME DWELLING	C1, C2, C3	COMMERCIAL
TH	TOWNHOUSE DWELLING	IP, IP1, IP2, IP3	INDUSTRIAL PARK
2F	TWO-FAMILY DWELLING	LI	LIGHT INDUSTRY
MF1, MF2	MULTIPLE FAMILY DWELLING	HI	HEAVY INDUSTRY

Lots 15 - 22, Block 9, and Lots 7 - 9, Block 10, Fairgrounds Addition, City and County of Midland, Texas.

SECTION TWO. That the use of this property shall conform to the IP-1, Industrial Park District, with the exception that this property shall be exempt from the regulations of Title XI, Chapter 10 of the Midland City Code, regarding the prohibition of metal exteriors of buildings.

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 27th day of February, A.D., 2007; and passed to second reading on motion of Council member Morgan, seconded by Council member Dufford, by the following vote:

Council members voting "AYE": Morgan, Dufford, Perry, Dingus, Canon, Simpson and Hailey

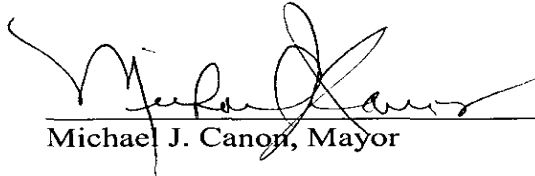
Council members voting "NAY": None

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Council member Morgan, seconded by Council member Hailey, on the 20th day of March, A.D., 2007, at a regular meeting of the City Council:

Council members voting "AYE": Morgan, Hailey, Dingus, Canon, Simpson and Dufford

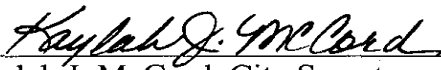
Council members voting "NAY": None

PASSED AND APPROVED THIS 20th day of March, A.D., 2007.



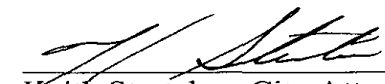
Michael J. Canon, Mayor

ATTEST:



Kaylah J. McCord, City Secretary

APPROVED AS TO FORM:



Keith Stretcher, City Attorney



City Council Agenda

30

Approved for Agenda:
MJohnston
City Manager's Office

MEETING DATE: February 27, 2007

TO: CITY COUNCIL/CITY MANAGER

FROM: Cameron Walker, Planning Division Manager

SUBJECT: Z-07-004; Don Kimbrell

Purpose:

Hold a public hearing at 11:12 a.m. and consider an ordinance on a request by Don Kimbrell for a zone change from IP-1, Industrial Park District to PD, Planned District for an Industrial District.

Recommended City Council Action

☒ Approve

☐ Deny

☐ Direction/Informational

Fiscal Impact:

N/A

Discussion:

This property is zoned IP-1, Industrial Park District, which allows manufacturing and wholesale operations. As is typical for these types of businesses, most of the development in the area has been with metal shops and warehouse-type structures. In June of 2006, the City passed an ordinance regulating the exterior building materials of non-residential buildings in all zoning districts except the C-3, LI, and HI Districts. Since the IP District was not exempted, metal exterior materials are now prohibited.

The purpose of this request is to allow the landowner to construct a metal-exterior building (R-panel) on the property that would be similar to what is located nearby. We find no objection to this request given the character and building style in the area. A recent request for rezoning in this area was supported by both the Commission and the Council.

In order to treat other property owners in the IP-1 District equitably, we believe that the Zoning Code should be amended to make this district exempt from the requirement for alternative building materials, and it is our intent to present such a recommendation in the near future.

CDS

PLANNING AND ZONING COMMISSION

February 20, 2007

CASE: Z-07-004

REQUEST: Hold a public hearing and consider approval of a zone change from IP-1, Industrial Park District to PD, Planned District for an Industrial District.

APPLICANT/OWNER: Mr. Don Kimbrell.

LEGAL DESCRIPTION: Lots 15-22, Block 9, and Lots 7-9, Block 10, Fairgrounds Addition, City and County of Midland, Texas.

LOCATION: Both sides of Wolfcamp Circle, approximately 200 feet south of Cuthbert Avenue.

CURRENT ZONING: IP-1, Industrial Park District.

ASSOCIATED CASE: N/A.

DETAILS OF REQUEST:

1. This property is zoned IP-1, Industrial Park District. The uses allowed in this district include a wide range of manufacturing and wholesale operations. Many of the lots in this area, including property owned by Mr. Kimbrell, have been developed with warehouse type structures and storage yards for oil field and chemical related businesses. The reason for this zone change application is to allow the landowner to construct a metal building (R-panel) on the property similar to what is located nearby. In June of 2006 the City passed an ordinance regulating the exterior building materials of non-residential buildings but excepting certain districts. The IP-1 District is not exempted and; consequently metal exterior materials are not permitted. The remedy for this situation is for the landowner to apply for a PD and thereby be permitted to construct one or more metal exterior buildings. We find no objection to this request given the character and building style in the area. A recent request for rezoning in this area was supported by the Commission and the Council (2/13).

STAFF RECOMMENDATION:

We recommend approval of this request for a Planned District for Industrial District, subject to the following conditions:

- A. Use of this property shall conform to the IP-1, Industrial Park District except as indicated in B, below:
- B. This property is exempted from the regulations of Chapter 11-10 of the City Code regarding the prohibition of metal exteriors on buildings.



Cameron Walker, AICP
Planning Division Manager
Department of Development Services

Attachments:

Application
Maps

Case Number: Z-07-004

CITY OF MIDLAND
Planning Division

APPLICATION TO CHANGE ZONING CLASSIFICATION

Don Kimbrell 432/638-5575
Applicant Name Contact #s
P.O. Box 50187 MIDLAND TEXAS 79710
Address Zip Code

Don Kimbrell & George Humphrey 432/638-5575
Property Owner Name Contact #s
PO Box 50187 MIDLAND TEXAS 79710
Address Zip Code

Representative Name Contact #s

Address Zip Code

Street address and Legal Description of property (complete Lot, Block, and Subdivision, or if unplatted, attach a Metes and Bounds description with surveyor's seal). Describe by tracts if more than one zoning district is requested: _____

LOTS 7; 8; 9 Block 10 FAIRGROUNDS ADDTN
LOTS 15; 16; 17; 18; 19; 20; 21; 22 Block 9 FAIRGROUNDS ADDTN

PRESENT ZONE: 1P-1 REQUESTED ZONE: PD INDUSTRIAL DISTRICT
(List by tracts if more than one district is requested)

Reason for Zone Change or PD Amendment: _____
TO CONSTRUCT SHOP BUILDING - METAL WITH FORMED METAL EXTERIOR

Present Use of Property: ~~LOT~~ STORAGE YARD - CALICHE SURFACE

Proposed Use of Property: LIGHT FABRICATION

How will zone change affect the public health, safety and welfare? ADD JOBS;
INCREASE PROPERTY VALUE; INCREASE SALES & SALES TAX REVENUES

Describe how conditions affecting the property have changed since present zoning designation:
ALL SURROUNDING BUILDINGS ARE METAL CONSTRUCTION WITH
FORMED METAL EXTERIOR

Will a Specific Use Permit with Term for alcoholic beverages sales be needed: ____ Yes ☒ No

APPLICATION FEES:

- Single, standard zone change: **\$400**. Multiple, standard zone change: add **\$100** per district.
- Single PD, Planned District zone change: **\$550**. Multiple PD proposal: add **\$100** per district.
80% of fee will be refunded if no P&Z public hearing is called; if no City Council public hearing is called, then 30% of fee will be refunded.
- If a Traffic Impact Analysis is required, a fee of up to \$500.00 will be assessed.

