Effective March 16, 2020, Governor Gregg Abbott authorized the temporary suspension of certain statutory provisions of the Texas Open Meetings Act. This Meeting of the Planning and Zoning Commission of the City of Midland is being held pursuant to such authorization and will limit face-to-face interactions for the purpose of slowing the spread of the Corona Virus (COVID19).

CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
PACKET
January 4, 2021 - 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, and via videoconference using the following information:

VIDEOCONFERENCE INFORMATION

Please click the link below to join the webinar:
https://us02web.zoom.us/j/89161082460
Or iPhone one-tap :
US: +13462487799,,89161082460# or +12532158782,,89161082460#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 346 248 7799 or +1 253 215 8782 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866
Webinar ID: 891 6108 2460
International numbers available: https://us02web.zoom.us/u/kdz9lFAZbU

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. Consider a motion approving the Planning and Zoning Commission meeting minutes for

December 7, 2020.

3. Consider a proposed Correction Plat of Legacy Addition, Section 10, being a plat of a 44.68-acre tract of land located in Section 38, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of McPherson Lane, approximately 141-feet west of Bunker Hill Road. Council District 4) (DEVELOPMENT SERVICES)

4. Consider a proposed Final Plat of Flores Addition, being a plat of a 2.00-acres tract of land located in Section 22, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South State Highway 349, approximately 1,269 feet north of W. County Road 137. Extraterritorial Jurisdiction)

5. Consider a proposed Preliminary Plat of Sun Country Addition, Section 2, being a re-plat of Lot 1, Block 1, Sun Country Addition, Midland Country, Texas. (Generally located on the east side of N. County Road 1130, approximately 164 feet north of E. County Road 90. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

6. Consider a proposed Preliminary Plat of Arrow Estates, being a plat of a 10.71-acre tract of land located in the northeast quarter of Section 28, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1202 and West County Road 142. Extraterritorial Jurisdiction). (DEVELOPMENT SERVICES)

7. Consider a proposed Final Plat of JLCL Addition, being a plat of a 5.700-acre tract located in the NW/4 of Section 15, Block 39, T-2-S, T&P, RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1198, approximately 732-feet south of West County Road 120. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

8. Consider a proposed Preliminary Plat of Southwest Crossing, Section 13, being a plat of a 7.359-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 123, approximately 2,000 feet west of South County Road 1235. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

9. Consider a proposed Final Plat of Tahoe Lakes Addition, Section 2, being a plat of a 18.40-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 on the south side of Albert Avenue approximately 345 feet east of South Lamesa Road. Council District 2) (DEVELOPMENT SERVICES)

PUBLIC HEARINGS

10. Hold a public hearing and consider a request by CY Houston Management Company, LLC for a Specific Use Designation with Term for the sale of beer and wine, for off premises consumption, in a hotel market, on Lot 2E, Block 4, Corporate Plaza, Section 26, City and

County of Midland, Texas. (Generally located approximately 366 -feet east of North Big Spring Street and approximately 876 - feet north of Corporate Drive. Council District 2) (DEVELOPMENT SERVICES)

11. Hold a public hearing and consider a proposed Preliminary Plat of Barber-Cole Addition, Section 2, being a residential re-plat of the North 33-Feet of Lot 9, and all of Lots 10, 11 and 12, Block 2A, all out of a subdivision of Block 2, Barber-Cole Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of East Golf Course Road and North Fort Worth Street. Council District 2) (DEVELOPMENT SERVICES)

12. Hold a public hearing and consider a request by Fair to Midland, LLC for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a bar, on Lot 2, Block 11, Correction Plat of Westridge Park Addition, Section 27, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Tradewinds Boulevard and Windhaven Drive. Council District 4) (DEVELOPMENT SERVICES)

13. Hold a public hearing and consider a request by Truesdell Equipment Co. for a Specific Use Designation with Term for an electronic billboard on Lot 1, Block 3, Wakefield Addition, Section 3, City and County of Midland Texas. (Generally located on the southwest corner of the intersection of W. Interstate Highway 20 and S. Pease Trail. Council District 2) (DEVELOPMENT SERVICES)

14. Hold a public hearing and consider a request by CG Midland, LLC for a zone change from MF-16, Multiple Family Dwelling District, in part; and RR, Regional Retail District, in part; to RR, Regional Retail District on a 0.08-acre tract of land located in Tract 3, Midkiff Heights Addition, City and County of Midland Texas. (Generally located approximately 160 feet west of North Midkiff Road and approximately 250 feet south of Andrews Highway. Council District 4) (DEVELOPMENT SERVICES)

15. Hold a public hearing and consider a request by Jennifer Cobbs for a zone change from PD, Planned Development District for a Shopping Center to Amended PD, Planned Development District for a Shopping Center on Lot 1B, Block 56A, Belmont Addition, Section 9, City and County of Midland, Texas. (Generally located on the south side of West Longview Avenue, approximately 360 feet east of Rankin Highway. Council District 2) (DEVELOPMENT SERVICES)

16. Hold a public hearing and consider a request by Midland (Fairgrounds) DTP, LLC for a zone change from PD, Planned Development District for a Housing Development to LR, Local Retail District on a 1.58-acre tract of land located in Section 31, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located southeast of the intersection of North Fairgrounds Road and Maple Avenue. Council District 2) (DEVELOPMENT SERVICES)

MISCELLANEOUS

Cristina Odenborg Burns
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
December 7, 2020
Council Chambers – City Hall

The City Council convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:31 pm, December 07, 2020.

Commissioners present:	Reggie Lawrence, Lucy Sisniega, Karmen Bryant, Zachary Deck, Adrian Carrasco, Stacy Grosse
Commissioners absent:	Dianne Williams, Chase Gardaphe
Staff members present:	Charles Harrington, Cristina Odenborg Burns, Elizabeth Shaughnessy, Joseph Marynak, Valerie Sherman, Dalia Salinas

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.)

The public comment period was opened at 3:32 p.m. With no one wishing to speak, the public comment period was closed at 3:33 p.m.

CONSENT ITEMS

Commissioner Sisniega moved to approve the Consent Items 2 through 10; seconded by Commissioner Carrasco.

The motion passed by the following vote:
AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse
NAY: None
ABSTAIN: None
ABSENT: Williams, Gardaphe

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for November 16, 2020.

3. Consider a proposed Preliminary Plat of Lone Star Trails II, Section 9, being a plat of a 64.91-acre tract of land located in Section 7, Block 38, T-1-S, T&P, R.R. Co. Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection Carriage Road and Occidental Parkway. Council District 1)

4. Consider a proposed Preliminary Plat of Cotton Addition, being a plat of a 10.21-acre tract of land located in the south half of the southeast quarter of Section 30, Block 40, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the north side of W. County Road 150, approximately 362 feet west of S. FM 1788. Extraterritorial Jurisdiction)

5. Consider a proposed Correction Plat of Midland International Airport Industrial Park, Section 8, being a replat a 0.03-acre portion of Lot 1A, Block 1; a 0.01-acre portion of Lot 1A, Block 2; a 0.21-acre portion of Lot 2A, Block 2; a 19.91-acre portion of Lot 1A, Block 13; a 0.05-acre portion of the Rail Road Spur; and a 0.96-acre portion of Earhart Drive right of way, all out of Midland International Airport Industrial Park, City and County of Midland, Texas. (Generally located on the east side La Force Boulevard, approximately 1,148-feet south of Windecker Street. Council District 4)

6. Consider a proposed Preliminary Plat of Mayfield Place Addition, Section 8, being a re-plat of Lots 3 and 4, Block 3, Mayfield Place Addition, Section 6, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Midkiff Road and Mockingbird Lane. Council District 1)

7. Consider a proposed Final Plat of Southwest Crossing, Section 8, being a plat of a 7.338-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 123, approximately 350 feet west of South County Road 1235. Extraterritorial Jurisdiction)

8. Consider a proposed Final Plat of Southwest Crossing, Section 9, being a plat of a 7.338-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 123, approximately 750 feet west of South County Road 1235. Extraterritorial Jurisdiction)

9. Consider a proposed Final Plat of Southwest Crossing, Section 11, being a plat of a 5.202-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co Survey, Midland County, Texas. (Generally located on the north side of West County Road 123, approximately 1,240 feet west of South County Road 1235. Extraterritorial Jurisdiction)

10. Consider a proposed Preliminary Plat of Southwest Crossing, Section 12, being a plat of a 15-acre tract of land located in Section 12, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Lote Bush Drive and West Interstate 20. Council District 2)

PUBLIC HEARINGS

11. Hold a public hearing and consider a request by Betenbough Homes for a zone change from SF-3, Single Family Dwelling District to PD, Planned Development District for a Housing Development on a 42.30-acre tract of land located in Section 7, Block 38, T-1-S, T. & P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Carriage Rd, approximately 1,740 ft south of Occidental Parkway. Council District 1)

    Planner Elizabeth Shaughnessy gave an overview of the project. With no letters of objection received, staff recommended approval.

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

    Commissioner Lawrence asked for staff to verify the change in square footage. Senior Planner Elizabeth Shaughnessy confirmed that it would roughly be in the 5,100 range.

    Commissioner Deck asked why a different portion of the subdivision was being presented. Senior Planner Elizabeth Shaughnessy explained that they are platting the subdivision is different sections.

    The applicant, Chris Berry with Betenbough Homes, was present. He gave a summary of the project that included a slide show.

    Commissioner Lawrence asked if there have been plan changes in regard to garage availability. Mr. Berry explained the homes will all have garage options.

    Commissioner Lawrence asked how they plan to maintain the 5-foot set back when they only have 10-feet between homes. Mr. Berry explained that the savings on the setback would allow them to pass the savings on to the home buyer.

    Commissioner Carrasco asked for clarification on the square footage. Planning Manager Cristina Odenborg Burns explained that the current zoning district requires 5,500 square feet for the lot size. Commissioner Carrasco asked if that would change the square footage of the home. Ms. Burns deferred this question to the applicant. Mr. Berry explained the plans for the homes will not change.

    The public hearing was closed at 3:47 p.m.

    Commissioner Carrasco moved to approve this request; seconded by Commissioner Sisniega.

    The motion passed by the following vote:
    AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse
    NAY: None
    ABSTAIN: None
    ABSENT: Williams, Gardaphe

12. Hold a public hearing and consider a proposed Preliminary Plat of Sheeler Addition, Section 10, being a residential re-plat of Lots 17 and 18, Block 2, Sheeler Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of West Griffin Avenue and South Fisher Street. Council District 2)

Planning Manager Cristina Odenborg Burns gave an overview of the project. With no letters of objection received, staff recommended approval.

Commissioner Lawrence asked if this item had been on the agenda before. Planning Manager Cristina Odenborg Burns confirmed that it had been on a previous agenda but died on floor due to lack of a motion.

The public hearing was opened at 3:51 p.m.

The applicant, Janie Howell with SW Howell, was present and open to questions.

The public hearing was closed at 3:52 p.m.

Commissioner Deck moved to approve this request; seconded by Commissioner Grosse.

The motion passed by the following vote:
AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse
NAY: None
ABSTAIN: None
ABSENT: Williams, Gardaphe

13. Hold a public hearing and consider a request by Sierra Strickland for a zone change from PD, Planned District for an Office Center to an amended PD, Planned Development District for an Office Center on Lots 14 and 15, Block 1, Wadley Heights, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Mogford Street and West Wadley Avenue. Council District 3)

Senior Planner Valerie Sherman gave an overview of the project. With 2 letters of objection received, staff recommended approval.

Commissioner Lawrence asked how long ago it was that the alley was vacated. After doing some research, Planning Manager Cristina Odenborg Burns confirmed that there was no alley vacated on the property.

The public hearing was opened at 3:58 p.m.

The applicant, Sierra Strickland, 4408 St. Andrews Drive, was present. She gave a summary of the project and was open for questions.

Commissioner Lawrence asked if the animal hospital would have any outdoor animal area or any fencing that will be done. Mrs. Strickland explained that there will be no outside boarding and that the facility is not meant to board healthy animals. She also stated that she would be willing to provide a privacy fence if the neighbors requested it.

Resident and property owner Daren Clements, 3501 Trinity Meadows Drive, Midland, TX, spoke in favor of the project.

Resident Cynthia Toggle, 4810 N. Sierra Drive, Odessa TX, spoke in favor of the project.

Resident Rayvon Duly, 2405 Apperson Drive, Midland TX, spoke in opposition to the project due to the increase in traffic the project would bring.

Resident Lars Lockland, 2401 Apperson Drive, spoke in opposition to the project also due to the increase in traffic and also the increase of foot traffic.

The applicant, Sierra Strickland, readdressed the commission to address the concerns of Mr. Lockland and Mr. Duly. She explained that the clinic is strictly urgent care that provides after hours services. She explained that they typically have only 3 to 4 patients and only 2 to 3 employees daily.

Commissioner Lawrence asked if the only entrance to that will be used would be the front entrance. Mrs. Strickland confirmed that she will not be using the back entrance; patients will only enter through the front door.

The public hearing was closed at 4:16 p.m.

Commissioner Grosse moved to approve this request; seconded by Commissioner Sisniega.

The motion passed by the following vote:
AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse
NAY: None
ABSTAIN: None
ABSENT: Williams, Gardaphe

14. Hold a public hearing and consider a request by Angelia Govan for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on a 5,000 square foot portion of Lot 3 less the east 2.14 acres, Block 15A, Oxford Heights, Section 7, City and County of Midland, Texas. (Generally located on the north side of West Illinois Avenue, approximately 800 feet east of North Midland Drive. Council District 4)

    Planner Joseph Marynak gave an overview of the project. With no letters of objection received, staff recommended approval.

    The public hearing was opened 4:20 p.m.

    The applicant was not present.

    The public hearing was closed at 4:21 p.m.

    Commissioner Sisniega moved to approve this request; seconded by Commission Deck.

    The motion passed by the following vote:
    AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse,
    NAY: None
    ABSTAIN: None
    ABSENT: Williams, Gardaphe

15. Hold a public hearing and consider a request by Garrett Haley for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on a 9,357 square foot portion of Lot 2A, Block 1A, Midkiff Plaza Addition, Section 8, City and County of Midland, Texas. (Generally located on the south side of W. 250 Loop North, approximately 1,036-feet east of N. Midkiff Road. Council District 1)

    Planner Joseph Marynak gave an overview of the project. With no letters of objection received, staff recommended approval.

    The public hearing was opened at 4:24 p.m.

    The applicant, Garrett Haley, was present. He gave a summary of the project and was open to questions.

    The public hearing was closed at 4:25 p.m.

    Commissioner Carrasco moved to approve this request; seconded by Commissioner Sisniega.

    The motion passed by the following vote:
    AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse
    NAY: None
    ABSTAIN: None
    ABSENT: Williams, Gardaphe

16. Hold a public hearing and consider a request by Jose Chavez for a zone change from SF-2, Single Family Dwelling District, to SF-3 Single Family Dwelling District on Lot 4, Block 194, Southern Addition, and Lot 3, Block 2, South Park Addition, City and County of Midland Texas. (Generally located on the east side of South Jefferson Street, approximately 150 feet south of East Florida Avenue. Council District 2)

    Planner Joseph Marynak gave an overview of the project. With no letters of objection received, staff recommended approval.

    The public hearing was opened at 4:28 p.m.

    The applicant was not present.

The public hearing was closed at 4:29 p.m.

Commission Deck moved to approve this request; seconded by Commissioner Grosse.

The motion passed by the following vote:
AYE: Grosse, Lawrence, Sisniega, Bryant, Deck, Carrasco
NAY: None
ABSTAIN: None
ABSENT: Williams, Gardaphe

17. Hold a public hearing and consider a proposed Preliminary Plat of Westcliff Addition, Section 5, being a residential re-plat of Lots 1 through 3, Block 6, Westcliff Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Princeton Avenue and Westcliff Drive. Council District 4)

    Planner Joseph Marynak gave an overview of the project. With one letter of objection received, staff recommended approval.

    The public hearing was opened at 4:32 p.m.

    The applicant was present but deferred to staff.

    The public hearing was closed at 4:33 p.m.

    Commissioner Carrasco moved to approve this request; seconded by Commission Grosse.

    The motion passed by the following vote:
    AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse
    NAY: None
    ABSTAIN: None
    ABSENT: Williams, Gardaphe

MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Lawrence adjourned the meeting at 4:34 pm.

Reggie Lawrence, Chairman Date

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

Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 04, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Cristina Odenborg Burns, Planning Manager**

SUBJECT: **Consider a proposed Correction Plat of Legacy Addition, Section 10, being a plat of a 44.68-acre tract of land located in Section 38, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of McPherson Lane, approximately 141-feet west of Bunker Hill Road. Council District 4) (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Current Zoning:

SF-3, Single Family Dwelling District.

Details of Request:

The applicant, Parkhill, is proposing a correction plat of Legacy Addition, Section 10, to correct an error in one of the provided curves. The original plat of Legacy Addition, Section 10, was approved at the May 4, 2020 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.

Departmental Review:

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Impact Fees note has been provided.

ROW: R.O.W. Okay as shown.

PAVING: Construct roadways to City Standards, along all platted frontage. Letter of Credit is on file for the construction of the proposed roadways according to the approved plans.

WATER: Water lines have been installed and punch list items will need to be determined and addressed prior to acceptance of the improvements.

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

PRO RATA: None.

SEWER: Sewer lines have been installed and punch list items will need to be determined and addressed prior to acceptance of the improvements.

DRAINAGE: Drainage improvements have been installed and punch list items will need to be determined and addressed prior to acceptance of the improvements.

EASEMENTS: Okay as shown.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

FIRE: (Approved)

No additional comments.

TRANSPORTATION: (Approved with Conditions)

STREET NAME AND TRAFFIC CONTROL SIGN FEE – Estimated fee due at Final Plat submittal = 5 new intersections created at $500/intersection = $2,500. Fee shall be

adjusted based on number of intersections if Final Plat is phased.
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.

No objections to plat.

CODE COMPLIANCE: (Approved)

No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat. The non-permitted wells identified are located outside the city limits on the plat.

PLANNING:

Staff recommends approval of the Correction Plat of Legacy Addition, Section 10, subject to Condition A.

