

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

**November 18, 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 Planning & Zoning meeting minutes from November 4, 2024
4. Motion approving a Final Plat of West End Addition, Section 36, being a replat of Lots 3 through 6, Block 19, West End Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South F Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Gold Sands Addition, being a 125.04-acre tract located in the southeast part of Section 24, Block 40, T-2-S, T&P. RR. Co. Survey, County of Midland, Texas. (Generally located on the east side of South County Road 1232, approximately half a mile north of West County Road 140.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
6. Motion approving a Final Plat of New Generation Addition, being a 13.75-acre tract of land out of Section 29, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 140, approximately 300 feet west of South County Road 1214.) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

7. Motion to review and consider the Declaration of Restrictive Covenants for the proposed Mockingbird Ridge subdivision, being a 632.196-acre tract of land located in Section 18, Block 38, T-1-S, A-734, T&P RY. CO. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection North Fairgrounds Road and East Mockingbird Lane.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

PUBLIC HEARINGS

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

8. Hold a public hearing and consider a request by Woda Cooper Companies, Inc. for a zone change from RR, Regional Retail, to MF-22, Multiple-Family Dwelling District, on a 6.949-acre remainder of Lot 1, Block 1, Amaron Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Wolcott Avenue and Camp Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
9. Hold a public hearing and consider a request by Debra Dudley Pearce for a zone change from, AE, Agricultural Estate District to PD, Planned Development District for a Transition District, on Lots 18 and 19, Block 1, Skyview Development, City and County of Midland, Texas. **(DISTRICT 1) (DEVELOPMENT SERVICES)**
10. Hold a public hearing and consider a request by Sam Allen Powell Jr. for a Specific Use Designation with Term for the sale of all alcoholic beverages sales for on-premises consumption in a lounge, on a 4,500-square foot portion of Block 21 and 22, Kelview Heights, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of North Big Spring Street and West Scharbauer Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

11. Motion approving with staff's recommended conditions, a Preliminary Plat of Olivo Addition, being a 13.58-acre tract of land, located in the northeast quarter of Section 30, Block 40, T-2-S, T&P R.R. Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of South County Road 1285, and West County Road 142.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
12. Motion approving, with staff's recommended conditions, a Preliminary plat of Ingage Addition being a 8.41-acre tract of land situated in Section 12, Block 39, T-2-S, T&P RY. CO. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1180, approximately 1300 feet north of East County Road 117.) **(DISTRICT: EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
13. Motion approving the Planning & Zoning Commission meeting dates for 2025. **(DISTRICT: NONE) (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

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

November 4, 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 3:36 p.m., November 04, 2024.

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

Commissioners absent: Emily Holeva, Adrian Carrasco

Staff members present: Landon Ochoa, Elizabeth Triggs, Daniel Humbert, Beatriz Quezada, Britton Murry, Madelim Jaquez

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion approving Planning & Zoning meeting minutes from October 21, 2024

Steven Villela moved to defer .; seconded by Abraham Bejil.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

Chair Lucy Sisniega asked to modify time on the public hearing open and closed.

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)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

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. Hillard 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)**

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

The motion passed by the following vote:

AYE: Berry, Burkholder, Bejil, Villela, Sparks, Richardson

NAY: None

ABSTAIN: Sisniega

ABSENT: Holeva, Carrasco

Planner Britt Murry confirmed no structure currently on property, aerial image is old and not updated.

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)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

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)**

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

The motion passed by the following vote:

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

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)**

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

The motion passed by the following vote:

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

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)**

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

The motion passed by the following vote:

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

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)**

Planner Britt Murry gave an overview of this project.

The public hearing was opened at 3:46p.m.

Resident Sarah Brown 1210 Garden Lane, asked about having a mobile home in her property as well.

Commissioner Villela referred to Planning Manager Landon Ochoa for additional Information

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

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

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)**

Senior Planner Daniel Humbert gave an overview of this project.

The public hearing was opened at 3:57 p.m.

There was no one wishing to speak on this item.

The public hearing was closed at 3:57 p.m.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

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)**

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

The motion passed by the following vote:

AYE: Berry, Burkholder, Bejil, Villela, Sparks, Richardson

NAY: None

ABSTAIN: Sisniega
ABSENT: Holeva, Carrasco

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)**

Steven Villela moved to approve this request; seconded by Joshua Sparks.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

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)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

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)**

Steven Villela moved to approve this request; seconded by Joshua Sparks.

The motion passed by the following vote:

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

NAY: None

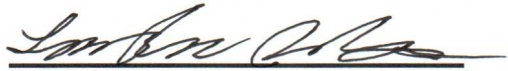
ABSTAIN: None

ABSENT: Holeva, Carrasco

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

Lucy Sisniega, Chair

Date



Landon Ochoa, Planning Division Manager
Department of Development Services

11/15/24

Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: November 18, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Motion approving a Final Plat of West End Addition, Section 36, being a replat of Lots 3 through 6, Block 19, West End Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South F Street.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

O-1, Office District.

Preliminary Plat Approval:

Newton Engineering, on behalf of United Ways of Midland, is requesting to replat property located south of West Wall Street into one lot for an expansion of an existing building.

This plat qualified for the short form procedure, and therefore was not required to go through the preliminary phase. [Midland City Code 11-2-3(l)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: Wall roadway okay as is. 'F' roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 6" water exists in Wall Street, okay as is. 4" 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. 8" sewer exists in 'F' Street, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Existing site is developed; If proposing to re-develop site drainage can be reviewed with building permit. [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 West End Addition, Section 36.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: SUB-24-0779
Case Number: _____

Proposed Subdivision Plat Name: West End Addition, Section 36

Legal Description (attached sealed Metes and Bounds): _____
West End Addition, Section 36, being a replat of Lots 3-6, Block 19, West End Addition, City and County of Midland, Tx

Property Owner

Printed Name: United Way of Midland, INC

Phone (432) 685-7715

Email khennagin@uwmidland.org

Address 1209 W. Wall St.

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip _____

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

Firm: Newton Engineering, PC

Printed Name: John M. Newton, P.E.

Phone (432) 770-0499

Email john@newtoncivil.com

Address 4501A Santa Rosa Drive

City Midland

State TX

Zip 79707

Current Zoning:

Reason for Platting: Create a single lot out of 4 lots for expansion of existing building

Plat Information

Total Acreage: 0.638 ac

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):

Kari G. Hennagin

Date: 10-22-2024

Property Owner (printed): KARI G. Hennagin

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

Kari G. Hennagin

Authorized Agent (signature)

Subscribed and sworn to before me, this 22nd day of October, 2024, to certify which witness my hand and seal of office.

Channing Parks

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY

☒ Property Owner Authorization

☐ Mylar

☒ Application Fee

Check # 1719

☒ 1 Copy of Dimensioned Plat

☐ 1 Copy of Plat (11x17)

☒ Title Opinion

☐ Tax Certificates

☒ Plat in Digital Format (PDF/JPEG)

☐ CADD File

☐ Public Improvement

☒ Recording Fee

Check # 1717

Received By: Butter Mary

Date: 10-23-2024

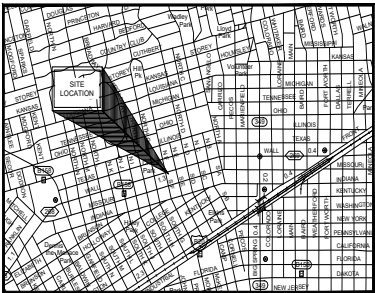
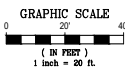
****Application will not be considered for scheduling until reviewed by a planner.****

WEST END ADDITION, SECTION 36

A REPLAT OF LOTS 3-6, BLOCK 19, WEST END ADDITION,
CITY AND COUNTY OF MIDLAND, TEXAS

LEGEND

- PROPERTY CORNER FOUND (SEE PLAN)
- 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, UNITED WAY OF MIDLAND, INC IS THE RECORD OWNER OF ALL OF THAT CERTAIN LAND SHOWN ON THIS PLAT AND DESIGNATED AS WEST END ADDITION SECTION 36, BEING A REPLAT OF LOTS 3-6, BLOCK 19, WEST END ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS AND BEING MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, KARI HENNAGN, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WEST END ADDITION SECTION 36, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, 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.

UNITED WAY OF MIDLAND, INC
KARI HENNAGN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON ____, 2024 BY KARI HENNAGN.

NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF APPROVAL:
FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST END ADDITION, SECTION 36, WAS APPROVED BY PROPER ACTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS ____ DAY OF ____, 2024.

Signed: _____
Lucy Staniega, Chairman

Signed: _____
Landon Ochoa, Secretary

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

Signed: _____
MARTIN ARQUELLO, Oncor Electric Delivery Company

Signed: _____
LUS MONTEZ, Optimum

Signed: _____
JERRY UNDERWOOD, A. T. & T.

Signed: _____
RUBEN GUERRA, Astound Broadband

Signed: _____
MARK LIEB, Atmos Energy

OWNER:
UNITED WAY OF MIDLAND, INC
4332 685-7715
1200 W. WALL ST.
MIDLAND, TEXAS 79701

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.

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.

DATED: ____ 20____
REGISTERED PROFESSIONAL SURVEYOR

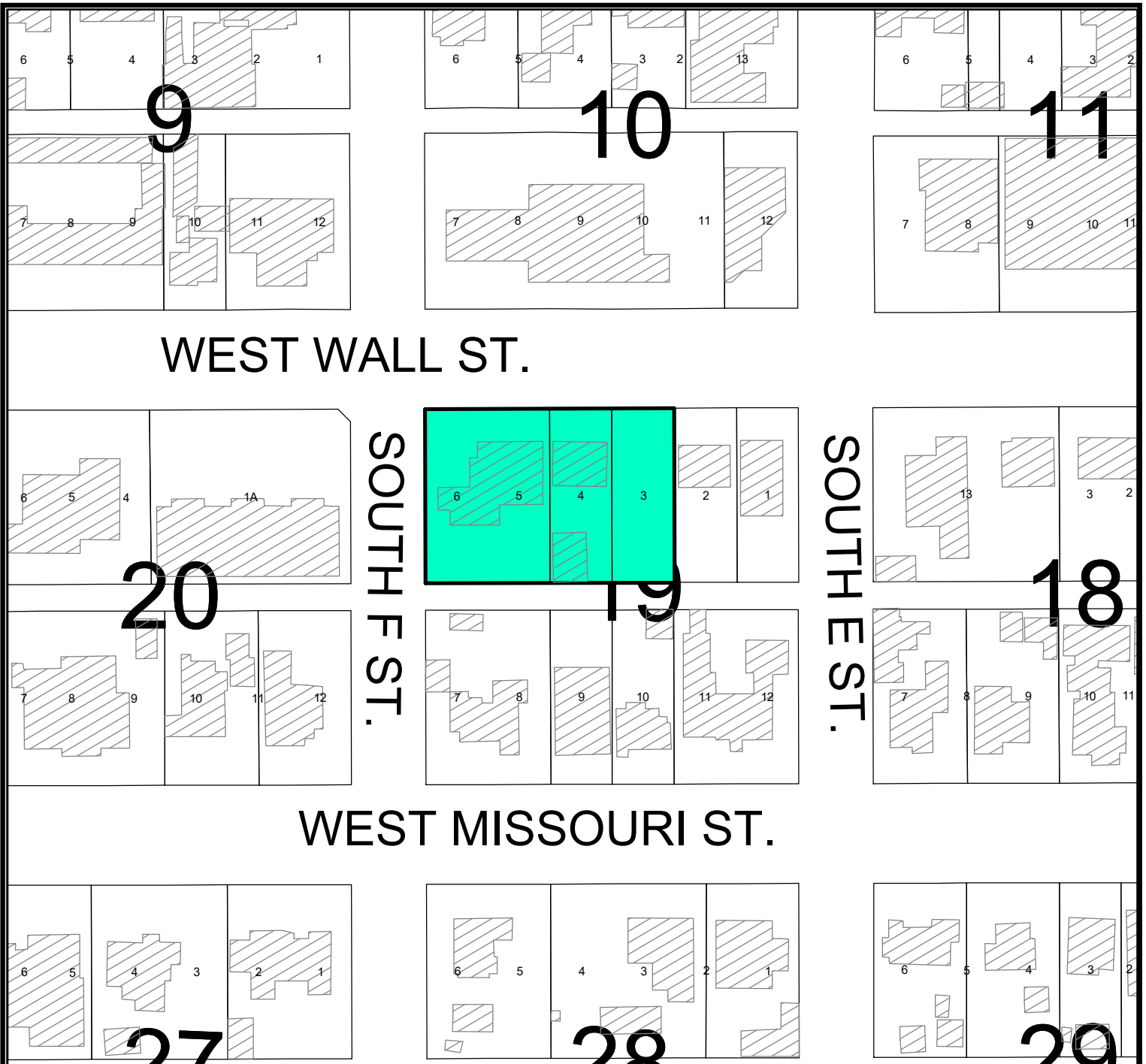


WEST END ADDITION SECTION 36
SOUND: 17' x 8' DRAWN BY:
DATE: OCT 2024 FILE NAME:
NEWTON ENGINEERING, PC
4401 E. 3rd St.
Midland, Texas 79701
(432) 685-7715
(432) 685-0707

FINAL PLAT

PROJECT NUMBER: 24-ME03041

PACKET



Location Map

SUB-24-0779

Scale: 1" = 116'

Proposed plat of West End Addition, Section 34, being a replat of lots 3 through 6, Block 19, West End Addition, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of West Wall Street and South F Street. (Council District 3)

LEGEND

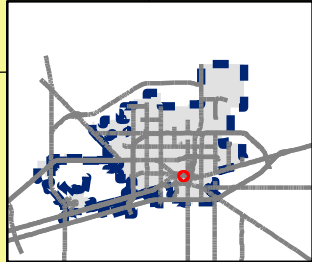
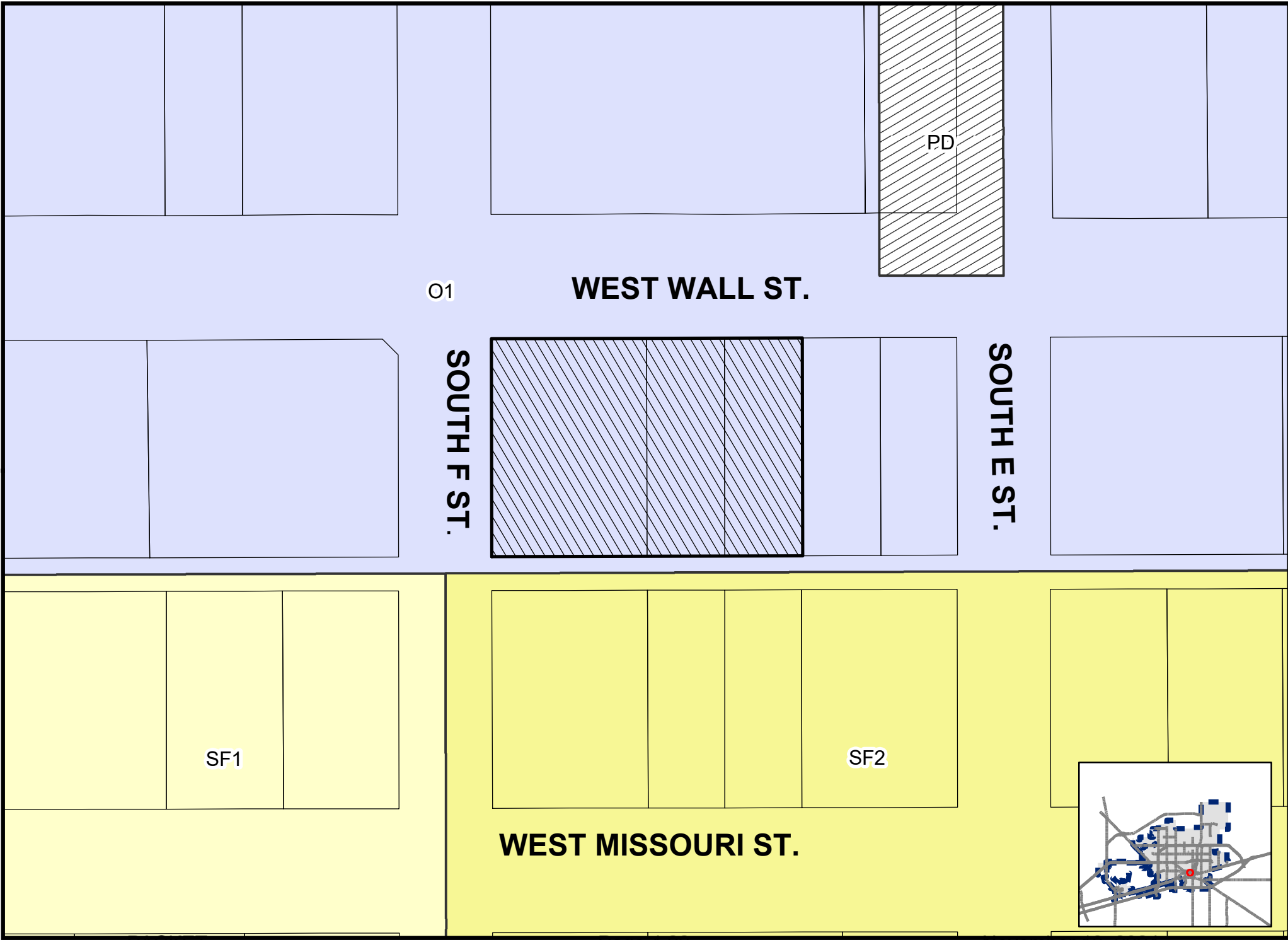
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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







WEST END ADDITION, SECTION 36

FINAL PLAT

November 18, 2024



Visit Our Website

MIDLANDTEXAS.GOV

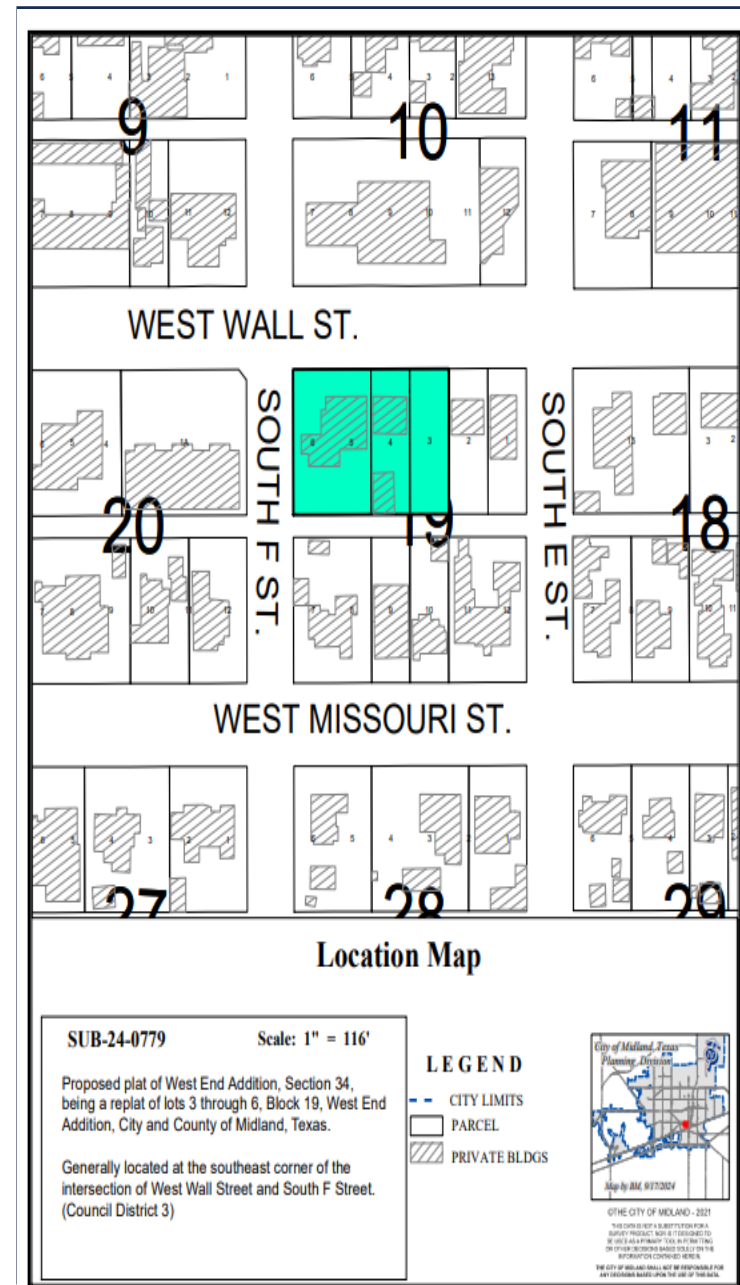
PACKET

Page 4.24

November 18, 2024

APPLICATION SUMMARY

- **Property Owner & Developer:** United Way of Midland
- **Representative:** John Newton, with Newton Engineering, PC
- **Application Type:** Final plat
- **Address:** Generally located at the southeast corner of the intersection of West Wall Street and South F Street. (Council District 3)



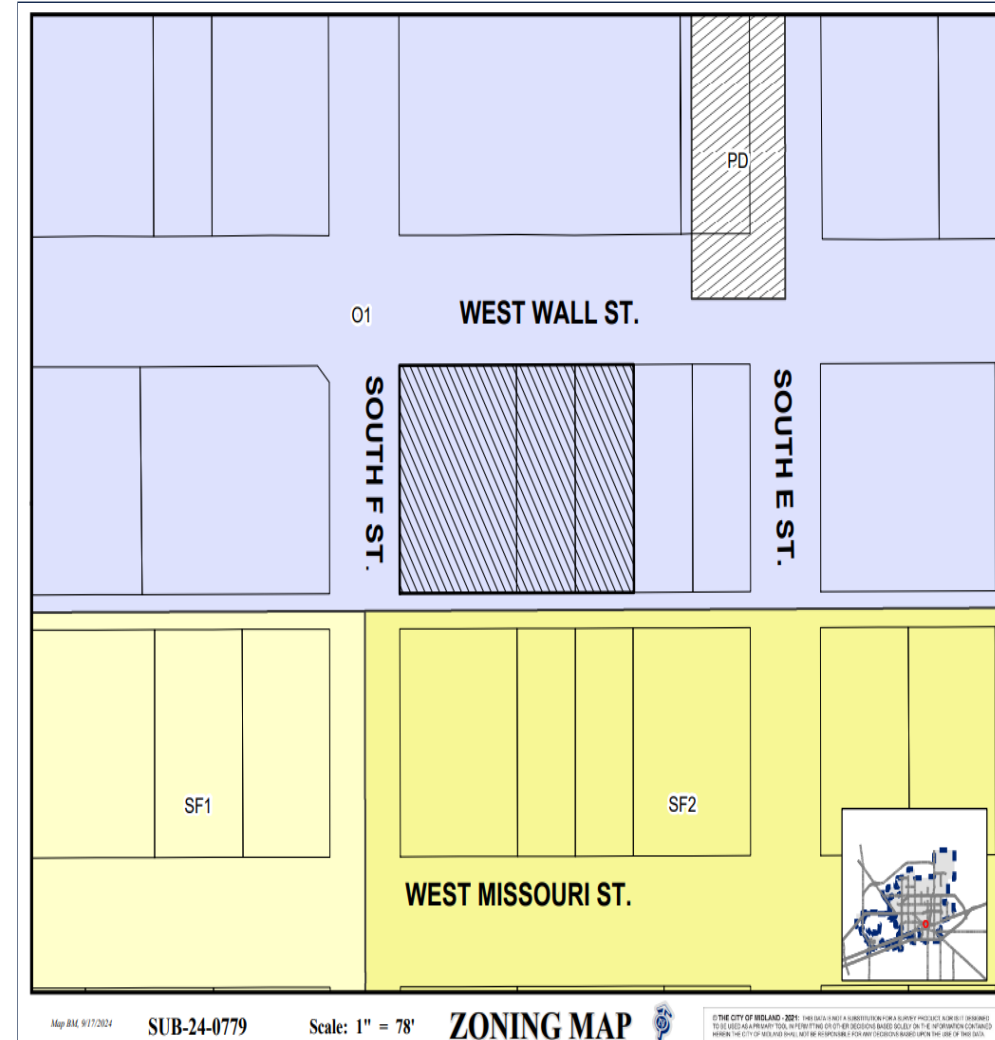
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- # PACKET



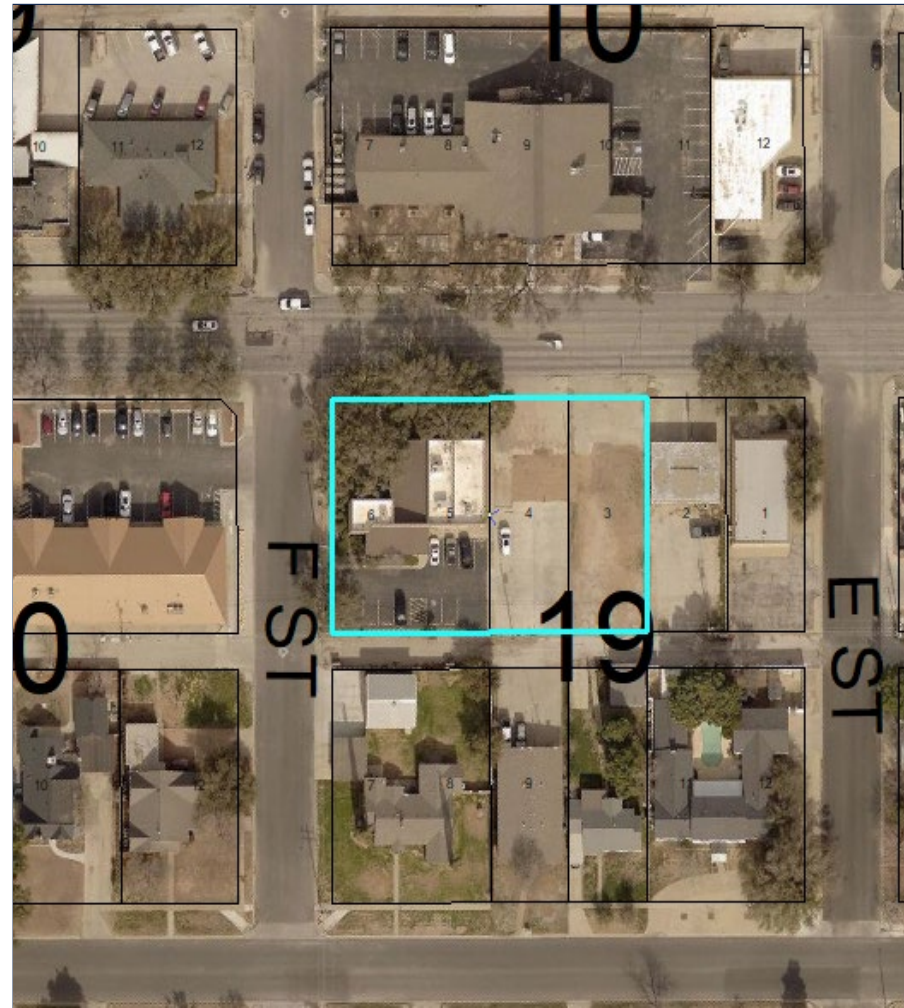
ZONING

- **Current Zoning:** O-1, Office District
- **Surrounding Zoning:**
 - **North, East, & West:** O-1, Office District
 - **South:** SF-2, Single-Family Dwelling District