SITE PLAN SUBMITTALS (if applicable):

16 copies of the PD site plan: _____

Site Plan on a CD in .pdf and .jpg format: _____

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

Property Owner (signature): *[Signature]* Date: 2-8-07

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.

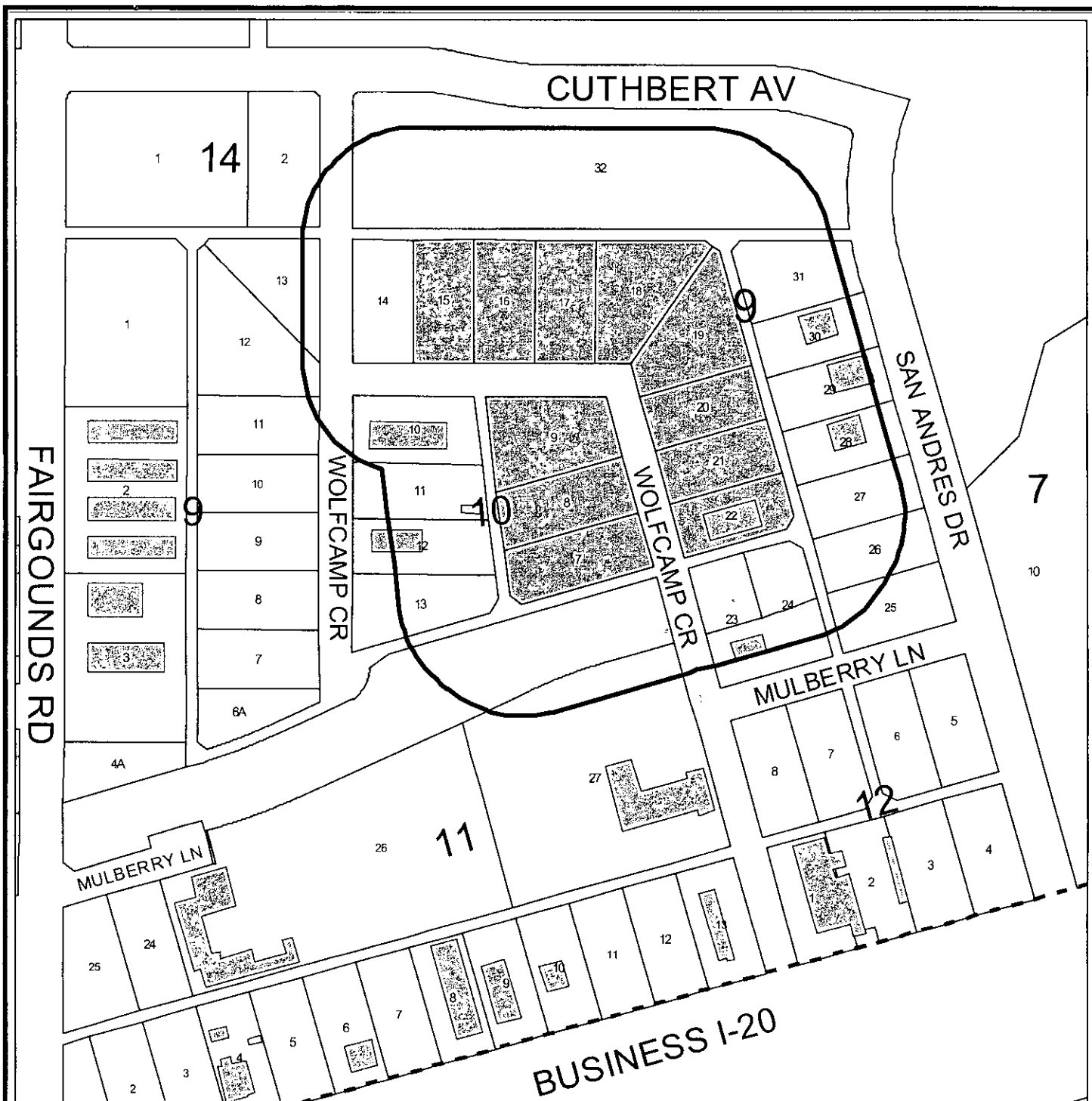
Authorized Agent (signature)

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	
Rec'd By: <u>CW</u>	Date: <u>2/14/07</u>
Assigned: <u>CW</u>	
For: <u>P&Z</u>	On: <u>2/20/07</u>

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



PROPERTY OWNER NOTIFICATION MAP

Z - 07 - 004

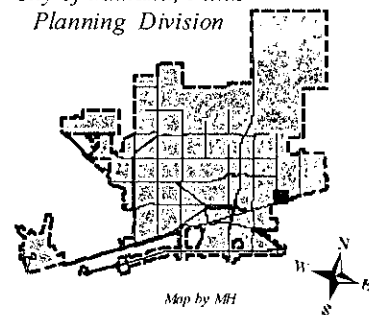
Scale: 1" = 250'

Consider a request for a zone change from IP-1, Industrial Park District, to PD, Planned District for an Industrial District on Lots 15 - 22, Block 9 and Lots 7 - 9, Block 10, Fairgrounds Addition, City and County of Midland, Texas.

LEGEND

- - - CITY LIMITS
- 200 FT. LEGAL NOTICE LIMIT
- PARCEL
- PUBLIC BLDGS
- PRIVATE BLDGS

City of Midland, Texas
Planning Division





Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: November 04, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Campgrounds Addition, Section 3, being a replat of Lot 5, Block 1, Campgrounds Addition, Section 2, Midland County, Texas. (Generally located on the north side of West County Road 157, approximately 810 feet west of South County Road 1270.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Maverick Engineering, on behalf of SRR Enterprises, LP is requesting to replat a property into two lots generally located on the north side of West County Road 157, approximately 810 feet west of South County Road 1270 to obtain septic permits for development purposes.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

Fire: (Approved)

No comments ETJ

Oil and Gas: (Approved)

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

Engineering: (Approved)

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

ROW: No frontage along Public ROW. [For Applicant's Information Only.]

PAVING: No frontage along Public

ROW. [For Applicant's Information Only.]

WATER: No frontage along Public

ROW. [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 the Applicant's information only.]

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

SEWER: No frontage along Public ROW. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Code: (Approved)

ETJ, no jurisdiction

Transportation: (Approved)

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

GIS: (Approved)

No comments.

Health Department: (Approved)

Yes, the health department will review application from the 2 proposed lot of Campgrounds Addition, Section 3, RE-PLAT OF LOT 5, BLOCK 1, CAMPGROUNDS ADDITION SECTION 2 TO THE COUNTY OF MIDLAND the lot 5A is 2.7 acre, lot 5B is 1.7 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well and existing structures on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

We do not have any comments on this plat.

Public Works: (Approved)

They will need to get a permit to tie into county road 157 from Public Works department at the courthouse.

Planning: (Approved with conditions)

Reference on plat: All subdivision plats submitted for final approval after October 1, 2006 shall include on the face of the plat the following note: "Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained." [11-2-5(B)8(b)]

Staff recommends approval of the Preliminary Plat of Campgrounds Addition, Section 3, subject to condition A.