Conditions:

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

Attachments:

Proposed Final Plat
Application
Maps

CORRECTION PLAT
LEGACY ADDITION
SECTION 10

Being 44.68 Ac.
Located in Section 38, Block 40,
T-1-S, T&P RR CO. Survey,
City and County of Midland, Texas

LINE	BEARING	DISTANCE
L1	S. 75°34'28" W.	25.00'
L2	S. 14°25'32" E.	60.00'
L3	S. 59°25'32" E.	21.21'
L4	S. 30°34'28" W.	21.21'
L5	S. 14°25'32" E.	60.00'
L6	S. 59°25'32" E.	21.21'
L7	N. 75°34'28" E.	60.00'
L8	N. 30°34'28" E.	21.21'
L9	S. 59°25'32" E.	21.21'
L10	N. 75°34'28" E.	60.00'
L11	N. 59°25'32" W.	21.21'
L12	S. 59°25'32" E.	21.21'
L13	N. 75°34'28" E.	60.00'
L14	N. 30°34'28" E.	21.21'
L15	N. 80°45'22" E.	76.32'
L16	S. 68°50'05" E.	22.15'
L17	N. 80°45'22" E.	60.25'
L18	N. 33°09'55" E.	20.23'
L19	N. 59°25'32" W.	21.21'
L20	N. 30°34'28" E.	21.21'
L21	N. 59°25'32" W.	21.21'
L22	N. 30°34'28" E.	21.21'
L23	S. 14°25'32" E.	4.54'
L24	S. 14°25'32" E.	15.00'
L25	S. 14°25'32" E.	15.00'
L26	N. 14°25'32" W.	19.69'
L27	S. 14°25'32" E.	8.35'
L28	S 75°06'26" W	80.70'
L28	S 14°25'32" E	65.26'
L28	S 14°25'32" E	4.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	45.22'	45.20'	S. 76°09'55" W.	5°10'54"
C2	25.00'	20.61'	20.03'	N. 09°11'28" E.	47°14'01"
C3	56.00'	47.17'	45.76'	S. 08°40'47" W.	48°15'24"
C4	56.00'	86.96'	78.49'	S. 59°56'14" E.	88°58'37"
C5	56.00'	81.96'	74.84'	N. 33°38'45" E.	83°51'26"
C6	56.00'	52.17'	50.30'	N. 34°58'16" W.	53°22'35"
C7	25.00'	15.11'	14.88'	S. 44°20'46" E.	34°37'34"
C8	25.00'	5.50'	5.49'	S. 20°43'45" E.	12°36'27"
C9	25.00'	5.50'	5.49'	N. 08°07'18" W.	12°36'27"
C10	25.00'	15.11'	14.88'	N. 15°29'42" E.	34°37'34"
C11	56.00'	52.17'	50.30'	S. 06°07'11" W.	53°22'35"
C12	56.00'	81.96'	74.84'	S. 62°29'49" E.	83°51'25"
C13	56.00'	81.96'	74.84'	N. 33°38'46" E.	83°51'24"
C14	56.00'	52.17'	50.30'	N. 34°58'14" W.	53°22'36"
C15	25.00'	15.11'	14.88'	S. 44°20'47" E.	34°37'31"
C16	25.00'	5.50'	5.49'	S. 20°43'47" E.	12°36'30"
C17	56.00'	13.51'	13.48'	S. 34°20'22" E.	13°49'36"
C18	56.00'	58.52'	55.89'	S. 71°41'27" E.	59°52'33"
C19	56.00'	97.81'	85.85'	N. 28°49'56" E.	100°04'40"
C20	56.00'	59.77'	56.97'	N. 51°46'51" W.	61°08'55"
C21	25.00'	29.64'	27.93'	S. 48°23'25" E.	67°55'46"
C22	25.00'	22.64'	21.87'	N. 11°30'51" E.	51°52'46"
C24	56.00'	148.72'	108.71'	S. 38°37'45" E.	152°09'58"
C25	56.00'	61.87'	58.77'	N. 33°38'18" E.	63°17'57"
C26	56.00'	57.30'	54.83'	N. 27°19'21" W.	58°37'21"
C27	25.00'	7.86'	7.83'	S. 4°33'22" E.	18°01'19"
C28	25.00'	10.55'	10.48'	S. 26°31'07" E.	24°11'11"
C29	500.00'	5.10'	5.10'	S. 75°52'00" W.	0°35'05"
C30	500.00'	40.12'	40.11'	S. 76°27'27" W.	4°35'49"

NOTES:

1. Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
2. 1/2" iron rod with plastic cap marked "PSC RPLS 6453" set as indicated on this plat.
3. Declaration of restrictive covenants regarding this development filed of record in instrument no. 2014-12626, date 06/04/2014, Midland County, Texas
4. All easements shown are 10 foot general utility easements unless otherwise noted.
5. Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
6. There is hereby imposed a restriction, which shall run with the land, that lots siding on Arlington Road shall not have direct driveway access to said street.

IMPACT FEES:

Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.

OWNER & DEVELOPER:

D.R. HORTON - TEXAS, LTD
6751 N. Freeway
Fort Worth, Texas 76131
817-230-0800

ENGINEER:

Parkhill, Smith & Cooper, Inc.
1700 W Wall St., #100
Midland, Texas 79701
432-697-1447

Original Scale: 1" = 80'

DRAINAGE EASEMENT NOTE:

Relative to the existing drainage easement: the maintenance of any stormwater facility in this easement is the responsibility of the property owner. Property owner agrees to maintain the facility in working order, with inspections and corrective action made at least annually. Reports of such inspections and maintenance shall be kept for inspection by the City of Midland stormwater administrator on request, or may be forwarded to the city engineer's office.

Relative to the existing drainage easement: the City of Midland shall have the right to mitigate deficiencies in the function of the stormwater facility, and to be reimbursed by the property owner, if the city finds it necessary for public health and safety.

Relative to the existing drainage easement: the City of Midland and its employees, contractors, agents, successors, and assigns, shall have the free and uninterrupted right of passage in, on, upon, over, under, across, along and through the property described herein for the purpose of establishing, laying, constructing, reconstructing, installing, realigning, modifying, replacing, improving, altering, operating, maintaining, accessing, inspecting, repairing, relocating and removing said facilities, including but not limited to, the right to cut and trim bushes and trees, together with the right of ingress, egress and regress for such purposes in, on, upon, over, under, across, along and through the property described herein.

Relative to the existing drainage easement: developer may not use any part of the property described herein if such use will damage, destroy, injure, and/or unduly interfere with the City of Midland's use of the property. Developer expressly covenants and agrees for itself, its legal representatives, successors and/or assigns, that no building, roadways, or curbs and gutters of any kind will be placed on the property described herein. Written permission for above ground appurtenances must be obtained from the City of Midland, prior to installation.

- Proposed Plat Limits
- Proposed Centerline of Road
- Radius from Existing Well
- Proposed Easement (See plat for details)
- Proposed Lot Line
- ○ Set 1/2-inch iron rod with cap "PSC RPLS 6453"
- ◎ Found Nail with washer "PSC RPLS 6453"
- ◉ Found 1/2-inch iron rod with cap "PSC RPLS 6453"
- C13 Curve Label Marker
- CA:U Proposed Common Area
- L13 Line Label Marker
- WLE = Water Line Easement
- DRE = Drainage Easement
- UEE = Underground Electric Easement

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Samuel Wyatt, 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.

STATE OF TEXAS REGISTERED SAMUEL WYATT 6453 PROFESSIONAL LAND SURVEYOR

Samuel Wyatt, R.P.L.S. #6453

Revised: December 14, 2020 to change Curve Table (C22 & C24)

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, distances and coordinates are relative to the Texas State Plane Coordinate System (Central Zone1983 NAD) , with a combined grid factor of 0.9998958 for mean project datum. The theta angle is equal to -00°54'46.39" at USC&GS station "Midland" , published values of N=10,690,154.70 and E=1,744,956.35. U.S. Survey Feet.

This is to certify that the above and foregoing plat of LEGACY ADDITION, SECTION 10 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the _____ day of _____ 2021.

Chairman - PRINT NAME

Secretary - PRINT NAME

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481239, Map Number 48329C0200F, Panel 200 of 525, revised September 16, 2005, the surveyed property is not located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone X.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, D.R. HORTON - TEXAS, LTD. is the record owner of 44.68 Acres of Land Located in Section 38, Block 40, T-1-S T&P RR Co. Survey, City and County of Midland, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

That we, D.R. HORTON - TEXAS, LTD. do hereby adopt this plat designating the herein above described property as LEGACY ADDITION, SECTION 10 to the City and County of Midland, Texas, and we do hereby dedicate to the public use forever the streets, and easements shown thereon.

WITNESS our hands at Fort Worth, Texas, this the 22 day of Dec 2020.

By: Benjamin M. Clark

STATE OF TEXAS :
COUNTY OF TARRANT :

This instrument was acknowledged before me on Dec. 22, 2020 by Benjamin Clark on behalf of D.R. HORTON - TEXAS, LTD.

Katie Sabin My Commission Expires 11/27/2022 ID No 130023623

Notary Public Signature

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

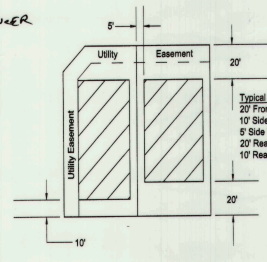
Villa-Martinez, Pablo — Digitally signed by Villa-Martinez, Pablo Date: 2020.12.29 09:22:08 -06'00'
Oncor Electric Delivery Service (PLEASE PRINT)

KENNETH P. SPENCER
AT&T Texas (PLEASE PRINT)

MARK LIEB
Atmos Energy (PLEASE PRINT)

Luis.Montez — Digitally signed by Luis.Montez Date: 2020.12.18 09:45:32 -06'00'
SuddenLink Communications (PLEASE PRINT)

Grande Communications (PLEASE PRINT)



Typical Lot Building Setbacks (SF2)
20' Front Yard
10' Side Yard (Corner Lot)
5' Side Yard (Interior Lot)
20' Rear Yard (Two Story)
10' Rear Yard (One Story)

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____

CORRECTION PLAT
LEGACY ADDITION
SECTION 10

PARKHILL SMITH & COOPER
TBPLS FIRM REGISTRATION NO. 10194091
4222 85TH STREET
LUBBOCK, TX. 79423
806.473.2200

MIDLAND
Planning Division

Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Correction Plat Legacy Addition Section 10

Legal Description (attached sealed Metes and Bounds): Being 44.68 Ac. Located in Section 38, Block 40, T-1-S, T&P RR CO. Survey, City and County of Midland, Texas

Property Owner Printed Name: D.R. Horton - Texas, LTD.		Phone (817) 230-0800 Email	
Address 6751 N. Freeway	City Fort Worth	State TX	Zip 76131

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

Representative *(if acting as Agent, see affidavit on page 2)* Firm: Parkhill, Smith, & Cooper Printed Name: Josh Wallender (PSC Job # 01.9675.17 - 1PLT)		Phone (432) 697-1447 Email jwallender@team-psc.com	
Address 1700 West Wall, Suite 100	City Midland	State Texas	Zip 79701

Current Zoning: 1F3

Reason for Platting: Owner Wishes to pursue building permits

Plat Information	Total Acreage: 44.68
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Residential Lots: 133	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 2 EXTRA PROVIDED

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): Benjamin M. Clark | Date: 12.22.2020

Property Owner (printed): Benjamin M. Clark

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 Shelby Freeman who, being by me duly sworn, upon oath says: That (s)he is authorized by D.R. Horton - Texas, LTD., the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Shelby Freeman
Authorized Agent (*signature*)

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

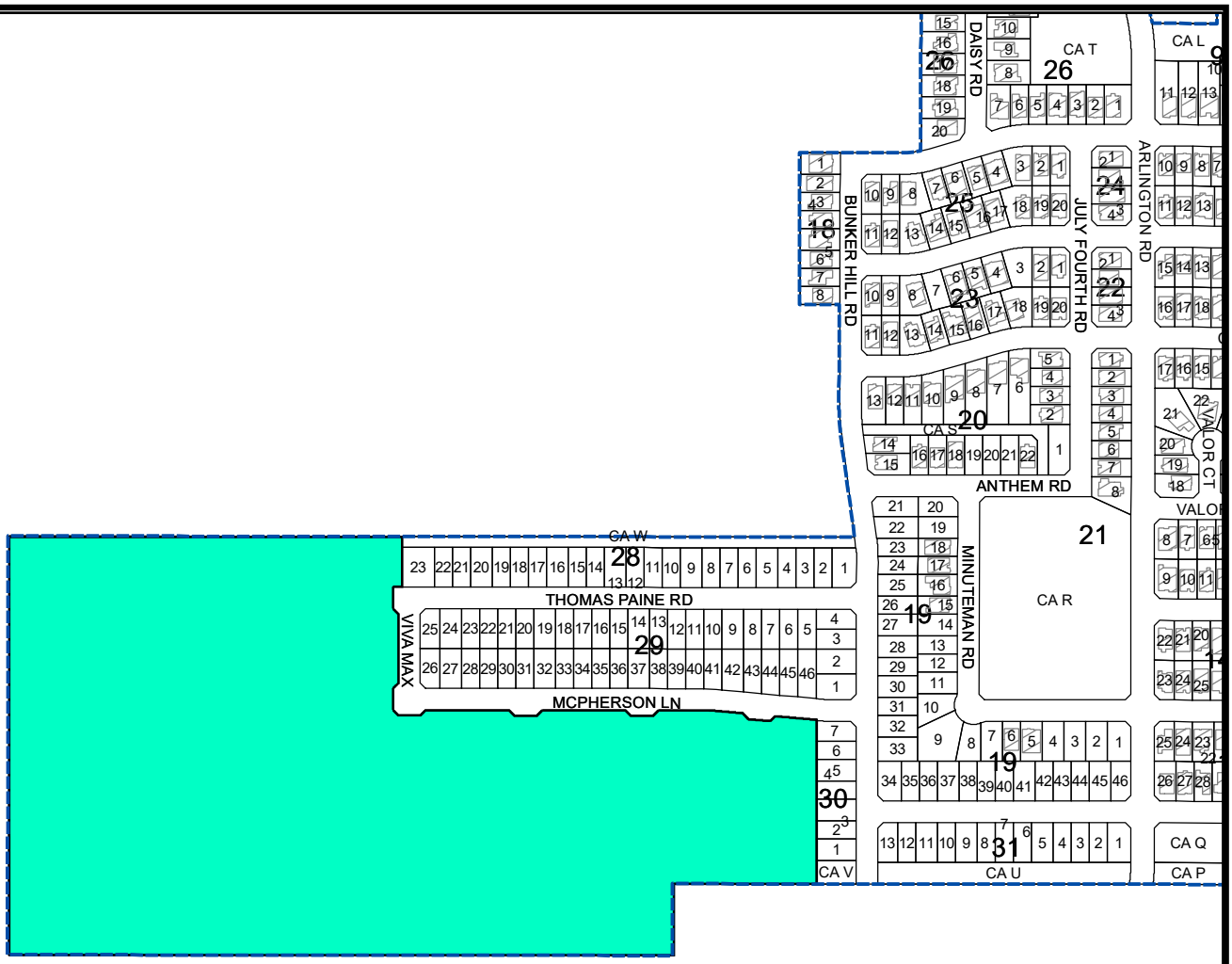
NOTARY PUBLIC STATE OF TEXAS
ILENA CARRASCO
Notary ID #132031433
My Commission Expires
May 30, 2023

Ilena Carrasco
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 #_____	☐ Tax Certificates	Check #_____
Received By:		Date:

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



LOCATION MAP

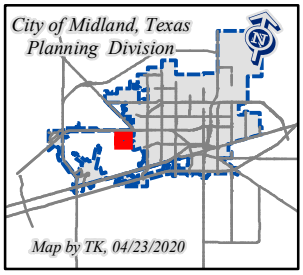
P-20-0993 **Scale: 1" = 250'**

Proposed Correction Plat of Legacy Addition, Section 10, being a plat of a 44.68-acre tract of land located in Section 38, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

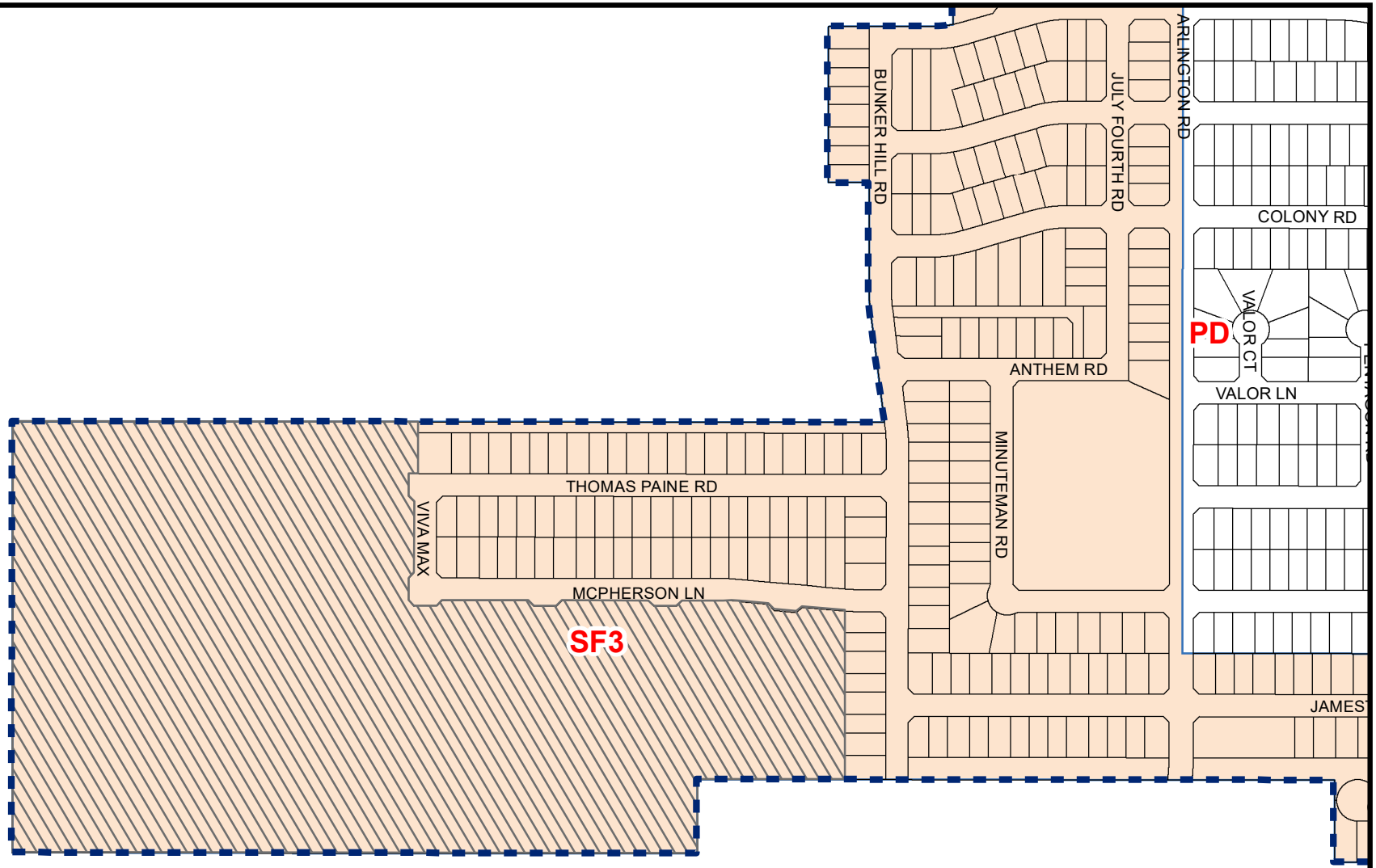
Generally located on the south side of McPherson Lane, approximately 141-feet west of Bunker Hill Road. (Council District 4)

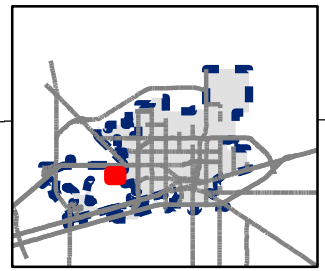
L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2020
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.