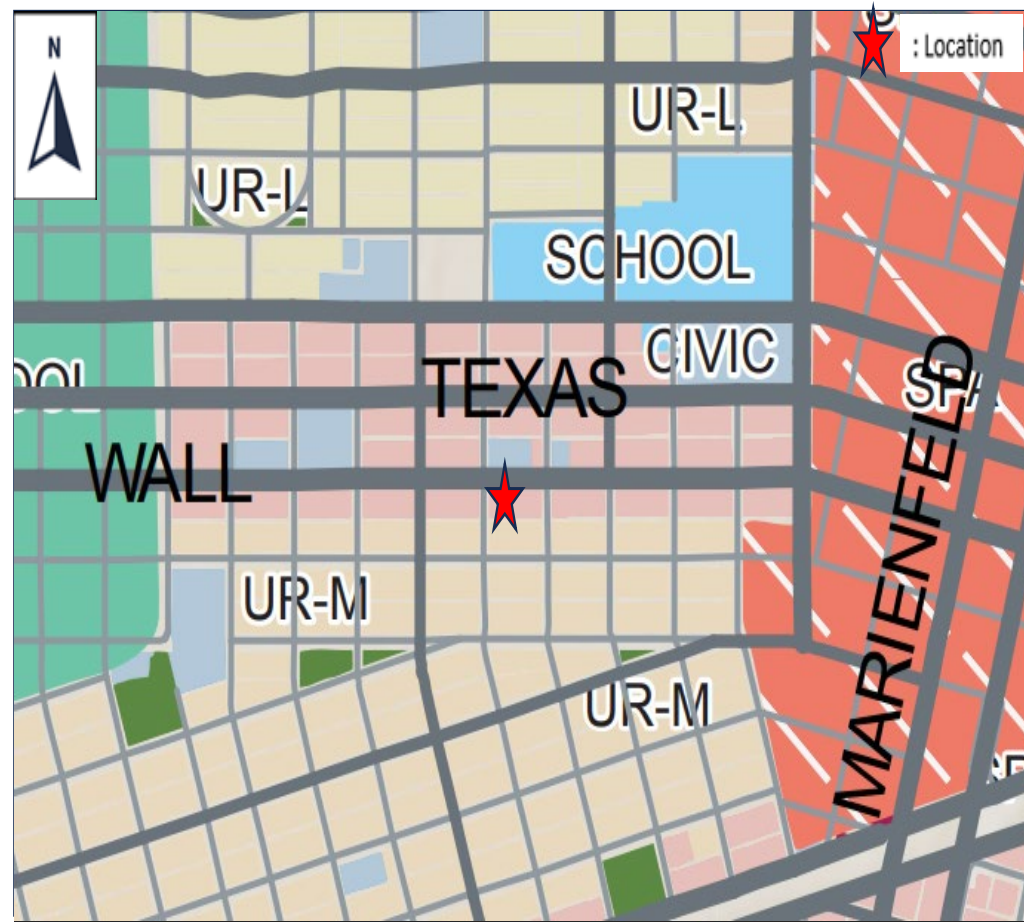
LAND USE

- **Current Use:** United Ways of Midland (Non-Profit)
- **Surrounding Uses:**
 - North: Church
 - West: Bank
 - South: Residential
 - East: Accounting Firm



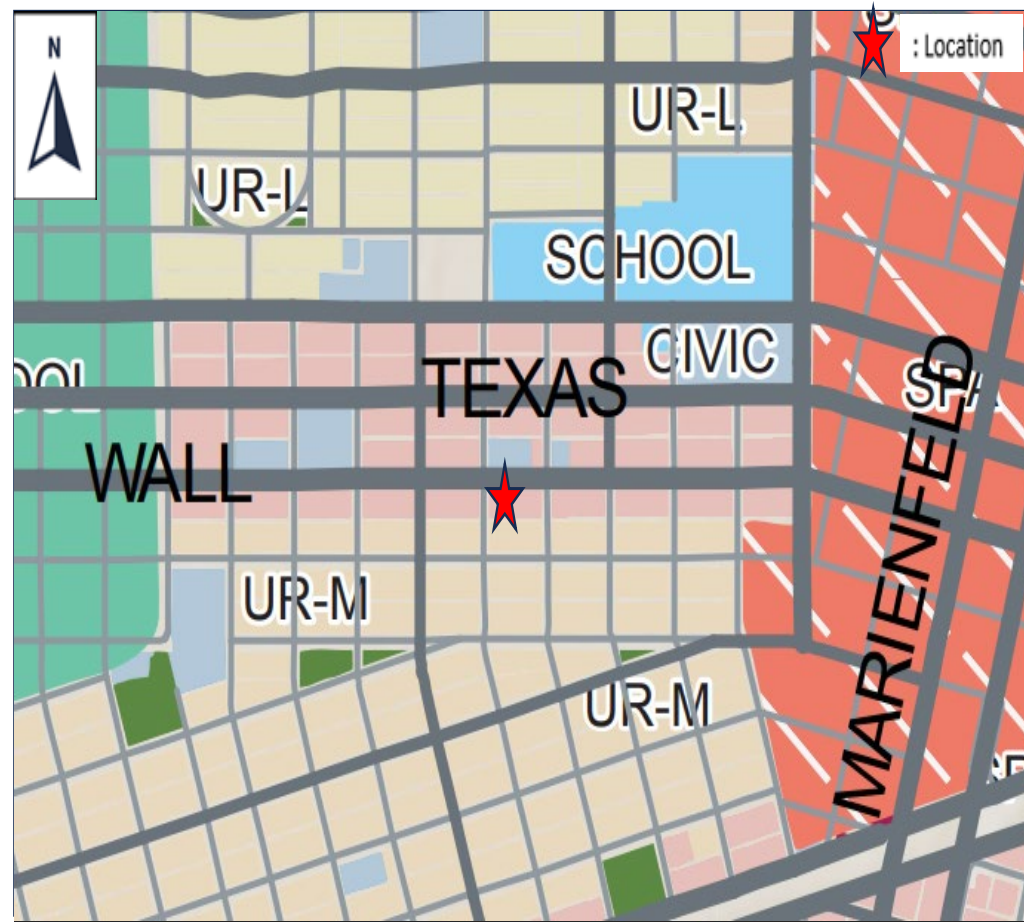
COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
 - Urban-Medium Neighborhood Center (U-M NC)
- **Supported Uses:**
 - Should include a mix of traditional neighborhood businesses including small scale commercial, office, civic and residential. The commercial uses should be low impact and provide a variety of neighborhood services



COMPREHENSIVE PLAN ANALYSIS

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



RELATED ITEMS

- This plat qualified 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)]



STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the final plat of West End Addition, Section 36.



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 18, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Motion approving a Final Plat of Gold Sands Addition, being a 125.04-acre tract located in the southeast part of Section 24, Block 40, T-2-S, T&P. RR. Co. Survey, County of Midland, Texas. (Generally located on the east side of South County Road 1232, approximately half a mile north of West County Road 140.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

Magrym Consulting, on behalf of Gold Sands Development Group, LLC, is requesting to plat property located on the east side of South County Road 1232 into 38 lots to obtain addresses and septic permits for commercial use.

The preliminary plat was approved at both the October 7, 2024, Planning and Zoning Commission meeting, and the October 22, 2024, City Council meeting.

Final Plat Requirements:

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

The final plat attached hereto has been circulated to all City departments for review. Below are the departments' comments.

Engineering: (Approved)

IMPACT FEES: 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 9/16/2024. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 9/16/2024. [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 9/16/2024. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: ***

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections

Oil and Gas: (Approved)

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

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

No comments.

MIDLAND COUNTY PUBLIC WORKS: (Approved)

No issues.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 38 proposed lots of Gold Sands Addition, PLAT OF A 125 ACRE TRACT OF LAND OUT OF SOUTHEAST PART OF SECTION 24, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY each lot is 2 acre or 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)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Gold Sands Addition.

Attachments:

Final Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Gold Sands Addn

Legal Description (attached sealed Metes and Bounds): _____

Property OwnerPrinted Name: Gold Sands Development Group

Phone (432) 259-0321

Email brandonadams@q-jconstruction.netAddress 3203 S. CR 1200City MidlandState TXZip 79706**Developer (if different than Owner)**

Printed Name: _____

Phone ()

Email _____

Address _____

City _____

State _____

Zip _____

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

Phone (432) 684-3548

Email Ed.aleman@magrym.comPrinted Name: Ed AlemanAddress 800 N. Marientek Suite 100City MidlandState TXZip 79701Current Zoning: NAReason for Platting: Divide Tract into smaller lots**Plat Information**

Total Acreage: _____

Type: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: 38

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'

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.)

- Recording Fee (Payable to 'Midland County Clerk')**

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

Property Owner (signature): x

Date: 10-23-24

Property Owner (printed): Elaine Johnston

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.

Authorized Agent (signature)

 HUNTER HALL
Notary Public, State of Texas
Comm. Expires 06-05-2028
Notary ID 132509132

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

Revised 7/01/19
November 18, 2024

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): X Brandon Adams

Date: 10-23-24

Property Owner (printed): Brandon Adams (Gold Sands Development Group)

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.

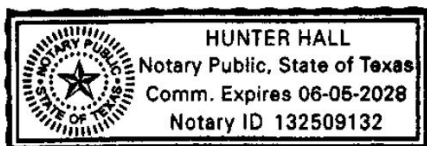
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ed Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 23rd day of October, 20 24, to certify which witness my hand and seal of office.



Ed Aleman
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>Invoice</u>	☒ Tax Certificates	Check # <u>7</u>
Received By: <u>Barton Long</u>		Date: <u>RECEIVED</u> <u>OCT 23 2024</u>

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

GOLD SANDS ADDITION

BEING A 125.04 ACRE TRACT OF LAND
IN THE SOUTHEAST PART OF
SECTION 24, BLOCK 40, T-2-S, T & P, RR CO. SURVEY,
MIDLAND COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF MIDLAND §
WHEREAS, GOLD SANDS DEVELOPMENT GROUP, LLC, WE ARE THE RECORD OWNERS OF A TRACT OF LAND SITUATED IN THE SOUTHEAST PART OF SECTION 24, BLOCK 40, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, SAID 125.04 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

FIELD NOTE DESCRIPTION OF A 125.04 ACRE TRACT OF LAND, OUT OF THE SOUTHEAST PART OF SECTION 24, BLOCK 40, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, SAID 125.04 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINFORCING BAR FOUND (N10665526.12 E:1738622.68) MARKED "SCHUMANN" IN THE WEST RIGHT-OF-WAY LINE OF ANTELOPE TRAIL FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT, FROM WHICH THE SE CORNER OF SAID TRACT BEARS EAST 378.83 FEET TO A POINT IN THE WEST ROW LINE OF ANTELOPE TRAIL, THENCE 184.01' ALONG A CURVE WITH A RADIUS OF 2149.40' AND A DELTA ANGLE OF 04°54'18", AND A CHORD BEARING OF SOUTH 48°41'15" EAST 183.85 FEET TO A POINT IN THE WEST ROW LINE OF ANTELOPE TRAIL, THENCE 184.01' ALONG A CURVE WITH A RADIUS OF 1830.00' AND A DELTA ANGLE OF 6°53'38", AND A CHORD BEARING OF SOUTH 75°12'30" WEST 358.59 FEET TO A REINFORCING BAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°11'01" WEST 678.80 FEET TO A REINFORCING BAR SET FOR AN EXTERIOR CORNER OF THIS TRACT; THENCE NORTH 14°11'01" WEST 678.80 FEET TO A REINFORCING BAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE NORTH 15°12'30" EAST 272.90 FEET TO A REINFORCING BAR SET FOR AN INTERIOR CORNER OF THIS TRACT AND BEING THE SOUTHWEST CORNER OF CARROLLWOOD ADDITION, SECTION 3, THENCE SOUTH 16°47'13" EAST 816.90 FEET TO A REINFORCING BAR SET FOR AN INTERIOR CORNER OF THIS TRACT AND BEING THE SOUTHWEST CORNER OF CARROLLWOOD ADDITION, AS RECORDED IN CABINET K, PAGE 231, PLAT RECORDS OF MIDLAND COUNTY, TEXAS, BEARING 75°13'51" EAST 1776.60 FEET TO THE PLACE OF BEGINNING.

BEARINGS AND DISTANCES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM, NAD 83, NORTH AMERICAN DATUM OF 1983.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS GOLD SANDS ADDITION, AN ADDITION OF 125.04 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2024.
GOLD SANDS DEVELOPMENT GROUP, LLC
STATE OF TEXAS §
COUNTY OF MIDLAND §
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY GOLD SANDS DEVELOPMENT GROUP, LLC.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS GOLD SANDS ADDITION, AN ADDITION OF 125.04 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2024.
BRANDON ADAMS
STATE OF TEXAS §
COUNTY OF MIDLAND §
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY BRANDON ADAMS.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS GOLD SANDS ADDITION, AN ADDITION OF 125.04 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2024.
ELAINE JOHNSTON
STATE OF TEXAS §
COUNTY OF MIDLAND §
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY ELAINE JOHNSTON.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS GOLD SANDS ADDITION, AN ADDITION OF 125.04 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2024.
ELAINE JOHNSTON
STATE OF TEXAS §
COUNTY OF MIDLAND §
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY ELAINE JOHNSTON.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS
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WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2024.
ELAINE JOHNSTON
STATE OF TEXAS §
COUNTY OF MIDLAND §
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY ELAINE JOHNSTON.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS
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WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2024.
ELAINE JOHNSTON
STATE OF TEXAS §
COUNTY OF MIDLAND §
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY ELAINE JOHNSTON.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS
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WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2024.
ELAINE JOHNSTON
STATE OF TEXAS §
COUNTY OF MIDLAND §
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY ELAINE JOHNSTON.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS
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WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2024.
ELAINE JOHNSTON
STATE OF TEXAS §
COUNTY OF MIDLAND §
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY ELAINE JOHNSTON.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS
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THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS GOLD SANDS ADDITION, AN ADDITION OF 125.04 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

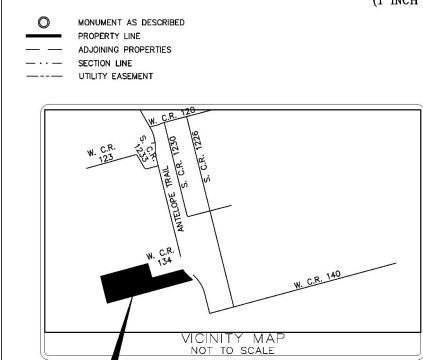
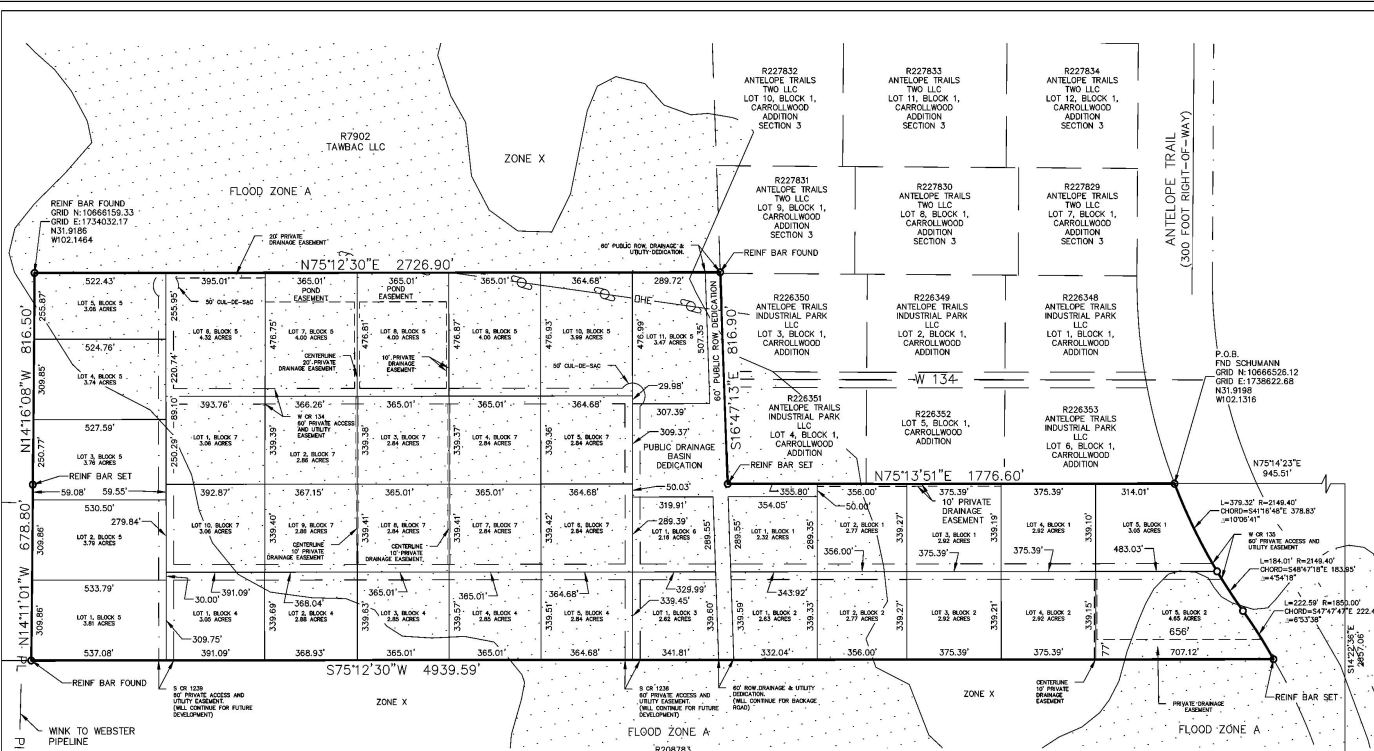
WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2024.
ELAINE JOHNSTON
STATE OF TEXAS §
COUNTY OF MIDLAND §
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY ELAINE JOHNSTON.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS GOLD SANDS ADDITION, AN ADDITION OF 125.04 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2024.
ELAINE JOHNSTON
STATE OF TEXAS §
COUNTY OF MIDLAND §
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY ELAINE JOHNSTON.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS GOLD SANDS ADDITION, AN ADDITION OF 125.04 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2024.
ELAINE JOHNSTON
STATE OF TEXAS §
COUNTY OF MIDLAND §
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2024, BY ELAINE JOHNSTON.



SUBJECT TRACT

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVER COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

OWNER(S):

GOLD SANDS DEVELOPMENT GROUP, LLC
3203 S. COUNTY RD. 1200
MIDLAND, TX 79706-3974
brandonadams@e-construction.net

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE THE CITY PLANNING AND ZONING COMMISSION:

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

SIGNED: _____
CHAIRMAN: LUCY SINIEGA

ATTEST: _____
SECRETARY: LANDON OCHOA

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



Page 5.41
RJ DAUM
TEXAS RPLS 4826

NO.	DATE	DESCRIPTION	BY
1	07/18/2024	DRAWING	JG
2	07/18/2024	CHECKED BY	ED/RJ
3	07/18/2024	JOB NO.	80,314
4	07/18/2024	SHEET	1 OF 1

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



800 N. HANCOCK STREET
SUITE 100
MIDLAND, TEXAS 79701
TELEPHONE NO. 101-6900
FAX NO. (432) 684-2548

GOLD SANDS ADDITION

GOLD SANDS ADDITION



Location Map

SUB-24-0765

Scale: 1" = 600'

Proposed Plat of Gold Sands Addition, being a 125.04-acre tract located in the southeast part of Section 24, Block 40, T2S, T8P, R9E, Co. Survey, County of Midland, Texas. Generally located on the east side of South County Road 1232, approximately half a mile north of West County Road 140. (Extraterritorial Jurisdiction)

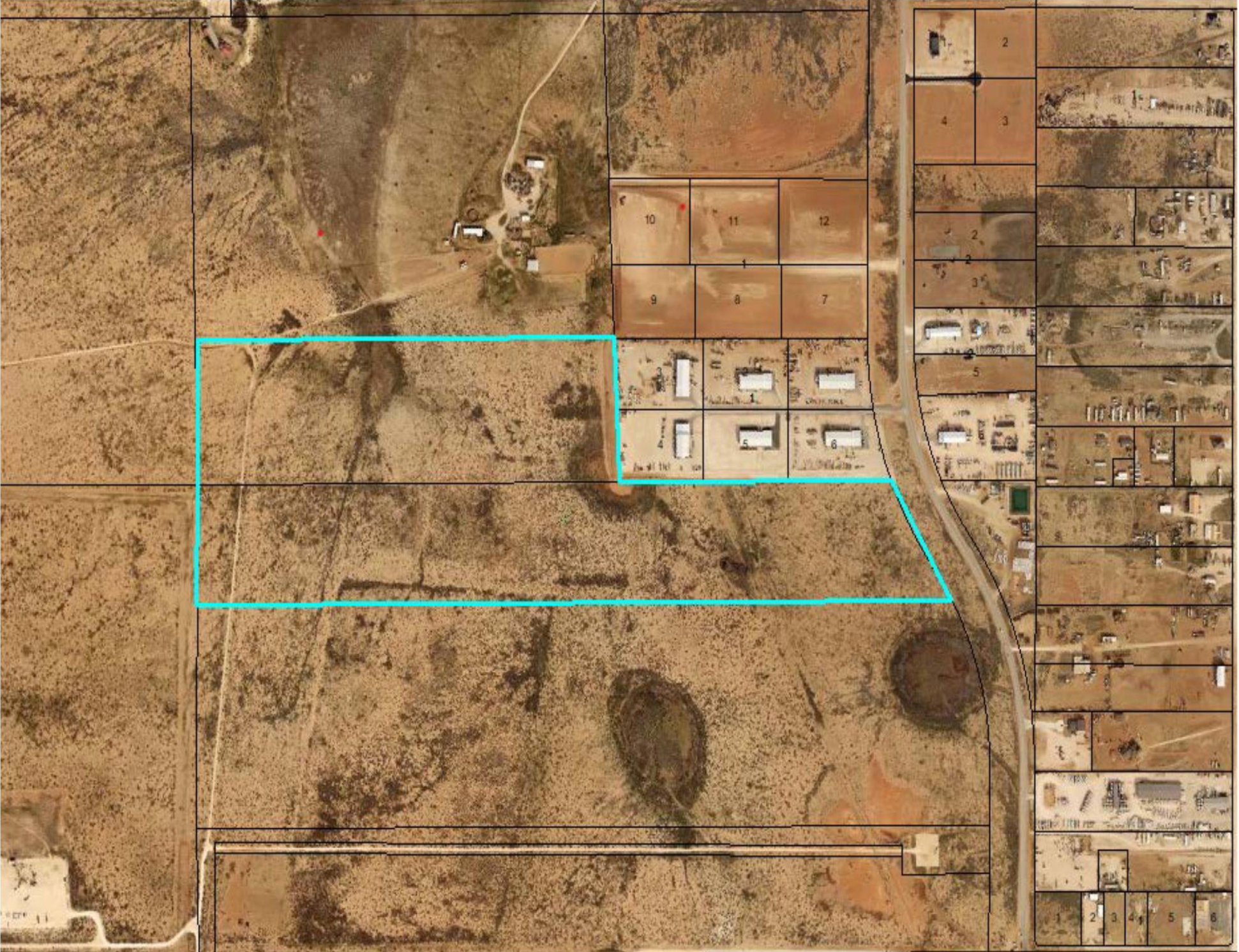
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





GOLD SANDS ADDITION

FINAL PLAT

November 18, 2024



Visit Our Website

MIDLANDTEXAS.GOV

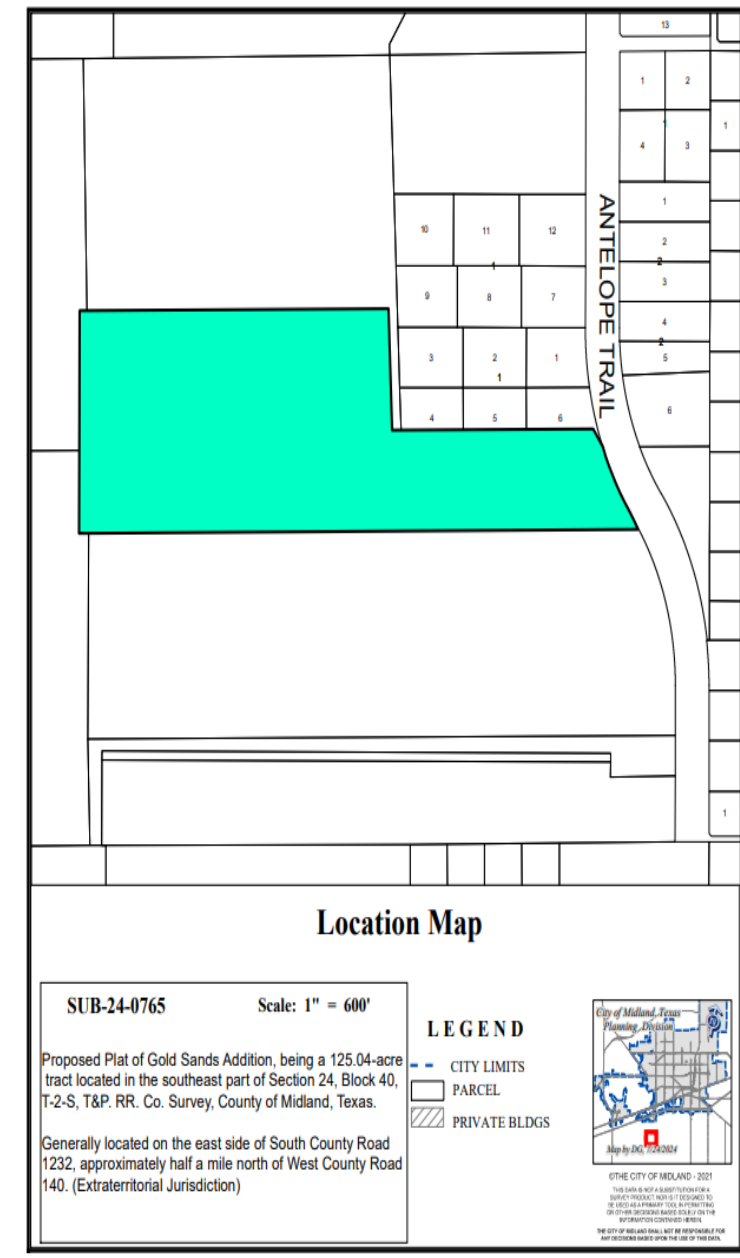
PACKET

Page 5.44

November 18, 2024

APPLICATION SUMMARY

- **Property Owner & Developer:** Gold Sands Development Group, LLC
- **Representative:** Ed Aleman, with Magrym Consulting
- **Application Type:** Final Plat
- **Address:** Generally located on the east side of South County Road 1232, approximately half a mile north of West County Road 140. (Extraterritorial Jurisdiction)

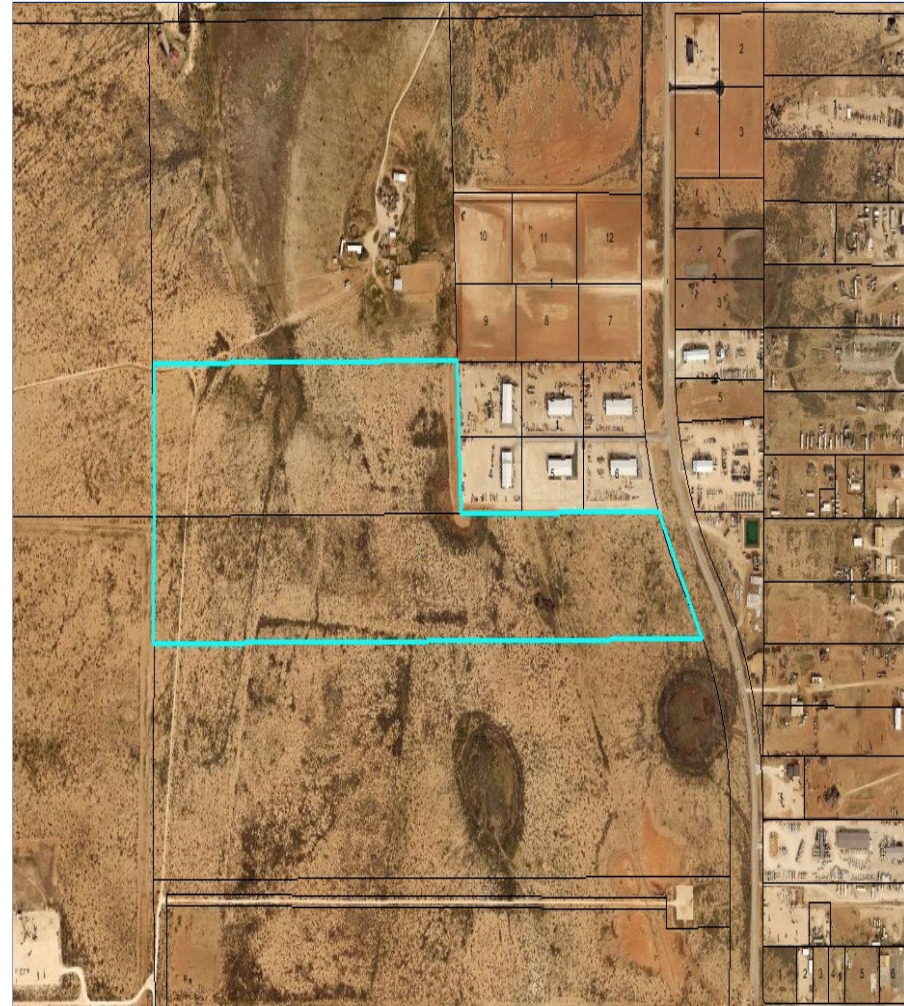


- **Acreage:** 125.04-acres
- **Number of lots:** 38 lots
- **Reason for Request:** To obtain addresses and septic permits for commercial use.