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

Attachments:

Application
Preliminary Plat
Maps
PowerPoint Presentation



Preliminary Plat Application

Project Number: 54B-24-0774

Case Number: _____

Proposed Subdivision Plat Name: CAMPGROUNDS ADDITION, SECTION 3
Legal Description (attached sealed Metes and Bounds): REPLAT OF LOT 5, BLOCK 1, CAMPGROUNDS ADDITION SECTION 2, AN ADDITION TO THE COUNTY OF MIDLAND, TEXAS

Property Owner <i>GPR Enterprises, LP</i> Printed Name: (RAVI MEHTA)		Phone (432) 262-0999 Email mehtarp3@gmail.com	
Address <u>125 EAST JOHN CARPENTER FREEWAY SUITE 1050</u>	City IRVING	State TX	Zip 75062

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: <u>MAVERICK ENGINEERING</u> Printed Name: ASHLEE DEVINE		Phone (432) 262-0999 Email adevine@maverick-eng.com	
Address <u>1909 W WALL ST, SUITE K</u>	City MIDLAND	State TX	Zip 79701

Current Zoning: ETJ
Reason for Platting: septic permit

Plat Information	Total Acreage: 4.551
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 2	Number of Multi-family Dwelling Units: _____

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature) [Signature] Date: 10/7/2024
 Property Owner (printed): Ravi Mehta

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.

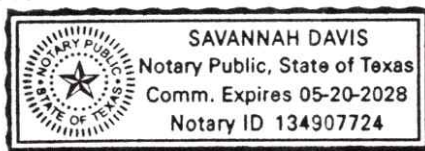
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

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 Campgrounds section 3 or is authorized by Ravi Mehta 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 8th day of October, 20 , 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 # 4979

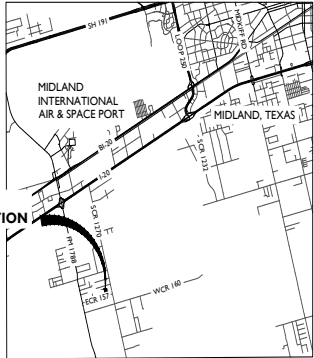
Received By: [Signature]

Date: OCT 09 2024

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

CAMPGROUNDS ADDITION SECTION 3

BEING A REPLAT OF LOT 5, BLOCK 1,
CAMPGROUNDS ADDITION SECTION 2,
AN ADDITION TO THE COUNTY OF
MIDLAND, TEXAS



VICINITY MAP

N.T.S.



LEGEND

- SET 1/2" IRON ROD W/ RED CAP MARKED "MAVERICK FIRM #10194514"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINES
- EASEMENT LINES
- SECTION LINE
- O.P.R.M.C.T.
- P.A.M.C.T.
- D.A.M.C.T.
- OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- PLAT RECORDS, MIDLAND CO., TX
- DEED RECORDS, MIDLAND CO., TX

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.



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM #: P-15009
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

CAMPGROUNDS ADDITION
SECTION 3
November 24, 2024
PRELIMINARY PLAT

SURVEY 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 WITHHELDING OF UTILITIES AND BUILDING PERMITS.
- BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT, WITH A CONVERGENCE ANGLE (theta) OF -0°57'44.73" AND A COMBINED SCALE FACTOR OF 0.99998304 AT NGS "ARP 2" HANT.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- THIS SITE LIES WITHIN THE CITY OF MIDLAND'S EXTRAJURISDICTIONAL JURISDICTION (EJ) IN MIDLAND COUNTY, TEXAS. THERE ARE NO ZONING DESIGNATIONS WITHIN THE (EJ) OR COUNTY. HOWEVER, THIS SITE IS ALSO SITUATED WITHIN THE AIRPORT OVERLAY ZONE 4 (AOZ-4) AREA. 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 AOZ-4 MUST APPLY FOR AND RECEIVE A PERMIT. SEE NOTE THIS SHEET.
- LOTS 7A & 7B, BLOCK 1, THIS PLAT, HEREBY ADOPT A BLANKET MUTUAL ACCESS, CROSS ACCESS, UTILITY, DRAINAGE, AND PARKING EASEMENT IN ALL IMPROVED PAVED DRIVES LOCATED WITHIN THE DEVELOPMENT.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAPS #48120C00P & #48120C022P DATED SEPTEMBER 16, 2010, THIS PROPERTY IS WITHIN THE UNDESIGNED PORTION OF ZONE "X" DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY SHOWN THEREON, MONUMENTS SHOWN THEREON WERE PROPERLY PLACED AND THE SURVEY WAS SUPERVISED IN ACCORDANCE WITH THE SUBDIVISION REVENUE ACT AND THE TEXAS SURVEYING ACT.

GREGORY W. SHOULTS
MAVERICK ENGINEERING, L.P. FIRM #10194514
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701

PROPERTY OWNER

SRR ENTERPRISES, LP
RAY MEHTA
422.262.0999
125.687 JOHN CARPENTER FREEWAY, SUITE 1650
IRVING, DALLAS COUNTY, TEXAS 75062
DEED INSTRUMENT #5321-33851
O.P.R.M.C.T.

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS SRR ENTERPRISES, LP, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 32, BLOCK 40, T.2S, T.8P, R.8E CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT SRR ENTERPRISES, LP, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS CAMPGROUNDS ADDITION, SECTION 3, 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;
WITNESS MY HAND AT MIDLAND, TEXAS, THIS _____ DAY OF _____, 2024.

By: RAY MEHTA, FOR SRR ENTERPRISES LP

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 RAY MEHTA, 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 _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATX/MS ENERGY
BY: _____