Map By TK, 04/23/2020 PACKET **P-20-0993** **Scale: 1" = 200'** **ZONING MAP**

January 4, 2021

© THE CITY OF MIDLAND - 2020: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR DECISION-MAKING SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 4, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Elizabeth Shaughnessy, Senior Planner**

SUBJECT: **Consider a proposed Final Plat of Flores Addition, being a plat of a 2.00-acres tract of land located in Section 22, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South State Highway 349, approximately 1,269 feet north of W. County Road 137. Extraterritorial Jurisdiction)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Details of Request:

The applicant, Angel Efrain Landeros Flores, is proposing to plat a 2.00-acres tract of land located in Section 22, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas into one (1) lot to obtain an address and a septic permit. The Preliminary Plat was approved at the August 17, 2020 Planning and Zoning Commission Meeting.

Current Zoning:

Extraterritorial Jurisdiction.

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.

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

Departmental Review:

ENGINEERING: (Approved)

IMPACT FEES: Impact Fee Statement okay as shown.

ROW: ROW okay as shown

PAVING: SH 349 is under the jurisdiction of TxDOT and will be maintained by them.

WATER: Deferral Approved by City of Midland on 12/29/2020

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 1, 2019 - Fire hydrants shall be spaced no more than 400' apart, color coded rings shall be installed on the fire hydrant to indicate flow rate per NFPA (less than 500gpm RED, 500-999gpm YELLOW, 1000-1499gpm GREEN, Greater than 1500GPM BLUE)

PRO RATA: None

SEWER: Deferral Approved by City of Midland on 12/29/2020

DRAINAGE: Drainage Report was approved by City of Midland on 12/15/2020

EASEMENTS: Okay as shown.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

TxDOT comment, “This is a very narrow parcel. Not sure there would be any possibility of sharing access with property to the north. There also appears to be an narrow (Approximately 20’) easement, alley, etc. to the south of the property that could be utilized to provide shared access to properties north and south of it. Post development runoff should not exceed predevelopment conditions.”

Access spacing will be required to adhere to the TxDOT Access Management Standards along the state highway.

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

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

CODE ADMINISTATION: (Approved)

No objections. All septic installations are regulated, permitted, and inspected by the City of Midland Health Department.

PLANNING:

Staff recommends approval of the Final Plat of Flores Addition, subject to condition A.

Conditions:

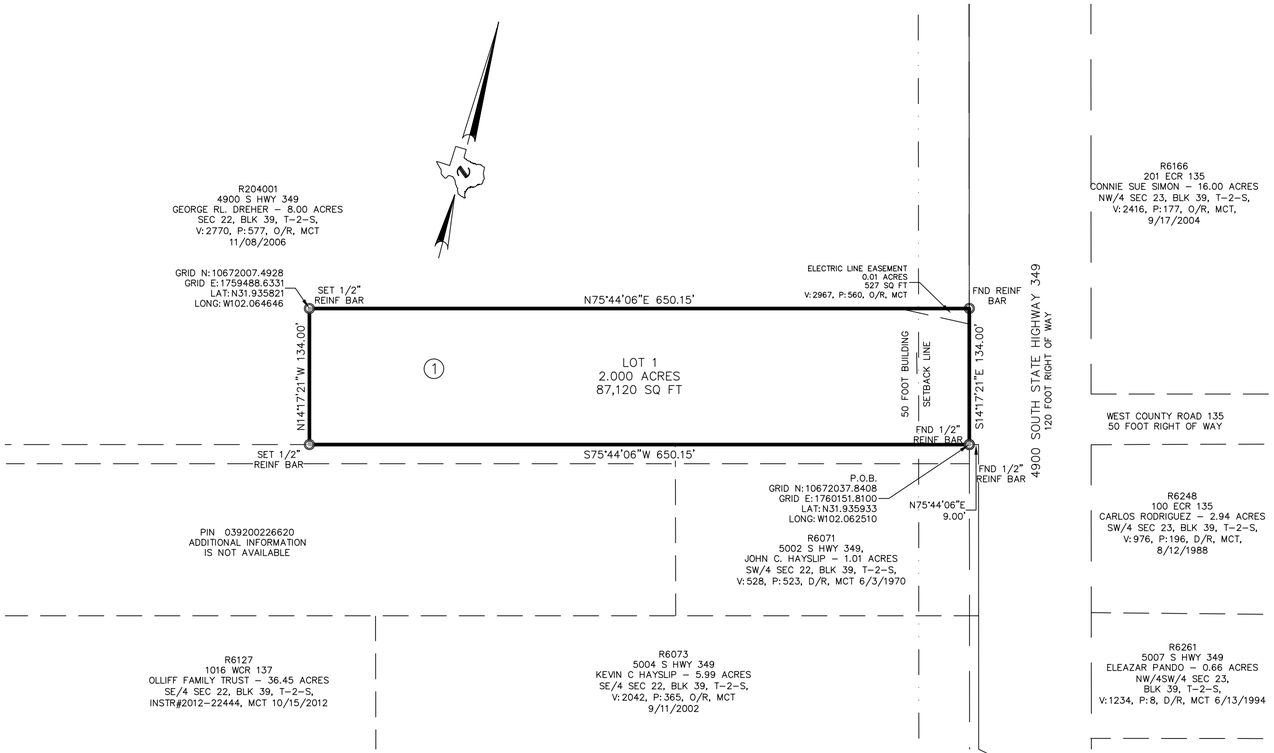
A. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Final Plat
Application
Map

FLORES ADDITION

BEING A RE-PLAT OF A 2.000 ACRE TRACT OF LAND LOCATED IN NE/4 OF SECTION 22, BLOCK 39, T-2-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS



NOTES:

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

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

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

4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 2.000 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

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

6. THIS PROPERTY LIES IN ZONE "X" AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRMs) 48329C-0212F AND 48329C-0208F DATED SEPTEMBER 16, 1995.

7. ACCESS SPACING AND LOCATIONS WILL BE REQUIRED TO ADHERE TO THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) 'ACCESS MANAGEMENT STANDARDS' ALONG THE STATE HIGHWAY. CONTACT TXDOT FOR ADDITIONAL INFORMATION AND PERMITTING.

OWNER:

ANGEL EFRAIN LANDEROS FLORES
5500 EAST COUNTY ROAD 60
MIDLAND TX 79705
(405) 974-8400
a.aholguin@gmail.com

STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, I AM THE RECORD OWNER OF A TRACT OF LAND SITUATED IN THE 2.000 ACRES OUT OF SECTION 22, BLOCK 39, T-2-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WARREN ADDITION, AN ADDITION TO THE CITY OF MIDLAND, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

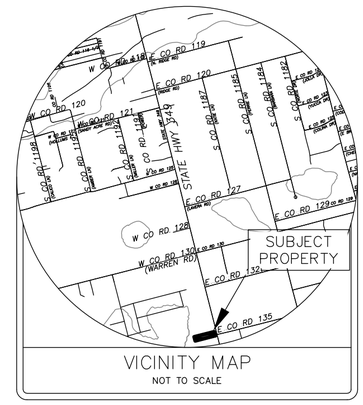
WITNESS MY HAND AT MIDLAND, TEXAS, THIS _____ DAY OF _____, 20_____ .

_____
ANGEL EFRAIN LANDEROS FLORES

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, ANGEL EFRAIN LANDEROS FLORES.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

THIS PLAT HAS BEGEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
SUDDENLINK COMMUNICATIONS

SIGNED: _____
SHARYLAND UTILITIES LP

SIGNED: _____
GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF FLORES ADDITION, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____ DAY OF _____, 2020.

SIGNED: _____
CHAIRMAN REGGIE LAWRENCE

ATTEST: _____
SECRETARY CRISTINA ODENBORG BURNS

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.

_____
RJ DAUM
TEXAS RPLS 4826

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO._____CABINET _____
DATE_____PAGE_____

GRAPHIC SCALE
0 100' 200'
(IN FEET)
1 inch = 100 ft.

NO.	DATE	DESCRIPTION	BY
2	8/31/20	FINAL PLAT	KDS
1	7/31/20	PRELIMINARY PLAT	KDS

DRAWN BY: KDS | DATE: 4/28/2020
CHECKED BY: RJD | DRAWING NO.: 77338AF
JOB NO.: 77,338 | SHEET OF 1

SCHUMANN ENGINEERING CO.
A LATERAL LAND COMPANY
CIVIL ENGINEERING - LAND SURVEYING
800 N. MARIENFELD STREET SUITE 100
MIDLAND, TEXAS 79701
TEXAS FIRM No. F1880 - TEXAS FIRM No. 10149500
Office (432) 684-5548

FLORES ADDITION

MIDLAND Planning Division

Final Plat Application

Project Number: SUB-20-0044

Case Number: P-20-0978

Proposed Subdivision Plat Name: *Flores Addition*

Legal Description (attached sealed Metes and Bounds): ***Being a plat of 2 acres out of Section 22, Block 39, T-2-S, T&P RR CO Survey, Midland County.***

Property Owner Printed Name: ***Angel Efrain Landeros Flores***		Phone ***(405) 974-8400*** Email ***a.aholguin@gmail.com***	
Address ***5500 East County road 60***	City ***Midland***	State ***TX***	Zip ***79705***
Developer *(if different than Owner)* Printed Name:		Phone ( ) Email	
Address	City	State	Zip
Representative *(if acting as Agent, see affidavit on page 2)* Firm: ***Schumann Engineering Co., Inc.*** Printed Name: ***Eduardo L. Aleman***		Phone ***(432) 684-5548*** Email ***ealeman@schumannonline.net***	
Address ***800 N. Marienfeld Suite 100***	City ***Midland***	State ***TX***	Zip ***79701***

Current Zoning:

Reason for Platting: ***To obtain Septic Permits***

Plat Information	Total Acreage: ***2***
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: ***1***	Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

- 2 FOLDED Copies of Dimensioned Plat
- 2 Signed Mylar (or more if applicant does not request a signed reproduction
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- 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'

RECEIVED DEC 01 2020 BY: .....

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): Angel E. Landeros | Date: 11-18-20

Property Owner (printed) : Angel E. Landeros

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Eduardo L. Aleman
Authorized Agent (*signature*)

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

HUNTER WAYNE HALL
Notary Public, State of Texas
Comm. Expires 06-05-2024
Notary ID 132509132

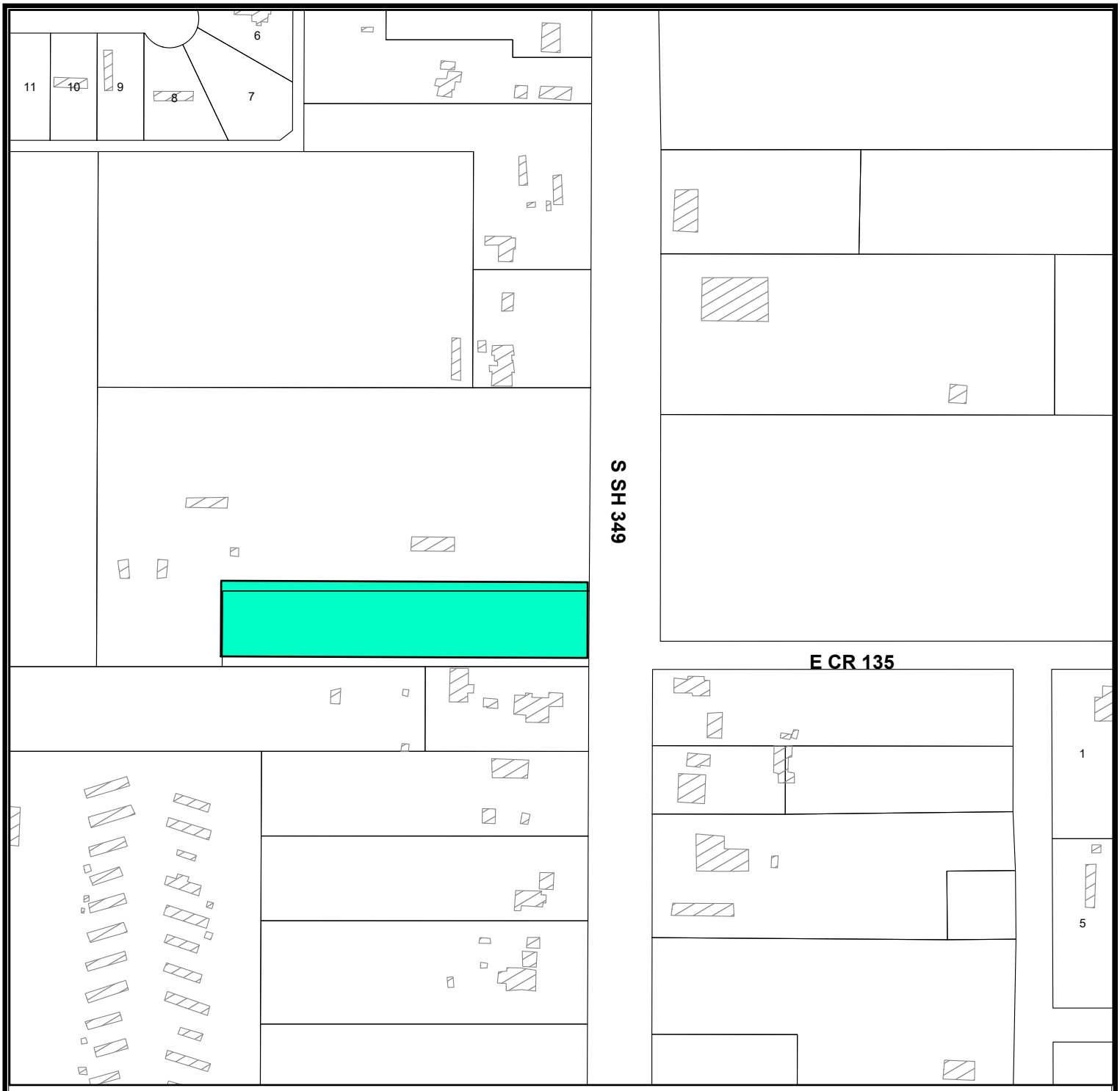
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

****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 # 1452	☑ Tax Certificates	Check # 1453
Received By: ES		Date: RECEIVED DEC 01 2020

BY: .....

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



LOCATION MAP

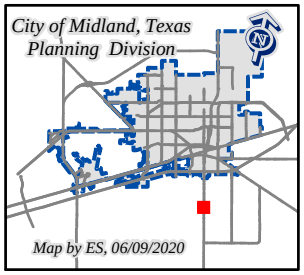
SUB-20-0344 **Scale: 1" = 250'**

Proposed Plat of Flores Addition, being a plat of a 2.00 acres tract of land located in the NE/4 of Section 22, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas.

Generally located on the west side of South State Highway 349, approximately 1,269 feet north of East County Road 137. (Extraterritorial Jurisdiction)

L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 04, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Elizabeth Shaughnessy, Senior Planner**

SUBJECT: **Consider a proposed Preliminary Plat of Sun Country Addition, Section 2, being a re-plat of Lot 1, Block 1, Sun Country Addition, Midland Country, Texas. (Generally located on the east side of N. County Road 1130, approximately 164 feet north of E. County Road 90. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Details of Request:

The applicant, Schumann Engineering Co., Inc., is proposing to replat Lot 1, Block 1, Sun Country Addition into three (3) lots.

Current Zoning:

Extraterritorial Jurisdiction.

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

Departmental Review:

ENGINEERING: (Approved with Conditions)

ROW: South County Road 1130 is an arterial roadway meaning there is a total 120’ of ROW. Project is only required to dedicate half (60’ of ROW) from the section line.

PAVING: South County Road 1130 is sub-standard, construct to City Standards for entire platted frontage or request a deferral.

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

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

PRO RATA: None.

SEWER: None existing. Construct wastewater to City standards along entire platted frontage or request a deferral.

DRAINAGE: Drainage study not required for development into single family residences. Development considered infill. If there will be commercial development a drainage study is required.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required at building permit. However, subdivision located in county so request a deferral.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

No comments.

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

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

CODE ADMINISTATION: (Approved)

ETJ, no jurisdiction.

SURVEYOR: (Approved)

No comments.

HEALTH DEPARTMENT:

Yes, the health department will review application from the 3 proposed lot of Sun Country Addition, Section 2, RE-PLAT OF A SUN COUNTRY ACRE IN SECTION 38, BLOCK 38,T-1-S, T. & P. RR. CO. SURVEY the lot 1 is 2 acre lot also lot 1 has an existing RV park operating in this lot, lot 2 is 1.6 acre, lot 3 is 1.1 acres, any septic system must meet the setbacks set by the pipeline companies that run through this property and any commercial septic systems must be installed by a Texas licensed OSSF installer, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING:

The property owner information on the plat and on the application must match with what is on record with the Midland Central Appraisal District.

All department's comments must be addressed as a condition of final plat approval subject to the following conditions.

Staff recommends approval of the Preliminary Plat of Sun Country Addition, Section 2, subject to conditions A through D.