THE UNIVERSITY OF CHICAGO

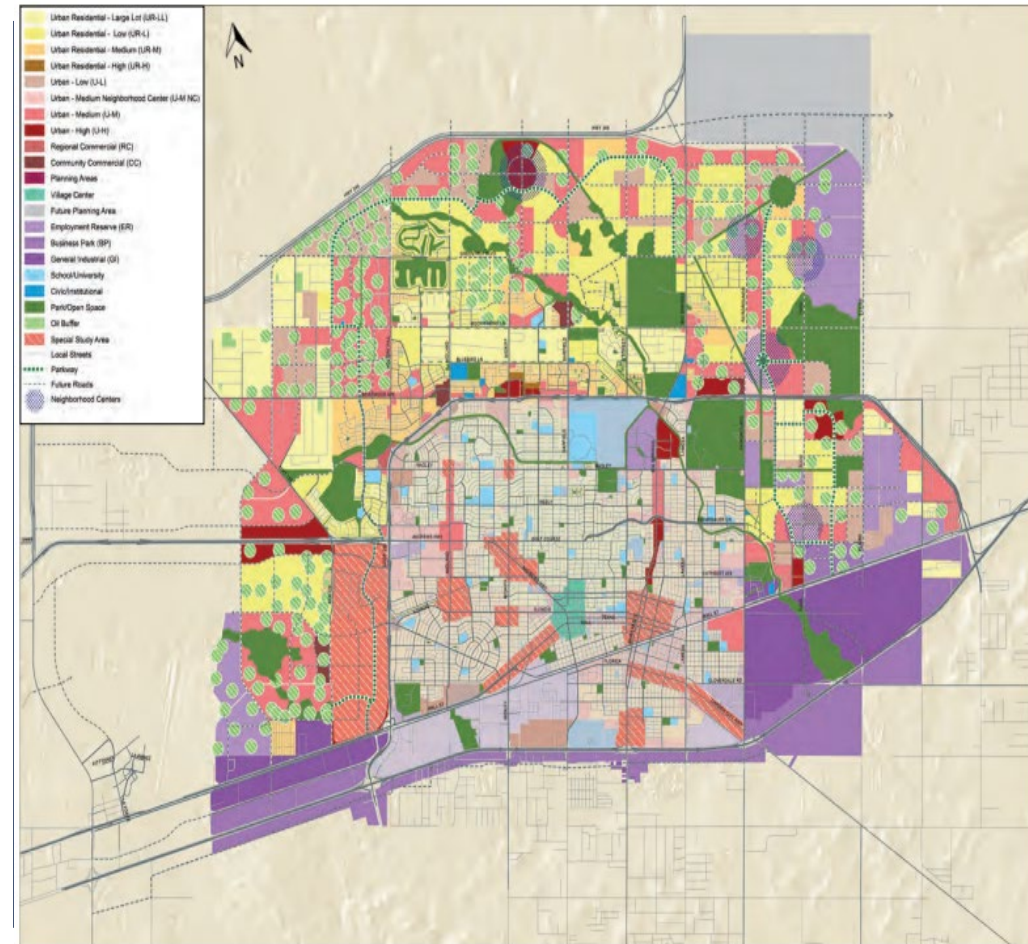
LAND USE

- **Current Use:** Vacant
- **Proposed Use:** Metal buildings for commercial use
- **Surrounding Uses:**
 - North: Commercial and vacant
 - South & West: Vacant
 - East: Commercial



COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - Not designated



RELATED ITEMS

- The preliminary plat associated with this request was approved on October 7, 2024, by the Planning & Zoning Commission.
- City Council Approved this preliminary plat on October 22, 2024.



STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the final plat of Gold Sands Addition.



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 18, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving a Final Plat of New Generation Addition, being a 13.75-acre tract of land out of Section 29, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 140, approximately 300 feet west of South County Road 1214.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

Maverick Engineering, on behalf of Pedro Terrazas and Maria Soto, is requesting to plat a property located at 3805 West County Road 140 into 11 lots for ownership and future residential development.

The preliminary plat was approved at the September 03, 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. Note not required [For Applicant's Information Only.]

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

PAVING: Paving requirements were administratively approved on 01/04/2024. [For Applicant's Information Only.]

WATER: Water requirements were administratively approved on 01/04/2024. [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: Wastewater requirements were administratively approved on 01/04/2024.[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)

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 11 proposed lot of New Generation Addition, PLAT OF A 13.7 ACRE TRACT OF SECTION 29, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY the lot 1 is 2 acre lots 2- lot 11 are 1 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of New Generation Addition.

Attachments:

Final Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: NEW GENERATION ADDITION**Legal Description (attached sealed Metes and Bounds):** BEING A 13.75 ACRE TRACT OF LAND OUT OF SECTION 29, BLOCK 39, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS**Property Owner**

Printed Name: PEDRO TERRAZA JR AND MARIA ESTHER SOTO

Phone (432) 552-9360

Email
peconstruction.electric@gmail.comAddress
3805 W CR 140City
MIDLAND

State TX

Zip 79720

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 STREET, SUITE KCity
MIDLAND

State TX

Zip 79701

Current Zoning: ETJ**Reason for Platting:** OWNERSHIP & Residential development**Plat Information**

Total Acreage: 13.75

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

Number of Lots: 11

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): Peter

Date: 10/23/2024

Property Owner (printed) : PEDRO TERRAZAS JR

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

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

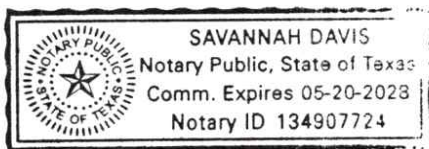
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
 COUNTY OF MIDLAND

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

Ashlee Devine
 Authorized Agent (signature)

Subscribed and sworn to before me, this 23rd day of October, 20 24, to certify which witness my hand and seal of office.



SID
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

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)

DocuSigned by: Property Owner (signature): 	Date: 10/23/2024
Property Owner (printed): <u>MARIA ESTHER SOTO</u>	

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

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

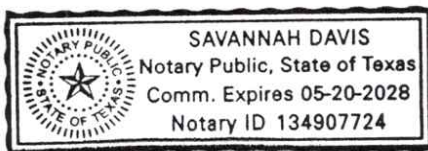
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
 COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared ASHLEE DENINE who, being by me duly sworn, upon oath says: That (s)he is authorized by Maria Soto, 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 23rd day of October, 2024, to certify which witness my hand and seal of office.




 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>4992</u>	☐ Tax Certificates	Check # <u>200 4993</u>
Received By:		Date:

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

**MIDLAND, TEXAS
VICINITY MAP**

National Land Surveying & Mapping
Burrell Land Surveyors, LLC
415 W. Wall St., Suite 204
Midland, Texas 79701
432-848-4439
P.O. Box 81041 asbsurveyors.com
Midland, Texas 79708
Fax No. 10104217

Page 1 of 1
2023-599 PP-1

OWNER:
PEDRO TERRAZAS, JR
MARIA ESTHER SOTO
3805 W CR 140
MIDLAND, TX 79706
(432)552-9360

LEGEND

- Set 1/2" Iron Rod w/cap marked "ASB 5689"
- End 1/2" Iron Rod

CERTIFICATE OF APPROVAL

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

SIGNED: _____
Chairman
LUCY SISNIEGA

ATTEST: _____
Secretary
LONDON OCHOA

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED:	<u>Chadwick Up</u> <u>March 1, 2012</u>	ATMOS ENERGY	PRINT NAME
SIGNED:	<u>Maria Arguello</u>	ONCOR ELECTRIC DELIVERY	PRINT NAME
SIGNED:	<u>VINCENT GONZALEZ</u> <u>March 1, 2012</u>	AT&T TEXAS	PRINT NAME
SIGNED:	<u>Linda Montoya</u> <u>March 1, 2012</u>	TELEPHONE	PRINT NAME
SIGNED:	<u>RYAN BRAND</u>	ASTOUND TELECOM	PRINT NAME

OWNERS' CERTIFICATE:

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I, PEDRO TERRAZAS, JR. as the recorded owner of a 13.75 Acre Tract in Section 29, Block 39, T-2-S, T&P RR Co Survey, Midland County Texas, recorded in Doc. No. 2023-2467, Midland County Official Public Records, County of Midland Texas, and more particularly shown hereon:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, PEDRO TERRAZAS, JR, does hereby adopt this plat designating the herein above described property as **NEW GENERATION ADDITION*** an Addition to the City of Midland, Midland County, Texas, and do 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.

Signed by: Pedro Terrazas
PEDRO TERRAZAS, JR.

ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared PEDRO TERRAZAS, JR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was

Given under my hand and seal of office this ____ day
of _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AARON SCOTT BURRELL TX RPLS 5689

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY CITIES AND BOUNDRIES MAY BE A VIOLATION OF CITY ORDINANCES AND STATE LAWS REGARDING TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED PRIOR TO THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. PROPERTY IS LOCATED WITHIN E.T.J.
4. BEARINGS, DISTANCES, & COORDINATES SHOWN ON THIS SURVEY ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD 1983, CENTRAL ZONE (CORS).
5. THIS PROPERTY IS IN ZONE A AND ZONE X AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS GRAPHICALLY SHOWN ON TEXAS MAP NO. 48320-100, ADOPTED SEPTEMBER 16, 2005, PREPARED FOR MIDLAND COUNTY, TEXAS.
6. INITIAL IMPACT FEES WILL BE ASSSESSED DURING THE FINAL PLACING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL BE BASED ON THE PLACES, PLACES, AND OPEN SPACES; ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE REQUIRED FOR THE PLACES, PLACES, AND OPEN SPACES. THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE PLACES, PLACES, AND OPEN SPACES.
7. MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY EGRESS, EGRESS, EGRESS, EGRESS, AND OPEN SPACES; AND, THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY EGRESS, EGRESS, EGRESS, EGRESS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS MIDLAND COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

OWNERS' CERTIFICATE:

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I, MARIA ESTHER SOTO as the recorded owner of a 13.75 Acre Tract in Section 29, Block 39, T-2-S, T&P RR Co Survey, Midland County Texas, recorded in Doc. No. 2023-2467, Midland County Official Public Records, County of Midland Texas, and more particularly shown hereon:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, MARIA ESTHER SOTO, does hereby adopt this plot designating the herein above described property as NEW GENERATION ADDITION" an Addition to the City of Midland, Midland County, Texas, and do 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.

DocuSigned by:

 MARIA ESTHER SOTO

ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MARIA ESTHER SOTO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was

Given under my hand and seal of office this ____ day
of _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

Page 6.59
22 October 2024
DATE _____

November 18, 2024

NEW GENERATION ADDITION

W County Road 140

S County Road 1214

Location Map

SUB-23-0664

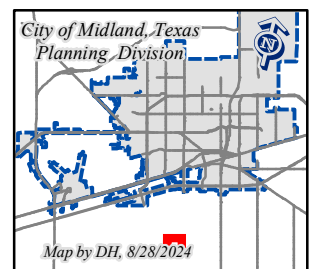
Scale: 1" = 540'

Proposed Plat of New Generation Addition, being a 13.75-acre tract of land out of Section 29, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas.

(Generally located on the south side of West County Road 140, approximately 300 feet west of South County Road 1214.) (Extraterritorial Jurisdiction)

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.





NEW GENERATION ADDITION

ITEM —
FINAL PLAT

November 18, 2024



Visit Our Website

MIDLANDTEXAS.GOV

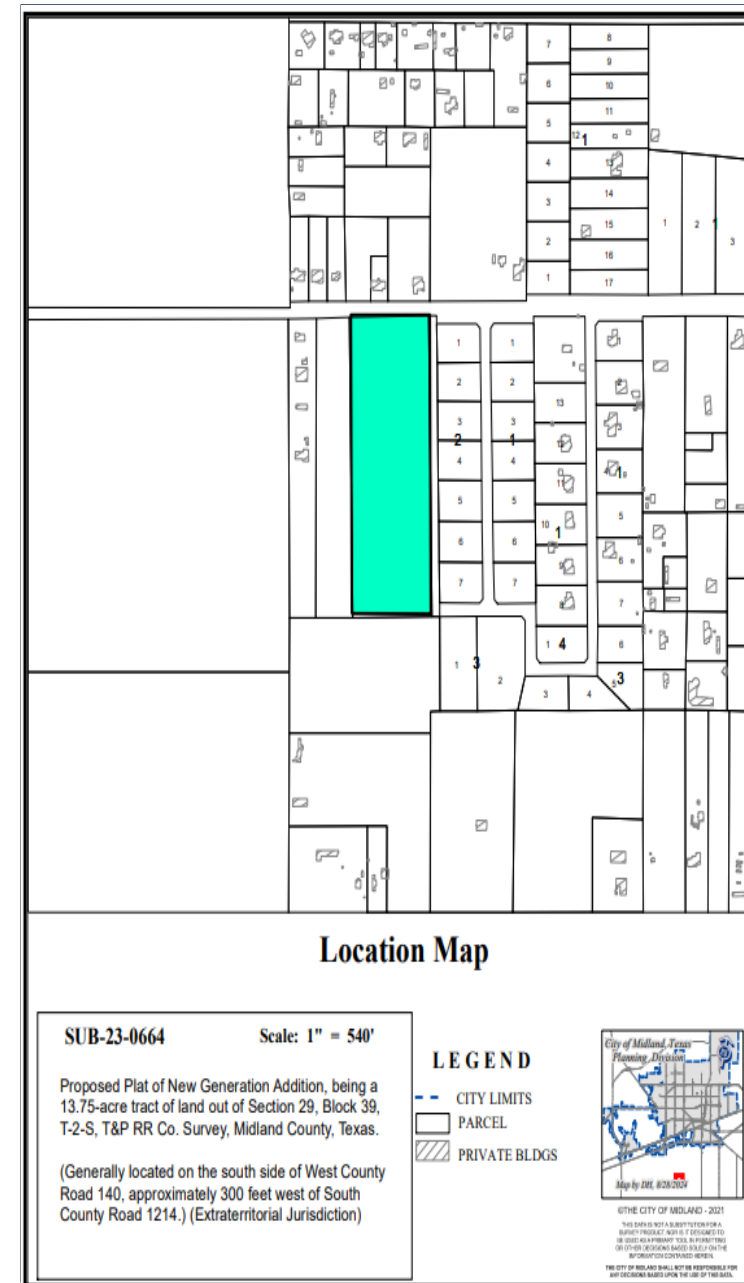
PACKET

Page 6.62

November 18, 2024

APPLICATION SUMMARY

- **Property Owner & Developer:** Pedro Terrazas and Maria Soto
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Final Plat
- **Address:** 3805 West County Road 140 (ETJ)



3

- # PACKET



November 16, 2024

LAND USE

Current Use: Single-family residential

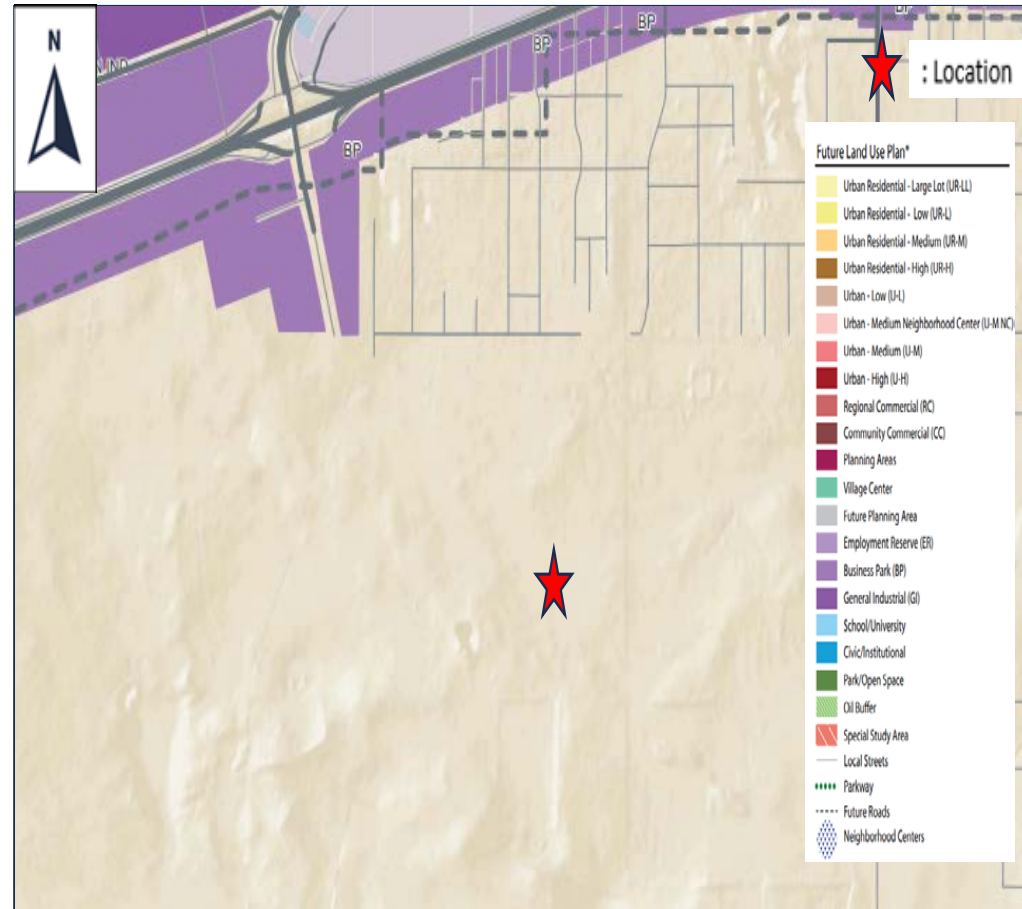
Surrounding Uses:

- **North, South & East:** Single-family residential
- **West:** The Barn Venue



COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - None



RELATED ITEMS

- The preliminary plat associated with this request was approved on September 3, 2024, by the Planning & Zoning Commission.



STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Final Plat of New Generation Addition.



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 18, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion to review and consider the Declaration of Restrictive Covenants for the proposed Mockingbird Ridge subdivision, being a 632.196-acre tract of land located in Section 18, Block 38, T-1-S, A-734, T&P RY. CO. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection North Fairgrounds Road and East Mockingbird Lane.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned District for Housing Development.

Details of Request:

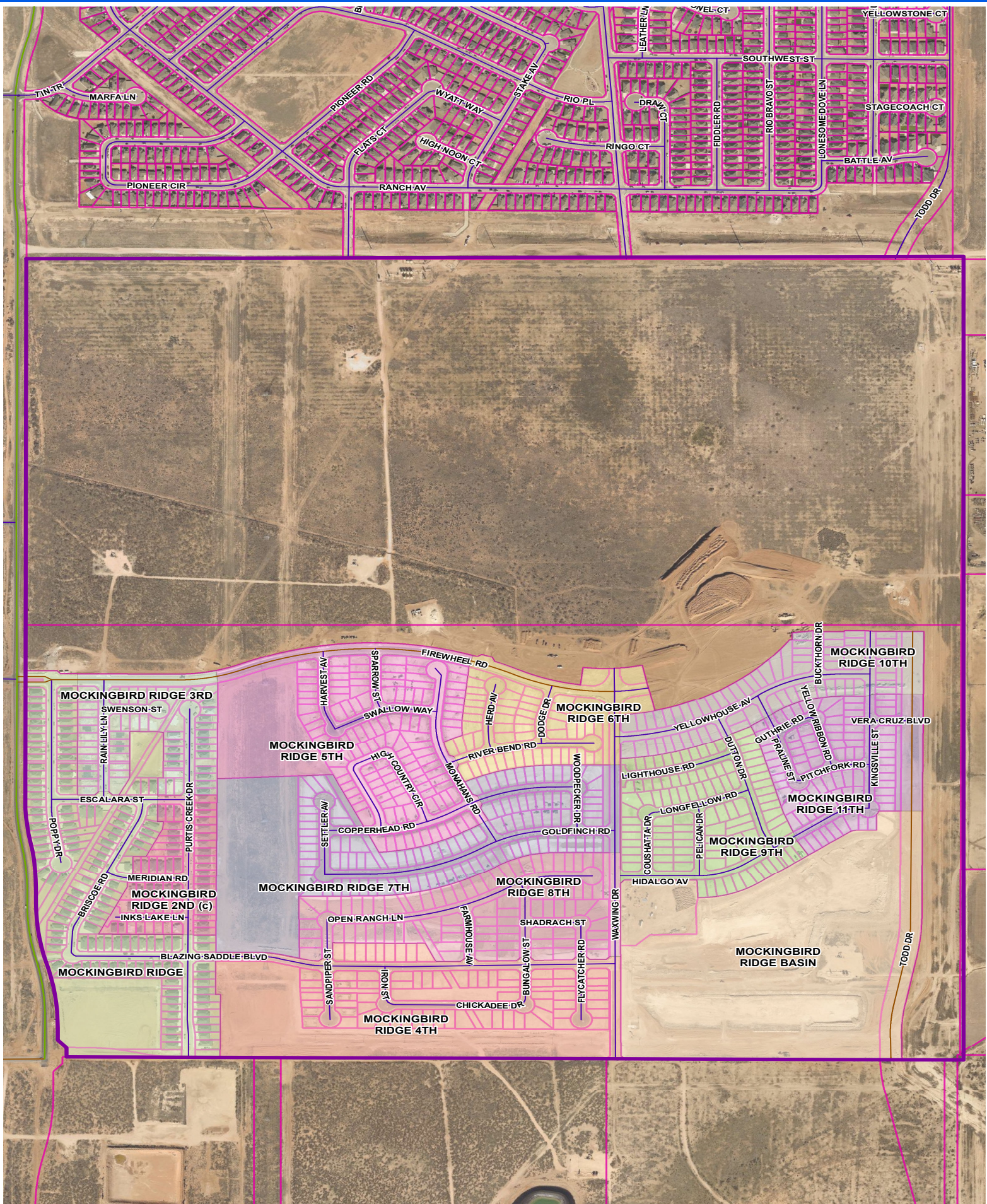
The property owner, Betenbough Homes, LLC, is requesting approval of the attached proposed Declaration of Restrictive Covenants for the proposed Mockingbird Ridge subdivision being a 632.196-acre tract of land located in Section 18, Block 38, T-1-S, A-734, T&P RY. CO. Survey, City and County of Midland, Texas.

The currently approved Mockingbird Ridge restrictive covenants were approved by the Planning and Zoning Commission on July 10, 2023. These covenants only included the southern Mockingbird Ridge subdivision which was just beginning to be final platted at the time. Betenbough is wanting to amend the covenants to include the north Mockingbird Ridge subdivision, which had its preliminary phase approved by City Council on September 24, 2024 after the Planning and Zoning Commission recommended approval on September 3, 2024.

Per Section 11-2-3(H)3(I), restrictive covenants must be approved by the Planning & Zoning Commission.

Attachments:

Declaration of Restrictive Covenants
Metes and Bounds
Maps



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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.



Mockingbird Ridge Subdivision With Covenants boundary

Page 7.72



Legend

- Covenant Boundary
- Parcel

November 18, 2024

0 400 800 Feet

PACKET



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: November 18, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Hold a public hearing and consider a request by Woda Cooper Companies, Inc. for a zone change from RR, Regional Retail, to MF-22, Multiple-Family Dwelling District, on a 6.949-acre remainder of Lot 1, Block 1, Amaron Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Wolcott Avenue and Camp Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Woda Cooper Companies, Inc. is requesting a Zone Change from RR, Regional Retail District, to MF-22, Multiple-Family Dwelling District, on a property located at the southwest corner of the intersection of Wolcott Avenue and Camp Street to develop an apartment complex.

Current Zoning:

RR, Regional Retail District.

Surrounding Zoning and Land Use:

The properties to the north are RR, Regional Retail District, and are currently RV and Boat storage units. The properties to the east are O-2, Office Districts, and are currently hotels. The properties to the south are RR, Regional Retail District, and there are currently apartments. The properties to the west are RR, Regional Retail District, and TP, Technology Park District, which currently include apartments and vacant lots.

Analysis:

The applicant is seeking this zone change from RR, Regional Retail District to MF-22, Multiple-Family Dwelling District, to construct Multiple-Family Dwellings, which is not an allowed use in the current zoning district according to the current zoning code ordinance use chart [11-1-4.03]. The Future Land Use Map Chapter 3 of the Tall City Tomorrow Comprehensive Plan designates this area as Civic/Institutional/School/University however, given that there are apartment complexes on the adjacent properties to the south and east, the proposed use will be compatible with the surrounding area.

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

Fire: (Approved)

No objection

Oil and Gas: (Approved)

No Oil & Gas well concern for Zoning. Informational: Future plats will need to identify any Oil or Gas wells and include 500 ft. radius for a city permitted well or the 135 ft. radius for non-permitted well radius on plat. Please note if oil & gas wells are not identified or left off a plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified with comments- No structure shall be built over an abandoned well.

Engineering: (Approved)

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

Code: (Approved)

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

Transportation: (Approved)

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

Planning: (Approved)

Staff recommends approval of this zone change from RR, Regional Retail District, to MF-22, Multiple-Family Dwelling District.

Letters of Objection:

Staff has not received any letters of objection as of November 12, 2024.

Attachments:

Application
Site Plan
Maps
PowerPoint Presentation



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

Project Number: _____

Case Number: _____

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: Woda Cooper Companies, Inc.		Phone (216) 316-7224 Email osarig@wodagroup.com	
Address: 500 South Front Street	City: Columbus	State: OH	Zip: 43215

Property Owner Printed Name: Liquid Gold Solutions LLC		Phone (918) 910- 2030 Email; vik.gopi@gmail.com	
Address: 1312 S Kalanchoe Avenue	City: Broken Arrow	State: OK	Zip: 74012

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

Street Address: Corner of Wolcott Avenue & Camp Drive. Directly North of 2300 Camp Drive, Midland, TX, 79701	
Legal Description Lot:001 Block:001 Subdivision: Amaron	

Current Zoning: Regional Retail (RR)	Proposed Zone: MF-22 (List by tracts if more than one district is requested)
Reason for Zone Change Request: Development of Multi-Family is necessary in this targeted growth area of Midland; area certainly supports it given Park Glen Apartments directly to the south.	
Present Use of Property: Vacant Land	
Proposed Use of Property: Multi-Family General Occupancy Apartments	
How would this zone change affect the public health, safety and welfare? There is currently strong demand for Multi-Family in Midland with demand for 429 units in 2024. This zone change would allow residents of Midland seeking rental housing an adequate place to live, especially given there are currently 0 units under construction in the past 12 months as of October 2024.	
Describe how conditions affecting the property have changed since present zoning designation: Park Glen Apartments was built in 1999 directly south of the property, proving this area of Midland is one amenable to multi-family. Midland county's population has increased by 1.3% year over year as of 2024 with no new units under construction.	

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

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

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

Applicant (signature):

Omer Sarig

Date: 10/8/24

Applicant (printed): Omer Sarig

Property Owner (signature):

[Signature]

Date: 10/4/24

Property Owner (printed): VIKRAM GOPI

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

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

STATE OF ~~TEXAS~~ Oklahoma
COUNTY OF ~~MIDLAND~~ Tulsa

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

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 4th day of October, 2024, to certify which witness my hand and seal of office.