AT&T
BY: _____

OPTUM
BY: _____

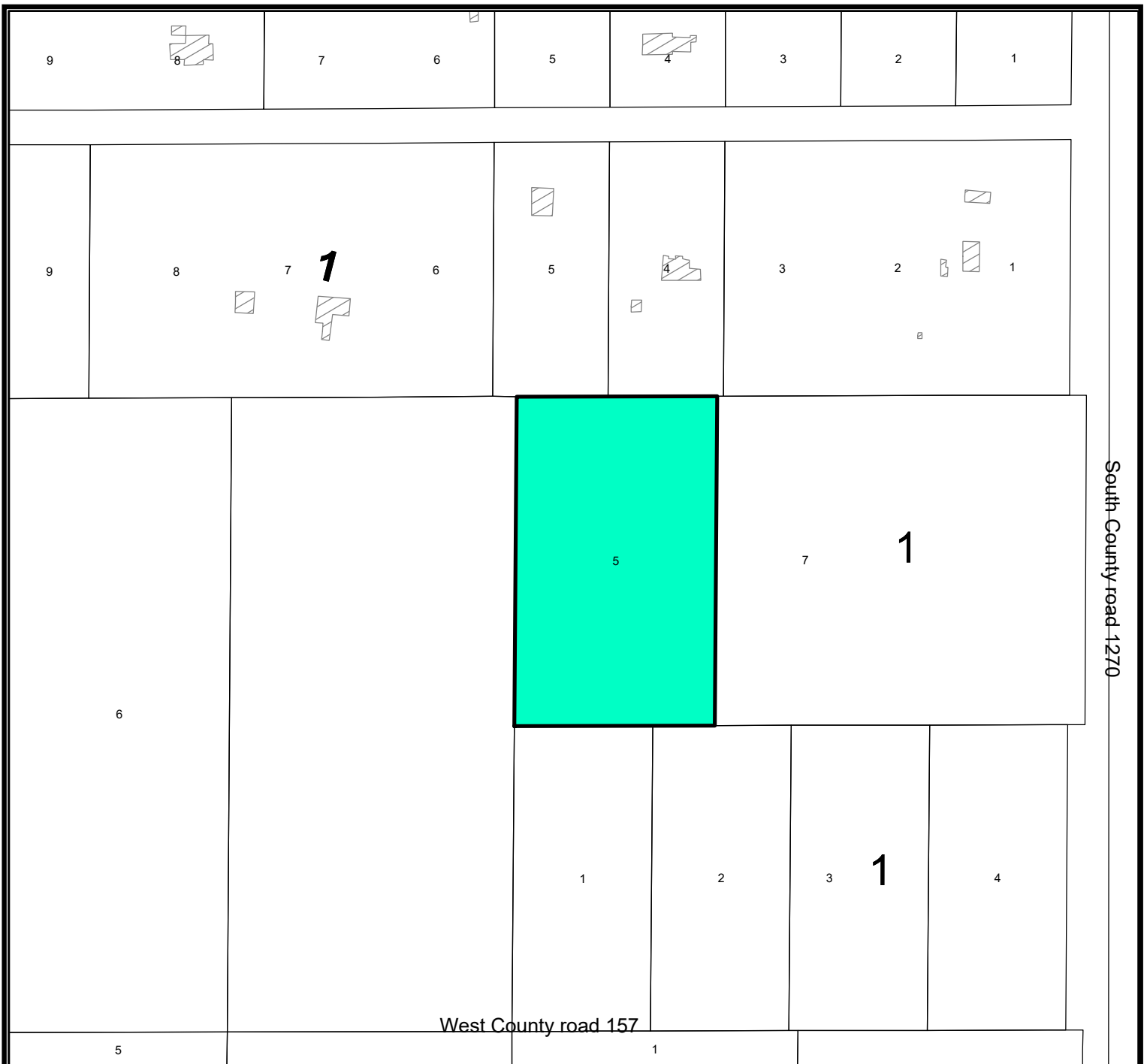
ASTOUND BROADBAND
BY: _____

ONCOR ELECTRIC DELIVERY
BY: _____

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF CAMPGROUNDS ADDITION, SECTION 3, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2024.

LUCY SORRIGA, CHAIRMAN
BY: _____



Location Map

SUB-24-0776

Scale: 1" = 250'

Proposed plat of Campgrounds Addition, Section 3 being a replat of Lot 5, Block 1, Campgrounds Addition, Section 2, Midland County, Texas.

Generally located on the north side of West County Road 157, approximately 810 feet west of South County Road 1270. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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







CAMPGROUNDS ADDITION, SECTION 3 PRELIMINARY PLAT

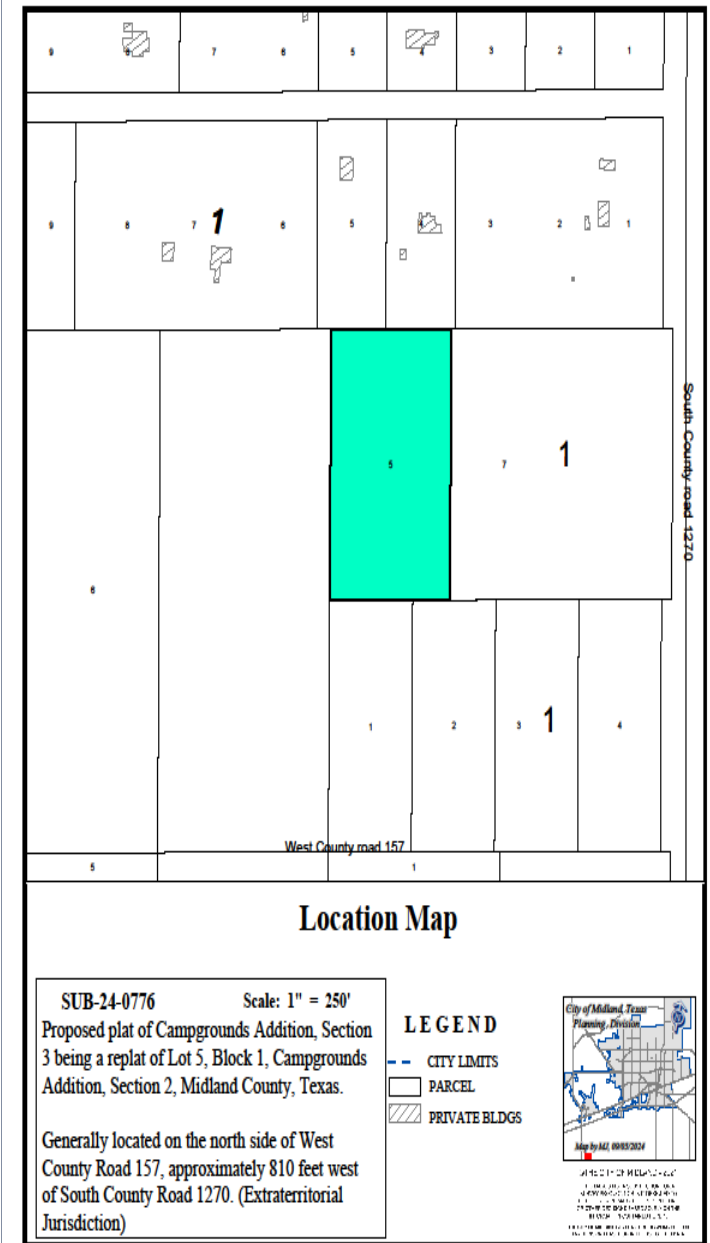


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner & Developer:** SRR Enterprises , LP
- **Representative:** Maverick Engineering
- **Plat**
- **Address:** 9608 West County road 157.
(Extraterritorial Jurisdiction)



3

- # PACKET



LAND USE

- **Current Use:** Mobile-home parking
- **Surrounding Uses:**
 - North: Residential
 - West: Commercial
 - South: Mobile-home parking
 - East: Commercial