Conditions:

A. That the technical items listed above are addressed.

B. That the required public improvements are adequately met.

C. That a drainage study is approved if commercial development is proposed.

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

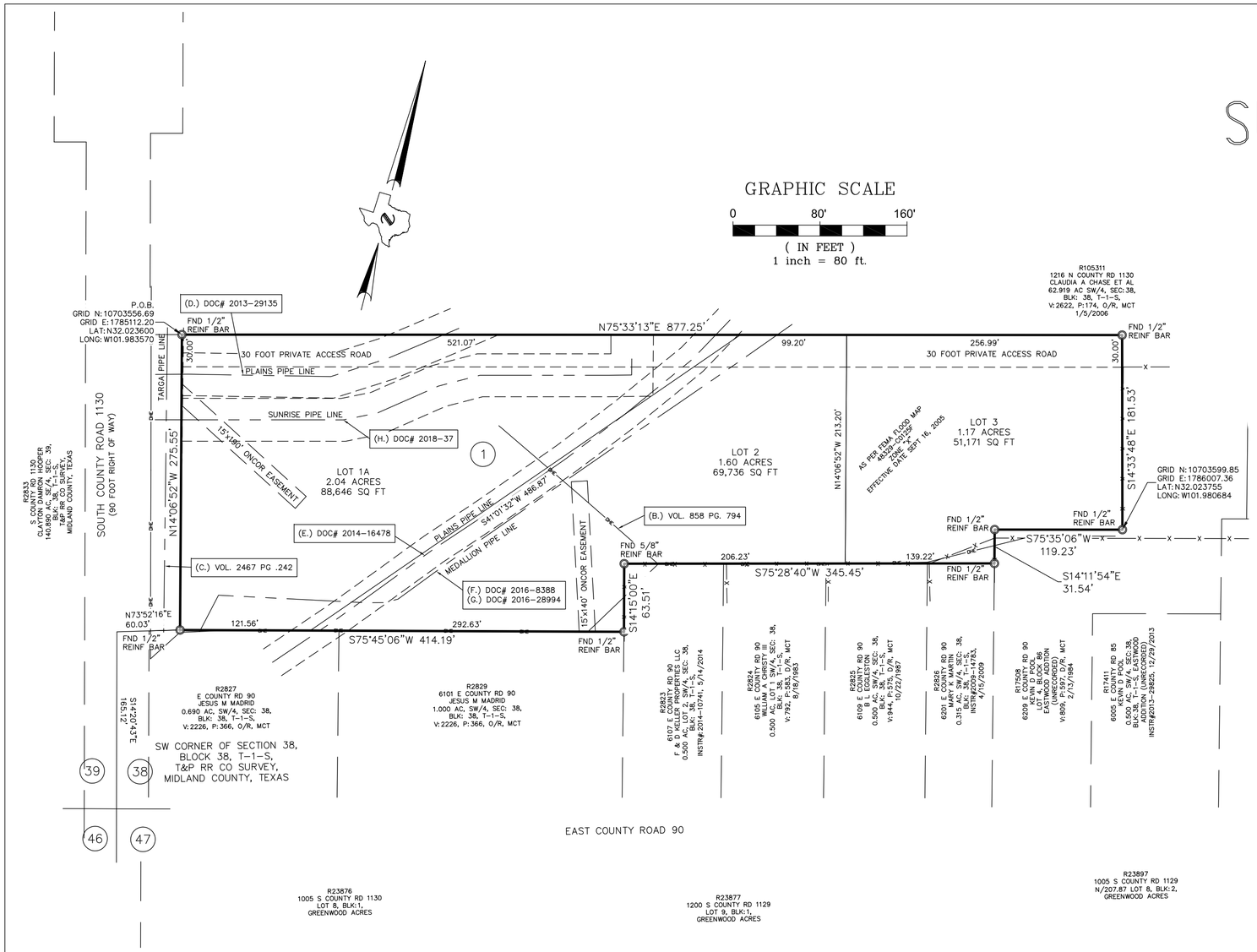
Attachments:

Proposed Preliminary Plat
Application
Map

PRELIMINARY PLAN

SUN COUNTRY ADDITION SECTION 2

BEING A RE-PLAT OF LOT 1, BLOCK 1,
SUN COUNTRY ADDITION IN
SECTION 38, BLOCK 38, T-1-S,
T&P RR CO SURVEY,
MIDLAND COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I AM THE RECORD OWNERS OF A TRACT OF LAND KNOWN AS SUN COUNTRY ADDITION IN SECTION 38, BLOCK 38, T-1-S, T&P RR CO SURVEY, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SUN COUNTRY ADDITION, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

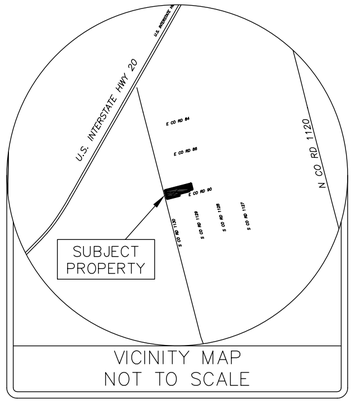
WITNESS MY HAND AT MIDLAND, TEXAS, THIS _____ DAY OF _____, 20_____ .

_____
FRANK LARABEE

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, FRANK LARABEE.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

SYMBOLS LEGEND

- PROPERTY CORNER
- POWER POLE
- OVERHEAD ELECTRIC
- GAS METER
- WIRE FENCE
- RETIRED BREAKER BOX
- PROPERTY LINE
- GAS RISER
- WATER WELL
- LOT LINES
- TELEPHONE PEDESTAL
- SEWER MANHOLE

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

OWNER:

SUN COUNTRY ENTERPRISES
FRANK LARRABEE
6507 F. M. HIGHWAY 307
MIDLAND TX 79706
frankelarrabee@gmail.com
(432) 557-4777

NOTES:

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

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

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

4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 4.997 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
SUDDENLINK COMMUNICATIONS

SIGNED: _____
GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SUN COUNTRY ADDITION, SECTION 2, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____ DAY OF _____, 2020.

SIGNED: _____
CHAIRMAN REGGIE LAWRENCE

ATTEST: _____
SECRETARY CRISTINA ODENBORG BURNS

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.

_____
RJ DAUM
TEXAS RPLS 4826

STATE OF TEXAS
REGISTERED
RJ DAUM
4826
PROFESSIONAL
LAND SURVEYOR

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO._____CABINET _____
DATE_____PAGE_____

NO.	DATE	DESCRIPTION	BY
1	11/30/20	PRELIMINARY PLAT	ELA

DRAWN BY: KDS
DATE: 5/14/2020
CHECKED BY: RJD
DRAWING NO.: 77451FL
JOB NO.: 77,447
SHEET 1 OF 1

SCHUMANN ENGINEERING CO.
A LATERAL LAND COMPANY
CIVIL ENGINEERING - LAND SURVEYING
800 N. MARIENFELD STREET SUITE 100
MIDLAND, TEXAS 79701
TEXAS FIRM No. F1880 - TEXAS FIRM No. 10149500
Office (432) 684-5548

SUN COUNTRY ADDITION, SECTION 2

MIDLAND Planning Division

Preliminary Plat Application

Project Number: SUB-20-0345

Case Number: P-20-0977

Proposed Subdivision Plat Name: *Sun Country Addition Section 2*

Legal Description (attached sealed Metes and Bounds): *Being a re-plat of Sun Country Addition out of section 38. Block 38, T-1-S. T&P RR Co. Survey, Midland County, Texas.*

Property Owner Printed Name: *Sun Country Enterprises (Frank Larrabee)*		Phone *(432)557-4777* Email *frankelarrabee@gmail.com*	
Address *6507 F.M. Highway 307*	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: *Schumann Engineering Co., Inc.* Printed Name: **Eduardo L. Aleman**		Phone *(432) 684-5548* Email *ealeman@schumannonline.net*	
Address *800 N. Marienfeld Suite 100*	City *Midland*	State *TX*	Zip *79701*

Current Zoning:

Reason for Platting: *To divide lot into 3 lots.*

Plat Information	Total Acreage: *5 acres*
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: *3*	Number of Multi-Family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): Frank Larrabee Date: 11-30-20

Property Owner (printed): Frank Larrabee

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.

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Eduardo L Aleman
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 30th day of November, 20 20 to certify which witness my hand and seal of office.

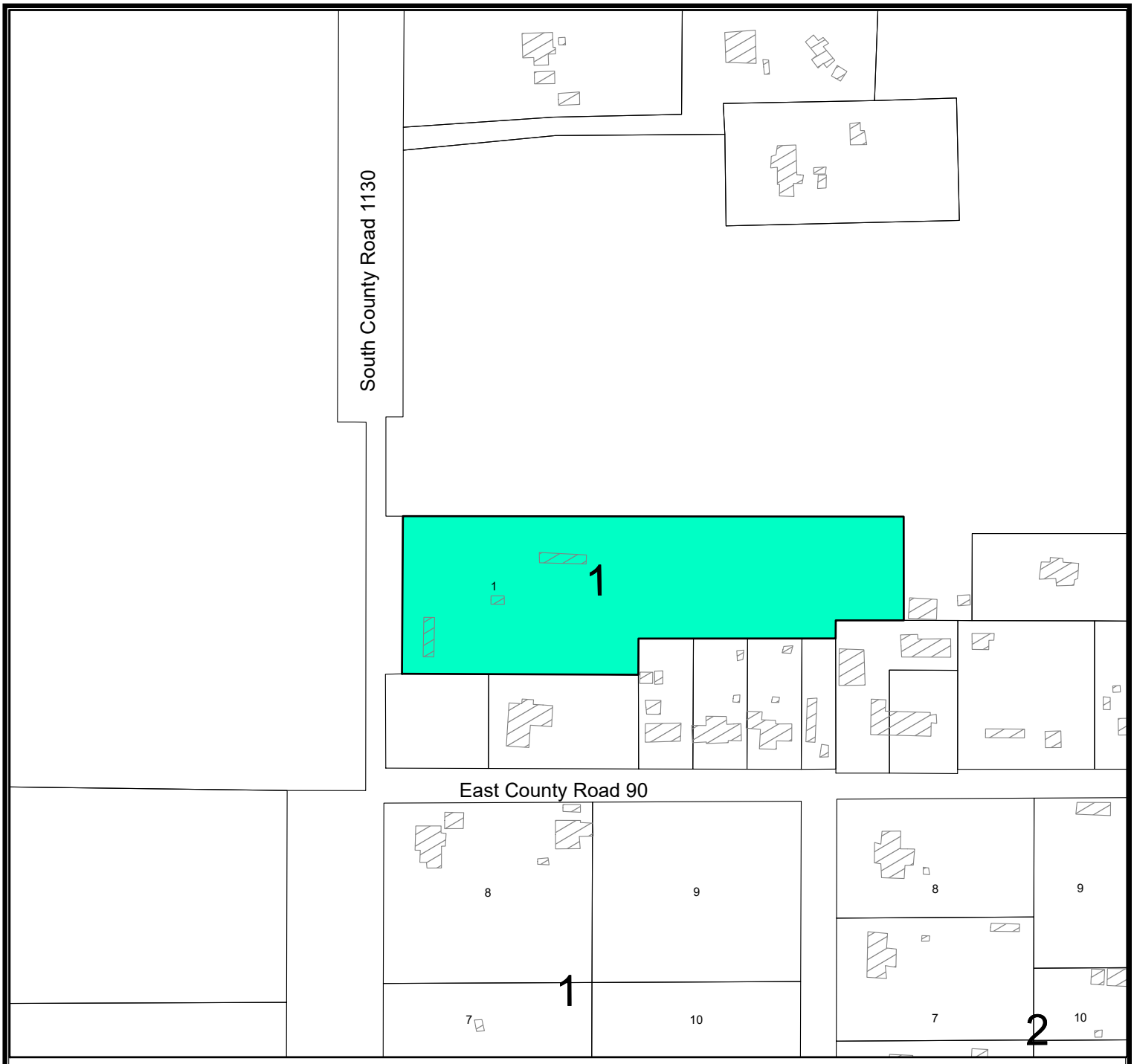
KEVIN STARNES
Notary Public, State of Texas
Comm. Expires 03-03-2024
Notary ID 128975224

Kevin Starnes
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)	BY: .....
Check # 1455		
Received By:	Date: DEC 01 2020	

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



LOCATION MAP

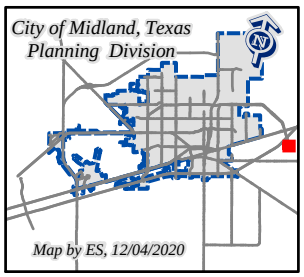
SUB-20-0345 **Scale: 1" = 250'**

Proposed Plat of Sun Country Addition, Section 2, being a re-plat of Lot 1, Block 1, Sun Country Addition, Midland County, Texas.

Generally located on the east side of N. County Road 1130, approximately 164 feet north of E. County Road 90.
(Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 04, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Valerie Sherman, Senior Planner**

SUBJECT: **Consider a proposed Preliminary Plat of Arrow Estates being a plat of a 10.71-acre tract of land located in the northeast quarter of Section 28, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1202 and West County Road 142. ETJ, Extraterritorial Jurisdiction). (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Details of Request:

The applicant, Schumann Engineering Co., Inc. is proposing to plat 10.71-acre tract of land located in the northeast quarter of Section 28, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas, into (3) three lots in order to obtain septic permits.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

Departmental Review:

BUILDING CODE: (Approved)

No objections. All septic permits and inspections are regulated by the City of Midland Health Department.

ENGINEERING: (Approved with Conditions)

ROW: Fine as shown.

PAVING: S CR 1202 and W CR 142 are sub-standard, construct to City Standards for entire platted frontage or request a deferral.

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

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal.

PRO RATA: None

SEWER: None existing. Construct wastewater to City standards along entire platted frontage, or request a deferral.

DRAINAGE: Drainage study required.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required at building permit. However, subdivision located in county so request a deferral.

DIMENSION: * * *

OTHER: * * *

FIRE: (Approved)

No objections.

CODE COMPLIANCE: (Approved)

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

SURVEYOR: (Approved)

No comments.

TRANSPORTATION: (Approved with Condition)

Correct location on vicinity map.

No objections.

MIDLAND COUNTY:

They will need to get a permit from Midland County Road and Bridge if they plan on tying to the road.

PLANNING:

Correct existing street name to “W CR 142”.

The date in the Certificate of Approval should be 2021.

All departments’ comments must be addressed as a condition of final plat approval.

Staff recommends approval of the preliminary plat of Arrow Estates, subject to conditions A through D.

Conditions:

A. **That a drainage study is approved.**

B. That all public improvements above are addressed.

C. That the technical items listed above are addressed.

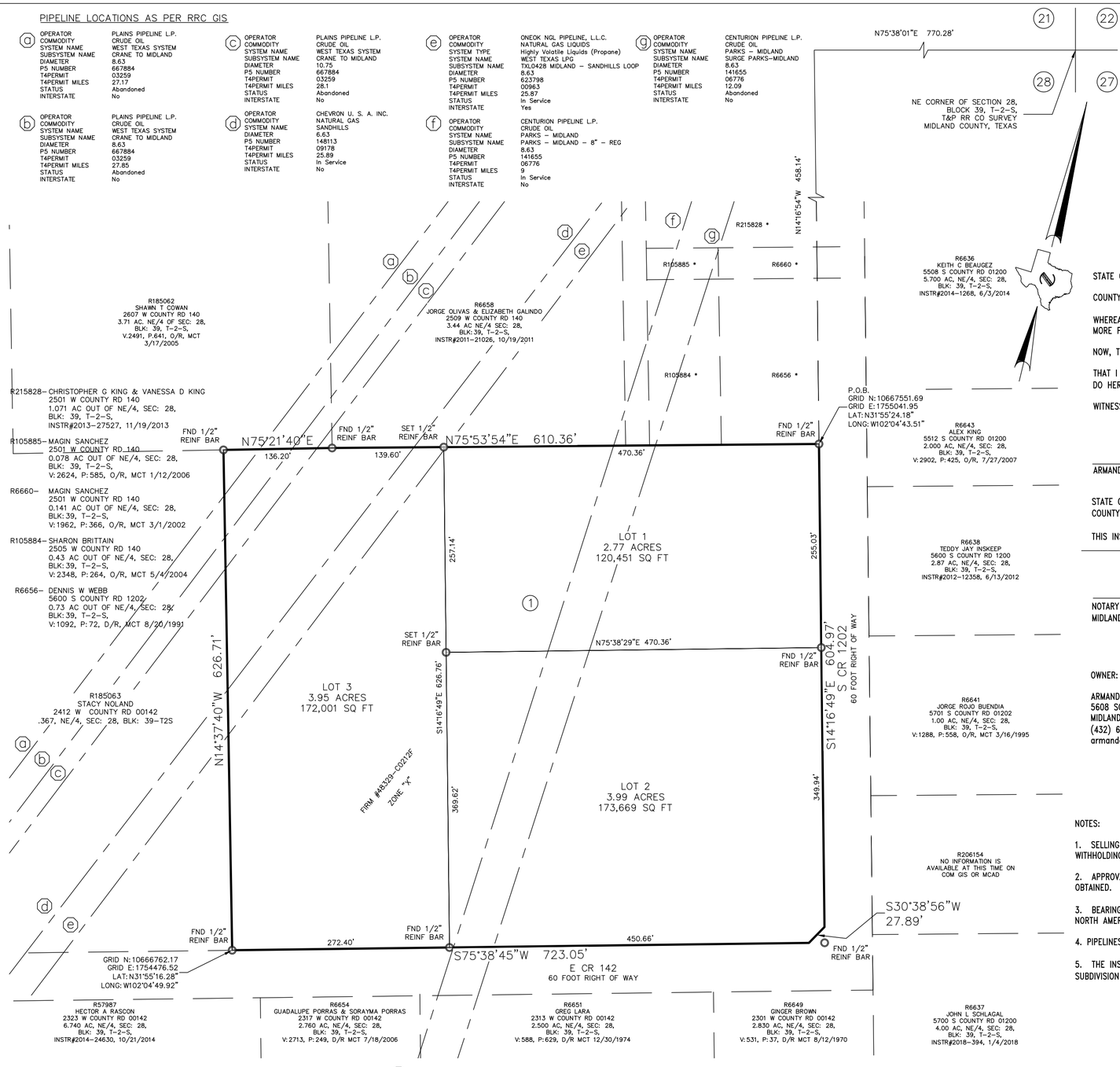
D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Preliminary Plat
Application
Maps

ARROW ESTATES

BEING A PLAT OF A 10.71 ACRE TRACT OF LAND OUT OF THE NE/4 OF SECTION 28, BLOCK 39, T-2-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS.



STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, I AM THE RECORD OWNER OF A TRACT OF LAND SITUATED IN THE NORTHEAST/4 OF SECTION 28, BLOCK 39, T-2-S, T&P RR CO SURVEY, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS ARROW ESTATES, AN ADDITION TO THE CITY OF MIDLAND, 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_____, 20_____.