[Signature]

NOTARY PUBLIC,

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check # Invoice

Received By: [Signature]

Date:

RECEIVED
OCT 09 2024

BY:

WOLCOTT APARTMENTS
MIDLAND, TEXAS

DATE: XX.XX.XX

A1.0

SITE PLAN

Copyright © 2024

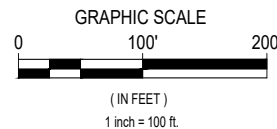
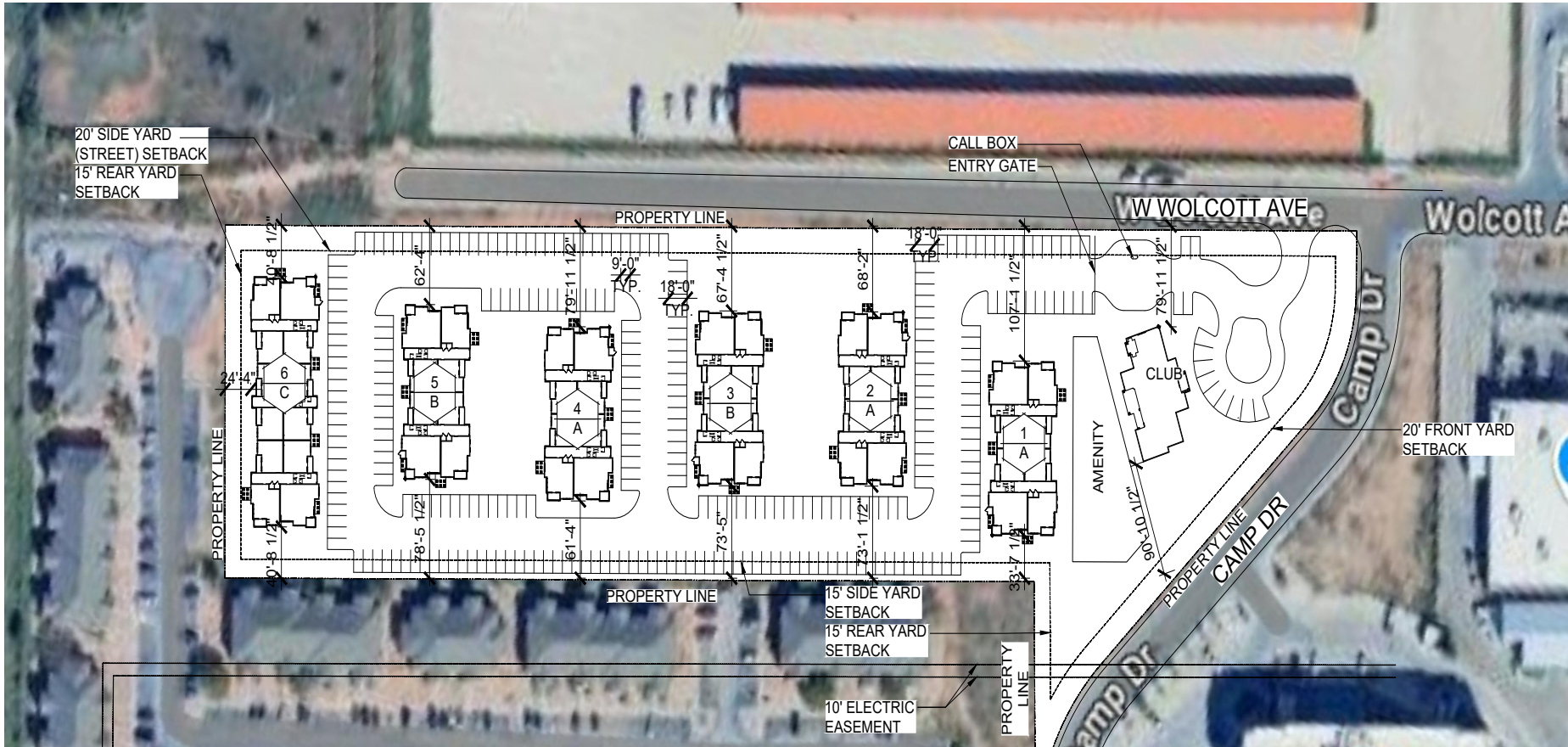
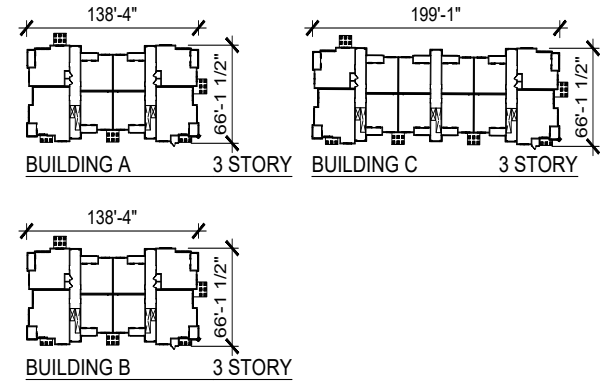
SITE DATA
-6.7 ACRES
-148 UNITS
-21.93 UNITS/ACRE

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM AREA, ONE BATH	32	565 S.F.	18,080 S.F.
B1 - TWO BEDROOM AREA, TWO BATH	58	820 S.F.	47,560 S.F.
C1 - THREE BEDROOM AREA, TWO BATH	58	1,010 S.F.	58,580 S.F.
TOTAL	148		124,220 S.F.

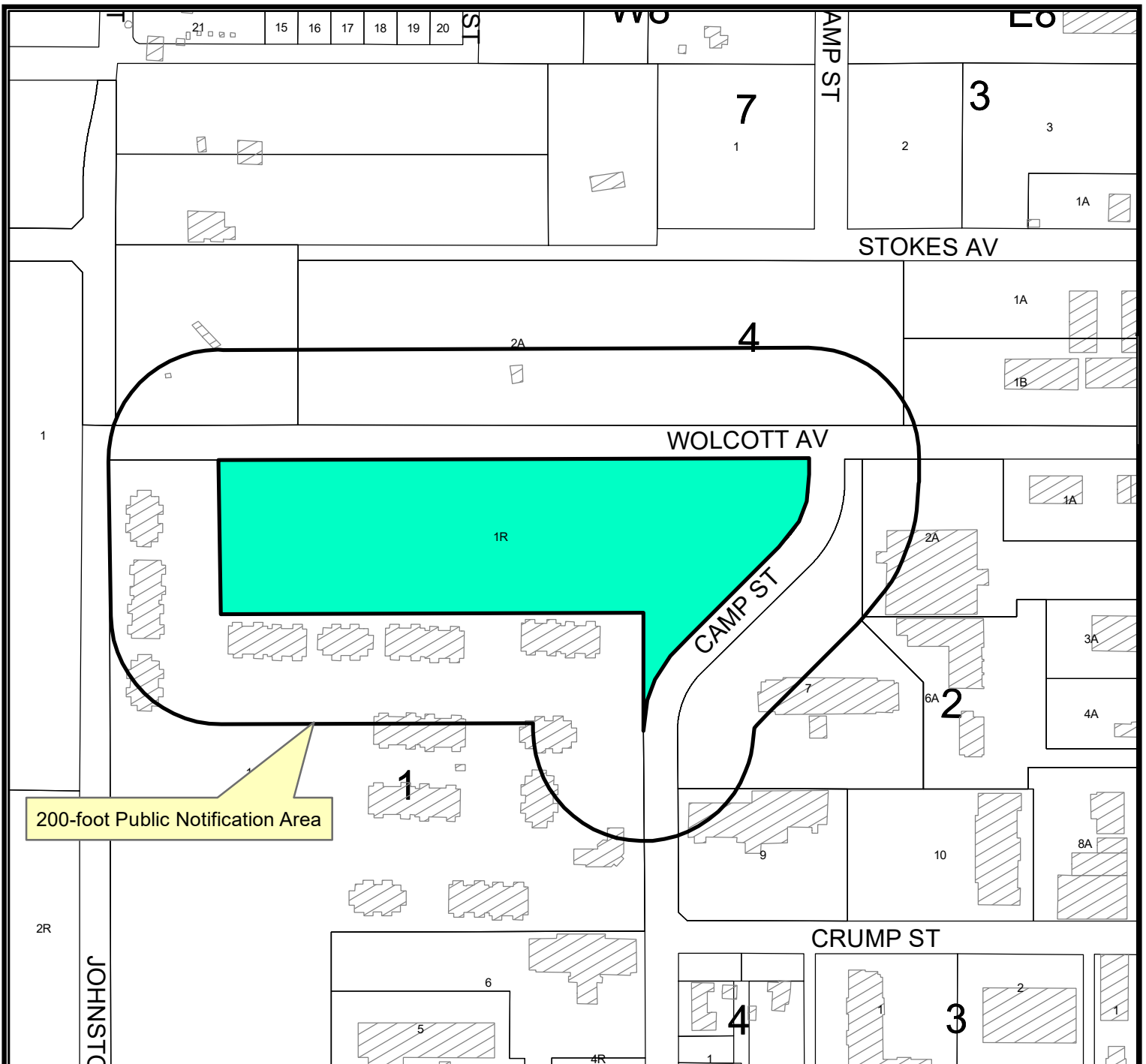
BUILDING TABULATION	# BLDGS.	UNITS/BLDG.	UNIT TYPES	BLDG. S.F.	TOTAL SQ. FT.
A	3	24	B1-12, C1-12	21,960 S.F.	65,880 S.F.
B	2	20	A1-10, B1-6, C1-4	14,610 S.F.	29,220 S.F.
C	1	36	A1-6, B1-18	29,120 S.F.	29,120 S.F.
TOTAL	6				124,220 S.F.

PARKING TABULATION		
PARKING REQUIRED:		
1.25 PER 1 BDRM	(1.50x32)	48
2.0 PER 2 BDRM	(2.0x58)	116
2.5 PER 2 BDRM	(2.5x58)	145
+ 1 ADDITIONAL SPACE PER 4 UNITS	(148/4)	37
TOTAL		346

PARKING PROVIDED:		
STANDARD		339
CLUBHOUSE		13
TOTAL		352



SITE PLAN
November 18, 2024
SCALE: 1"=100'0"



Location Map

Z-24-0395

Scale: 1" = 262'

Consider a request by Woda Cooper Companies, Inc. for a zone change from RR, Regional Retail, to MF-22, Multiple-Family Dwelling District, on a 6.949-acre remainder of Lot 1, Block 1, Amaron Addition, City and County of Midland, Texas.

Generally located at the southwest corner of the intersection of Wolcott Avenue and Camp Street.
(Council District 2)

LEGEND

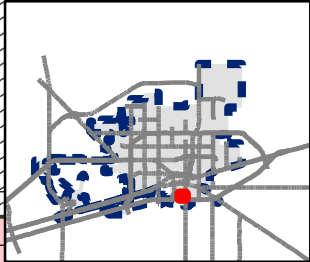
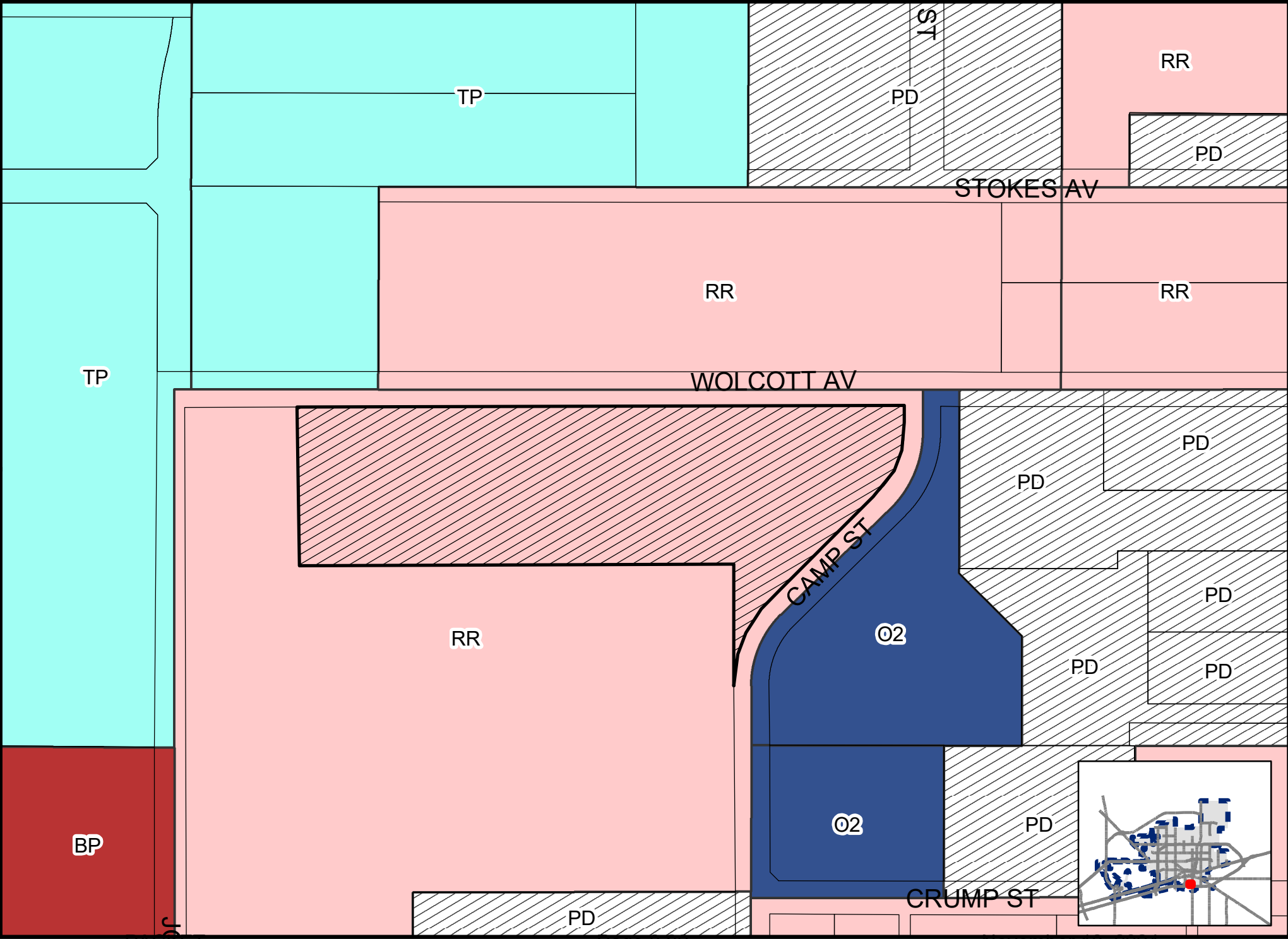
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



STOKES AV

4

WOLCOTT AV

CAMP ST

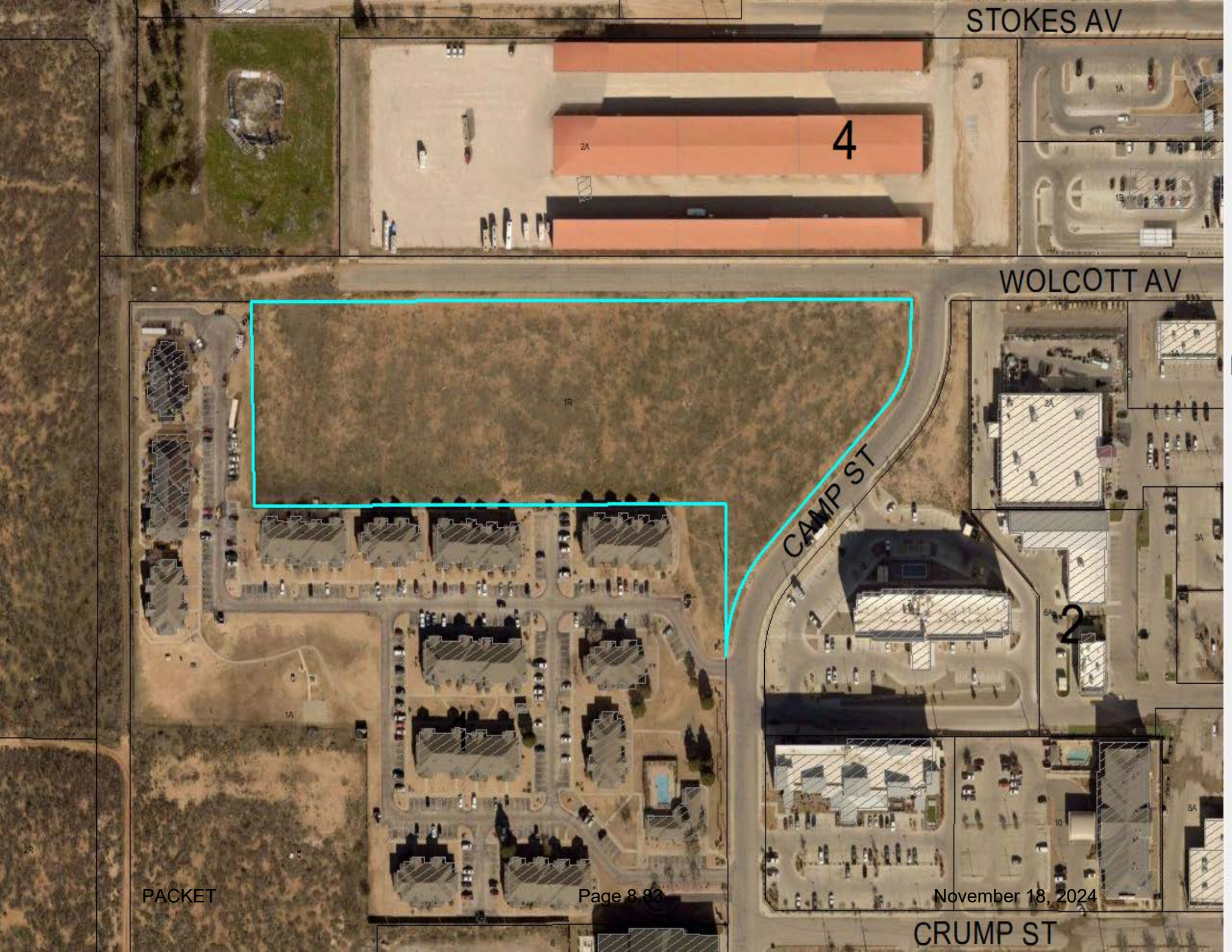
2

CRUMP ST

PACKET

Page 8 83

November 18, 2024







WODA COOPER

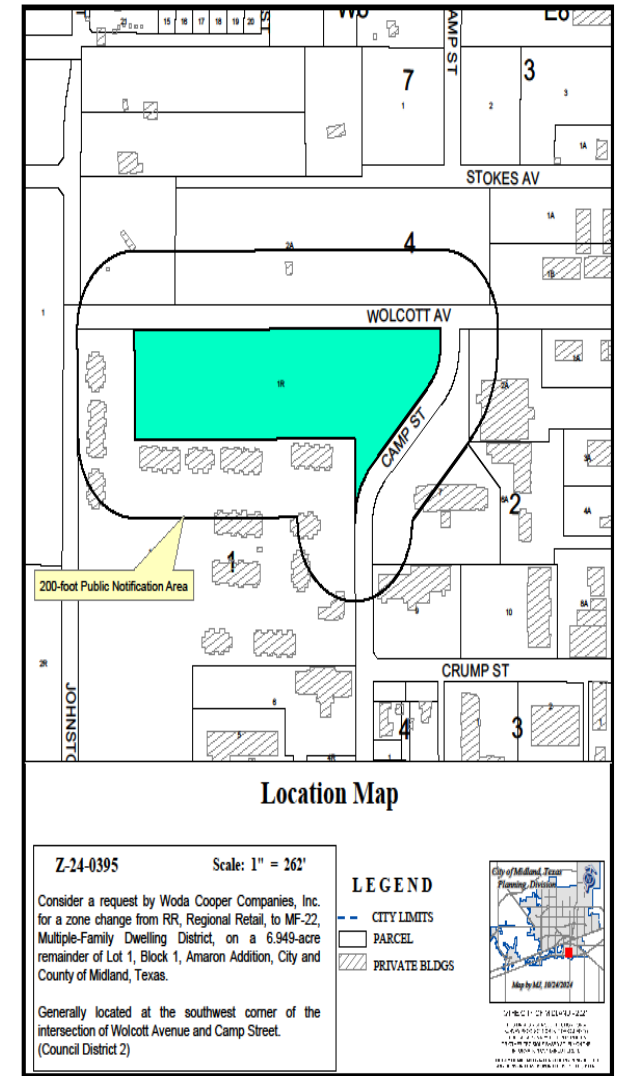


Visit Our Website

MIDLANDTEXAS.GOV

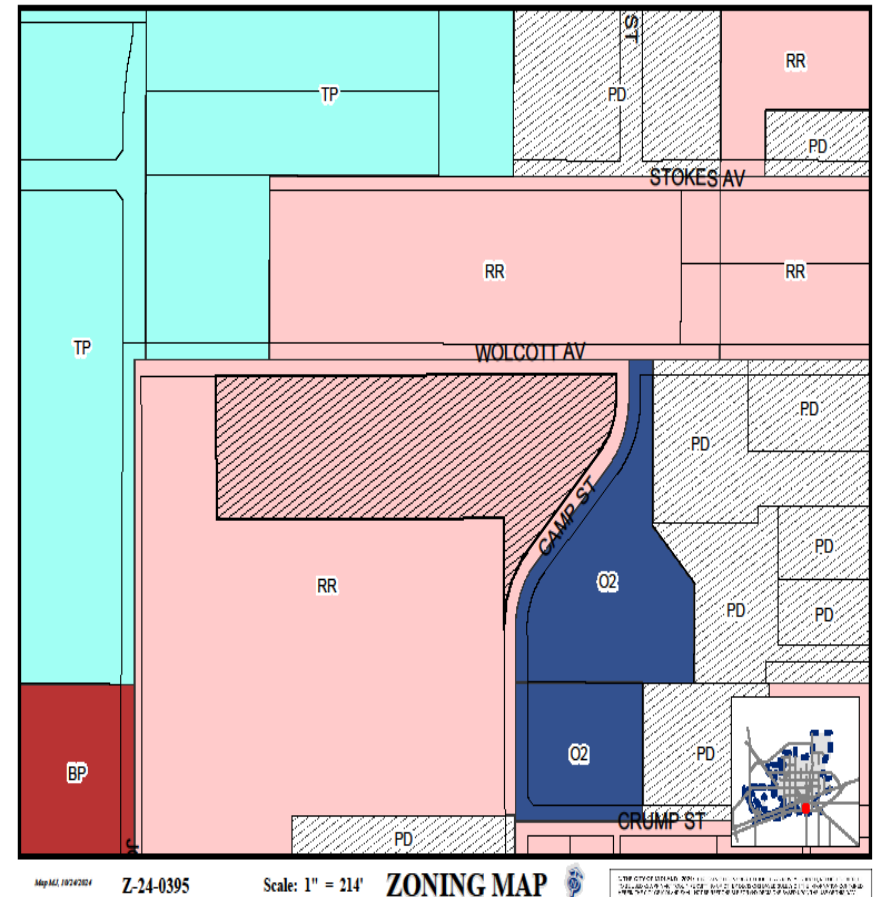
APPLICATION SUMMARY

- **Property Owner:** Liquid Gold Solutions LLC
- **Applicant/ Representative:** Woda Cooper Companies, Inc
- **Zone Change**
- **Address:** Southwest corner of Wolcott Avenue and Camp Street (District 2)]
- **Reason for Request:** For development of Multiple-Family Dwellings



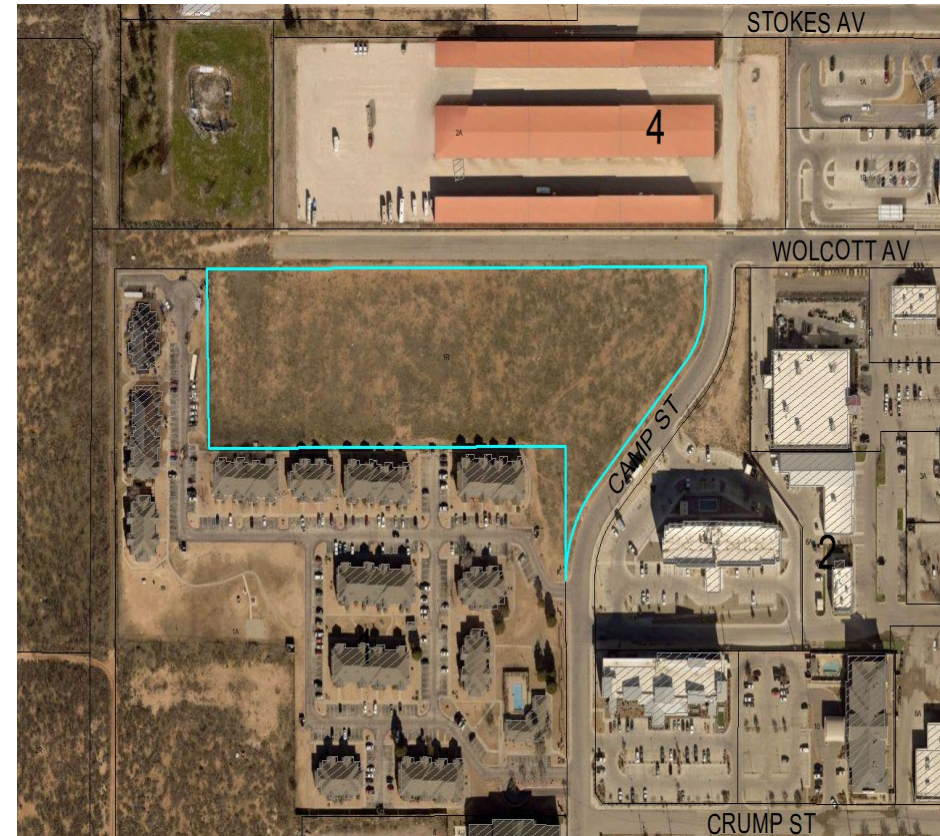
ZONING

- **Current Zoning:** RR, Regional Retail
- **Surrounding Zoning:**
 - North: RR, Regional Retail
 - South: RR, Regional Retail
 - East: O2, Office District
 - West: RR, Regional Retail and TP, Technology Park District
- **Proposed Zoning:** MF-22, Multiple-Family Dwelling District



LAND USE

- **Current Use of the Property:**
Vacant
- **Proposed Use of the Property:**
Apartments
- **Surrounding Uses:**
 - North: RV and boat storage
 - South: Apartments
 - East: Hotels
 - West: Apartments and Vacant lots

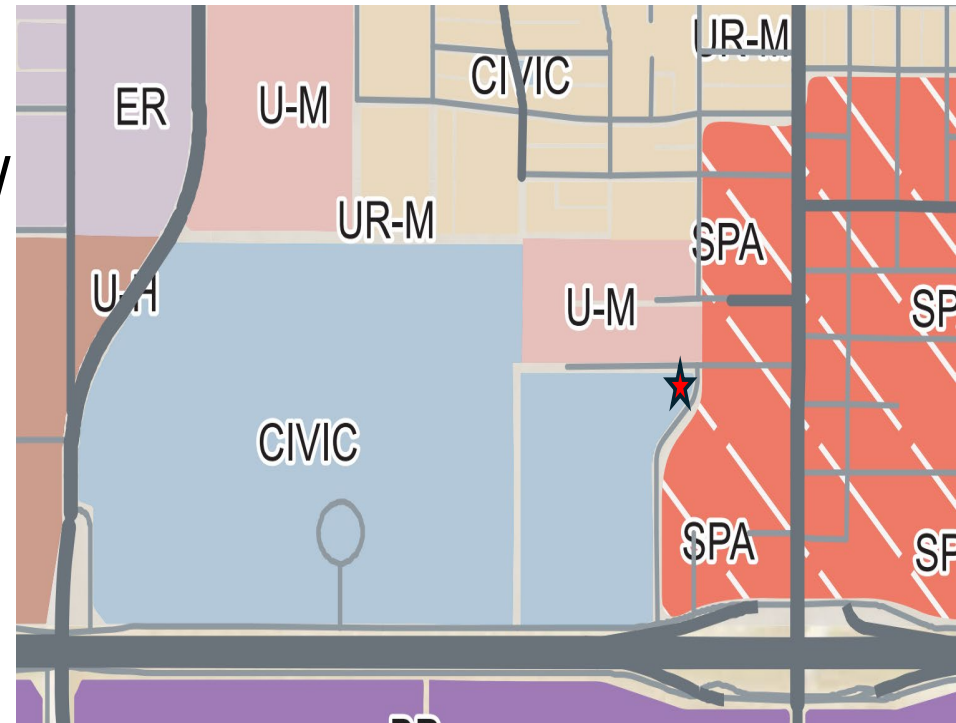




On Wolcott Avenue, Looking South.

COMPREHENSIVE PLAN

- **TCT Land Use Designation:**
Civic/Institutional/School/University
- **Supported Uses:**
 - Supports other: Government or non-profit organizations and accessory uses.
- Request is compatible with the surrounding area, but not the Tall City Tomorrow Plan.



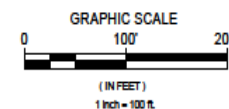
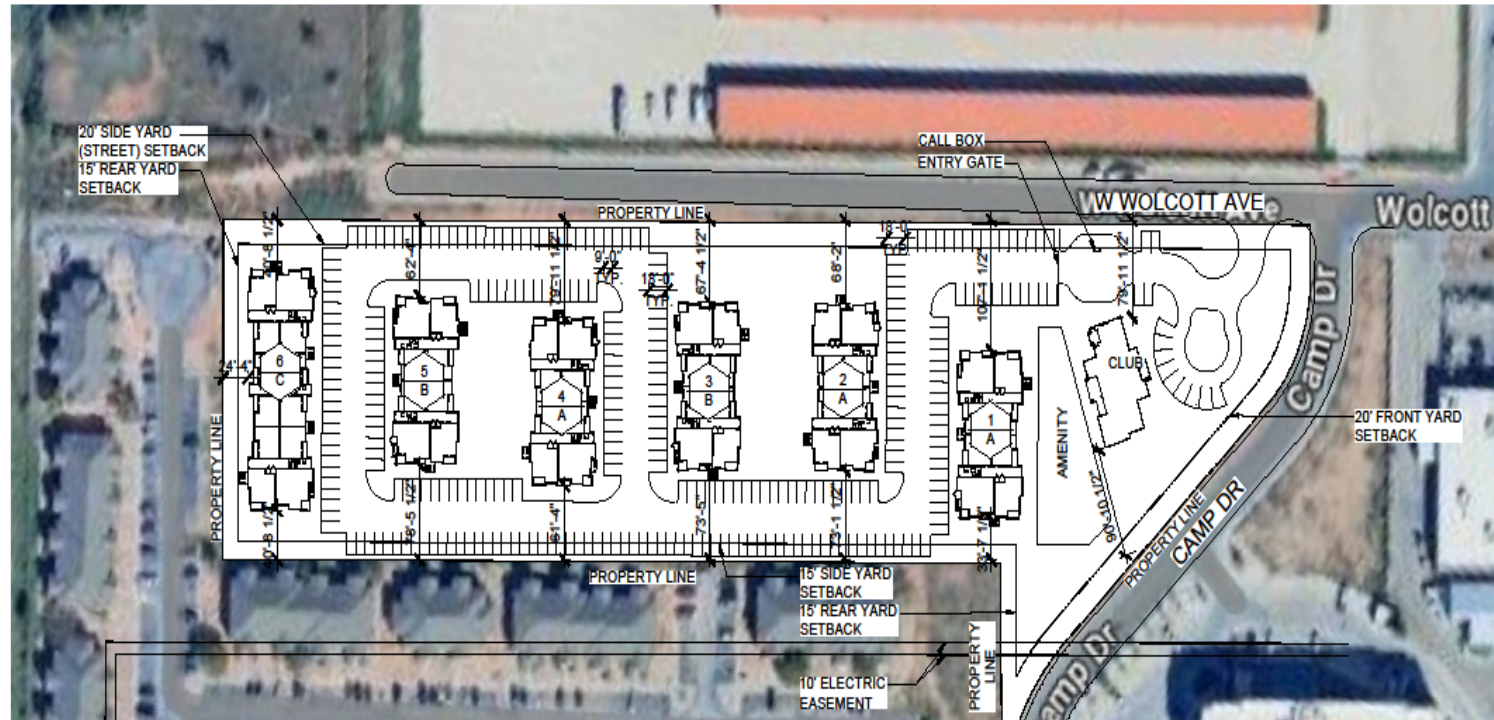
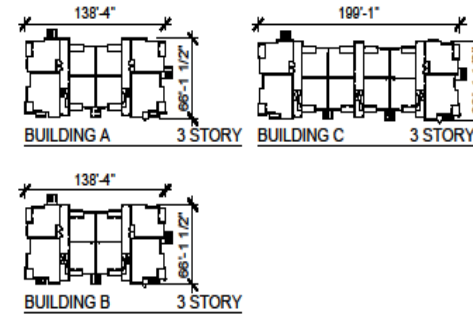
SITE DATA
 -6.7 ACRES
 -148 UNITS
 -21.93 UNITS/ACRE

UNIT TABULATION			
UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.
A1 - ONE BEDROOM AREA, ONE BATH	32	565 S.F.	18,080 S.F.
B1 - TWO BEDROOM AREA, TWO BATH	58	820 S.F.	47,560 S.F.
C1 - THREE BEDROOM AREA, TWO BATH	58	1,010 S.F.	58,580 S.F.
TOTAL	148		124,220 S.F.