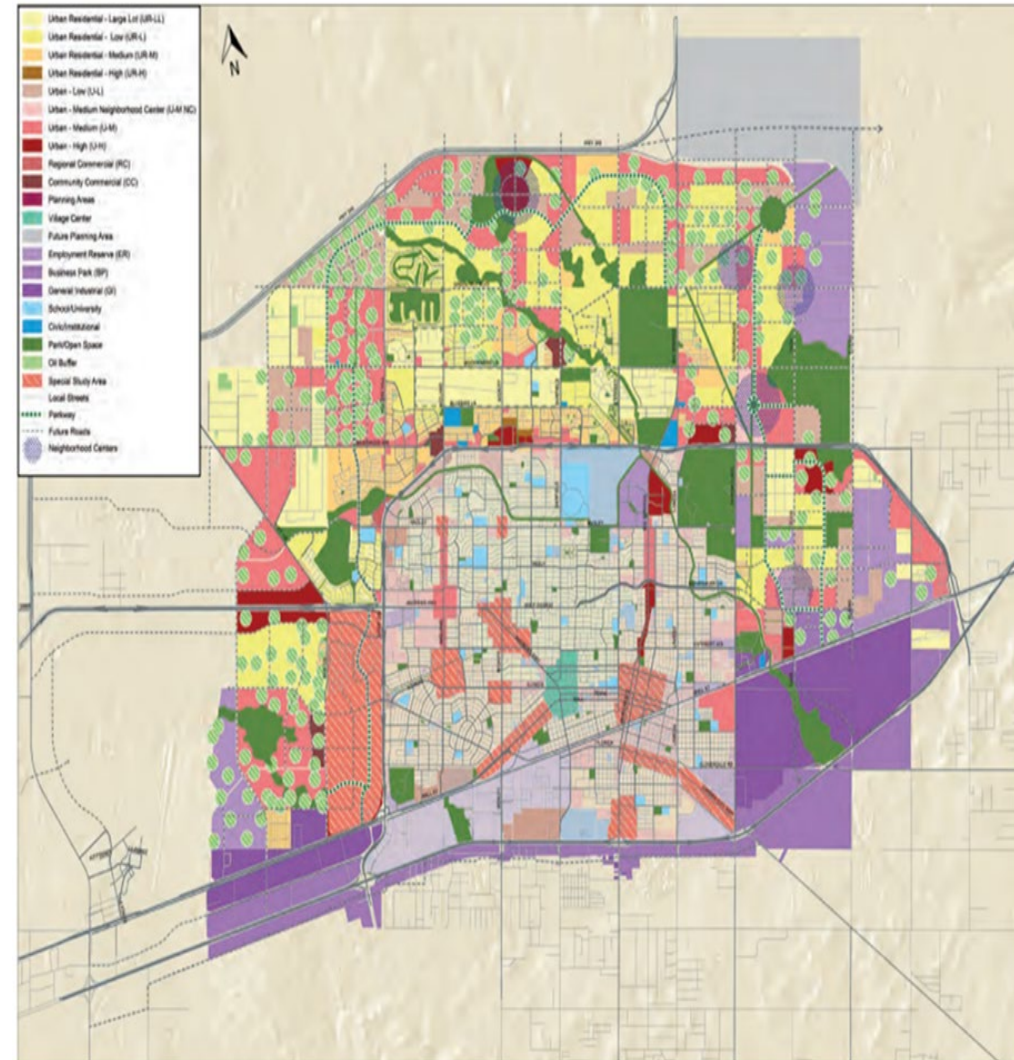
LAND USE



On West CR 157 , Looking North.

COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation: Not designated



STAFF RECOMMENDATION

No objections received.

Staff recommends approval of the Preliminary Plat of Campgrounds Addition, Section 3 subject to the following conditions:

- 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]

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: November 04, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Overstreet Addition, Section 13, being a plat of a 0.908-acre tract of land located in Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection King Street and East Taylor Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of BBKG Investments, LLC is requesting to plat a property into one lot generally located at the northeast corner of the intersection of King Street and East Taylor Avenue. The applicant is replatting for ownership and industrial building development.

Current Zoning:

LI, Light Industrial District

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with conditions)

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

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

PAVING: King roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. Taylor roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral.

WATER: 6" water exists in King Street W of tract, okay as is. No public water improvements required.

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

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

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 and Gas issues

GIS: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 1 proposed lot of Overstreet Addition, Section 13, .90 ACRE TRACT OF LAND IN SECTION 1, BLOCK 39 T-2-S, T&P RR CO SURVEY, CITY & COUNTY OF MIDLAND TEXAS the lot is .90 acre the property must tie into the public water system, to ensure the proposed plans on the application for the septic system will meet the setbacks to public water lines on the adjacent properties.

CRMWD: (Approved)

We do not have any comments on this plat.

PLANNING: (Approved with conditions)

Staff recommends approval of the Preliminary Plat of Overstreet Addition, Section 13, subject to conditions A and B.

- 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
PowerPoint Presentation



Preliminary Plat Application

Project Number: 548-24-0772

Case Number: _____

Proposed Subdivision Plat Name: OVERSTREET ADDITION, SECTION 13Legal Description (attached sealed Metes and Bounds): A 0.908 ACRE TRACT OF LAND LOCATED IN SECTION 1, BLOCK 39, T-2-S, T&P RAILWAY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS**Property Owner**Printed Name: **BBKG INVESTMENTS, LLC**

Phone (432) 262-0999

Email

Address 1500 RANKIN HIGHWAYCity 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: ASHLEE DEVINE

Phone (432)-262-0999

Email adevine@maverick-eng.comAddress 1909 W WALL ST, SUITE KCity MIDLANDState TXZip 79701Current Zoning: LIGHT INDUSTRIAL DISTRICTReason for Platting: OWNERSHIP & development (industrial type use)**Plat Information**Total Acreage: 0.908Type: ☐ Single-Family Residential☐ Multi-Family Residential☐ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: 1

Number of Multi-family Dwelling Units: _____

Submittal and Fees

Items to be submitted with this application form:

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

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

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

Provisions

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

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

Property Owner (signature):

Date: 10/8/24

Property Owner (printed):

Greg Williams
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.

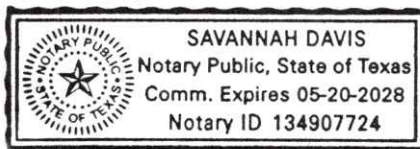
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Deline who, being by me duly sworn, upon oath says: That (s)he is the owner of Overstreet section 13 or is authorized by BBKG Investments, LLC the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Ashlee Deline
Authorized Agent (signature)

Subscribed and sworn to before me, this 8th day of October, 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 # 4972

Received By:

Bruce May

Date:

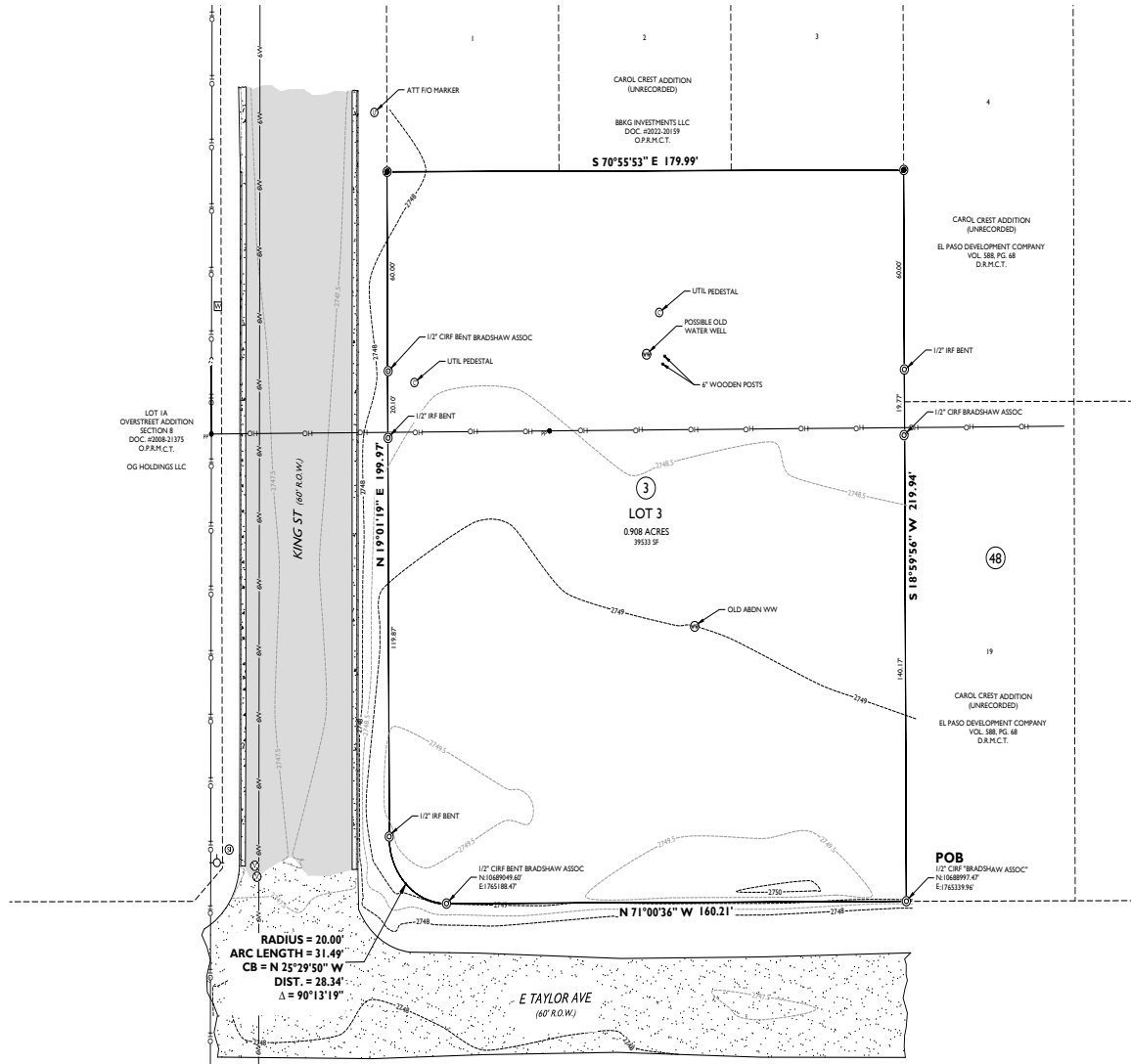


****Application will not be considered for scheduling until reviewed by a planner.****

PRELIMINARY PLAT

OVERSTREET ADDITION, SECTION 13

A 0.908-ACRE TRACT OF LAND LOCATED IN SECTION 1, BLOCK 39, T-2-S, T&P RAILWAY SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS



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 LOT IS REPARATED FOR SUBDIVISION INTO MORE THAN ONE LOT OR;
(2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THIS TRACT OF LAND. IMPACT FEES ARE TO BE DEVELOPED ON THE TRACT INCREASED.