_____
ARMANDO RUBIO

STATE OF TEXAS:
COUNTY OF MIDLAND:

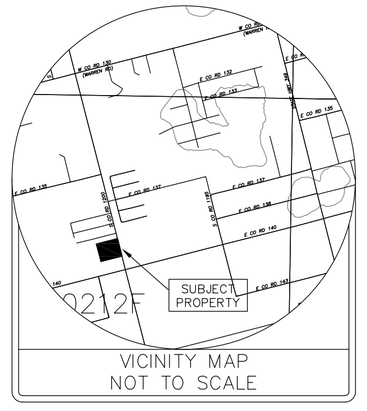
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF _____, 20_____, ARMANDO RUBIO.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

OWNER:

ARMANDO RUBIO
5608 SCR 1202
MIDLAND, TEXAS 79706
(432) 664-1793
armandorubio1983@yahoo.com

811 Know what's below. Call before you dig.



NOTES:

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

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

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

4. PIPELINES SHOWN ARE ESTABLISHED FROM THE TEXAS REAILROAD COMMISSION GEOGRAPHIC INFORMATION SYSTEM.

5. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS (1) THE 10.705 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN THREE TRACTS OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

SYMBOLS LEGEND

O PROPERTY CORNER	—x— WIRE FENCE	Ⓦ WATER WELL
POWER POLE	A/C AIR CONDITIONER	– – LOT LINES
—OHE— OVERHEAD ELECTRIC	PROPERTY LINE	

GRAPHIC SCALE
0 100' 200'
(IN FEET)
1 inch = 100 ft.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____ ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____ AT&T TEXAS

SIGNED: _____ ATMOS ENERGY

SIGNED: _____ SUDDENLINK COMMUNICATIONS

SIGNED: _____ GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ARROW ESTATES WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____ DAY OF _____, 2018.

SIGNED: _____ CHAIRMAN REGGIE LAWRENCE

ATTEST: _____ SECRETARY CRISTINA ODENBORG BURNS

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.

_____
RJ DAUM
RPLS 4826

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO._____CABINET _____
DATE_____PAGE_____

NO.	DATE	DESCRIPTION	BY
1	12/1/20	PRELIMINARY/FINAL PLAT	ELA

DRAWN BY: KDS | DATE: 7/27/2018
CHECKED BY: CAK | DRAWING NO.: 76258AR
JOB NO.: 76,258 | SHEET 1 OF 1

SCHUMANN ENGINEERING CO.
A LATERAL LAND COMPANY
CIVIL ENGINEERING - LAND SURVEYING
800 N. MARIENFELD STREET SUITE 100 MIDLAND, TEXAS 79701
TEXAS FIRM No. F1880 - TEXAS FIRM No. 10149500
Office (432) 684-5548

ARROW ESTATES

MIDLAND Planning Division

Preliminary Plat Application

Project Number: SUB-18-0110

Case Number: P-20-0981

Proposed Subdivision Plat Name: ***ARROW ESTATES***

Legal Description (attached sealed Metes and Bounds): ***BEING A PLAT OF 10.71 ACRES OF LAND OUT OF THE NE/4 OF SECTION 28, BLOCK 39, T-2-S, T&P RR CO SURVEY, MIDLAND COUNTY,TEXAS.***

Property Owner Printed Name: ***Armando Rubio***		Phone ***(432)664-1793*** Email ***armandorubio1983@yahoo.com***	
Address ***5608 S county road 1202***	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: ***Schumann Engineering Co., Inc.*** Printed Name: **Eduardo L. Aleman**		Phone ***(432) 684-5548*** Email ***ealeman@schumannonline.net***	
Address ***800 N. Marienfeld Suite 100***	City ***Midland***	State ***TX***	Zip ***79701***

Current Zoning:

Reason for Platting: ***To obtain septic permits and divide land.***

Plat Information	Total Acreage: ***10.71***
Type: ☐ Single-Family Residential ☐ Commercial	☐ Multi-Family Residential ☐ Extraterritorial Jurisdiction (ETJ)
Number of Lots: ***3***	Number of Multi-Family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

DEC 0 9 2020

BY: .....

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

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): Armando Rubio Date: 12-1-20

Property Owner (printed): Armando Rubio

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 Armando Rubio, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Eduardo L. Aleman
Authorized Agent *(signature)*

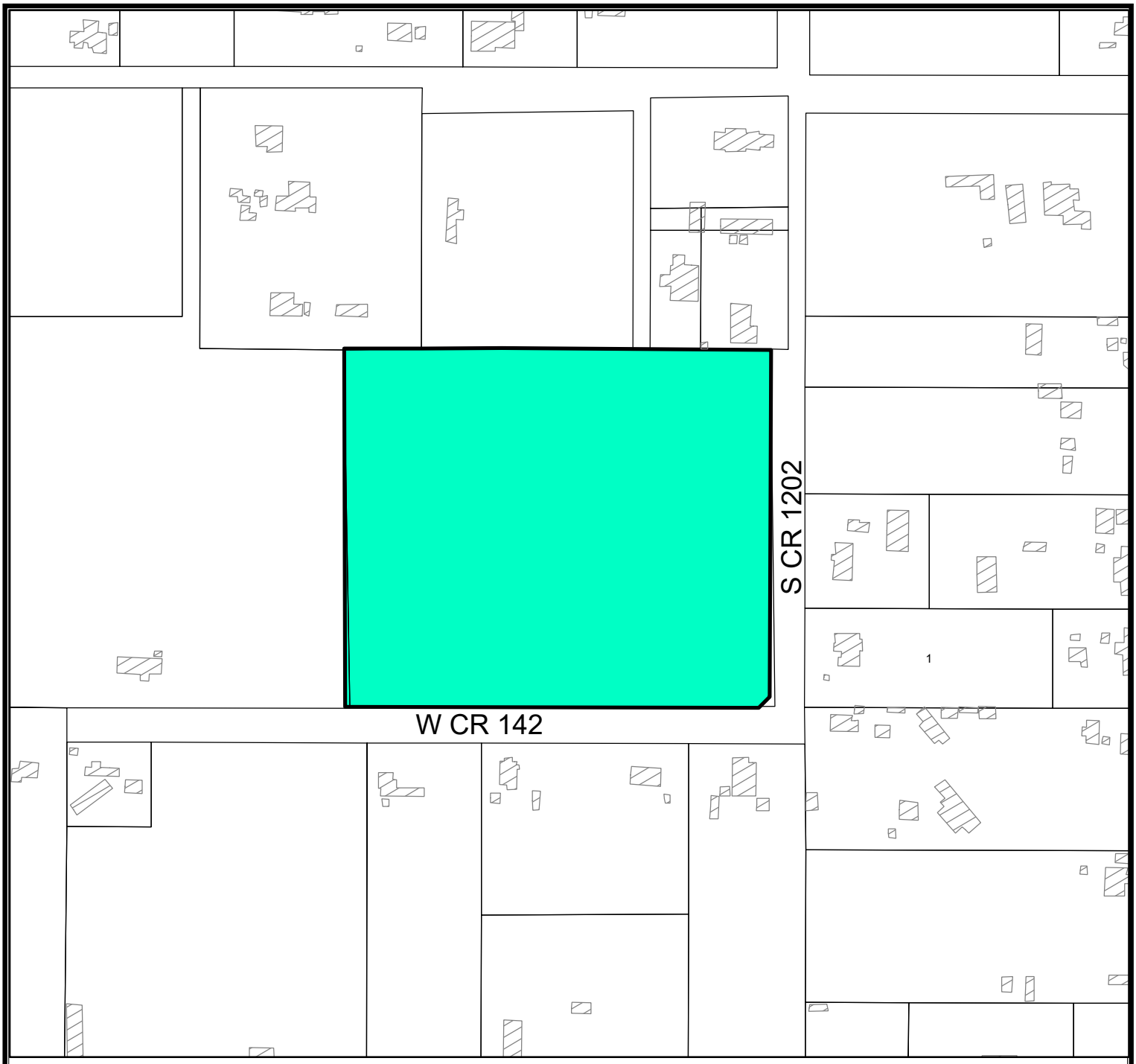
Subscribed and sworn to before me, this 1 day of December, 20 20 to certify which witness my hand and seal of office.

HUNTER WAYNE HALL
Notary Public, State of Texas
Comm. Expires 06-05-2024
Notary ID 132509132

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

RECEIVED
DEC 0 9 2020
BY:

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



LOCATION MAP

SUB-18-0110 **Scale: 1" = 250'**

Proposed Preliminary Plat of Arrow Estates being a plat of a 10.71-acre tract of land located in the northeast quarter/4,of Section 28, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas.

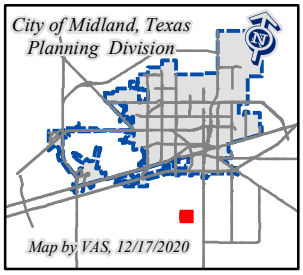
Generally located at the northwest corner of the intersection of South County Road 1202 and West County Road 142. (Extraterritorial Jurisdiction)

L E G E N D

CITY LIMITS

PARCEL

PRIVATE BLDGS



©THE CITY OF MIDLAND - 2020

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

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

Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 04, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Valerie A. Sherman. Senior Planner**

SUBJECT: **Consider a proposed Final Plat of JLCL Addition, being a plat of a 5.700-acre tract located in the NW/4 of Section 15, Block 39, T-2-S, T&P, RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1198, approximately 732-feet south of West County Road 120. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

The applicant, Schumann Engineering, is proposing to plat a 5.700-acre tract located in the NW/4 of Section 15, Block 39, T-2-S, T&P, RR. Co. Survey, Midland County, Texas, into five (5) lots. The preliminary plat was approved at the May 18, 2020 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.

Departmental Review:

This proposed Final Plat of JLCL Addition has been circulated to all city departments for their review. The comments are below.

Engineering: (Approved)

ROW: Ok as shown

PAVING: Deferral has been submitted and Approved Administratively 12/08//2020.

WATER: Deferral has been submitted, Approved Administratively 12/08//2020.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 1, 2019 - Fire hydrants shall be spaced no more than 400' apart, hydrant top or bonnet shall be color coded per NFPA (less than 500gpm RED, 500-999gpm YELLOW, 1000-1499gpm GREEN, Greater than 1500GPM BLUE).

PRO RATA: None.

SEWER: Deferral has been submitted, Approved Administratively 12/08//2020.

DRAINAGE: Drainage Study approved for platting purposes on 01/20/2020.

EASEMENTS: Ok as shown.

SIDEWALKS: Deferral has been submitted, Approved Administratively 12/08//2020.

DIMENSION: * * *

OTHER: * * *

County: They will still need to come and apply for a driveway permit with Midland County and ensure the bar ditch has proper drainage.

Provide the following general note on the plat face:

Initial Impact Fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.

Transportation: (Approved with Conditions)

Label width of rights-of-way adjacent to subject property.

No objections to plat.

Fire: (Approved)

No comments.

Code Compliance: (Approved)

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

Building Inspection: (Approved)

ETJ, no jurisdiction.

Planning:

The distance and direction calls for the eastern boundary and interior lot lines need to be shown on the plat face.

The chairman of the Planning and Zoning commission is Reggie Lawrence.

All departments' comments must be addressed as a condition of Final plat approval.

Staff recommends approval of the Final Plat of JLCL Addition, subject to condition A.

Conditions:

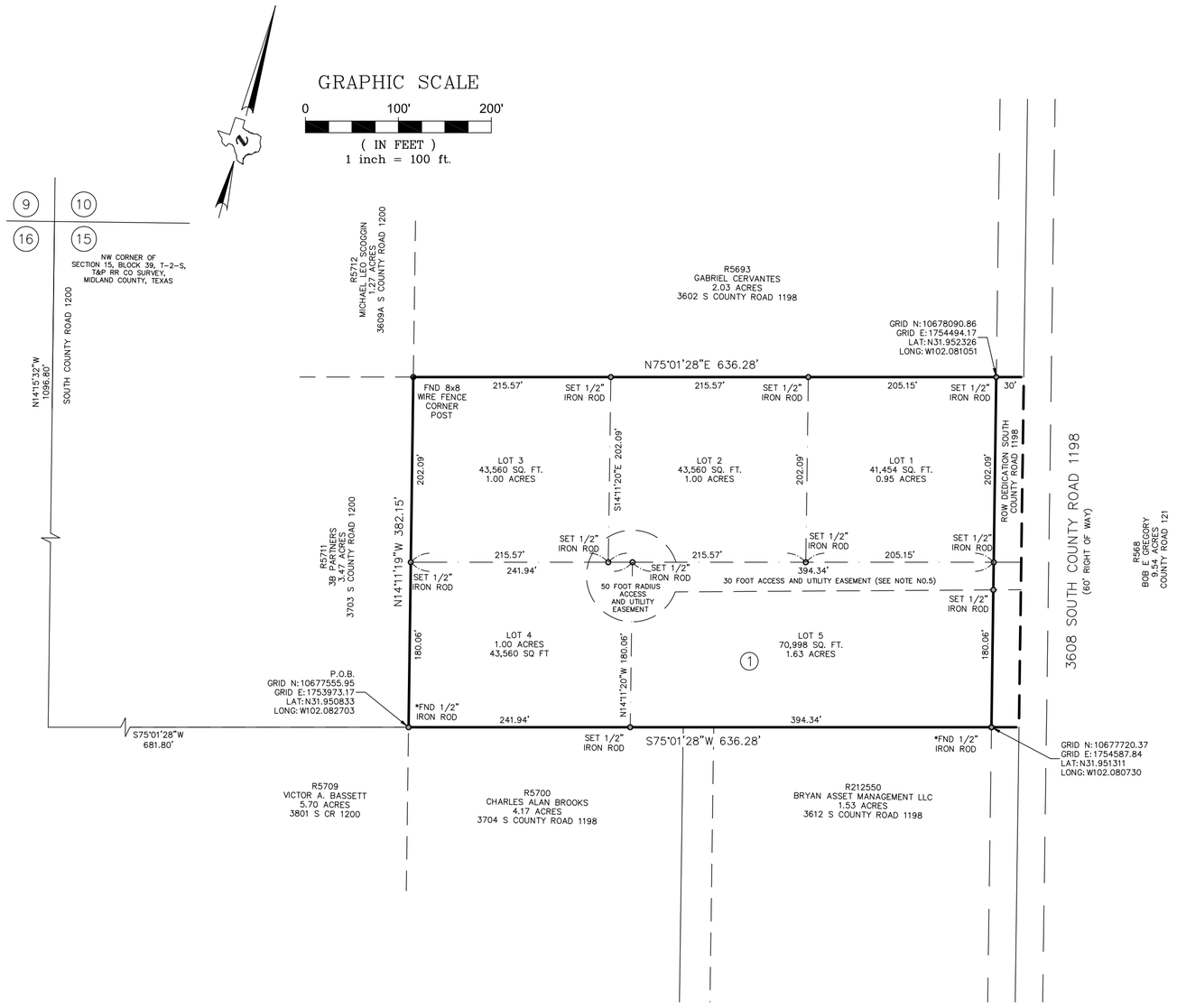
A. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Final Plat
Application
Maps

JLCL ADDITION

BEING A PLAT OF A 5.84 ACRE TRACT OF LAND OUT OF THE NW/4 OF SECTION 15, BLOCK 39, T-2-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS



STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, I AM THE RECORD OWNER OF A 5.84 ACRE TRACT OF LAND OUT OF THE NW/4 OF SECTION 15, AND MORE PARTICULARLY DESCRIBED HEREON.

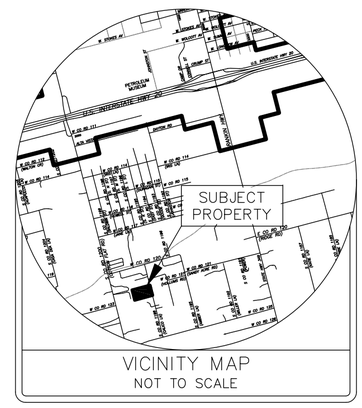
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS JLCL ADDITION, AN ADDITION TO THE CITY OF MIDLAND, 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 _____, 20____ .

_____

LINDA THORESEN-JLCL HOLDINGS,INC.



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS____DAY OF _____, 20_____, LINDA THORESEN-JLCL HOLDINGS,INC.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

SYMBOLS LEGEND

- PROPERTY CORNER
- POWER POLE
- OHE OVERHEAD ELECTRIC
- GM GAS METER
- WIRE FENCE
- RETIRED BREAKER BOX
- PROPERTY LINE
- G GAS RISER
- W WATER WELL
- LOT LINES
- TELEPHONE PEDESTAL
- S SEWER MANHOLE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
SUDDENLINK COMMUNICATIONS

SIGNED: _____
GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF JLCL ADDITION, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____ DAY OF _____, 2020.

SIGNED: _____
CHAIRMAN JOSH SPARKS

ATTEST: _____
SECRETARY CRISTINA ODENBORG BURNS

OWNER:
JLCL HOLDINGS, INC.
LINDA THORESEN
1800 VALLEY VIEW LANE , SUITE 300
FARMERS BRANCH, TEXAS 75234
STEVE@ABSOILFIELD.COM
720-413-4377

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.

_____
RJ DAUM
TEXAS RPLS 4826

NOTES:

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

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

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

4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 5.84 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

5. MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND, THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS MIDLAND COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

811 Know what's below. Call before you dig.

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO._____CABINET _____
DATE_____PAGE_____

NO.	DATE	DESCRIPTION	BY
3	10/21/20	ADDED LABELS	KDS
2	8/10/20	FINAL PLAT	KDS
1	4/22/20	PRELIMINARY PLAT	ELA

DRAWN BY: KDS DATE: 11/26/2019
CHECKED BY: RJD DRAWING NO.: 77099SH
JOB NO.: 77,099 SHEET 1 OF 1

SCHUMANN ENGINEERING CO.
A LATERAL LAND COMPANY
CIVIL ENGINEERING - LAND SURVEYING
800 N. MARIENFELD STREET SUITE 100 MIDLAND, TEXAS 79701
TEXAS FIRM No. P1880 - TEXAS FIRM No. 10149500
Office (432) 684-5548

JLCL ADDITION

JLCL ADDITION

MIDLAND Planning Division

Final Plat Application

Project Number: SUB-19-0299

Case Number: P-20-0951

Proposed Subdivision Plat Name: *JLCL Addition*

Legal Description (attached sealed Metes and Bounds): ***Being a plat of a 5.84 acre tract of land out of the NW/4 of Section 15, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas.***

Property Owner Printed Name: *JLCL Holdings, Inc.*		Phone *(720)413-4377* Email *steve@absoilfield.com*	
Address *1800 Valley Vielw Lane, Suite 300*	City *Farmers Branch*	State *TX*	Zip *75234*

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

Representative *(if acting as Agent, see affidavit on page 2)* Firm: *Schumann Engineering Co., Inc.* Printed Name: *Eduardo L. Aleman*		Phone *(432) 684-5548* Email *ealeman@schumannonline.net*	
Address *800 N. Marienfeld Suite 100*	City *Midland*	State *TX*	Zip *79701*

Current Zoning:

Reason for Platting: *asdf*

Plat Information	Total Acreage: *5.84 acres*
Type: ☐ Single-Family Residential ☐ Commercial	☐ Multi-Family Residential ☐ Extraterritorial Jurisdiction (ETJ)
Number of Lots: *5*	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:

RECEIVED
OCT 19 2020
BY: .....