BUILDING TABULATION				
TYPE	# BLDGS.	UNITS/BLDG.	UNIT TYPES	TOTAL SQ. FT.
A	3	24	B1-12, C1-12	21,960 S.F.
B	2	20	A1-10, B1-8, C1-4	29,220 S.F.
C	1	36	A1-8, B1-18	29,120 S.F.
TOTAL	6			124,220 S.F.

PARKING TABULATION			
PARKING REQUIRED:			
1.25 PER 1 BDRM	(1.50x32)	48	
2.0 PER 2 BDRM	(2.0x58)	116	
2.5 PER 2 BDRM	(2.5x58)	145	
+ 1 ADDITIONAL SPACE PER 4 UNITS	(148/4)	37	
TOTAL		346	

PARKING PROVIDED:			
STANDARD		339	
CLUBHOUSE		13	
TOTAL		352	



SITE PLAN
 SCALE: 1"=100'-0"

PROJECT: # 24071

WOLCOTT APARTMENTS
MIDLAND, TEXAS

DATE: XXXX.XX

A1.0

SITE PLAN

Copyright © 2024

Site Plan (Exhibit A)

STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends APPROVAL of this zone change from RR, Regional Retail, to MF-22, Multiple-Family Dwelling District.



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 18, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Hold a public hearing and consider a request by Debra Dudley Pearce for a zone change from, AE, Agricultural Estate District to PD, Planned Development District for a Transition District, on Lots 18 and 19, Block 1, Skyview Development, City and County of Midland, Texas. (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, Debra Dudley Pearce, is requesting a Zone Change from AE, Agricultural Estate District to PD, Planned Development District for a Transitional District for the selling of landscape rock, soil and different types of aggregates.

Current Zoning:

AE, Agricultural Estate District

Surrounding Zoning and Land Use:

To the north we have East Loop 250 and further north AE, Agricultural Estate District and lots are currently vacant. The west is AE, Agricultural Estate District and lots are vacant with some residential use further west. The south is ETJ, Extraterritorial Jurisdiction with residential homes. To the east there are some AE, Agricultural Estate District and ETJ, Extraterritorial Jurisdiction which are vacant.

Analysis:

The applicant is requesting this zone change to allow for a business which sells various types of rocks for landscaping purposes on the north lot, and a residence on the southern

lot. This use would fall under the use of Outside Storage as defined in 11-1-2.01 of the City Code:

Section 11-1-2.01.283

The continuous keeping or storage of any finished or unfinished goods, materials, merchandise, or equipment outside of a building for more than 24 hours. For information regarding Outside Storage regulations, see the Use Chart and Section 4.04.A.16.

Although the use is not allowed in the property's current zoning, the PD would allow for this use while maintaining a base zoning of AE which is the zoning of the surrounding area. This zoning allows for agricultural and residential use. However, given that the property is located at a more significant intersection, a commercial or nonresidential use would be more compatible than residential. Additionally, The Tall City Tomorrow Comprehensive Plan designates this area as Urban Residential-Large Lot (UR-LL) which calls for larger lot sizes and open space. A use such as this would certainly be a more open type of use than others, and therefore would be consistent with this designation, especially given the low intensity it calls for.

Given that the use of Outside Storage is limited to a maximum of twenty percent of the total lot area by the City Code, the applicant is requesting that the PD would allow sixty-four percent of the lot to be the Outside Storage. The Outside Storage would also have a small shop as shown in the site plan (Exhibit A) and would still need to comply with the screening requirements in the City Code as it will be required to have a six-foot screening fence/wall.

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

Fire: (Approved)

No comments

Oil and Gas: (Approved)

No Oil & Gas well concern for Zoning. Informational: Future plats will need to identify any Oil or Gas wells and include 500 ft. radius for a city permitted well or the 135 ft. radius for non-permitted well radius on plat. Please note if oil & gas wells are not identified or left off a plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified with comments- No structure shall be built over an abandoned well.

Engineering: (Approved)

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

Code: (Approved)

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

Transportation: (Approved with conditions)

Access spacing will be required to adhere to the TxDOT Access Management Standards along the state highway. [Reference City Code Section 9-4-5(D).] Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For the Applicant's information only.]

Planning: (Approved with conditions)

Therefore, staff recommends approval of this Zone Change from AE, Agricultural Estate District to PD, Planned Development District for a Transitional District.

Conditions:

- A. That the Property shall significantly conform to the site plan attached hereto as Exhibit "A"; provided, however, that buildings not shown on the site plan may be located on the Property if such buildings satisfy the requirements of Title XI, Chapter 1 of the City Code and all other applicable ordinances.**
- B. That the portion of the Property described as Lot 19, Block 1, Skyview Development, City and County of Midland, Texas ("Lot 19") may be used for the sale, delivery, and pick-up of landscape materials (the "Business Use"). The portion of the Property described as Lot 18, Block 1, Skyview Development, City and County of Midland, Texas ("Lot 18") shall not be used for the Business Use.**
- C. That Lot 19 may be used for Outside Storage, as such term is defined in Section 11-1-2.01 of the City Code, subject to the following conditions:**
 - 1. That the Outside Storage shall be limited to a maximum of 64 percent of the total area of Lot 19.**
 - 2. That the use of Lot 19 for Outside Storage shall be done in compliance with the screening requirements set forth in Section 11-1-9.07.F.8 of the City Code.**
 - 3. That Lot 18 shall not be used for Outside Storage.**

Letters of Objection:

Staff has not received any letters of objection as of November 12, 2024.

Attachments:

Application
Site Plan (Exhibit A)
Maps
PowerPoint



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

Project Number: _____

Case Number: _____

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

Printed Name: Debra Dudley Pearce

Phone (831) 224-5093

Email
oifflyone@gmail.com

Address
4908 Timber Ct

City
Midland

State
Texas

Zip
79707

Property Owner

Printed Name: **WTG Fuels**

Phone (831) 224-5093

Email
831 224-5093

Address
211 N Colorado

City
Midland

State
Texas

Zip
79701

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: Debra Dudley Pearce

Phone (831) 224-5093

Email

Address

City

State

Zip

Street Address: 2920 East Loop 250 N, Midland TX 79705

Legal Description

Lot: 18, 19 Block: 1 Subdivision: Skyview Development

Current Zoning:

AE

Proposed Zone: PD

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

Reason for Zone Change Request:

Would like to make North lot a rock yard and a residence on the South lot

Present Use of Property: Lot is presently not being used

Proposed Use of Property: Moving our Rock Yard where we will be selling Landscape rock, soil and different types of aggregates

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

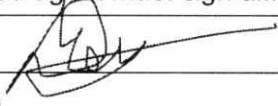
I do not believe this will affect any of these

Describe how conditions affecting the property have changed since present zoning designation: N/A

Submittal and Fees

Items to be submitted with this application form:

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

Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): 	Date: 10/30/2024
Applicant (printed): Debra Dudley Pearce	
Property Owner (signature):	Date: 10/30/2024
Property Owner (printed): WTG Fuels	
<i>The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.</i> <i>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</i>	

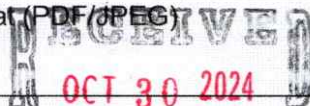
STATE OF TEXAS
COUNTY OF MIDLAND

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

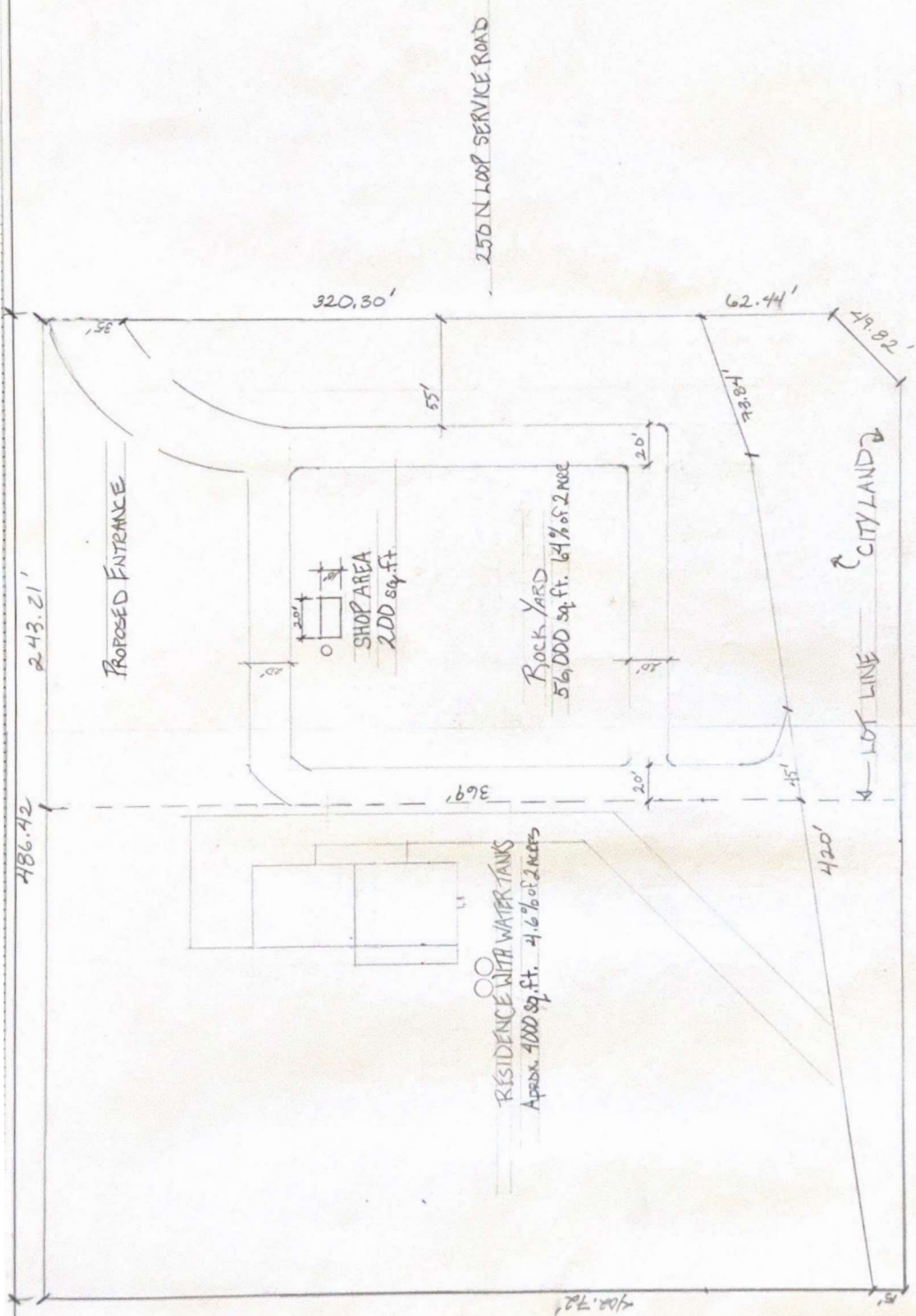
Authorized Agent (signature)

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
☒ Property Owner Authorization ☒ Application Fee Check # _____ Received By: 	☒ Dimensioned Site Plan ☒ Plans in Digital Format (PDF/JPEG)  OCT 30 2024 Date: _____ BY: _____

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



NOTES: ROADWAYS WILL BE LIMESTONE/CALICHE ON ROCK YARD
PROPOSED CULVERT

DATE: 9/14/2024 SCALE: 3/16" = 10'

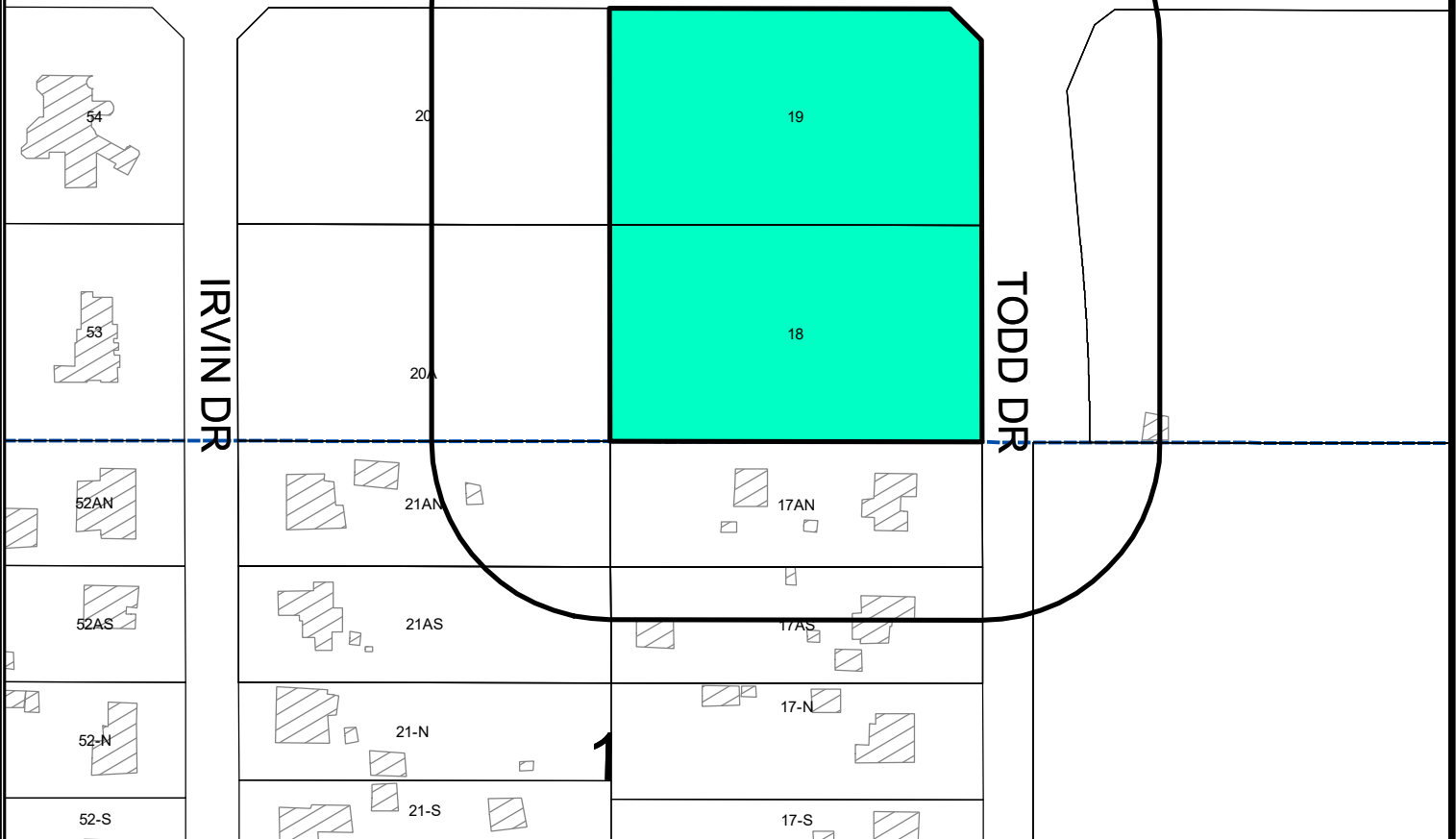
DRAWN BY: DEBRA DODLEY PENCE

PROJECT NAME: OULIYONE AGGREGATES

DRAWING NAME: PROPOSED REZONE

200-foot Public Notification Area

LOOP 250 NORTH



Location Map

Z-24-0389

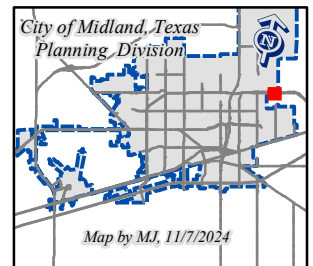
Scale: 1" = 207'

Consider a request by Debra Dudley Pearce for a zone change from, AE, Agricultural Estate District to PD, Planned Development District, on Lots 18 and 19, Block 1, Skyview Development, City and County of Midland, Texas.

Generally located on the southwest corner of East Loop 250 North and Todd Dr. (Council District 1)

LEGEND

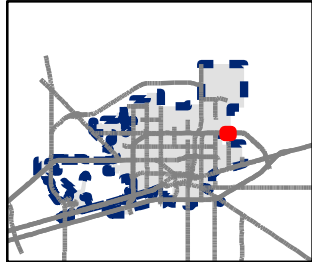
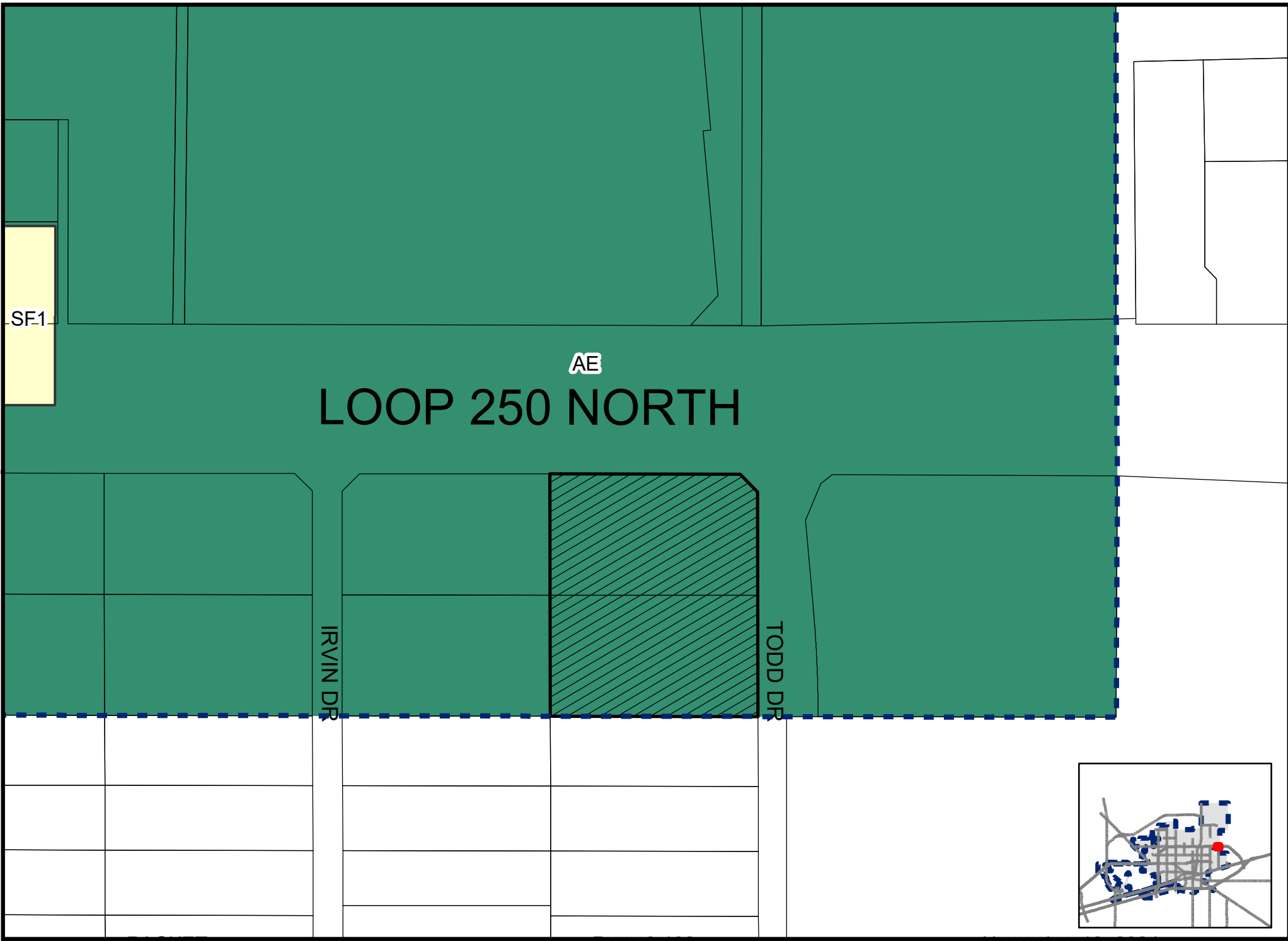
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



LOOP 250 NORTH







WTG FUELS ZONE CHANGE

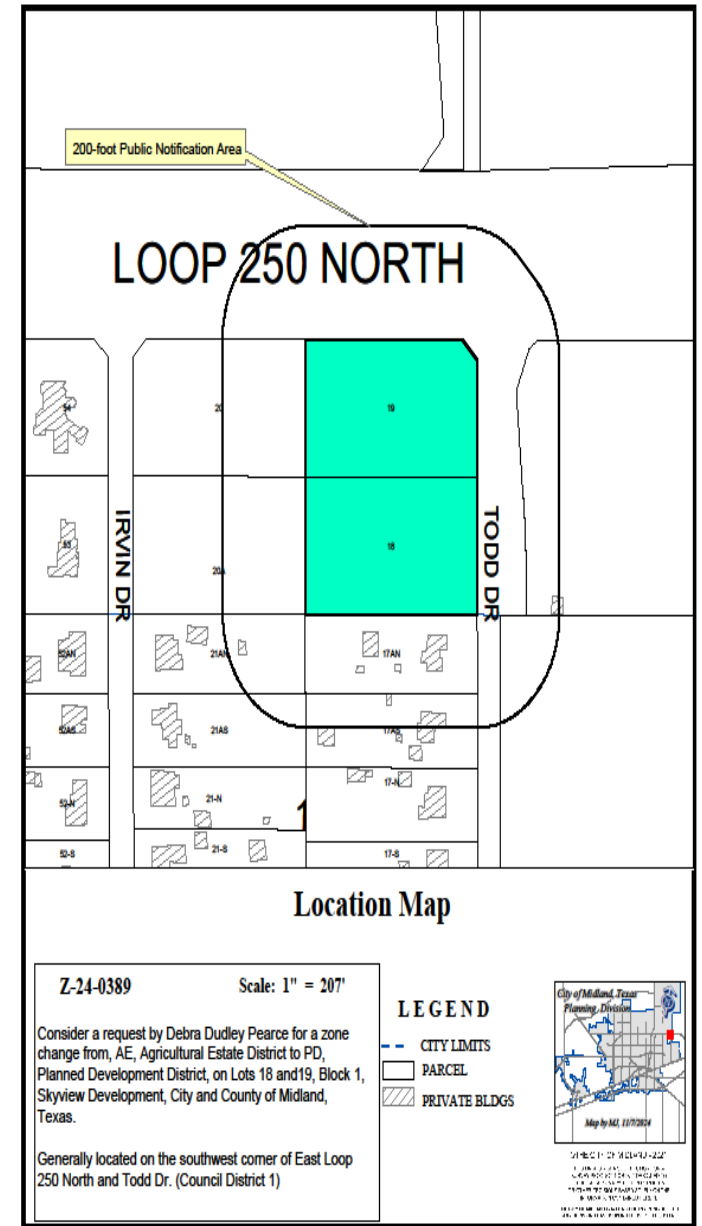


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

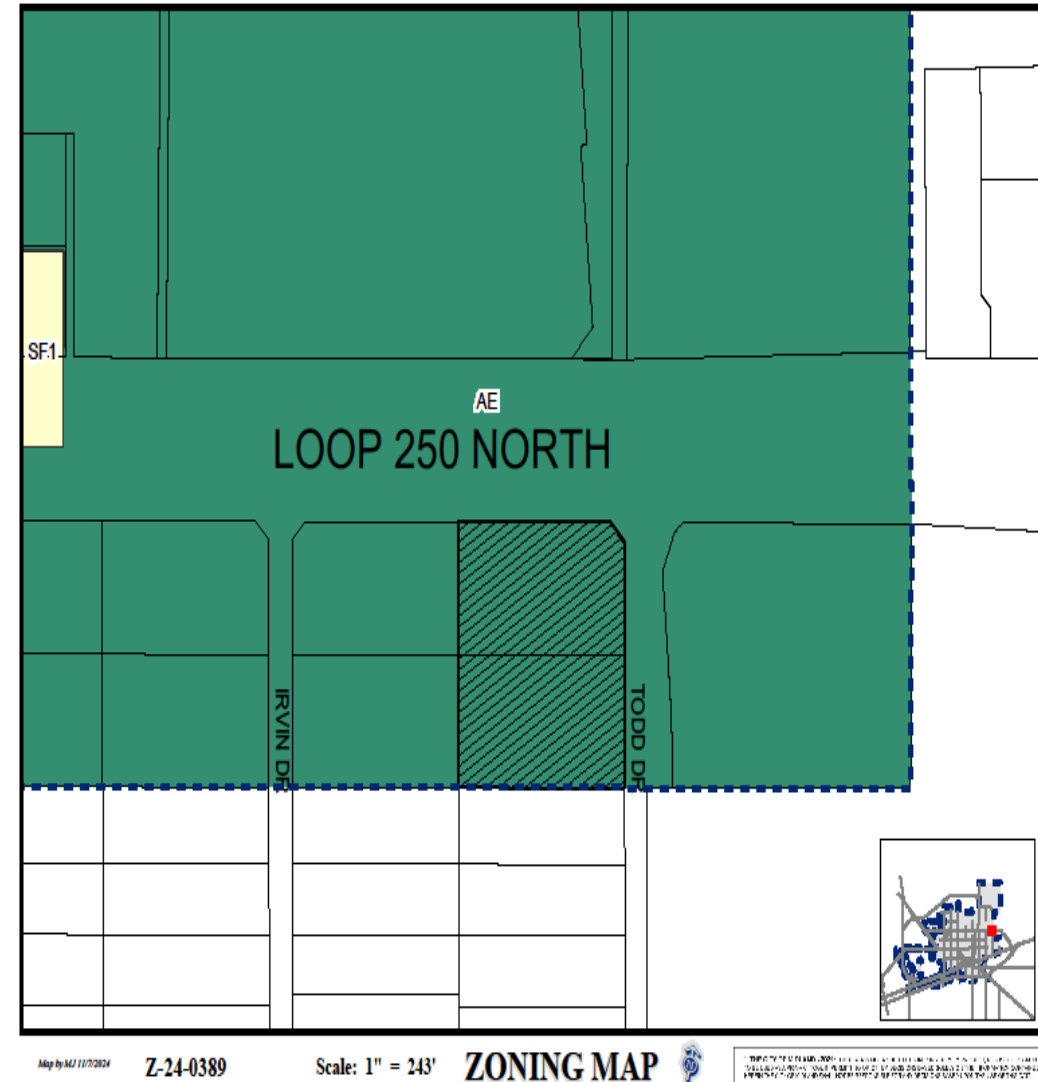
- **Property Owner:** WTG Fuels
- **Applicant:** Debra Dudley Pearce
- **Zone Change**
- **Address:** 2920 East Loop 250 N, Midland, Texas 79705 (District 1)
- **Reason for Request:** To allow the sale of landscaping rock, soil, and different types of aggregates.