SURVEY NOTES

- BASES OF BEARING, COORDINATES, DISTANCE AND ACRES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE 600, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERSION ANGLE (RMS) OF -0°34'46.40" AND A COMBINED SCALE FACTOR OF 0.99999911 AT NGS MIDLAND.
- 12" 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 PROFILES, IF ANY, ARE APPROXIMATE BASED UPON OBSERVED EXISTING RECORDS, 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-DC-TRESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- THIS IS A PROFESSIONAL SKETCH PLAT. THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREIN 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 NATION FLOOD INSURANCE RATE MAP #160230202C, DATED SEPTEMBER 16, 2020, THIS PROPERTY IS WITHIN THE UNSHADOWED 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 OR ANY STRUCTURES THEREON WILL BE FREE FROM FLOODING OR DAMAGE THEREON OR THAT ANY CONSTRUCTION OR EXCAVATION WILL NOT CREATE LIABILITY ON THE PART OF MAVERICK ENGINEERING, LLC.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS BBIG INVESTMENTS, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 1, BLOCK 39, T-2-S, T&P RAILWAY CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BBIG INVESTMENTS, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS OVERSTREET ADDITION, SECTION 13, 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 ROGERS AND ROGERS 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.

THE _____ DAY OF _____ 2024.

BY _____ FOR BBIG INVESTMENTS, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

THE _____ 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 OVERSTREET ADDITION, SECTION 13, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____ 2024.

LUCKY SONICKA, CHAIRMAN

DANON OCHOA, SECRETARY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHADITS, 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 PLACED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF TEXAS.

GREGORY W. SHADITS, RPLS

MAVERICK ENGINEERING, L.L.C.
1909 W. WALL STREET, SUITE 4
MIDLAND, TX 79701

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

AT&T ENERGY

AT&T

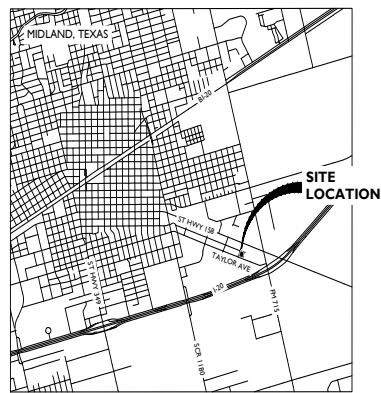
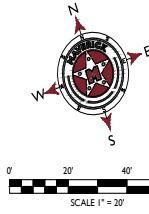
OPTIMAX

AT&T BROADBAND

ONCOR ELECTRIC DELIVERY

BY _____

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE



FIELD NOTE DESCRIPTION

FIELD NOTE DESCRIPTION OF A 0.908 ACRE TRACT OF LAND, SITUATED IN SECTION 1, BLOCK 39, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS, AND BEING THOSE CALLED "TRACT W" AND "TRACT W" AS DESCRIBED IN DOCUMENT NUMBER 3838-2019 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING ALL OF LOTS 10, 11, 22, AND THE SOUTH 1/4 OF LOTS 1, 2 AND 3, AND AN ABANDONED ALLEYWAY BETWEEN SAID LOTS OF THE UNRECORDED CAROL CREST ADDITION TO THE CITY AND COUNTY OF MIDLAND, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT N 1/4 CORNER OF LOT 1, T&P RAILWAY CO. SURVEY, A ONE-HALF INCH CORNER IRON ROD MARKED "BROADSHAW ASSOC." FOUND AT THE SOUTHWEST CORNER OF A CALLED 4.166 ACRE TRACT OF LAND, DESCRIBED IN DOCUMENT NUMBER 1974-10390 IN VOLUME 588 ON PAGE 68 OF THE DEED RECORDS OF SAID MIDLAND COUNTY, IN THE NORTH LINE OF TAYLOR AVENUE, FROM WHICH THE SOUTH SOUTHWEST CORNER OF A DRAINAGE EASEMENT OF "OVERSTREET ADDITION SECTION 13" AS SHOWN ON A PLAT IN CABINET ON PAGE 24 OF THE PLAT RECORDS OF SAID MIDLAND COUNTY BEARS N 71°00'36" W, 160.21' FEET FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 71°00'36" W, ALONG SAID TAYLOR AVENUE, 160.21' FEET TO A BENT ONE HALF INCH CORNER IRON ROD MARKED "BROADSHAW ASSOC." FOUND AT THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00' FEET AND A CHORD BEARING AND DISTANCE OF N 27°59'56" W, 38.84' FEET;

THENCE ALONG THE ARC OF SAID CURVE BEING CONVEX TO THIS TRACT 31.49' FEET TO A BENT ONE HALF INCH IRON ROD FOUND IN THE EAST LINE OF KING STREET FOR THE POINT OF TANGENCY HEREOF;

THENCE N 19°01'19" W, ALONG SAID KING STREET, AT 119.97' FEET AND 139.97' FEET PASSING ONE HALF INCH IRON RODS FOR THE ABANDONED ALLEYWAY IN ALL 199.97' FEET TO A ONE-HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514" (RPL) SET FOR THE NORTHWEST CORNER HEREOF;

THENCE S 18°59'56" W, CROSSING CALLED LOTS 1, 2 AND 3, 179.99' FEET TO AN "RPL" SET IN THE WEST LINE OF SAID CALLED 4.166 ACRE TRACT FROM WHICH A ONE-HALF INCH CORNER IRON ROD MARKED "BROADSHAW ASSOC." FOUND AT THE NORTHEAST CORNER OF SAID LOT 3 BEARS N 18°59'56" E, 80.24' FEET, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 18°59'56" W, ALONG SAID 4.166 ACRE TRACT, AT 60.00' FEET AND 79.77' FEET PASSING ONE HALF INCH IRON RODS FOR THE ABANDONED ALLEYWAY, IN ALL 219.94' FEET TO THE POINT OF BEGINNING, CONTAINING 0.908 ACRES OF LAND.