- 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)
- 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): Linda Thoresen Date: 10-19-20

Property Owner (printed) : Linda Thoresen

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 Linda Thoresen, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Eduardo R Aleman
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 19 day of October, 2020, to certify which witness my hand and seal of office.

KEVIN STARNES
Notary Public, State of Texas
Comm. Expires 03-03-2024
Notary ID 128975224

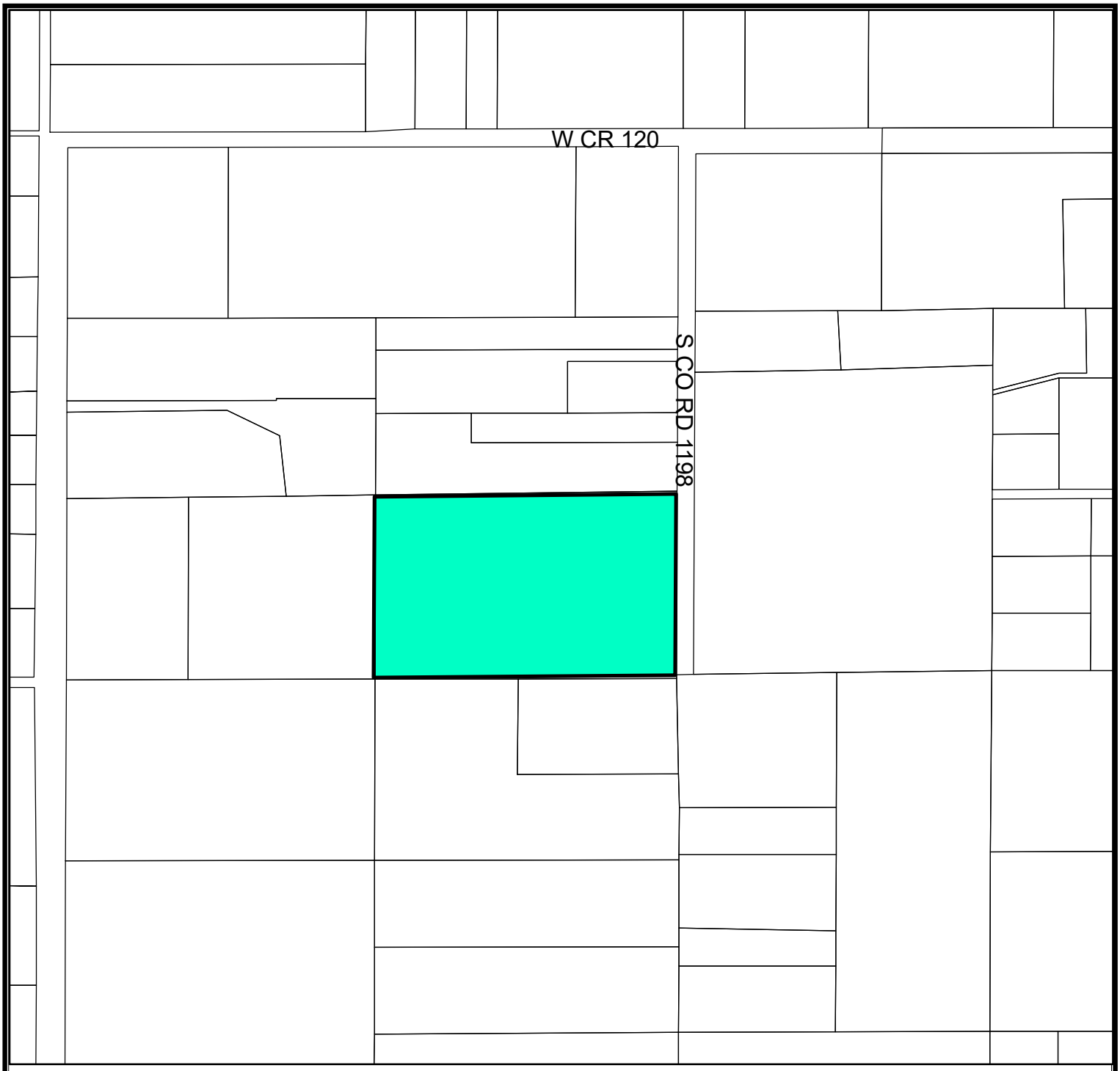
Kevin Starnes
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

****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 # 1442	☑ Tax Certificates	Check # 1443
Received By: gac		Date: OCT 19 2020

RECEIVED

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



LOCATION MAP

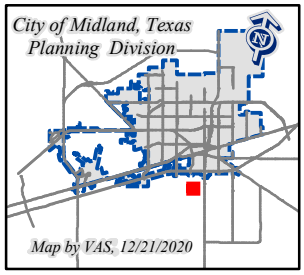
P-20-0951 **Scale: 1" = 400'**

Proposed plat of JLCL Addition, being a plat of a 5.700-acre tract of land located in the NW/4 of Section 15, Block 39, T-2-S, T&P, RR. Co. Survey, Midland County, Texas.

Generally located on the west side of South County Road 1198, approximately 732-feet south of West County Road 120 (Extraterritorial Jurisdiction)

L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 04, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Joseph Marynak, Planner**

SUBJECT: **Consider a proposed Preliminary Plat of Southwest Crossing, Section 13, being a plat of a 7.359-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 123, approximately 2000 feet west of South County Road 1235. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Details of Request:

The applicant, Maverick Engineering, is proposing to plat a 7.359-acre tract of land located in Section 13, Block 40, T-2-S, T&P R.R. Co. Survey into one (1) lot for ownership purposes.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Departmental Review:

BUILDING CODE: (Approved)

ETJ, no jurisdiction.

Surveyor: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

ROW: ROW along SCR 1239 is fine as shown.

PAVING: No frontage along Public ROW.

WATER: No frontage along Public ROW.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 1, 2019 - Fire hydrants shall be spaced no more than 400' apart, color coded rings shall be installed on the fire hydrant to indicate flow rate per NFPA (less than 500gpm RED, 500-999gpm YELLOW, 1000-1499gpm GREEN, Greater than 1500GPM BLUE).

PRO RATA: None.

SEWER: No frontage along Public ROW.

DRAINAGE: Under Review Comments will be returned shortly.

EASEMENTS: Show existing and proposed. The access easement shown has been modified to serve additionally as a drainage easement see Southwest Crossing 8-11. Include drainage easements if there will be a proposed basin on-site.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

No objections to plat.

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

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

PLANNING:

The dates under the Owners Certificate, Acknowledgment, and Certificate of Approval should be 2021.

Staff recommends approval of the preliminary plat of Southwest Crossing, Section 13, subject to conditions A through C.

Conditions:

A. That a drainage study is approved.

B. That the technical items listed above are addressed.

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

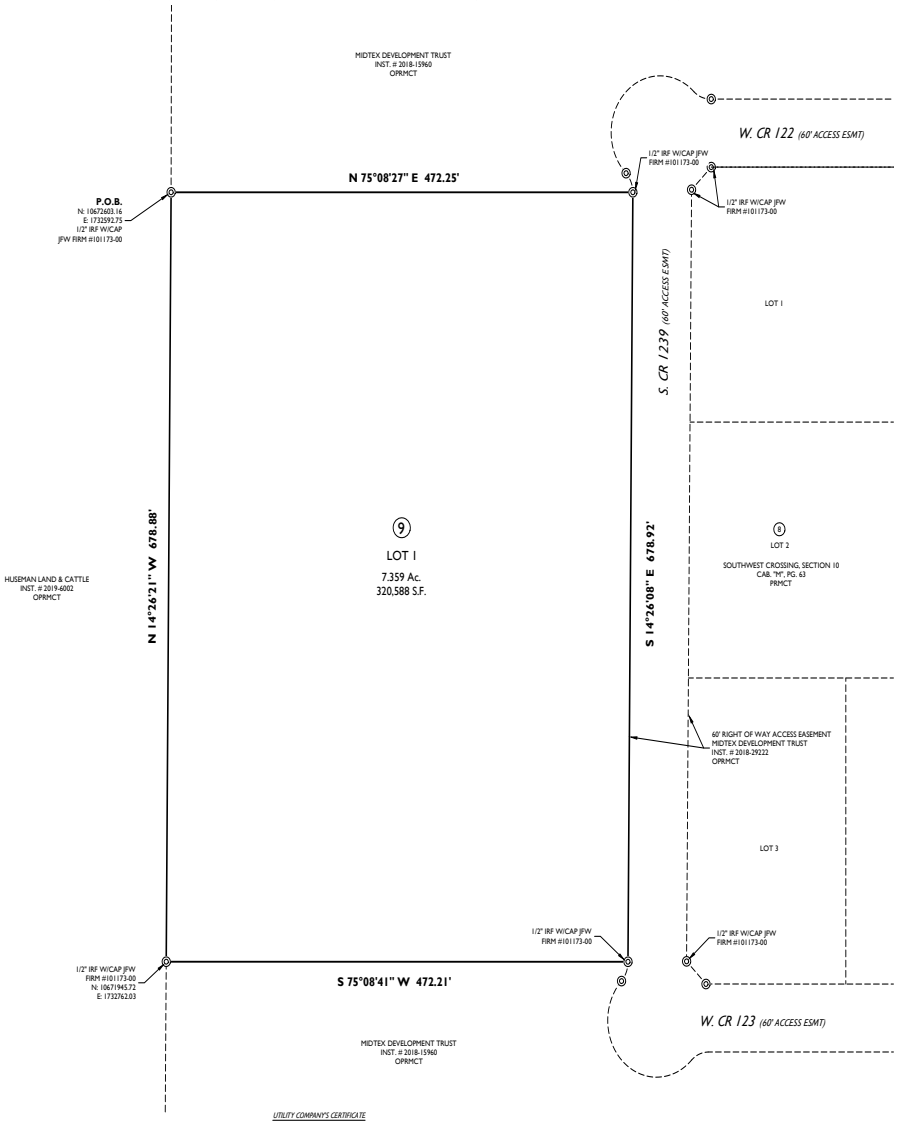
Attachments:

Proposed Preliminary Plat
Application
Maps

PRELIMINARY PLAT

SOUTHWEST CROSSING, SECTION 13

BEING 7.359 ACRE OF LAND OUT OF THE NORTHWEST QUARTER OF SECTION 13, BLOCK 40, T-2-S, T&P RR. Co. SURVEY, MIDLAND COUNTY, TEXAS



PROPERTY OWNER

TYAAR, LLC.
P.O. BOX 2932
MIDLAND, TX. 79702
DEED INSTRUMENT #2020-854

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY
BY: _____

AT&T
BY: _____

SUDDENLINK COMMUNICATION
BY: _____

GRANDE COMMUNICATION
BY: _____

ONCOR ELECTRIC DELIVERY
BY: _____

DEVELOPMENT NOTES

1. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
3. *BEARINGS, DISTANCES, AND COORDINATES, ARE IN THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD83*
4. *THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:*
   (1) THE REPRESENTED LOT IS REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS TYAAR, LLC., is the record owner of a tract of land situated in Section 12, Block 40, T-2-S, T&P RR. Co. Survey, Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TYAAR, LLC., being the owner of the land shown on this plat designated as SOUTHWEST CROSSING, SECTION 13, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage collection, utility facility access and maintenance, location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith has been selected and approved by the Director of Utilities.

WITNESS my hand at _____, ____, ___M.,

the _____ day of _____, 2020.

_____
By: BOB WEIDNER

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 BOB WEIDNER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as owner, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

the _____ day of _____, 2020.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of SOUTHWEST CROSSING, SECTION 13, was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

_____day of _____ 2020.

_____
REGGIE LAWRENCE, CHAIRMAN

_____
CRISTINA ODENBORG BURNS, SECRETARY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

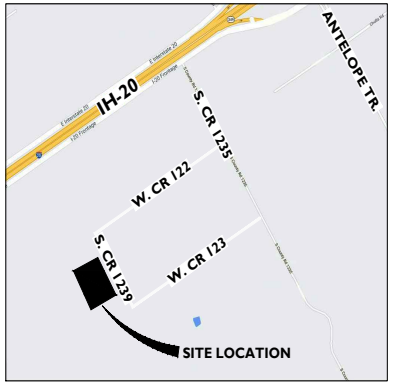
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

GREGORY W. SHOULTS, R.P.L.S. No. 6256
Maverick Engineering (TX Firm #10194514)
1909 W. Wall Street, Suite, K
Midland, TX 79701

FEMA NOTE

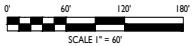
FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0201F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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



VICINITY MAP

N.T.S.



SCALE 1" = 60'

LEGEND

◎	DENOTES FOUND MONUMENT AS NOTED
O.P.R.M.C.T.	DENOTES OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DENOTES DEED RECORDS, MIDLAND CO., TX
P.R.M.C.T.	DENOTES PLAT RECORDS, MIDLAND CO., TX
———	DENOTES BOUNDARY LINE
- - - - -	DENOTES EXISTING LOTS
·—·—·—·	DENOTES EXISTING EASEMENT LINE
·—·—·—·	DENOTES PROPOSED EASEMENT LINE

MAVERICK
ENGINEERING / SURVEY / WATER RESOURCES

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

SOUTHWEST CROSSING, SECTION 13

January 4, 2021

MIDLAND
Planning Division

Preliminary Plat Application

Project Number: SUB-20-0377
Case Number: P-20-0979

Proposed Subdivision Plat Name: Southwest Crossing, Section 13

Legal Description (attached sealed Metes and Bounds): Being a 7.359 Acre Tract of Land out of the Northwest Quarter of Section 13, Block 40, T-2-S T&P RR. Co. Survey, Midland County, Texas

Property Owner Printed Name: TYAAR LLC		Phone ( ) Email	
Address PO Box 2932	City Midland	State TX	Zip 79702

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

Representative *(if acting as Agent, see affidavit on page 2)* Firm: Maverick Engineering Printed Name: Paladin Huckaba		Phone (432)262-0999 Email phuckaba@maverick-eng.com	
Address 1909 W Wall St Ste K	City Midland	State TX	Zip 79701

Current Zoning: ETJ

Reason for Platting: Ownership Purposses

Plat Information	Total Acreage:	7.359
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)		
Number of Lots: 1	Number of Multi-Family Dwelling Units: 0	

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

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

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

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

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

Property Owner (signature):	Date:

Property Owner (printed) : Bob Weidner

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Andrew L. Mellen
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 2nd day of December, 20 20, to certify which witness my hand and seal of office.

Kelsey Ann Stine
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

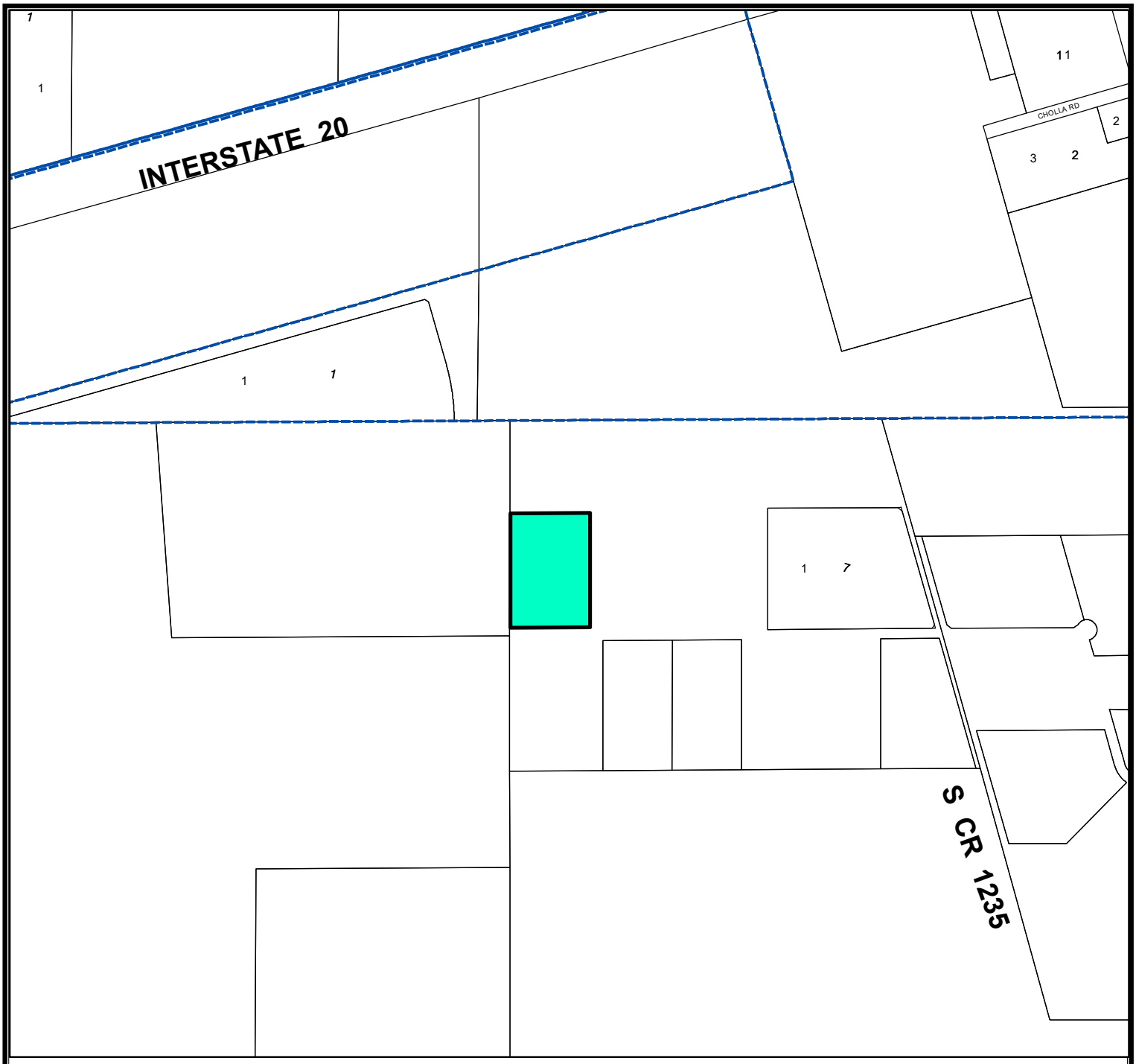
NOTARY PUBLIC STATE OF TEXAS
Kelsey Ann Stine
My Commission Expires
02/19/2022
ID No. 131456388

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 # 3335		RECEIVED
Received By:	Date:	DEC 04 2020

By: .....