ZONING

Current Zoning: AE, Agricultural Estate District

- **Surrounding Zoning:**
 - North: AE, Agricultural Estate District
 - South: ETJ, Extraterritorial Jurisdiction
 - East: AE, Agricultural Estate District
 - West: AE, Agricultural Estate District
- **Proposed Zoning:** PD, Planned Development District for a Transitional District.



LAND USE

- **Current Use of the Property:**
Vacant
- **Proposed Use of the Property:**
Rock yard
- **Surrounding Uses:**
- North: Loop 250 North and vacant lots
- South: Residential (ETJ)
- East: Vacant
- West: Vacant

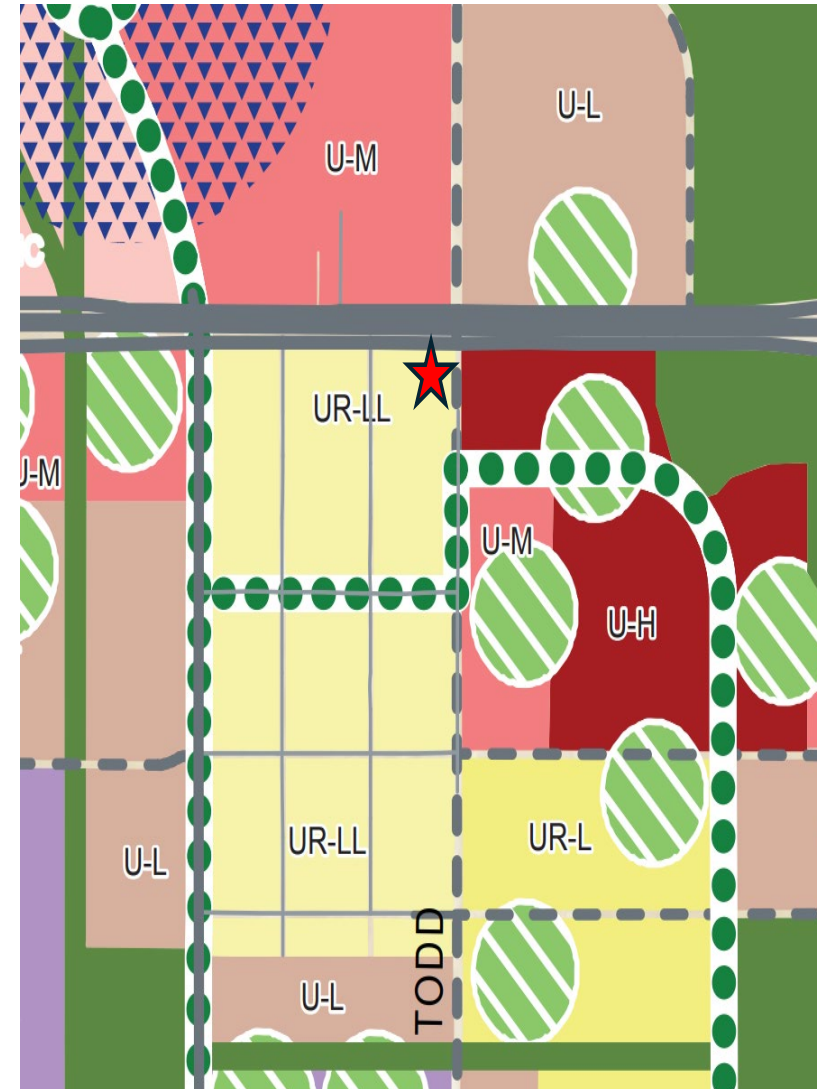




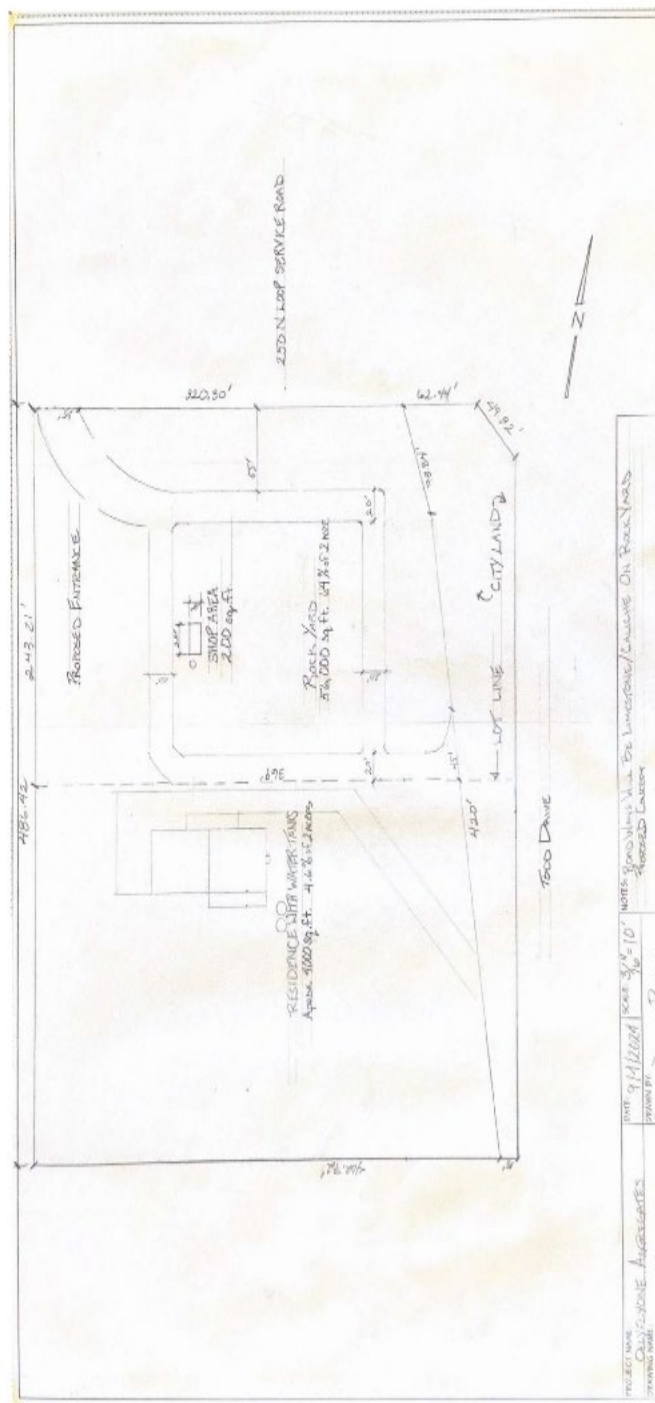
On Todd Dr, Looking west.

COMPREHENSIVE PLAN

- **TCT Land Use Designation: UR-LL, Urban Residential-Large lot.**



Site Plan (Exhibit A)



STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends APPROVAL of this zone change from AE, Agricultural Estate District to PD, Planned Development District Transitional District.



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 18, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Hold a public hearing and consider a request by Sam Allen Powell Jr. for a Specific Use Designation with Term for the sale of all alcoholic beverages sales for on-premises consumption in a lounge, on a 4,500-square foot portion of Block 21 and 22, Kelview Heights, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of North Big Spring Street and West Scharbauer Avenue.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, Sam Powell Jr., is requesting a Specific Use Designation (SUD) with Term for the sale of all alcoholic beverages sales for on-premises consumption in a lounge located at 2215 N. Big Spring.

Current Zoning:

LR- Local Retail District

Surrounding Zoning and Land Use:

The properties to the north and west are zoned PD- Planned District and are the location of houses and offices, such as Wic Clinic, Tax car title. The properties to the south and east are zoned RR, Regional Retail District and are the locations of businesses and a gas station.

Analysis:

The property is zoned LR, Local Retail. The LR zoning allows for alcoholic beverages sales for on-premises consumption in a restaurant with the approval of an SUD. The total area of the lounge, Situationz Lounge, is 4,500-square feet and the proposed alcohol serviceable area is 3,767 square feet.

The proposed hours of operation:

Monday through Sunday 12 a.m. to 12 a.m. (all day)

The proposed hours of alcohol service:

Monday through Sunday from 11 a.m. to 2 a.m.

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

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

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

The request is in compliance with the Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4, which is to “Encourage the development of places where Midland residents can gather and socialize to build connections.” Situationz Lounge is a destination where Midland residents will gather and socialize.

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

Fire: (Approved)

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

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for Situationz Lounge is acceptable. The property must adhere to the maximum occupant load of 250 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning: (Approved with Conditions)

This request meets all requirements; therefore, staff recommends approval of the request of the Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a lounge, subject to Condition A through H.

Conditions:

A. That the location of the establishment shall conform to the location shown in Exhibit “A”, which is attached hereto and incorporated herein for all purposes.

B. That the serviceable area of the Establishment shall be limited to approximately 3,767 square feet as shown in Exhibit “B”, which is attached hereto and incorporated herein for all purposes.

C. That the sale and on-premises consumption of alcoholic beverages shall conform to all applicable state and local laws.

D. That the days and hours of alcoholic beverage sales and consumption shall be limited to Monday through Saturday from 11:00 a.m. to 2:00 a.m.

E. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.

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

G. That the operator of the Establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on-premises consumption to ensure that the conditions of this Specific Use Designation With Term are satisfied.

H. That in accordance with Section 11-1-9.07.E.3 of the City Code, the Establishment shall be in operation within 120 days from the final adoption date of this ordinance.

Letters of Objection:

As of November 15, 2024 staff has not received any letters of objection.

Attachments:

Application
Site Map (Exhibit A)
Floor Plan (Exhibit B)
Maps



Specific Use Designation with
Term for the Sale of Alcoholic
Beverages for On-Premises
Consumption

Project Number:

Case Number: SUD-24-0189

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>Situationz Lounge & Event Center</u>		Phone (432) <u>289-0597</u> Email <u>powellandhall@yahoo.com</u>	
Address <u>2215 n. Big Spring #B3C</u>	City <u>Midland</u>	State <u>Texas</u>	Zip <u>79705</u>
Property Owner Printed Name: <u>MIDLAND REGENCY PARTNERS, LLC</u>		Phone (713) <u>294-3331</u> Email <u>JAMES@WTICAP.COM</u>	
Address <u>500 WEST OHIO AVE., STE 200</u>	City <u>MIDLAND</u>	State <u>TX</u>	Zip <u>79701</u>
Representative (if different from Applicant or Property Owner) Firm: _____ Printed Name: <u>Sam Allen Powell Jr</u>		Phone (432) <u>289-0597</u> Email <u>powerbroker1126@yahoo.com</u>	
Address <u>4310 W. Illinois #290</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79703</u>
Street Address: <u>2215 n. Big Spring #B Midland, TX 79705</u>			
Business Name: <u>Royal Key Concessions & Investment Syndicate, LLC DBA Situationz Lounge & Event Center</u>			
Legal Description Lot: _____ Block: <u>021 & 22</u> Subdivision: <u>Kelview Heights</u>			
Current Zoning: <u>LR</u>			
Reason for Request: <u>Liquor Permit</u>			
Type of Business (restaurant, bar, lounge, nightclub, etc.): <u>lounge & event center, Private</u>			
Proposed/Current Days and Hours of Operation: <u>24hrs 7days</u>			
Proposed Days and Hours of Alcohol Service: <u>11AM - 2AM</u>			
Total Square Footage of Business: <u>4,500 sq ft</u>			
Square Footage of Alcohol Serviceable Area: <u>4,195 sq ft</u> <u>3767 sq ft</u>			
Restroom Fixtures:	Men	Toilets/Urinals: <u>1 / 1</u>	Bathroom Sinks: <u>1</u>
	Women	Toilets: <u>2</u>	Bathroom Sinks: <u>1</u>

Submittal and Fees

Items to be submitted with this application form:

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

Signatures

Applicant (signature):

Date: 8/19/2024

Applicant (printed):

Sam Allen Powell Jr

Property Owner (signature):

Date: 8/19/24

Property Owner (printed):

JAMES B. GRIFFS, MANAGER (MIDLAND REGENCY PARTNERS, LLC)

The Specific Use Designation with Term for the sale of all alcoholic beverages shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.

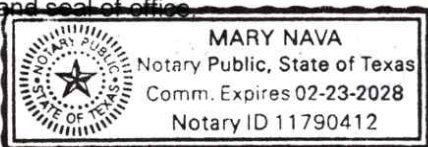
All materials, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

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

STATE OF TEXAS COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Sam Allen Powell Jr who, being by me duly sworn, upon oath says: That (s)he is authorized by Midland Regency Partners 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.

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



Notary Public

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Floor Plan

☒ Application Fee

☐ Site Plan ?

Check # Paid on diff. App

☐ Plans in Digital Format (PDF/JPEG)

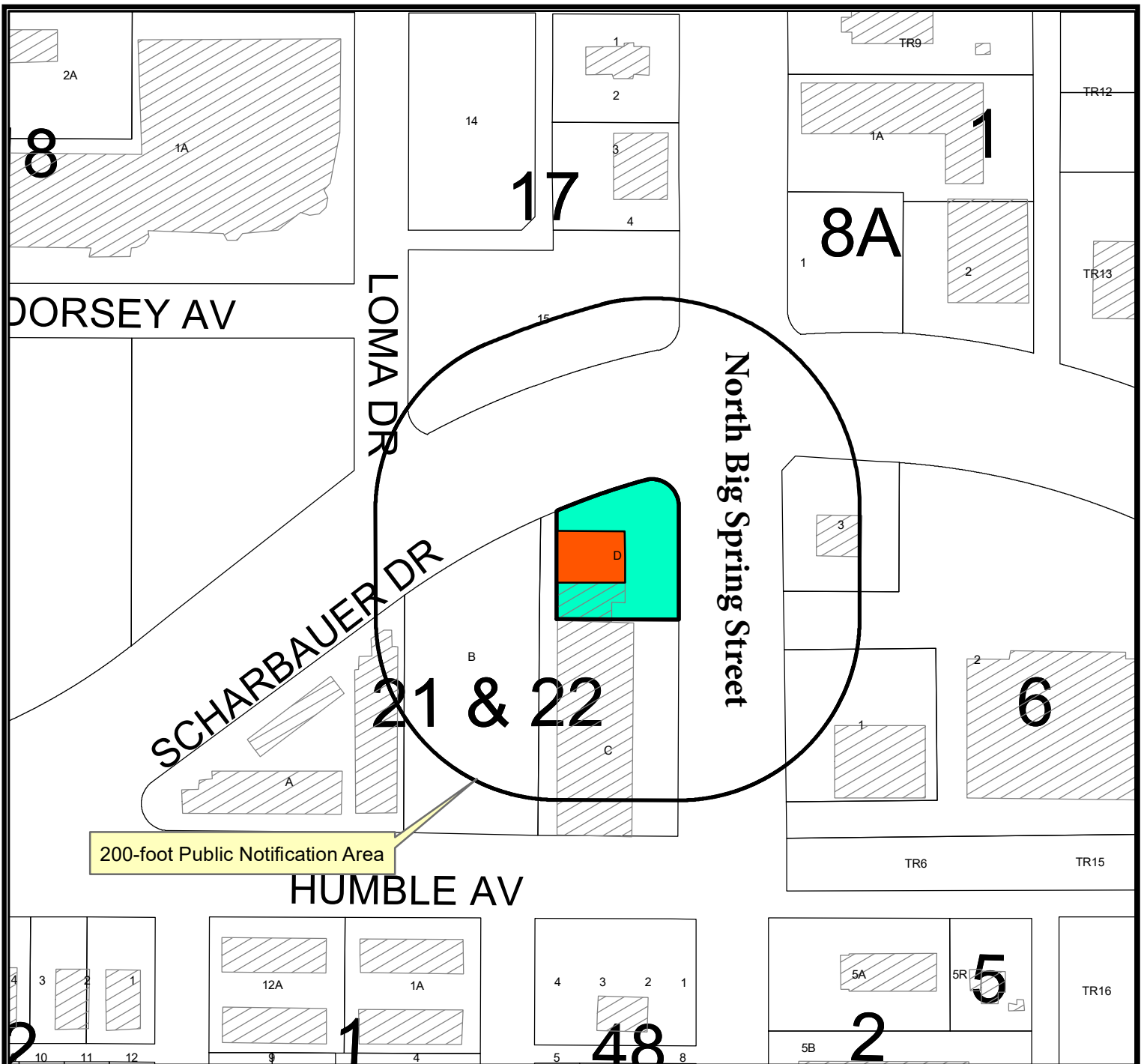
Received By: [Signature]

Date: _____

RECEIVED

OCT 18 2024

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



Location Map

SUD-24-0189

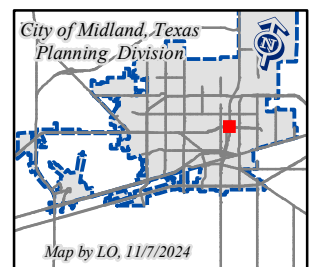
Scale: 1" = 159'

Consider a request by Situationz Lounge and Event Center for a Specific Use Designation With Term for the sale of all alcoholic beverages for on premises consumption in a lounge on a 4,500-Square Foot portion of Blocks 21 and 22, Kelview Heights Addition, City and County of Midland, Texas

Generally located at the southwest corner of North Big Spring Street and Scharbauer Drive. (District 3)

LEGEND

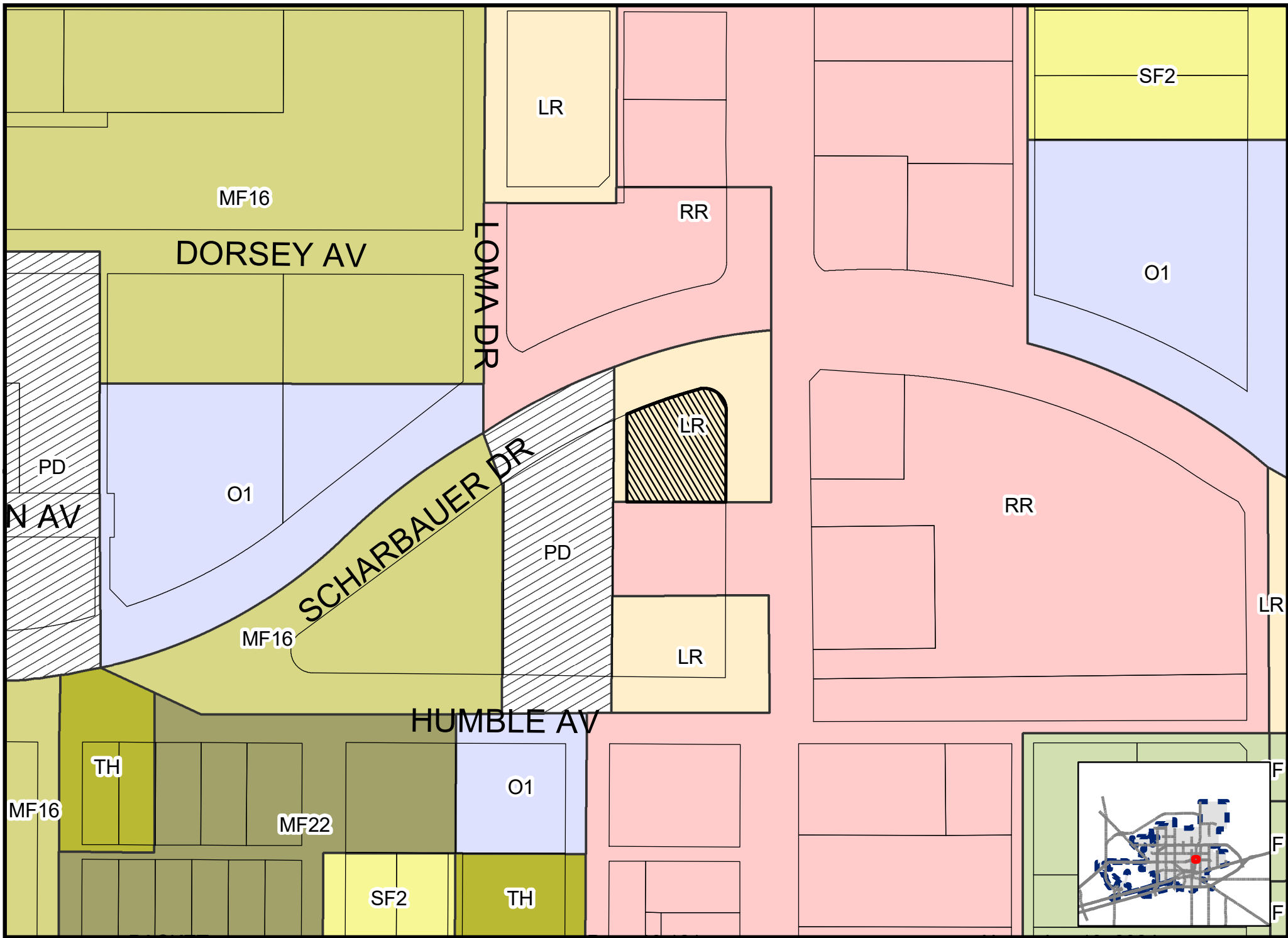
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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







8A

DORSEY AV

LOMA DR

SCHARBAUER DR

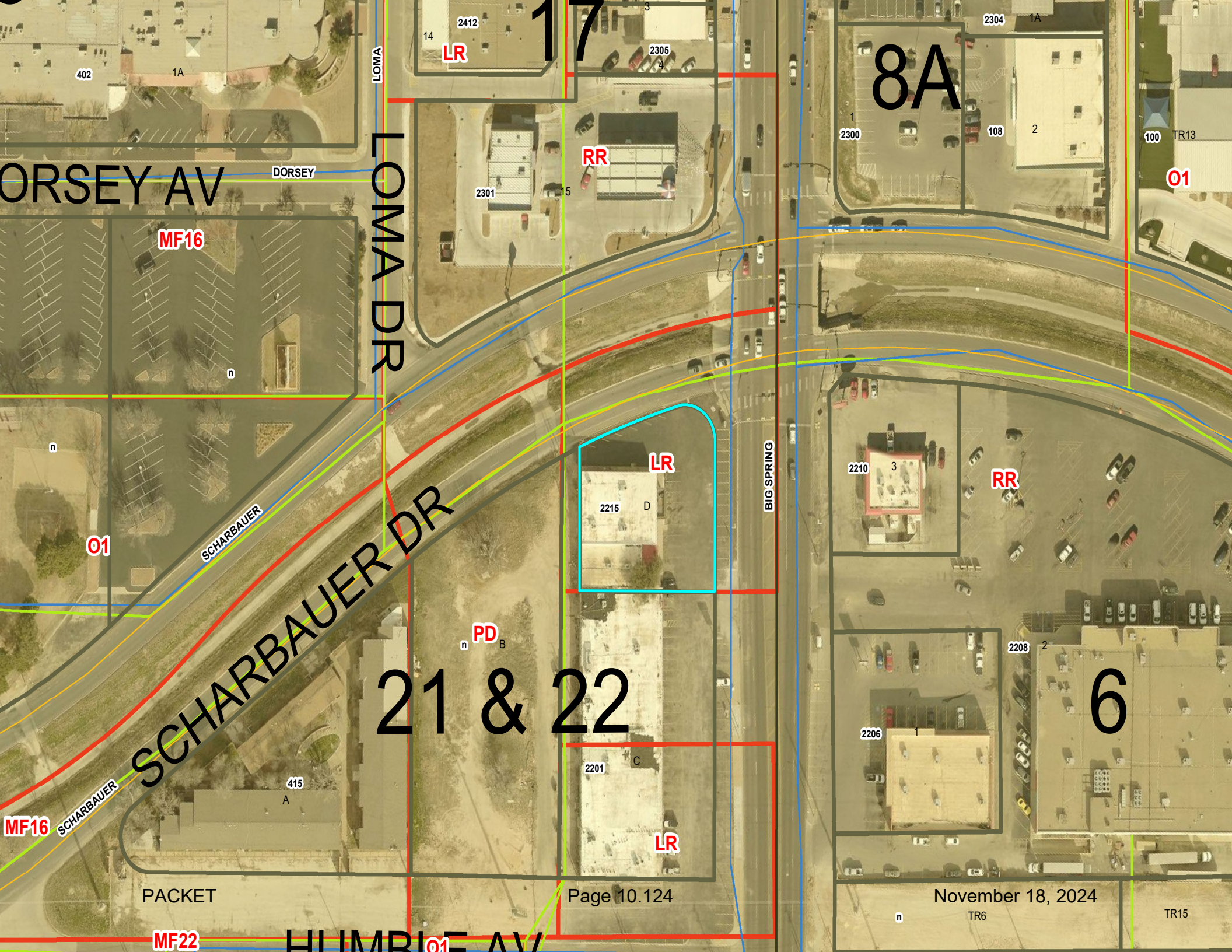
21 & 22

HUMBLE AV

PACKET

Page 10.123

November 18, 2024



DORSEY AV

LOMA DR

SCHARBAUER DR

BIG SPRING

HUMBLE AV

21 & 22

8A

6

17

MF16

O1

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RR

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PD

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Page 10.124

November 18, 2024

PACKET

n

TR6

TR15

2208

2206

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TR13



Situationz Lounge

Specific Use Designation

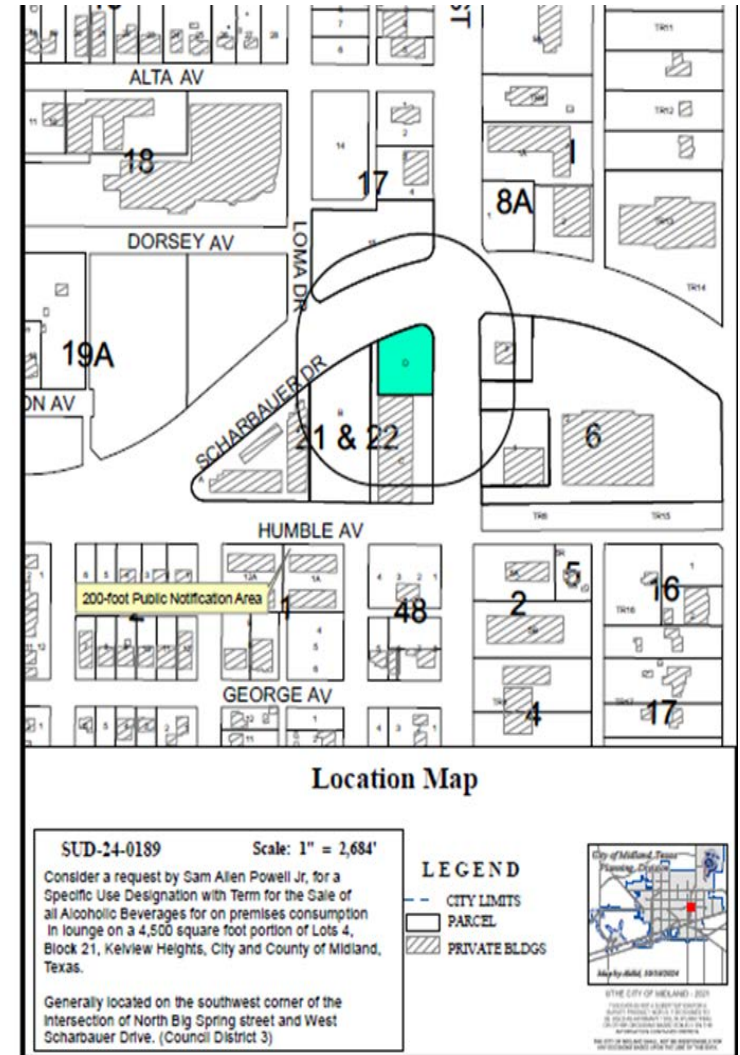


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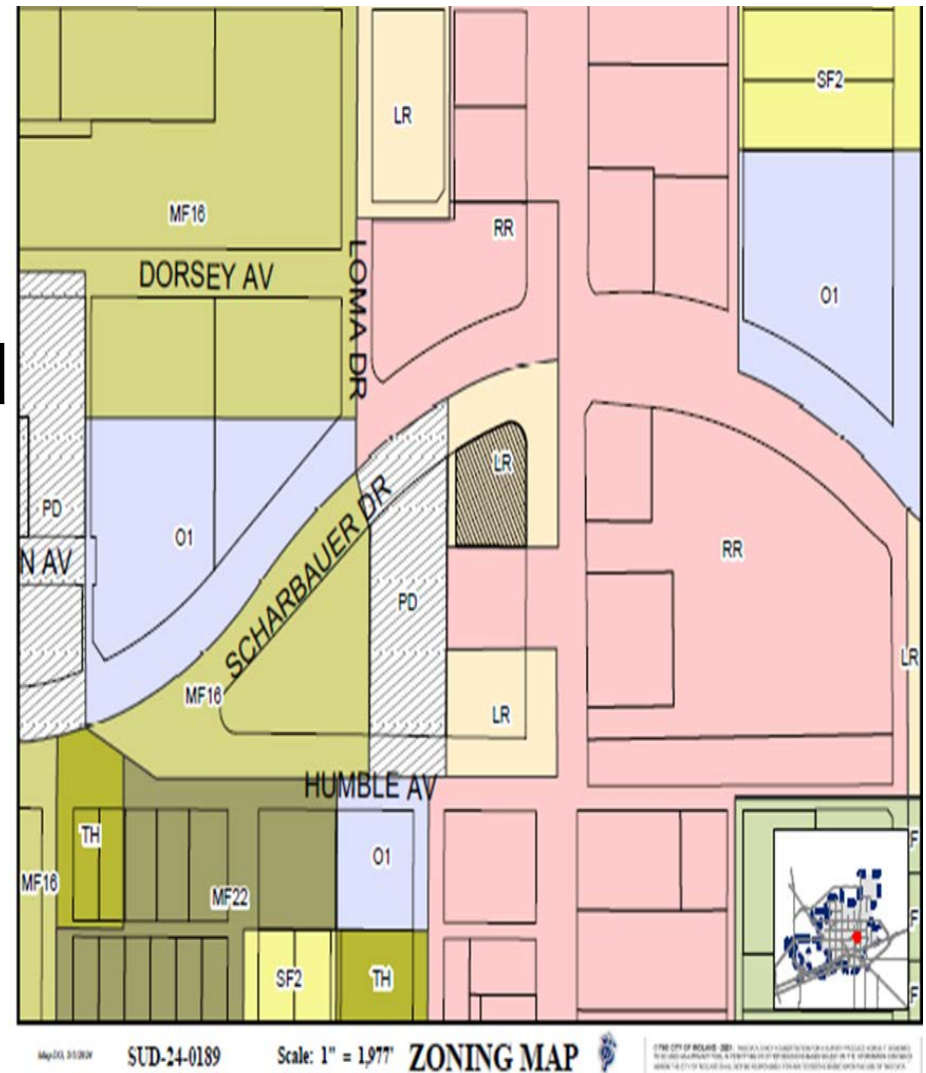
APPLICATION SUMMARY

- **Property Owner:** Midland Regency Partners, LLC
- **Representative:** Sam Allen Powell Jr.
- **Reason for SUD:** Serve alcohol on premises
- **Application Type:** Specific Use Designation
- **Address:** 2215 N. Big Spring (District 3)



ZONING

- **Current Zoning:** LR, Local Retail
- **Surrounding Zoning:**
 - North: RR, Regional Retail
 - South: RR, Regional Retail and LR, Local Retail for shopping center
 - East: RR, Regional Retail for businesses
 - West: PD, Planned District for housing development



Ariel View



Site Photo



On N. Big Spring, Looking West

SUD DETAILS

- **Business Area:** 4,500 sq ft
- **Alcohol Serviceable Area:** 3,767 sq ft
- **Proposed Days and Hours of Operation:**
 - Monday - Sunday, 12 a.m. to 12 a.m.
- **Proposed Days and Hours of SUD:**
 - Monday – Sunday 11 a.m. to 2 a.m.