LEGEND

- DENOTES SET 12-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- FOUND MONUMENT AS NOTED
- CABLE PEDSTAL
- GUY ANCHOR
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- SIGN
- UTILITY MARKER
- EXISTING WATER WELL
- BOUNDARY LINE
- PROPERTY LINES
- OVERHEAD ELECTRIC LINE
- 6" WATER MAIN
- PAVEMENT
- GRAVEL / DIRT ROAD
- OPR/CT PUBLIC RECORDS, MIDLAND CO., TX
- PRMCT PLAT RECORDS, MIDLAND CO., TX
- DRMCT DEED RECORDS, MIDLAND CO., TX



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

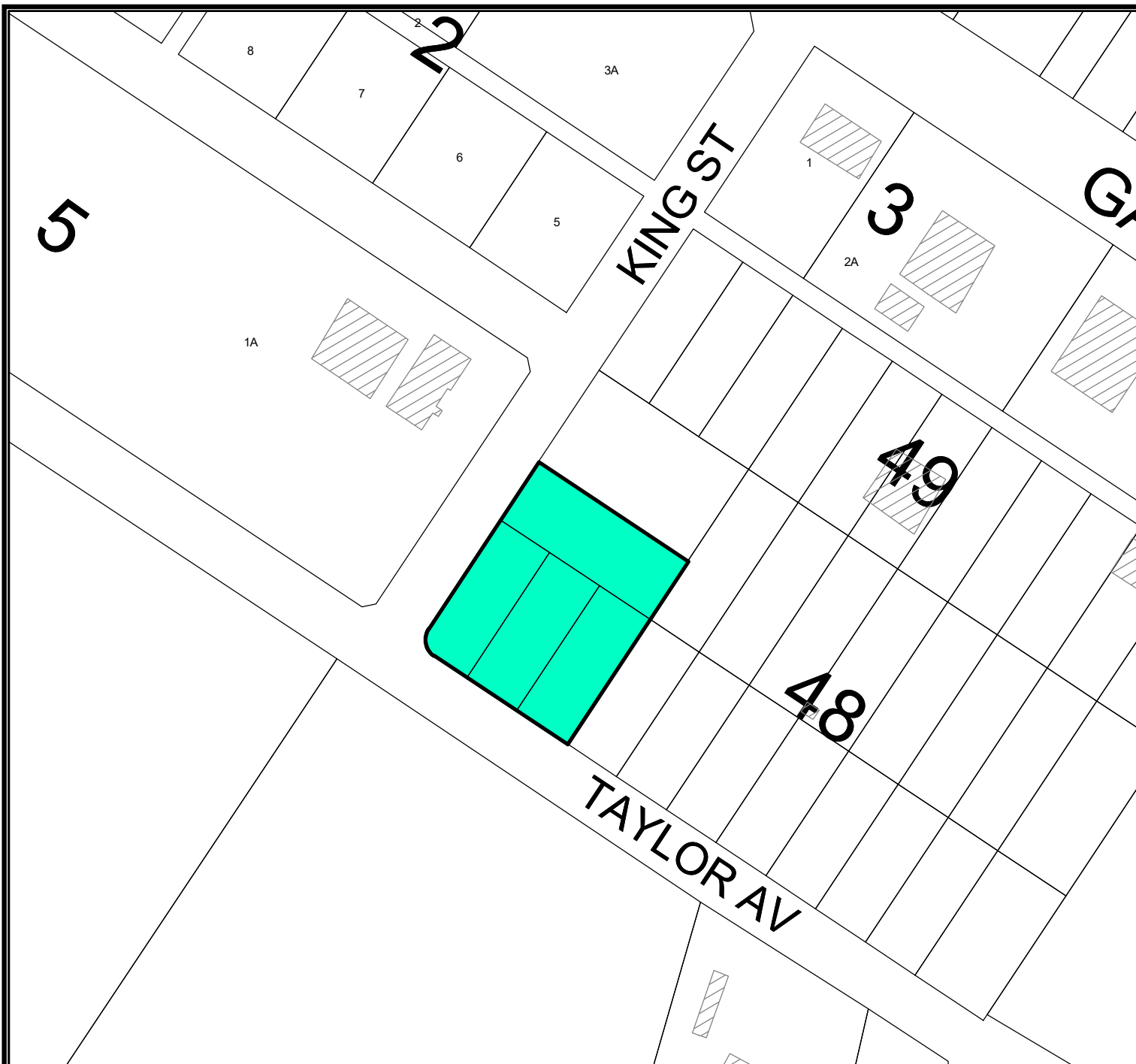
1909 West Wall Street, Suite 4
Midland, Texas 79701
ENGINEER FIRM # F-15089
SURVEY FIRM # S-10194514
Tel: (432) 262-0899 Fax: (432) 262-0899
www.maverick-eng.com

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO.

DATE

OVERSTREET ADDITION
SECTION 13
November 4, 2024



Location Map

SUB-24-0772

Scale: 1" = 145'

Proposed plat of Overstreet Addition, Section 13, being a 0.908-acre tract of land located in Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection King Street and East Taylor Avenue.
(Council District 2)

LEGEND

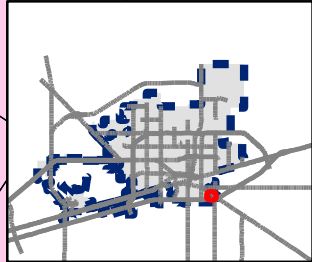
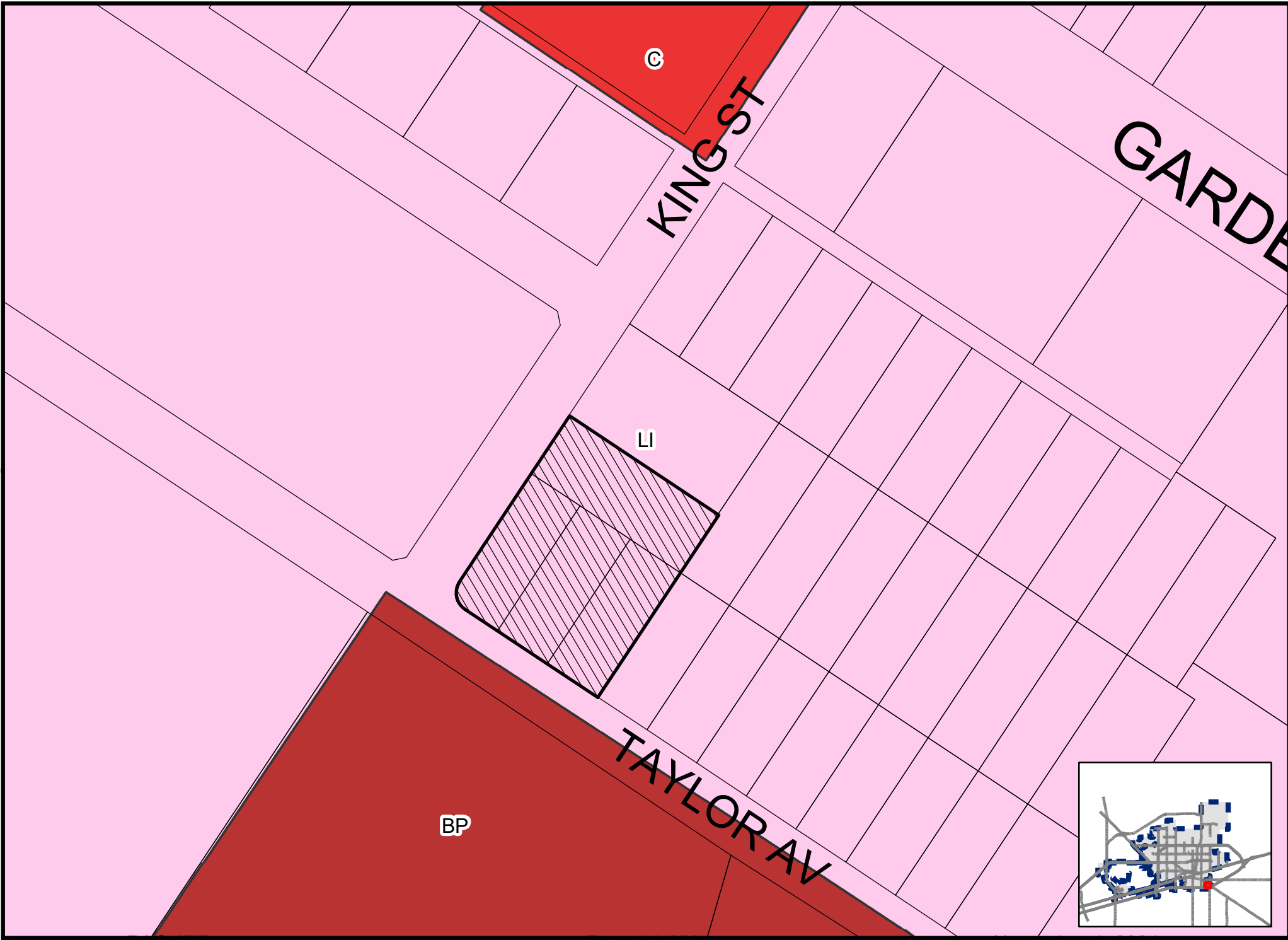
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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.