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



LOCATION MAP

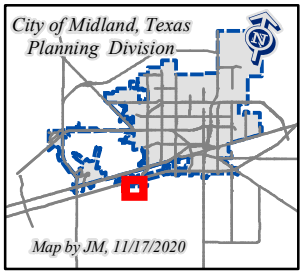
SUB-20-0377 **Scale: 1" = 850'**

Proposed plat of Southwest Crossing, Section 13, being a plat of a 7.359-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the north side of West County Road 123, approximately 2000 feet west of South County Road 1235. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2020
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 4, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Joseph Marynak, Planner**

SUBJECT: **Consider a proposed Final Plat of Tahoe Lakes Addition, Section 2, being a plat of a 18.40-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 on the south side of Albert Avenue approximately 345 feet east of South Lamesa Road Council District 2) (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Current Zoning:

MF-22, Multiple Family Dwelling District.

Preliminary Plat Approval:

The applicant is requesting to plat the property located in Section 1, Block 39, T-2-S, T & P RR Co. Survey into one (1) lot for the development of multi-family housing. The Preliminary Plat was approved at the August 3, 2020 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.

Departmental Review:

Below are the departments' comments.

Code Compliance: (Approved)

No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat.

Fire: (Approved)

No comments.

Building Code: (Approved)

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

Transportation: (Approved with Conditions)

On prior reviews, the access route to I-20 was included in the plat boundary. Since that is now being shown as being handled by separate instrument, a recorded copy of that easement must be provided to the City for review and approval prior to P&Z Commission action.

Depending on the nature and scale of the proposed development, a Traffic Impact Analysis MAY be required prior to approval of construction drawings.

No objections to plat.

Engineering: (Approved)

IMPACT FEES: Impact fee note is depicted on the face of the plat.

ROW: See Transportation comments.

PAVING: See Transportation comments regarding TxDOT review regarding Interstate I-20 Frontage road. Albert Ave. roadway okay as is. (If existing paved street with curb and gutter) No public paving improvements required.

WATER: None existing. Construct to City standards along entire platted frontage, serving all lots with looped system. Water pressure and volume studies are required for all developments over 5 acres, serving 20 residences or more or multi-family sites, per Policy Statement.

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

PRO RATA: None shown within property boundaries.

SEWER: 36” sewer exists in I-20 south of tract, okay as is. No public wastewater improvements required.

DRAINAGE: Drainage study has been approved for platting purposes only. Outflow designs may be looked at more in-depth during building permit.

EASEMENTS: Show existing and proposed. Be advised: drainage easements may need to be specified and done through separate instrument for outflow locations.

SIDEWALKS: Required at building permit.

DIMENSION: * * *

OTHER: * * *

Planning:

Name of the secretary under the Certificate of Approval should be Cristina.

Staff recommends approval of the Final Plat of Tahoe Lakes Addition, Section 2, subject to condition A.

Conditions:

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

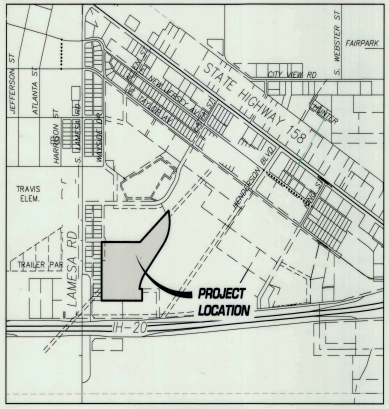
Attachments:

Proposed Final Plat
Application
Maps

FINAL PLAT

TAHOE LAKES ADDITION, SECTION 2

18.40 ACRE TRACT LOCATED IN SECTION 1, BLOCK 39, T-2-S, T&P RR CO. SURVEY
CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP

SCALE: N.T.S.

THE STATE OF TEXAS
COUNTY OF MIDLAND

BEING A 18.40-ACRE REMAINDER OF THAT CERTAIN 101.49-ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2010-4195 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS, LOCATED IN SECTION 1 BLOCK 39, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT (Y=10,687,919.78' & X= 1,761,676.41') A ½" IRON ROD WITH CAP MARKED "LCA ODESSA TX" (CONTROL MONUMENT) FOUND AT THE SOUTHEAST CORNER OF LAMESA ROAD AND ALBERT AVENUE AS DESCRIBED ON THAT CERTAIN PLAT OF TAHOE LAKES ADDITION, AS RECORDED IN CABINET I, PAGE 190 OF THE MIDLAND COUNTY PLAT RECORDS AND ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN 8.16-ACRE TRACT, ALSO KNOWN AS (AKA) LOT 26, BLOCK 7 OF SAID CAROL CREST ADDITION, AN UNRECORDED SUBDIVISION, AS DESCRIBED IN DOCUMENT NO. 2011-401 OF SAID OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS;

THENCE NORTH 75°39'45" EAST WITH THE NORTH LINE OF SAID AKA LOT 26 OF THE NORTH LINE OF LOT 1 OF BLOCK 7 OF SAID CAROL CREST ADDITION, AN UNRECORDED SUBDIVISION, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID ALBERT AVENUE A DISTANCE OF 270.54 FEET TO A ½" IRON ROD WITH CAP MARKED "LCA ODESSA TX" (Y= 10,687,986.78' & X= 1,761,938.53') FOUND ON THE EAST LINE OF SAID CAROL CREST ADDITION, AN UNRECORDED SUBDIVISION, AND THE SOUTH RIGHT-OF-WAY OF SAID ALBERT AVENUE AND TO THE POINT OF THE BEGINNING OF THIS SURVEY;

THENCE NORTH 75°39'42" EAST PASS THE SOUTHEAST CORNER OF SAID ALBERT AVENUE AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID TAHOE LAKES ADDITION AT 61.21 FEET, CONTINUING WITH THE SOUTH LINE OF SAID LOT 1, A TOTAL DISTANCE OF 649.23 FEET TO A 3/8" IRON ROD (CONTROL MONUMENT) FOUND AT A POINT OF DEFLECTION OF THIS SURVEY;

THENCE NORTH 32°04'31" EAST WITH THE SOUTHERN LINE OF SAID LOT 1, PASS THE A 3/8" IRON ROD (CONTROL MONUMENT) FOUND AT THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 1 AND AT 605.40 FEET, CONTINUING FOR A TOTAL DISTANCE OF 667.33 FEET TO A ½" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET FOR THE NOTHERNMOST NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 22°42'31" EAST, A DISTANCE OF 86.39 FEET TO A ½" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT IN A SOUTHEASTERLY DIRECTION, HAVING A RADIUS LENGTH OF 556.30 FEET, A DELTA ANGLE OF 44°23'54", AN ARC LENGTH OF 431.07 FEET, A CHORD LENGTH OF 420.37 FEET BEARING SOUTH 00°30'36" EAST TO A ½" IRON ROD WITH PLASTIC CAP MARKED "LCA ODESSA TX" SET AT THE POINT OF TANGENCY;

THENCE SOUTH 21°41'20" EAST, A DISTANCE OF 522.76 FEET TO A ½" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

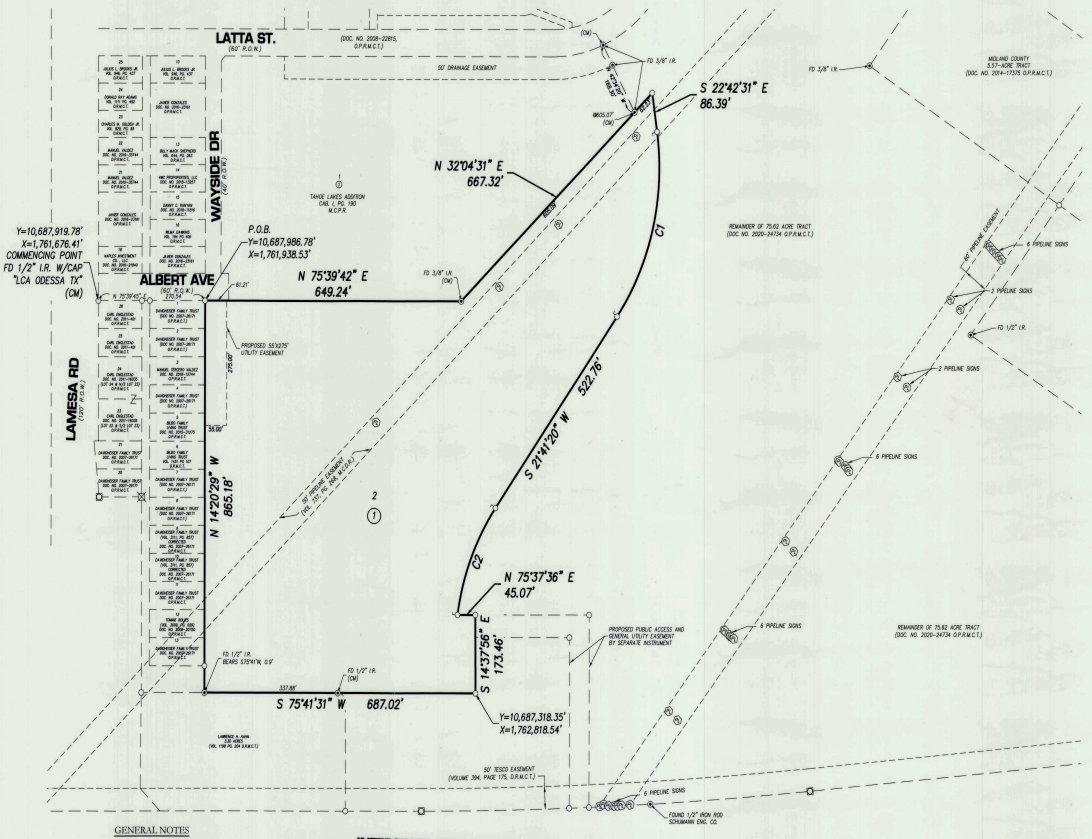
THENCE ALONG SAID CURVE TO THE LEFT IN A SOUTHEASTERLY DIRECTION, HAVING A RADIUS LENGTH OF 530.00 FEET, A DELTA ANGLE OF 27°47'11", AN ARC LENGTH OF 257.03 FEET, A CHORD LENGTH OF 254.52 FEET BEARING SOUTH 07°47'45" EAST TO A ½" IRON ROD WITH PLASTIC CAP MARKED "LCA ODESSA TX" SET AT THE POINT ON SAID CURVE;

THENCE NORTH 75°37'36" EAST, A DISTANCE OF 45.07 FEET TO A ½" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET ON A CURVE TO THE LEFT;

THENCE SOUTH 14°37'56" EAST, A DISTANCE OF 173.46 FEET TO A A ½" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET FOR AN ELL CORNER OF THIS TRACT;

THENCE SOUTH 75°41'31" WEST, PASS A ½" IRON ROD WITH CAP (CONTROL MONUMENT) FOUND AT A POINT OF TANGENCY OF THAT CERTAIN 3.36-ACRE TRACT AS DESCRIBED IN VOLUME 1198 PAGE 204 OF SAID DEED RECORDS OF MIDLAND COUNTY TEXAS AT 349.07 FEET, IN ALL A TOTAL DISTANCE OF 687.02 FEET TO A ½" IRON ROD WITH CAP MARKED "LCA ODESSA TX", WHENCE A ½" IRON ROD BEARS SOUTH 75°41' WEST, A DISTANCE OF 0.9 FEET;

THENCE NORTH 14°20'29" WEST WITH THE EAST LINE OF LOTS 13 THRU 1, BLOCK 7 OF SAID CAROL CREST ADDITION, AN UNRECORDED SUBDIVISION, A DISTANCE OF 865.18 FEET TO THE POINT OF THE BEGINNING CONTAINING 18.40 SURFACE ACRES.



CURVE TABLE					
Curve #	DELTA	RADIUS	LENGTH	CD. BEARING	CD. DIST.
C1	44°23'54"	556.30'	431.07'	S 00°30'36" E	420.37'
C2	27°47'11"	530.00'	257.03'	S 07°47'45" W	254.52'

GENERAL NOTES

1. Bearing, distances and coordinates are relative to the Texas Coordinate System, 1983 NAD, Central Zone, Based on the City of Midland GPS Control Monument "LAM 20" (Y=10,686,841.66' and X=1,761,908.42', Elevation = 2775.01 NAVD 29) with a Theta Angle of -00°53'17" with a Combined Grid Factor of 0.999893673 as published in US Survey Feet. Elevations are NAVD 29.
2. This property lies in Zone X per the FEMA/FIRM map number 48329C0206F, dated September 16, 2005.
3. Initial Impact Fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increase in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.
4. "Comply with the existing drainage analysis titled Tahoe Lakes Addition, Section 2, sealed by John Landgraf, P.E., and approved by the City of Midland on September 2020, or any revisions, corrections, amendments, or replacements of this drainage analysis that are approved by the City of Midland."
5. Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law subject to fines and withholding of utilities and building permits.
6. Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before building permit(s) may be obtained.

CERTIFICATE OF APPROVAL

For approval by the Commission:

This is to certify that the above and foregoing Plat of Tahoe Lakes Addition, Section 2, was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas

on this ____ day of _____, 2020.

SIGNED: _____
CHAIRMAN OF PLANNING & ZONING
JOSH SPARKS

SIGNED: _____
SECRETARY OF PLANNING & ZONING
CHRISTINA ODENBORG BURNS

THE UTILITY COMPANIES CERTIFICATE

This plat has been checked for accessibility of utilities

Mark Leeb — ATMOS ENERGY

Jerry Underwood — AT&T TELEPHONE COMPANY

John R. Hall — ONCOR ELECTRIC

Luis Montez — SUDDENLINK COMMUNICATIONS

J. Dodd — GRANDE COMMUNICATIONS

150' 0 150'
SCALE : 1" = 150'

LEGEND

- ● FOUND 1/2" I.R. W/CAP MARKED "LCA ODESSA TX" UNLESS OTHERWISE NOTED
- ○ SET 1/2" I.R. W/CAP MARKED "LCA ODESSA TX"
- □ TXDOT R.O.W. MONUMENT
- ⊠ BROKEN TXDOT R.O.W. MONUMENT
- ⊛ EXISTING PIPELINE MARKER
- (CM) CONTROL MONUMENT
- ⌂ PC OR PT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Mickey McNamara, do hereby adopt this plat designating the herein described property as Tahoe Lakes Addition, Section 2, and do hereby dedicate to the public use forever the streets, alley and easements shown thereon for the purpose and consideration therein expressed, and an easement of egress and ingress for trash collection, and location and maintenance of trash containers, and as a condition of said easement that no construction shall commence on the said lot or lots until the exact location of said containers there with have been selected and approved by the Director of Utilities.

WITNESS our hands at Midland, Texas this the 3rd day of September 2020.

WESTERN TUBE & CONDUIT CORPORATION
AS MEMBER OF THE WHEATLAND & WESTERN JOINT VENTURE
Mickey McNamara, President

THE STATE OF ~~TEXAS~~ Illinois
COUNTY OF ~~MIDLAND~~ Cook

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mickey McNamara known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 3rd day of September 2020.

My commission expires: July 17, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ Illinois

JEANINE M ZOBERIS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
July 17, 2023

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

That I, John F. Landgraf, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Midland, Texas.

JOHN F. LANDGRAF, R.P.L.S. # 2410

STATE OF TEXAS
JOHN F. LANDGRAF
2410
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER: WESTERN TUBE & CONDUIT CORPORATION
AS MEMBER OF THE WHEATLAND & WESTERN JOINT VENTURE
277 W. MONROE ST. SUITE 2600
CHICAGO, IL 60606
312-275-1600

ENGINEER: LCA
521 NORTH TEXAS
ODESSA, TEXAS 79761-5131
PHONE: (432) 332-5058

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

No._____CABINET_____

DATE_____ PAGE_____

CITY OF MIDLAND TEXAS

TAHOE LAKES ADDITION, SECTION 2

LCA — Personal Service, Today and Tomorrow
ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING
521 North Texas, Odessa Tx. 79761 *F-001363* *F-100384300*
Phone: (432) 332-5058 *E-Mail : lca@lcaodessa.com*

ENG._____ E.T._____
SVY._____ DFT._____
LCA JOB No. 2020-008

LCA Job No. 20-038

MIDLAND Planning Division

Final Plat Application

Project Number: SUB-20-0037

Case Number: P-20-0927

Proposed Subdivision Plat Name: Tahoe lakes Addition Section 2

Legal Description (attached sealed Metes and Bounds): Being a 19.17 acre tract located in Section 1, Block 39 T-2-S, T&P RR Co Survey City and County of Midland, Texas.

Property Owner Printed Name: Davidheiser Family Trust		Phone ( ) Email	
Address 1222 Calle Las Casas	City Thousand Oaks	State CA	Zip 91360

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

Representative *(if acting as Agent, see affidavit on page 2)* Firm: Landgraf, Crutcher & Associates Printed Name: LCA		Phone (432) 332-5058 Email	
Address 521 N. Texas Avenue	City Odessa	State TX	Zip 79761

Current Zoning: MF-16, RR, MH, BP- Requesting MF-22

Reason for Platting: Ownership purposes. Future apartment site, building permits will be required.

Plat Information	Total Acreage: 19.17
Type: ☐ Single-Family Residential	☒ Multi-Family Residential
☐ Commercial	☐ Extraterritorial Jurisdiction (ETJ)
Number of Residential Lots:	Number of Multi-Family Dwelling Units: 22

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'

RECEIVED
SEP 08 2020
By .....

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

☒ Applicant would like a reproduction made for their records

☐ Applicant does not want a reproduction/will make their own

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" $61.00
For plats that exceed 24" $81.00
For related documents, $26.00 for first page, $4.00 for each additional page.

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

Property Owner (signature):	Date:

Property Owner (printed) :_____

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

George E. Thornley
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 4th day of September, 20 20, to certify which witness my hand and seal of office.