SUD DETAILS

- Section 5-4-4 Compliance: There is no church, public school, public school ground, athletic stadium used by any public school, or public hospital within 300 ft of the building of the subject property.



STAFF'S RECOMMENDATION

- No objections received.
- The Planning & Zoning Commission recommended approval of this request.
- Staff recommends APPROVAL of this SUD subject to the below conditions.

Conditions:



STAFF'S RECOMMENDATION

A. That the location of the establishment shall conform to the location shown in Exhibit "A", which is attached hereto and incorporated herein for all purposes.

B. That the serviceable area of the establishment shall be limited to approximately 3,767 square feet as shown in Exhibit "B" which is attached hereto and incorporated herein for all purposes.

C. That the occupancy of the establishment shall not exceed the maximum occupancy determined by the Building Code and fire Code.



STAFF'S RECOMMENDATION

D. That the permitted hours of the sale of alcoholic beverages sales and consumption shall be limited to

Monday through Sunday from 11 a.m. to 2 a.m.

E. That the sale and on-premises consumption of alcoholic beverages shall conform to applicable state and local laws

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



STAFF'S RECOMMENDATION

G. That the operator of the establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on premises consumption to ensure that the conditions of this Specific Use Designation with Term are satisfied.

H. That in accordance with section 11-1-9.07. E.3 of the zoning ordinance, the restaurant shall be in operation withing 120 days from the final adoption date of this ordinance.



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 18, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Motion approving with staff's recommended conditions, a Preliminary Plat of Olivo Addition, being a 13.58-acre tract of land, located in the northeast quarter of Section 30, Block 40, T-2-S, T&P R.R. Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of South County Road 1285, and West County Road 142.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Maverick Engineering, on behalf of Alfredo and Gabriella Riveria, is requesting to plat property located east of South County Road 1285 into 11 lots for future residential development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

No comments

ENGINEERING: (Approved with Conditions)

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

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

PAVING: S County Road 1285 and W County Rd 143 are sub-standard, construct to City Standards for entire platted frontage or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments

OIL AND GAS: (Approved)

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

GIS: (Approved)

No comments.

PUBLIC WORKS: (Approved)

No new comments.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 11 proposed lots of Olivo Addition, PLAT OF A 13.5 ACRE TRACT OF LAND OUT OF SECTION 30, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY lots 1-11 are 1 acre property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved)

Staff recommends approval of the Preliminary Plat of Olivo Addition, subject to condition 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
Location Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number:

SUB-24-0770

Case Number:

Proposed Subdivision Plat Name: OLIVO ADDITOIN

Legal Description (attached sealed Metes and Bounds): BEING A 13.58 ACRE TRACT OF LAND, SITUATED IN SECTION 30, BLOCK 40, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS

Property Owner ALFREDO V. RIVERA & GABRIELLA ESPARZA DE RIVERA
Printed Name:

Phone (432) 262-0999
Email

Address 10801 W. COUNTY ROAD 143

City MIDLAND

State TX

Zip 79706

Developer (if different than Owner)
Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: ASHLEE DEVINE

Phone (432) 262-0999

Email
adevine@maverick-eng.co
m

Address 1909 W WALL ST, SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: ETJ

Reason for Platting: ~~OWNERSHIP~~ Residential Development

Plat Information

Total Acreage: 13.58

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 11

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): Alfredo V-Rivera Date: 10-22-24

Property Owner (printed): Alfredo Victor Rivera - olivo

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.

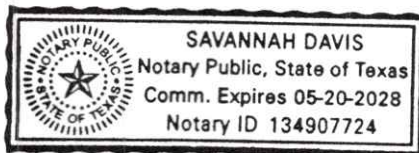
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

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 New Generation Addition or is authorized by Alfredo V. Rivera the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Ashlee Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 23rd 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)

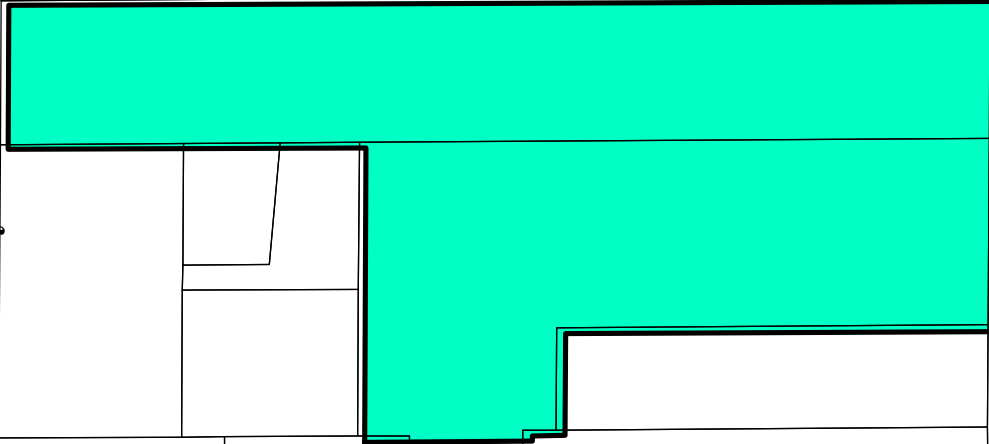
Check # 4989

Received By: Bette Berry

Date: 10/23/2024

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

South County Road 1285



Location Map

SUB-24-0770

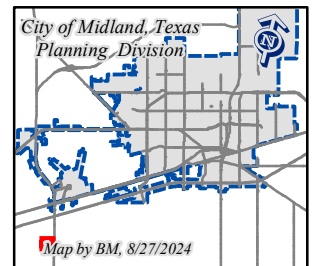
Scale: 1" = 278'

Proposed plat of Olivo Addition, being a 13.58-acre tract of land, located in the northeast quarter of Section 30, Block 40, T-2-S, T&P R.R. Co. Survey, Midland County, Texas.

Generally located at the southeast corner of South County Road 1285, and West County Road 142.
(Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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





OLIVO ADDITION

PRELIMINARY PLAT

November 18, 2024

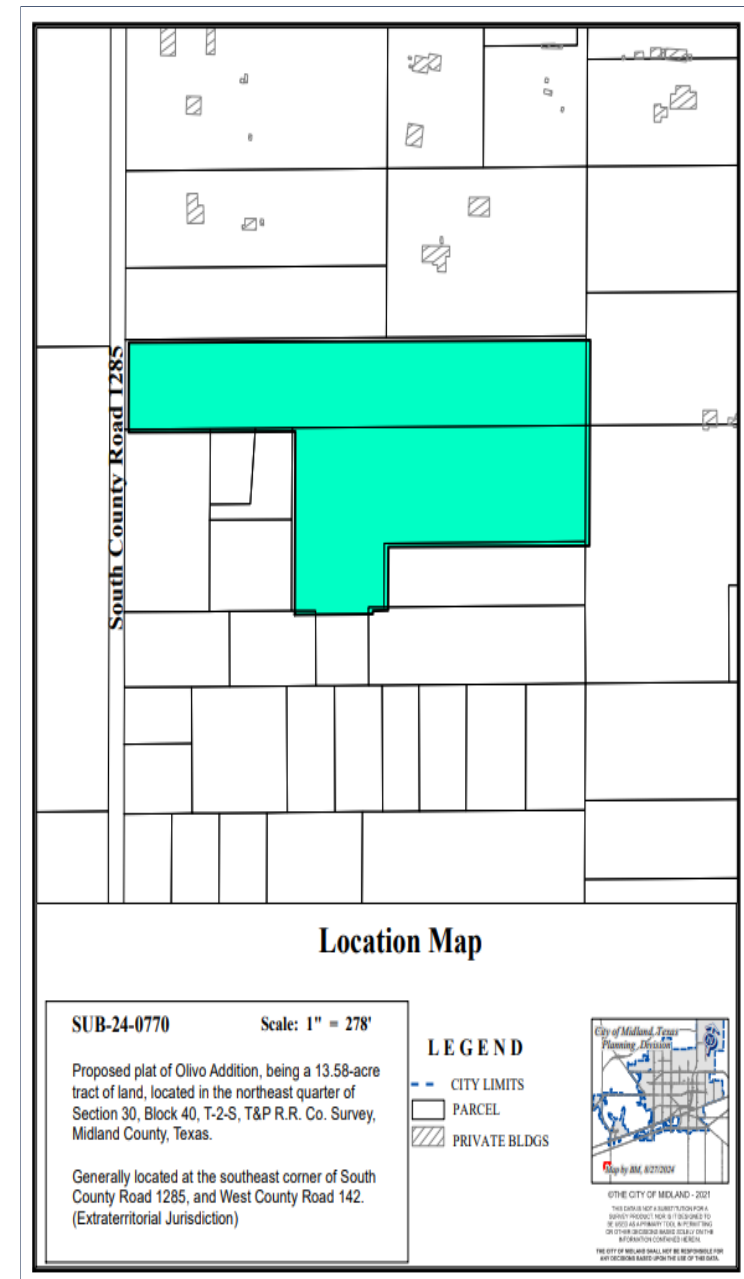


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner & Developer:** Alfredo and Gabriella Rivera
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Preliminary Plat
- **Address:** Generally located at the southeast corner of the intersection of South County Road 1285, and West County Road 142. (Extraterritorial Jurisdiction)



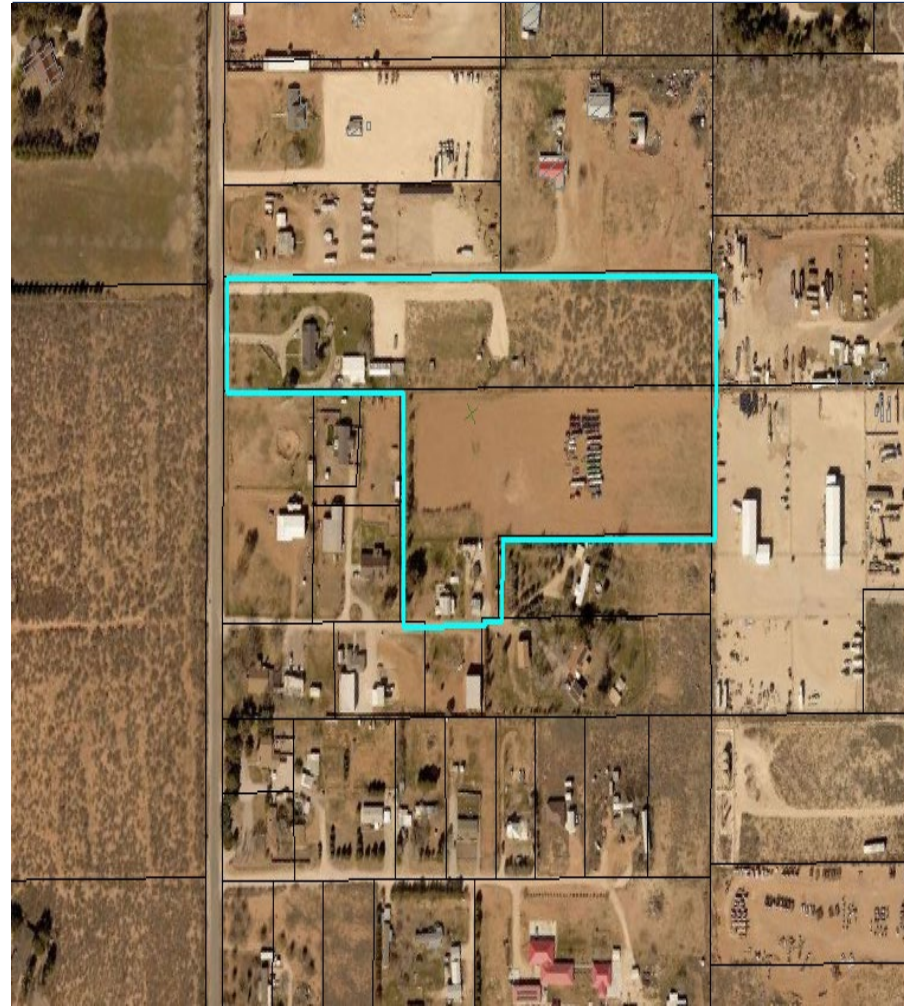
3

- # PACKET



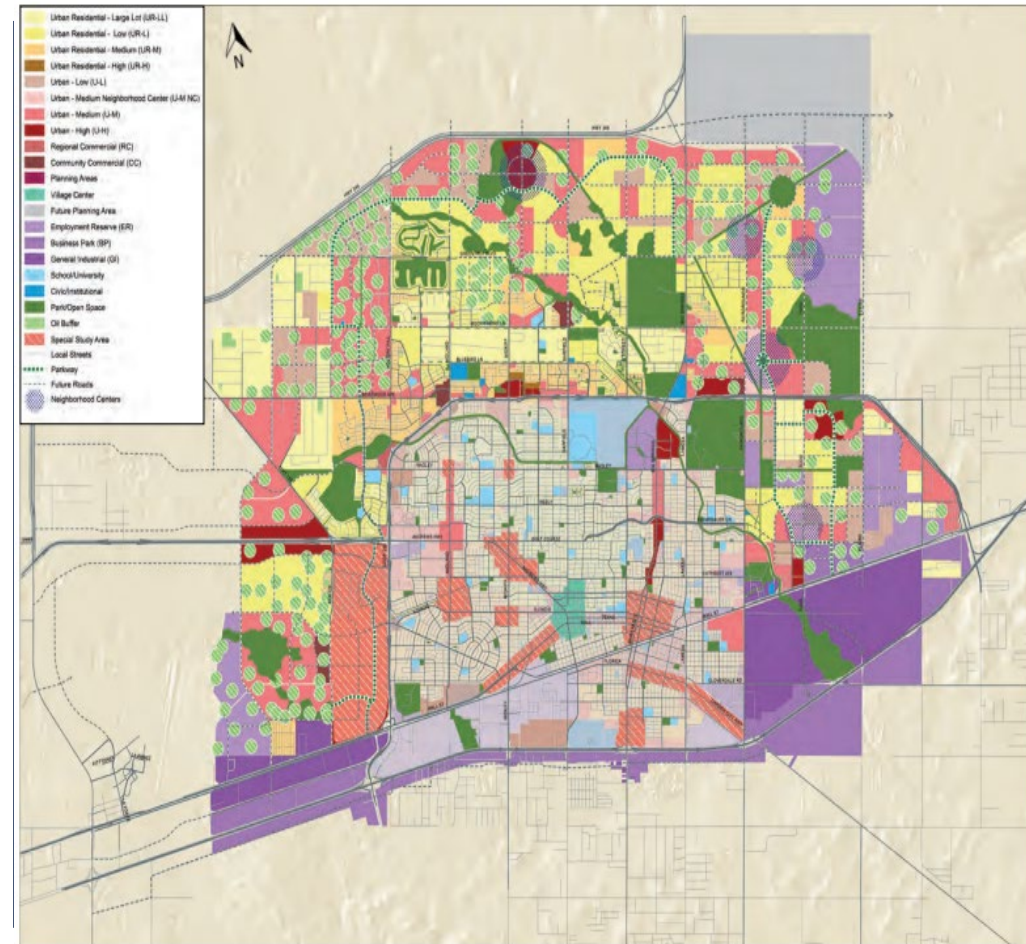
LAND USE

- **Current Use:** Residential
- **Proposed Use:** Single-Family Dwellings (Residential)
- **Surrounding Uses:**
 - North & South: Residential
 - West: Vacant
 - East: Industrial



COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - Not designated



STAFF RECOMMENDATION



Staff recommends **APPROVAL** of the preliminary plat of Olivo Addition subject to the following conditions:

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



MISSION

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



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: November 18, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary plat of Ingage Addition being a 8.41-acre tract of land situated in Section 12, Block 39, T-2-S, T&P RY. CO. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1180, approximately 1300 feet north of East County Road 117.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Ashlee Devine with Maverick Engineering, on behalf of Ingage Holdings LLC. is requesting to plat a property generally located on the east side of South County Road 1180 into 3 lots. The applicant is platting for ownership and industrial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

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: SCR 1180 roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. SCR 1180 roadway to the south of parcel is not built to City Standards, construct to City standards for entire platted frontage.

WATER: None existing. Construct water to City standards along the entire platted frontage, or request a deferral based on located in the South Midland Utility District.

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 at preliminary. [Reference Midland City Code Sect. 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

SIDEWALKS: Required at building permit. However, no city building permits are issued within the county. No sidewalk improvements needed at this time. [For Applicant's Information Only.]

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments

OIL AND GAS: (Approved)

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

GIS: (Approved)

Make ROW dedication line solid. Confirm with Transportation but ROW dedication bearing doesn't appear to dedicate full 60' half-street at north portion of dedication.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 1 proposed lot of Ingage Addition, PLAT OF A 8.4 ACRE TRACT OF LAND OUT OF SECTION 12, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY, lot 1 is 3 acre, lot 2 is 2 acre, lot 3 is 2 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

We do not have any comments on this plat.

PUBLIC WORKS: (Approved)

In addition to the drainage plan/study, I'd recommend requiring a written commitment from developer that any recommended actions from a drainage study, such as compensatory excavation, will be complied with so as not to raise the bfe or increase potential flooding downstream.

PLANNING: (Approved with conditions)

Bring location map to the correct scale. [11-2-3(C)2(b)(1)]

MCAD list the property owners as "Hale Capital, LLC". Provide proof of ownership at final plat submittal. The owner should consistent throughout the plat face. [11-2-3(A)1(a)(2)]

Staff recommends approval of the Preliminary Plat of Ingage Addition, 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: SUB-24-0780
Case Number: _____

Proposed Subdivision Plat Name: INGAGE ADDITION

Legal Description (attached sealed Metes and Bounds): PLAT OF AN 8.41 ACRE TRACT OUT OF SECTION 12 BLOCK 39, T2S, T&P RY. CO. SURVEY, MIDLAND COUNTY, TEXAS

Property Owner Printed Name: <u>INGAGE HOLDINGS LLC</u>		Phone (432) 258-5558 Email <u>jleavitt@bullseyeservices.com</u>	
Address <u>5204 TEAKWOOD TRACE</u>	City <u>MIDLAND</u>	State <u>TX</u>	Zip <u>79707</u>

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

Representative (if acting as Agent, see affidavit on page 2) Firm: <u>MAVERICK ENGINEERING</u> Printed Name: <u>ASHLEE DEVINE</u>		Phone (432) 262-0999 Email <u>adevine@maverick-eng.com</u>	
Address <u>1909 W WALL ST, SUITE K</u>	City <u>MIDLAND</u>	State <u>TX</u>	Zip <u>79701</u>

Current Zoning: ETJ

Reason for Platting: OWNERSHIP AND DEVELOPMENT INTO INDUSTRIAL TYPE LOTS

Plat Information	Total Acreage: <u>8.41</u>
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: <u>3</u>	Number of Multi-family Dwelling Units: _____

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

Do you expect to request a development agreement with the City? ☐ Yes ☐ No
If yes, contact the City Engineer at (432) 685-7286

Provisions

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

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

Property Owner (signature):

Date: 10/22/24

Property Owner (printed):

Jeff W. Leavitt
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.

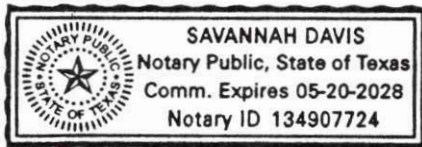
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

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 Ingage Holdings LLC or is authorized by Jeff Leavitt the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Ashlee Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 23rd day of October, 20 24, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☒ Application Fee

☒ 1 Copy of Plat (11x17)

Check # 4988

Received By:

Date:

[Signature]
RECEIVED
OCT 23 2024

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

Preliminary Plat Application

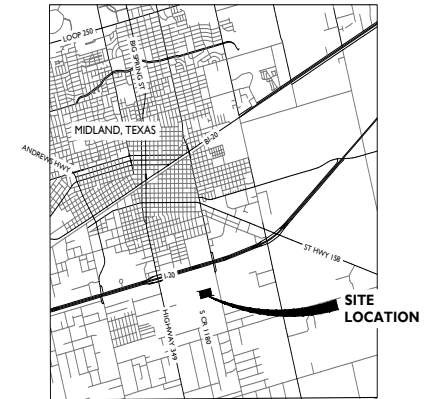
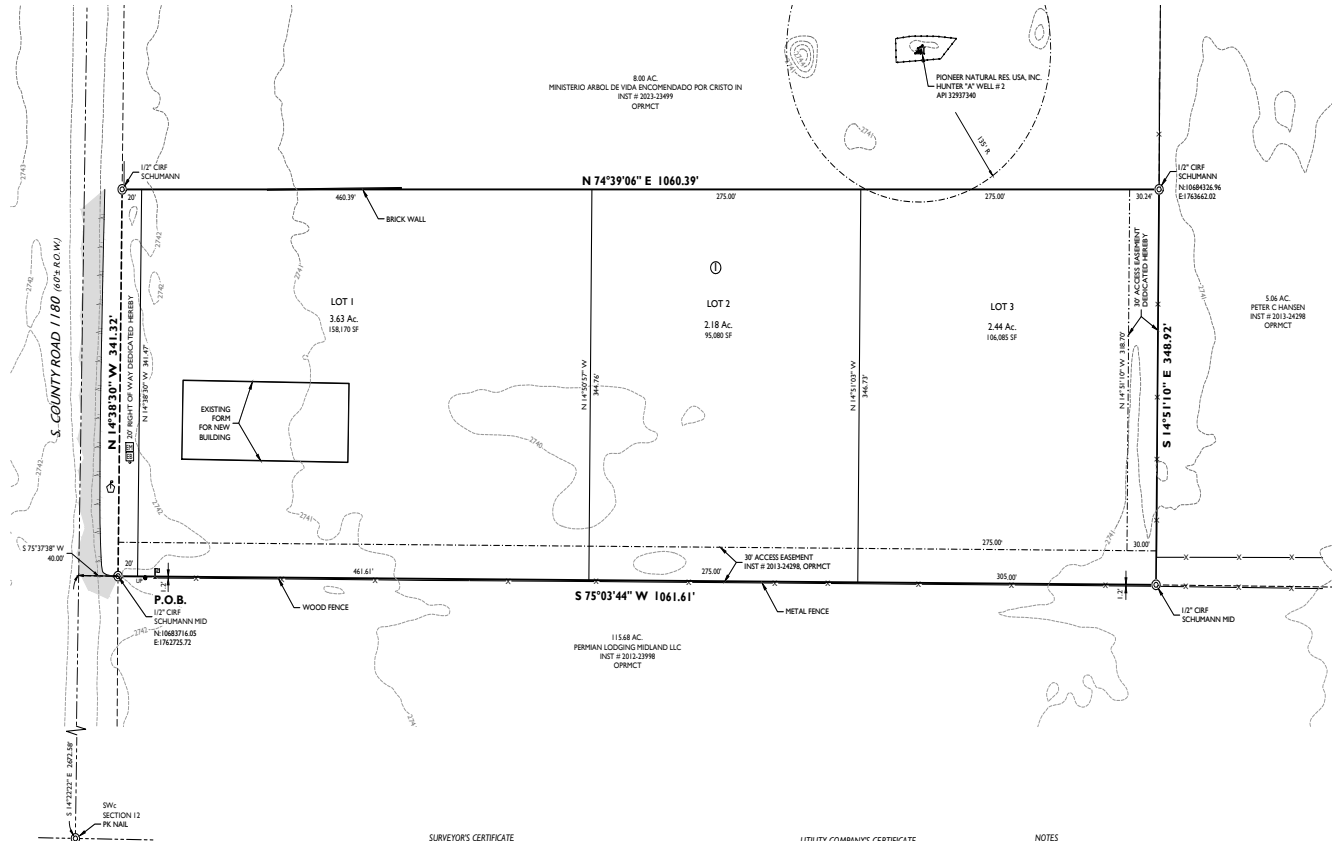
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Revised 07/01/19

PRELIMINARY PLAT

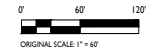
INGAGE ADDITION

PLAT OF AN 8.41-ACRE TRACT
OUT OF SECTION 12, BLOCK 39, T2S, T&P RY. CO. SURVEY
MIDLAND COUNTY, TEXAS



VICINITY MAP

1" = 1 MILE



LEGEND

- FOUND MONUMENT AS NOTED
- ELECTRIC BOX
- ELECTRIC METER
- UTILITY POLE
- MAIL BOX
- PUMP JACK
- FLAG POLE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EDGE OF ASPHALT
- FENCE
- CHAINLINK FENCE
- WALL
- PAVEMENT
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- P.R.M.C.T. PLAT RECORDS, MIDLAND CO., TX
- D.R.M.C.T. DEED RECORDS, MIDLAND CO., TX

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS INGADE HOLDINGS, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 12, BLOCK 39, T&P RY. CO. SURVEY, COUNTY OF MIDLAND, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT INGADE HOLDINGS, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS INGADE ADDITION, 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: _____

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 _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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.

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION

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

LUCY OSNEGA, CHAIRMAN

DANSON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATTEST:

BY: _____

ATTEST:

BY: _____

ATTEST:

BY: _____

ATTEST:

BY: _____

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.
- BASES OF BEARINGS, COORDINATES AND DISTANCES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE (H203), NORTH AMERICAN DATUM OF 1983.
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- LOCATION OF BURIED UTILITIES AND PRELIMINARY IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING RECORDS, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE CALL 811. SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TEST FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- THIS IS A PROFESSIONAL PRELIMINARY PLAT. THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SCALED BY THE SURVEYOR OF RECORD.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE LOTS MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

FEMA NOTE

FLOOD STATEMENT: THIS PROPERTY IS COMPLETELY WITHIN THE FLOODWAY. THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AND FLOODWAY ARE AS DESIGNATED BY FEMA'S NFIP FLOOD INSURANCE RATE MAPS #483202020 & #483202020, DATED SEPTEMBER 14, 2005 AND ARE SUBJECT TO CHANGE. CURRENT INFORMATION REGARDING FLOOD HAZARD AREAS, INCLUDING THE HAZARDOUS SUB OR FLOOD ELEVATION REQUIRED FOR CONSTRUCTION ON ANY LOT LOCATED WHOLLY OR PARTLY WITHIN THE 100-YEAR FLOODPLAIN, MAY BE OBTAINED FROM THE CITY OF MIDLAND BEFORE ANY DEVELOPMENT (INCLUDING FILL, CHANNEL MODIFICATION, ETC.) PROCEEDS ON ANY LAND DISCLOSED BY THE 100-YEAR FLOODPLAIN, OR WITHOUT ANY DRAINAGEWAY OR BASIN, A DEVELOPMENT PERMIT APPLICATION MUST BE FILED AT THE CITY OF MIDLAND.