King Street

49

48

TAYLOR AV





Overstreet Addition, Section 13 PRELIMINARY PLAT

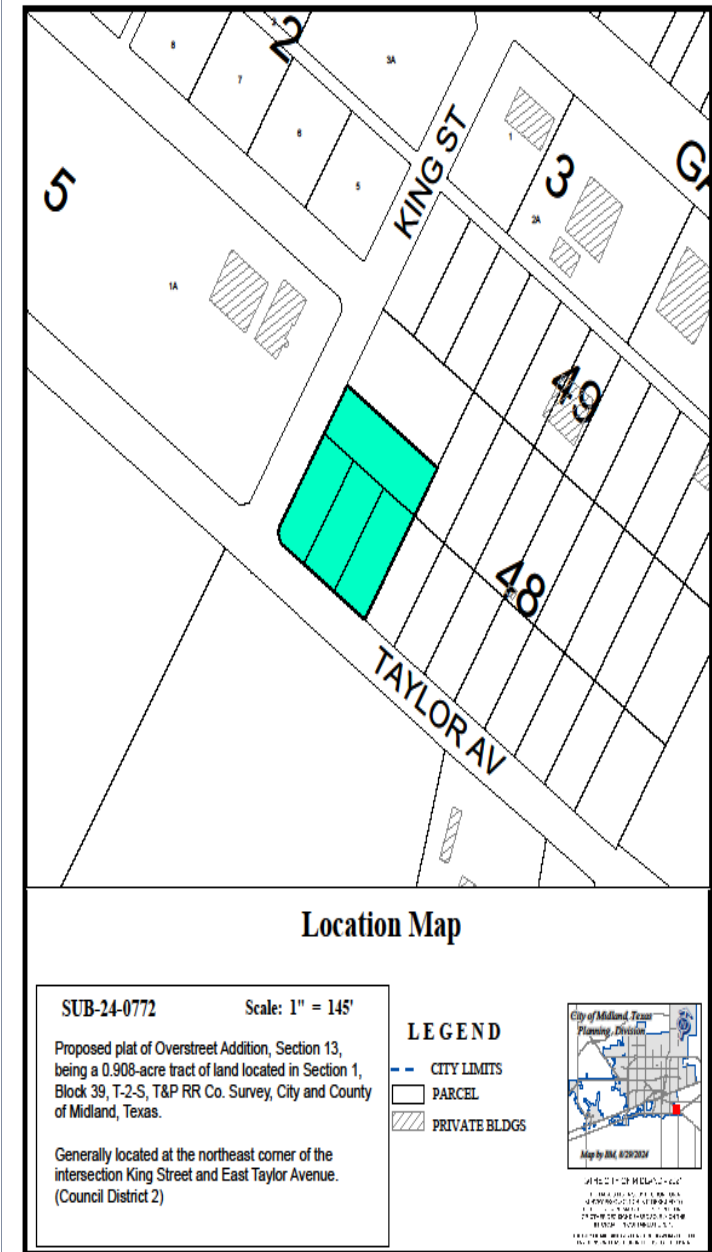


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner & Developer:** BBKG Investments, LLC
- **Representative:** Maverick Engineering
- **Plat**
- **Address:** At the northeast corner of the intersection of King Street and East Taylor Avenue.



3

- # PACKET



MIDLAND
November 4, 2024
Be the Energy!

LAND USE

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



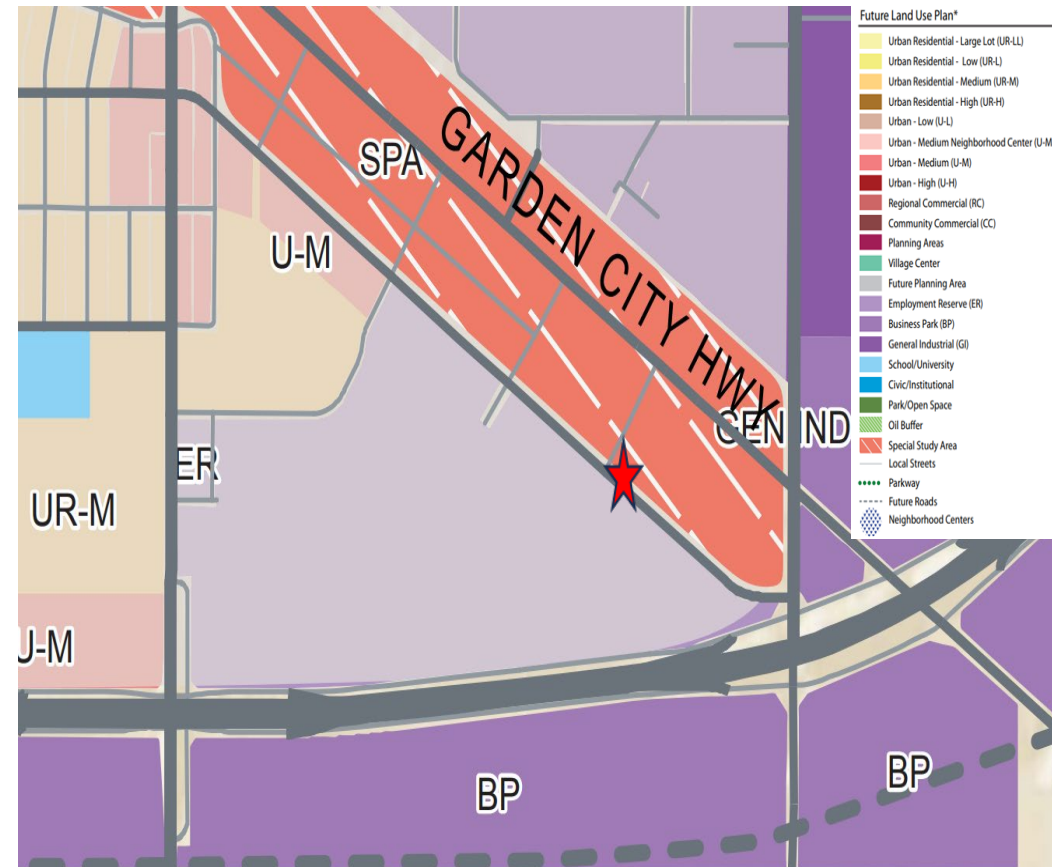
LAND USE



On Taylor Street , Looking North.

COMPREHENSIVE PLAN ANALYSIS

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



STAFF RECOMMENDATION

No objections received.

Staff recommends approval of the Preliminary Plat of Overstreet Addition, Section 13 subject to the following 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]**
- B. Include all utility poles for this plat (GIS shows one located in the northcentral part of this tract) [Midland City Code 11-2-3(D)4(e)]**

MISSION

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