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

PROPERTY OWNER

INGADE HOLDINGS, LLC
1504 TERRYWOOD TRACE
MIDLAND, TX 79707
PHONE # 432-228-3538
DEED INSTRUMENT # 33024-10447 ORINACT

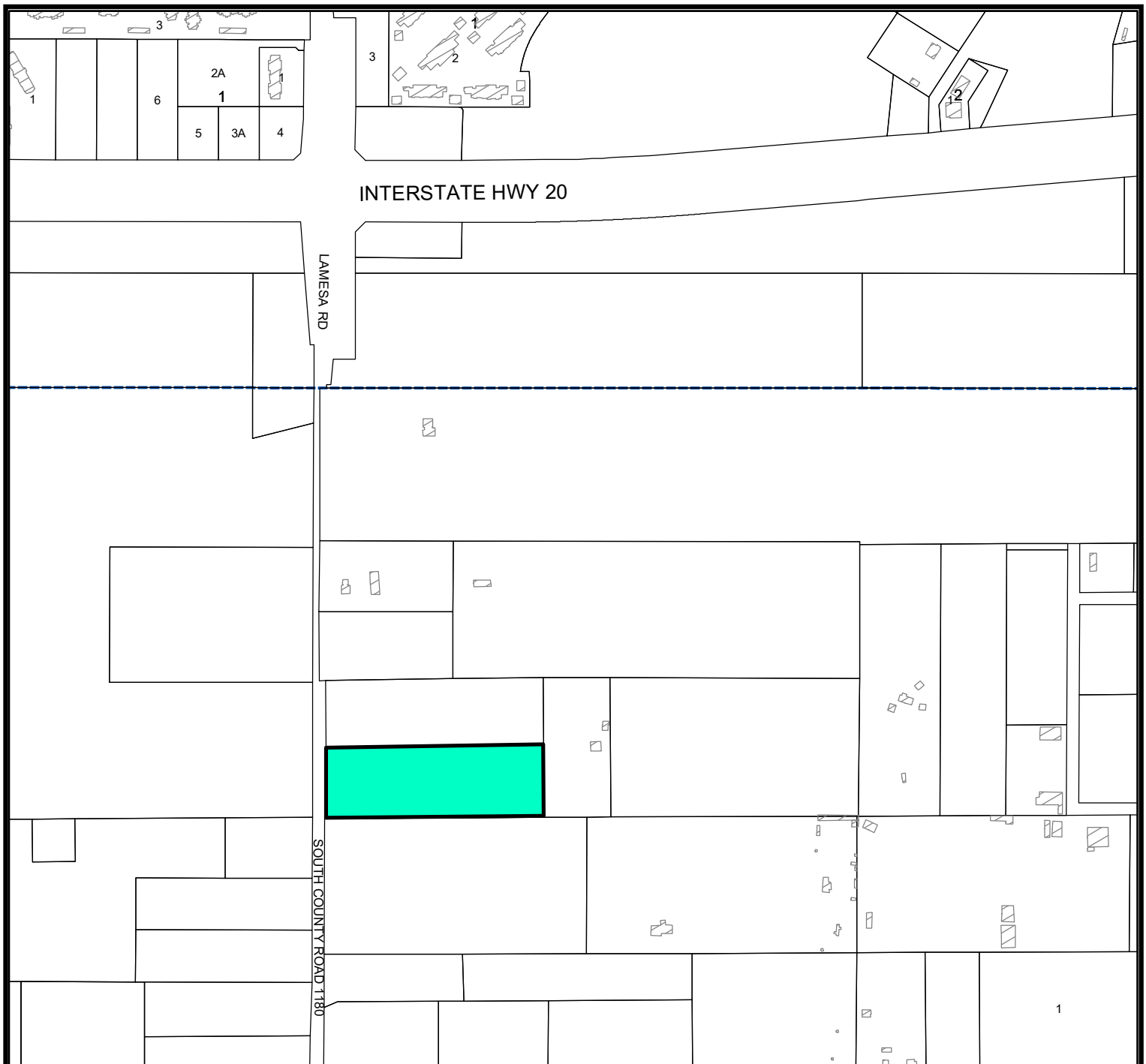
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE November 16, 2024



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING
1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM # F-15889
SURVEY FIRM # 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.7maverick-eng.com



Location Map

SUB-24-0780

Scale: 1" = 702'

Preliminary plat of Ingage Addition being a 8.41-acre tract of land situated in Section 12, Block 39, T-2-S, T&P RY. CO. Survey, Midland County, Texas.

Generally located on the east side of South County Road 1180, approximately 1300 feet north of East County Road 117. (Extraterritorial Jurisdiction)

LEGEND

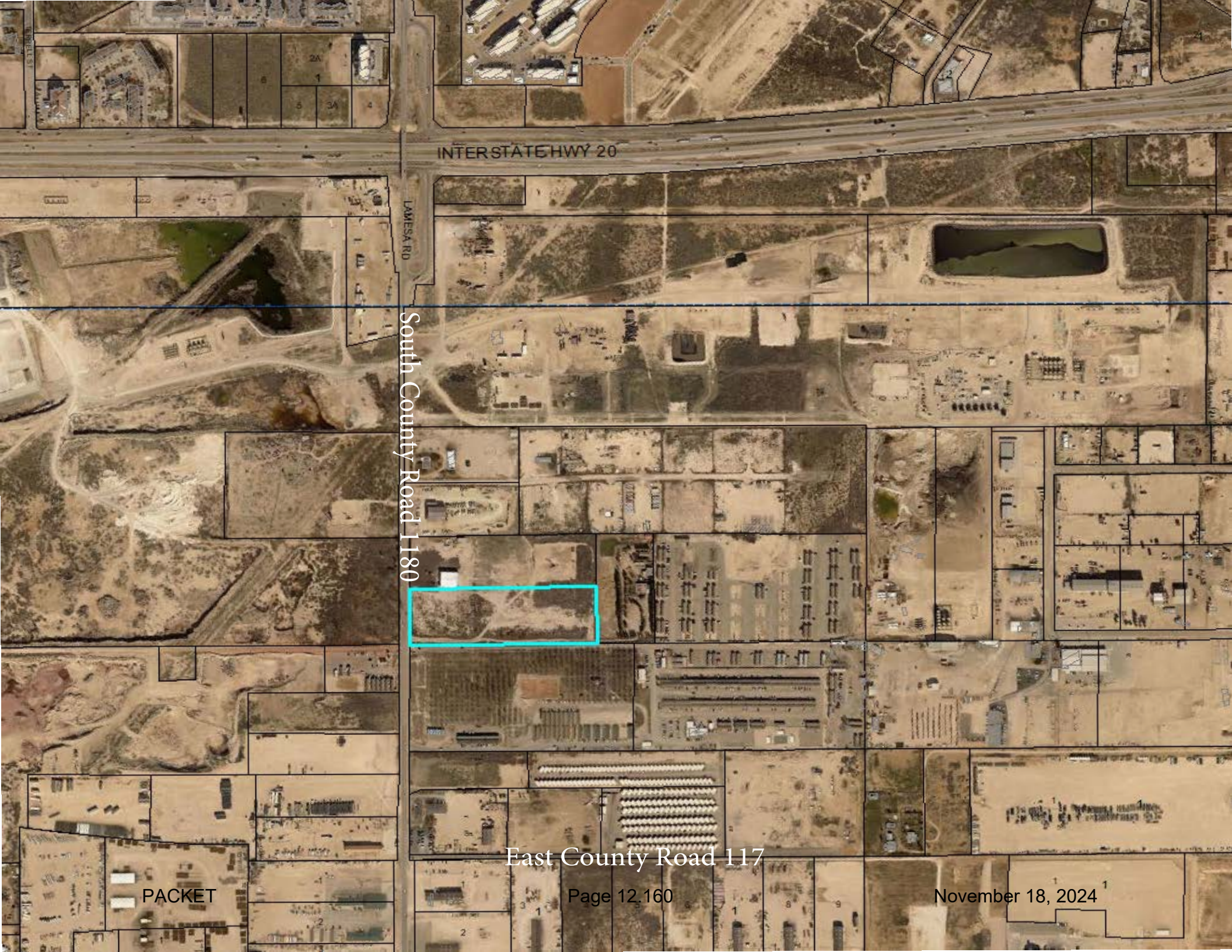
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



INTERSTATE HWY 20

LAMESA RD

South County Road 1180

East County Road 117

PACKET

Page 12.160

November 18, 2024



INGAGE ADDITION



Visit Our Website

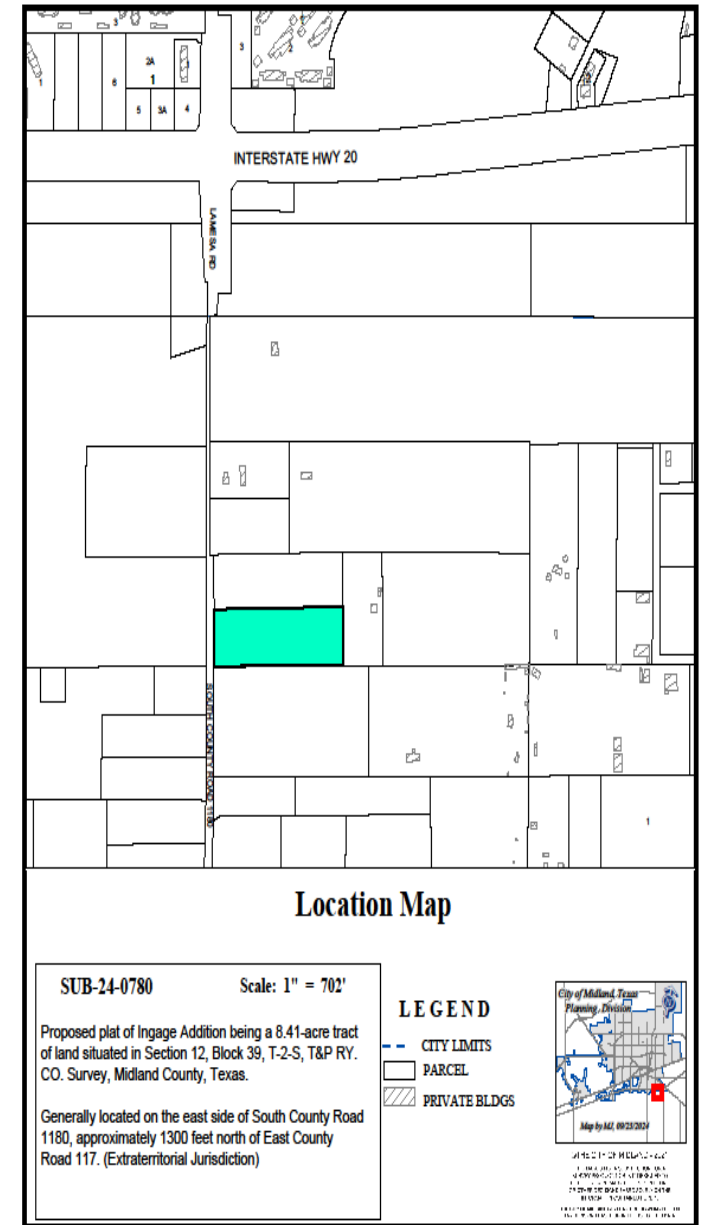
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Ingage Holdings LLC.
- **Applicant/Representative:** Ashlee Devine with Maverick Engineering

Plat

- **Address:** Generally located on the east side of South County Road 1180, approximately 1300 feet north of East County Road 117 (ETJ)

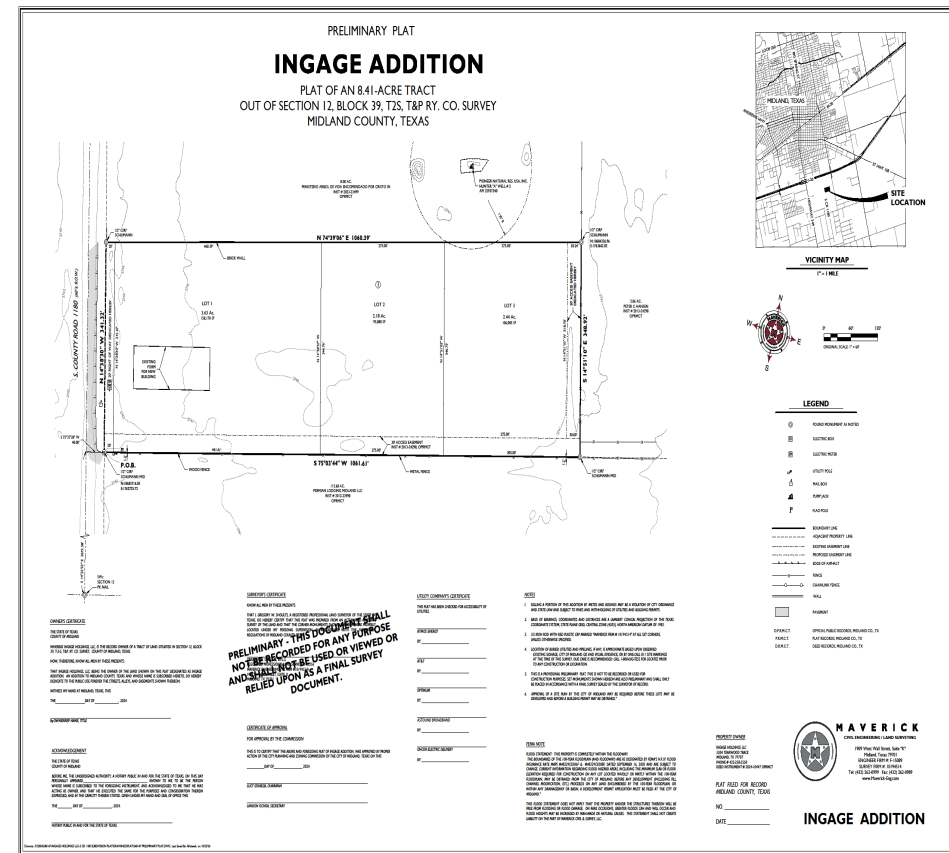


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Page 12.163

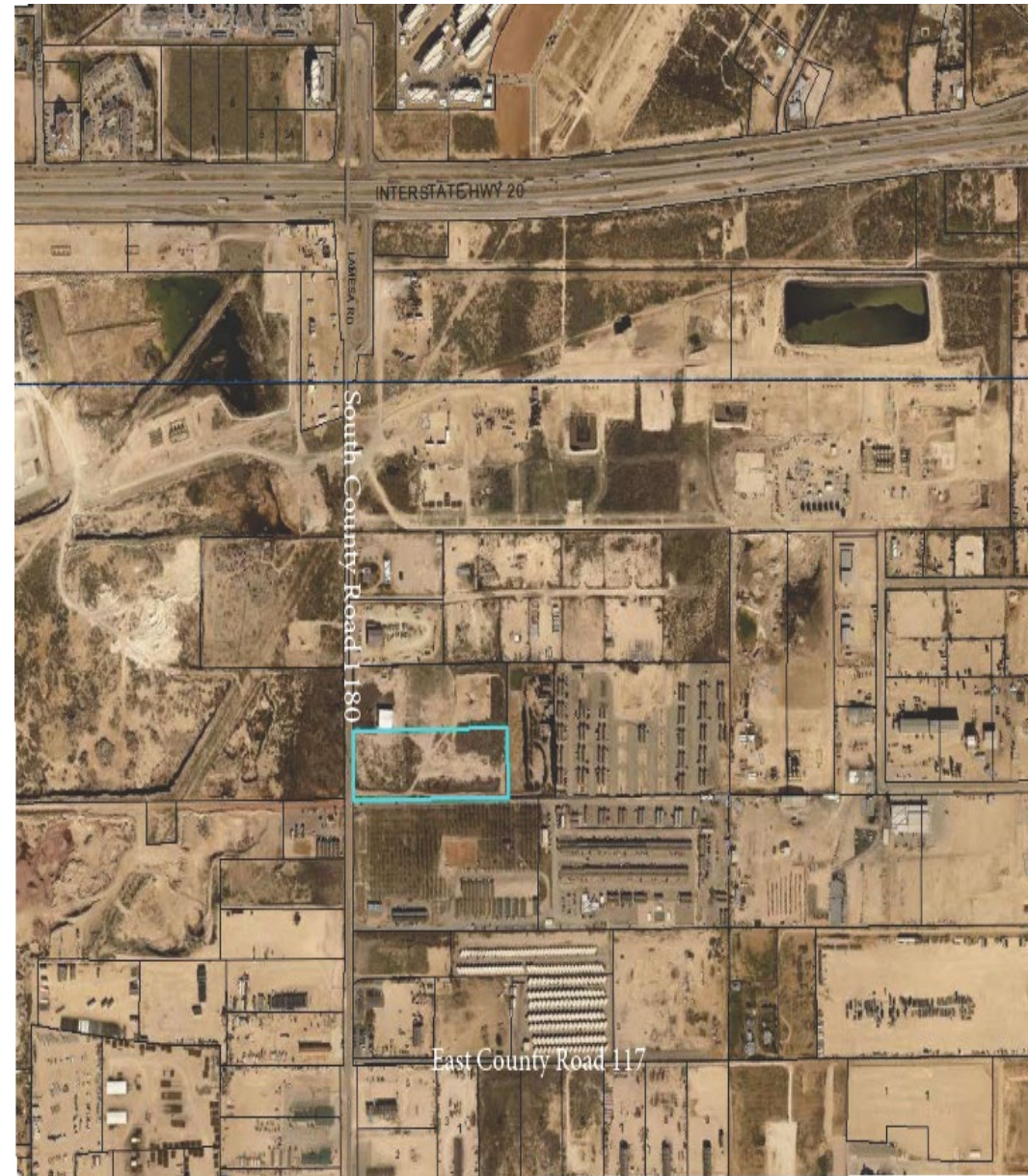
ber 18, 2024

Reason for Request: For ownership and industrial development



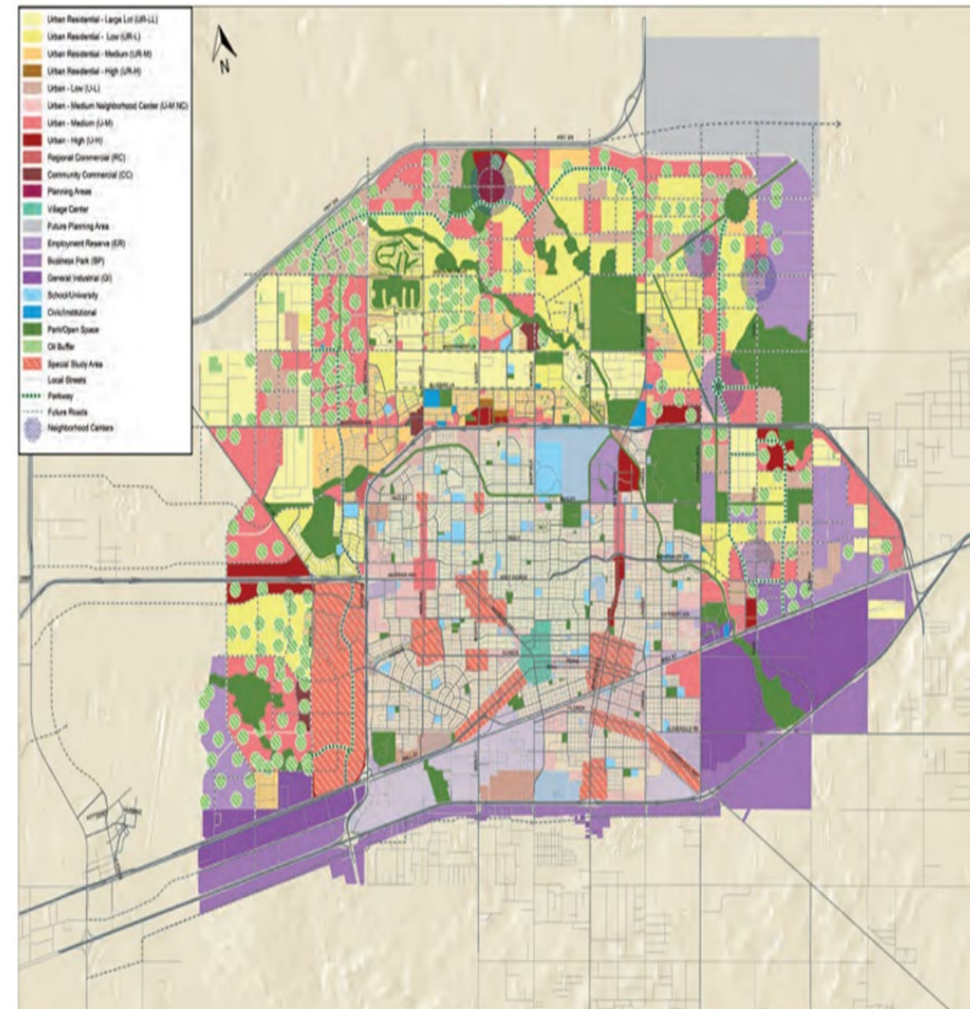
LAND USE

- **Current Use of the Property:**
Vacant
- **Surrounding Uses:**
 - North: Church and industrial companies
 - South: Lodging
 - East: Lodging
 - West: Vacant

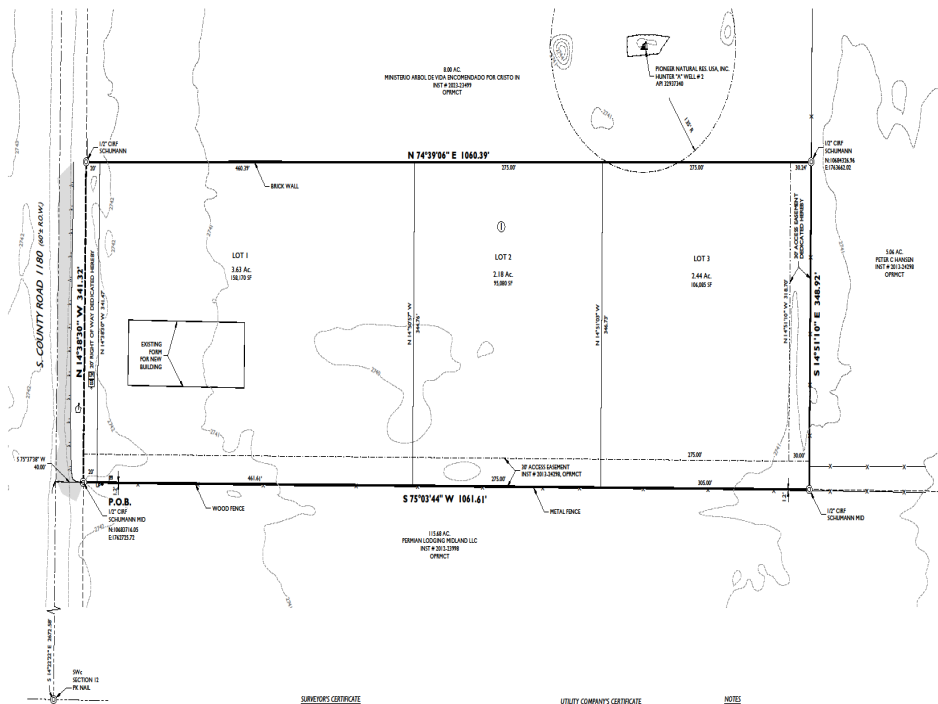


COMPREHENSIVE PLAN

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



PLAT OF AN 8.41-ACRE TRACT
OUT OF SECTION 12, BLOCK 39, T2S, T&P RY. CO. SURVEY
MIDLAND COUNTY, TEXAS



WILSON HOLDING LLC OR THE WILSON PLATFORM

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

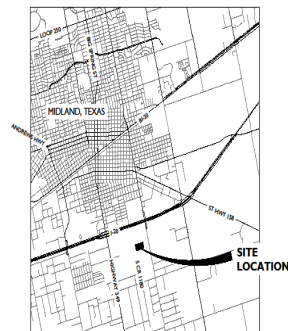
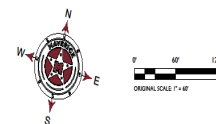
THAT I, GREGORY W. SHULTZ, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE TRACT HEREIN DESCRIBED FROM AN ORIGINAL SURVEY OF SAID TRACT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE CORNER MONUMENTS WERE PLACED AND THE LOTS LOCATED UNDER MY PERSONAL SUPERVISION AND THAT THE TRACT IS ACCORDING TO RECORD, COORDINATE WITH THE ADJACENT TRACTS.

ELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

1. SELLING A PORTION OF THE SUBJECT TO FINES AND BONDS MAY BE A VIOLATION OF CITY ORDINANCE AND SUBJECTS A PERSON TO JAIL AND WITHDRAWING OF UTILITIES AND BULDOZING OF PROPERTY.
2. MUST OF BARRIERS, CONTINGENTS AND DISTANCES ARE A LAMBERT CHAIN, PROJECTION OF THE TRAILS COORDINATE SYSTEM, STATE PLANS, CIVIL CENTER, ZONING, NORTH AMERICAN DATUM OF 1983.
3. USE BENCH WITH RED PLASTIC OR MARKED "MARKER PILE # 101916/F" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
4. LOCATION OF BARRIERS UTILITIES AND MEASURING, IF ANY, IS APPROPRIATE, BASED UPON DESIRED EXISTING SLOPE, CITY OF OKLAHOMA GAS AND HEATL ENERGY, OR BY OK-04-011 SITE MANAGER AT THE TIME OF THE SURVEY. DATE OF RECORD IS RECOMMENDED CALL 1-800-445-7235 FOR LOCATOR INFO TO AID CONSTRUCTION OR EXCAVATION.
5. THIS IS A MEMORANDUM, PREPARED BY THE SURVEYOR, IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN ON RECORD ARE ALSO PREPARED AND SHALL THEY APPEAR IN ACCORDANCE WITH A FINAL SURVEY, SEALED BY THE SURVEYOR OF RECORD.
6. APPROVAL OF A SITE PLAN BY THE CITY OF OKLAHOMA MAY BE REQUIRED BEFORE THESE LOTS MAY BE RECORDED.

FLOOD STATEMENT: THIS PROPERTY IS COMPLETELY WITHIN THE FLOODWAY.
THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AND FLOODWAY ARE AS DESIGNATED BY FEMAS NFIP FLOOD
INSURANCE RATE MAPS #48329C0300F & #48329C0300R DATED SEPTEMBER 14, 2005 AND ARE SUBJECT TO
CHANGE. CURRENT INFORMATION REGARDING FLOOD HAZARD AREAS INCLUDING THE MINIMUM SUB OR FLOOD
ELEVATIONS, CURRENT AND FUTURE REGULATIONS, AND OTHER INFORMATION, IS AVAILABLE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THIS FLOODPLAIN MAP MAY BE WITHDRAWN FROM THE CITY OF MIDLAND BEFORE ANY DEVELOPMENT (INCLUDING RE-CHANNEL, MODIFICATION, ETC.) PROCEEDS ON A LAND ENCLUMBERED BY THE 100-YEAR FLOODPLAIN, OR WITHIN ANY DRAINAGE/DITCH OR BAYN, A DEVELOPMENT PERMIT APPLICATION MUST BE FILED AT THE CITY OF MIDLAND."

1st LINE

	FOUND MONUMENT AS NOTED
	ELECTRIC BOX
	ELECTRIC METER
	UTILITY POLE
	MAIL BOX
	PUMP JACK
	FLAG POLE
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EDGE OF ASPHALT
	FENCE
	CHAINLINK FENCE
	WALL
	PAVEMENT

INGAGE HOLDINGS LLC
5304 TEAKWOOD TRACE
MIDLAND, TX 79707
PHONE # 432-258-5558
DEED INSTRUMENT # 2024-10447 OTHMCI

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO

MAVERICK
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

INGAGE ADDITION

STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends APPROVAL of this Preliminary Plat of Ingage Addition, subject to conditions A and B.



STAFF'S RECOMMENDATION

- Conditions:

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

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

MISSION

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



SCHEDULE A

2025 PLANNING AND ZONING COMMISSION MEETINGS

January 6	July 7
January 21*	July 21
February 3	August 4
February 18*	August 18
March 3	September 2
March 17	September 15
April 7	October 6
April 21	October 20
May 5	November 3
May 19	November 17
June 2	December 1
June 16	December 15

* Indicates a Tuesday Meeting



SCHEDULE B

2025 PLANNING AND ZONING COMMISSION MEETINGS

January 9	July 10
January 23	July 24
February 6	August 7
February 20	August 21
March 6	September 4
March 20	September 18
April 10	October 9
April 24	October 23
May 8	November 6
May 22	November 20
June 5	December 4
June 20*	December 18

* Indicates a Friday Meeting