Melanie Martinez
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

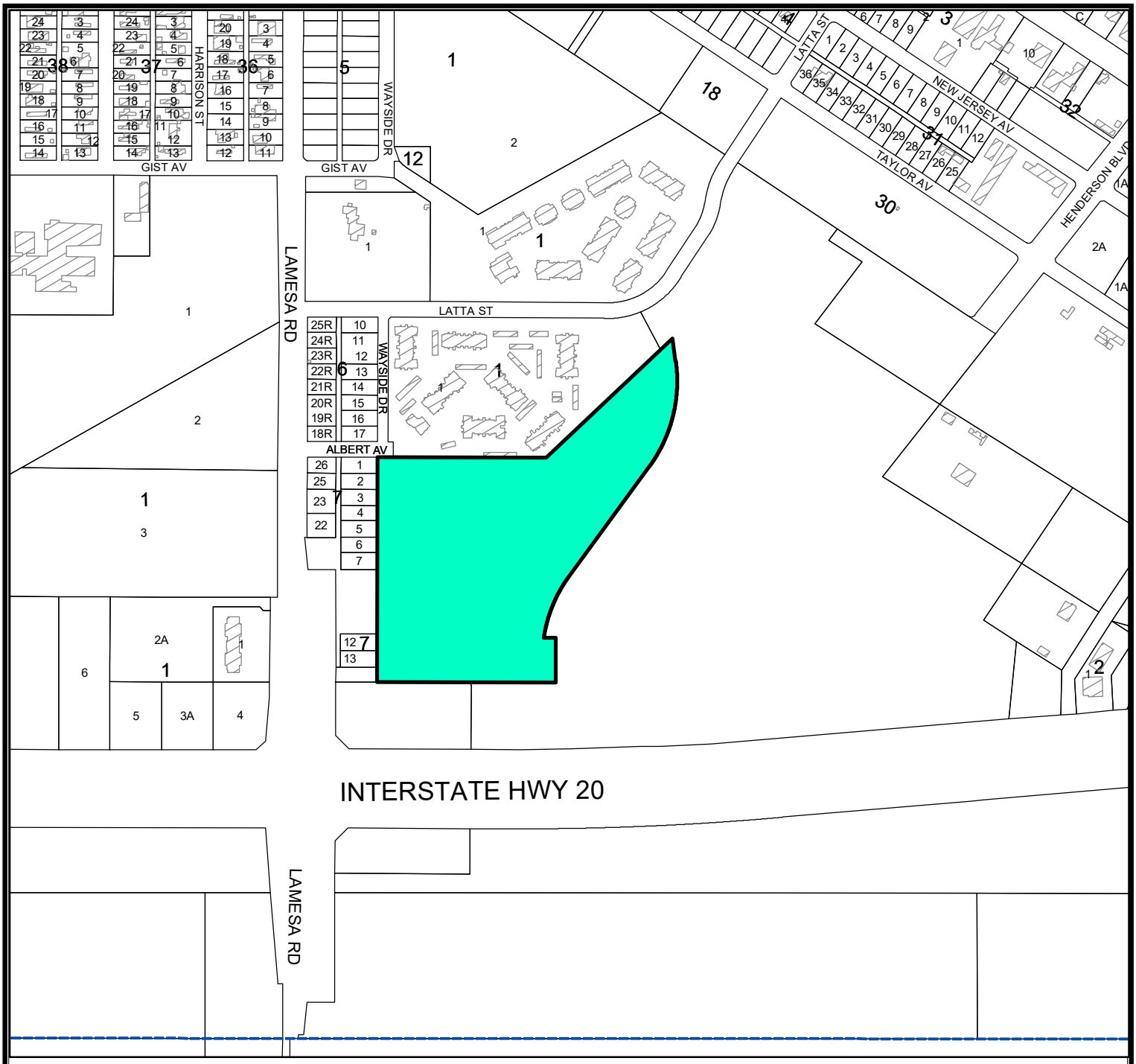
NOTARY PUBLIC STATE OF TEXAS
Melanie Martinez
My Commission Expires
12/09/2022
ID No. 130046270

RECEIVED
SEP 08 2020
BY: .....

****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 38537
Check # 385360	☐ Tax Certificates	Check #
Received By: gac		Date: SEP 08 2020

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



LOCATION MAP

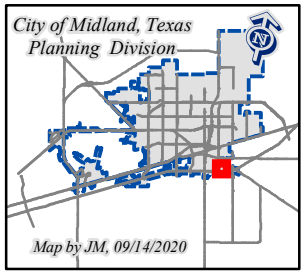
SUB-20-0337 **Scale: 1" = 550'**

Proposed plat of Tahoe Lakes Addition, Section 2, being a plat of an 18.40-acre tract of land located in Section 1, Block 39, T-2-S, T & P RR Co. Survey, City and County of Midland, Texas.

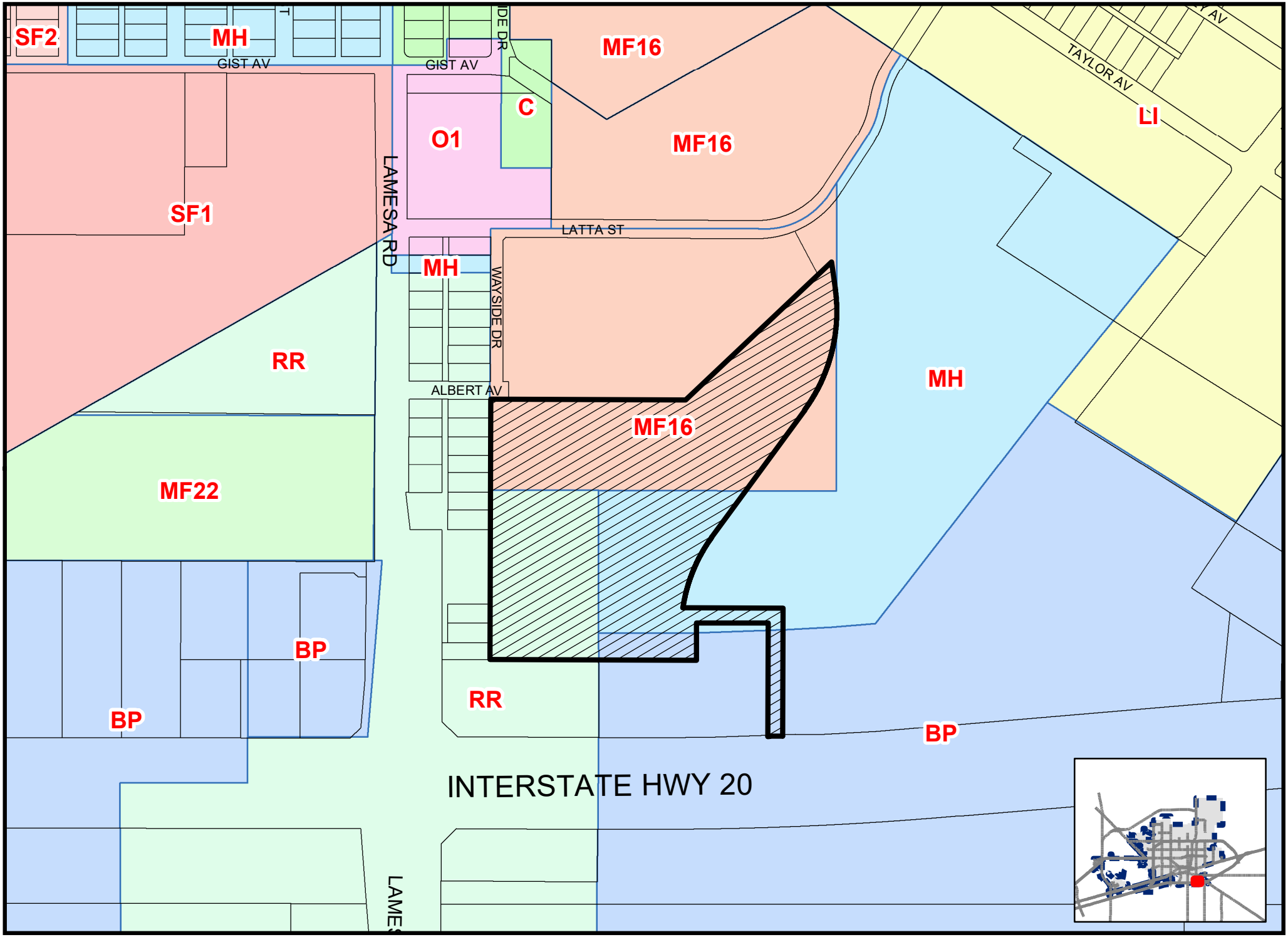
Generally located on the south side of Albert Avenue approximately 345 feet east of South Lamesa Road. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2020
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map By JM, 07/29/2020

PACKET

SKB-20-0337

Scale: 1" = 400'

ZONING MAP

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January 4, 2021

Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 04, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Elizabeth Shaughnessy, Senior Planner**

SUBJECT: **Hold a public hearing and consider a request by CY Houston Management Company, LLC for a Specific Use Designation with Term for the sale of beer and wine, for off premises consumption, in a hotel market, on Lot 2E, Block 4, Corporate Plaza, Section 26, City and County of Midland, Texas. (Generally located approximately 366 - feet east of North Big Spring Street and approximately 876 - feet north of Corporate Drive. Council District 2) (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Current Zoning:

O-2, Office District.

Details of Request:

The applicant is requesting a Specific Use Designation with Term for the sale of beer and wine for off premises consumption in a hotel market located inside the Home 2 Suites at 4104 N Big Spring, Midland, Texas 79705.

Surrounding Zoning and Land Use:

The property is located at 4104 N. Big Spring Street in the O-2, Office District. The property to the north is zoned PD, Planned Development District for an Office District and the location of a motel. The property to the east and south is zoned O-2, Office District and the location of vacant land and an office tower. The property to the west is zoned RR, Regional Retail District and is the location of vacant land and a retail establishment.

Analysis:

CY Houston Management Company, LLC is requesting a Specific Use Designation for the property located at 4104 N. Big Spring Street to be able to sell beer and wine, for off premise consumption, within a hotel market. The property is zoned O-2, Office District, which allows the sale of beer and wine for off premises consumption in connection with a food and beverage sales store with the approval of a Specific Use Designation.

Home 2 Suites by Hilton Midland East is currently under construction. The site plan and floor plan attached hereto as “Exhibit A” illustrate that the establishment will have a total square footage of 59,764 square feet, with an alcohol serviceable area of 56,332 square feet.

The Hotel market is proposing the following hours of operation:

24 hours a day, 7 days a week

In addition, the hotel market is requesting the following hours of alcohol service:

Monday through Saturday: 7:00 a.m. to 12:00 a.m. (midnight)
Sunday: 10:00 a.m. to 12:00 a.m. (midnight)

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 schools or churches within 300 feet of the property.

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

Engineering: (Approved)

No objections.

Fire: (Approved)

No objections.

Transportation: (Approved)

No objections.

Code Administration: (Approved with Conditions)

The SUD for Home 2 Suites is acceptable. The property must adhere to the current maximum occupant load of 214. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning:

This request meets all requirements; therefore, staff recommends approval of a Specific Use Designation with Term for the sale beer and wine, for off premises consumption, in a hotel market, subject to Conditions A through F.

Conditions:

A. **That the serviceable area of the hotel market shall be limited to approximately 56,332 square feet as shown in Exhibit "A", which is attached hereto and incorporated herein for all purposes.**

B. **That the days and hours of alcoholic beverages sales and consumption shall be limited to:**

    Monday through Saturday from 7:00 a.m. to 12:00 a.m. (midnight)
    Sunday from 10:00 a.m. to 12:00 a.m. (midnight)

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

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

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

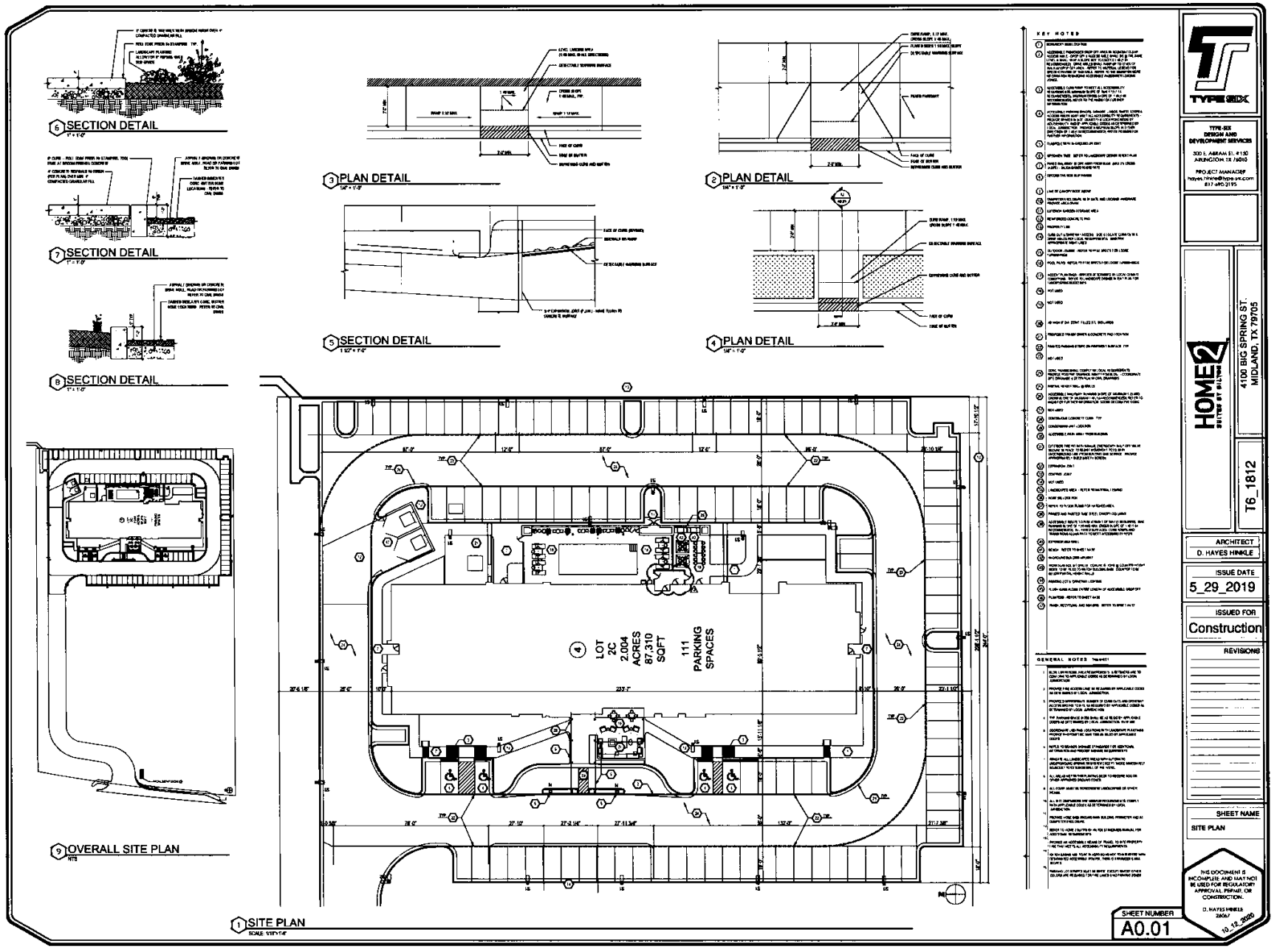
F. **That in accordance with Section 9.07.E.3 of the City Code, the establishment shall receive a certificate of occupancy within 120 days from the final adoption date of this ordinance.**

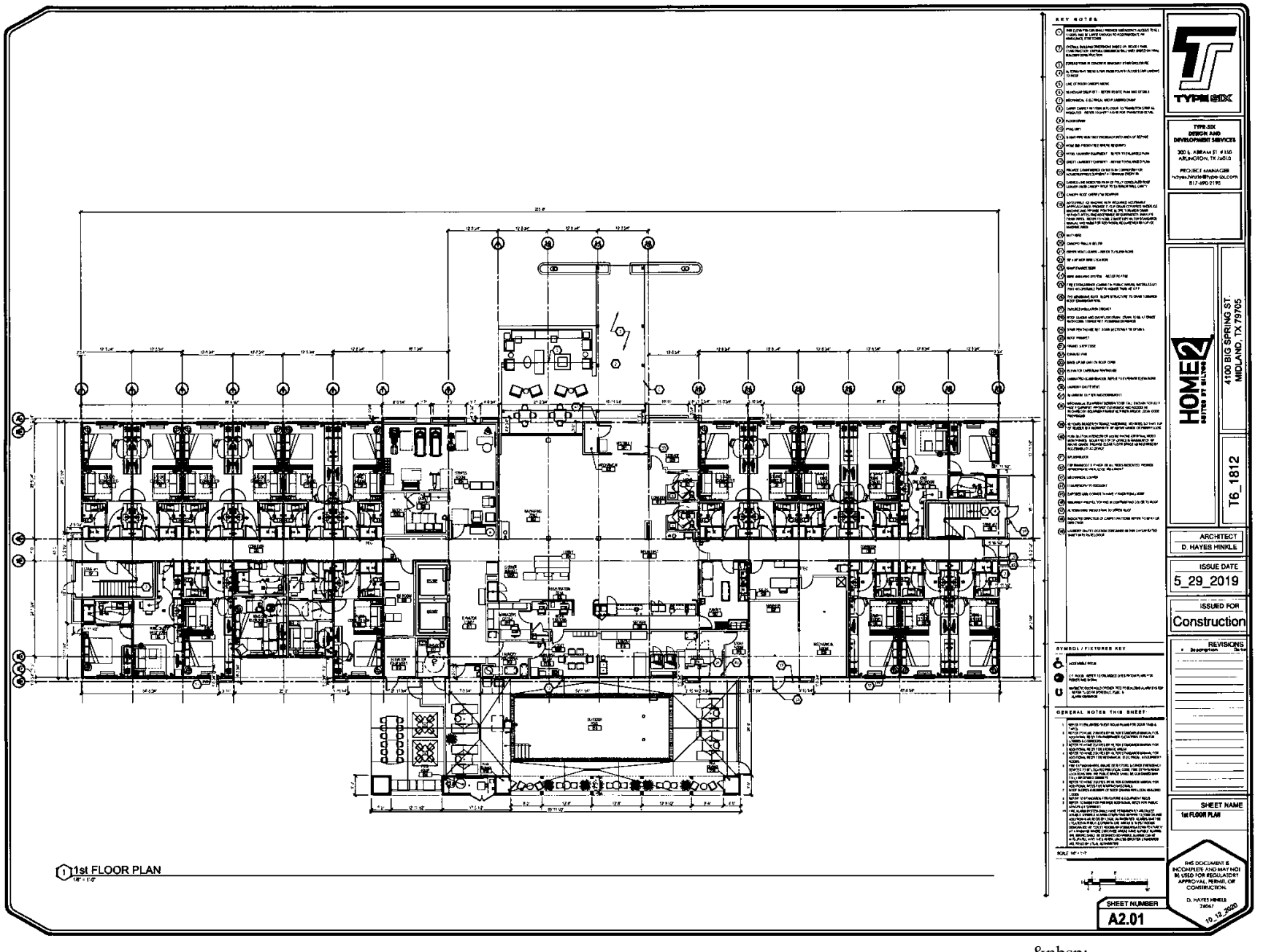
Letters of Objection:

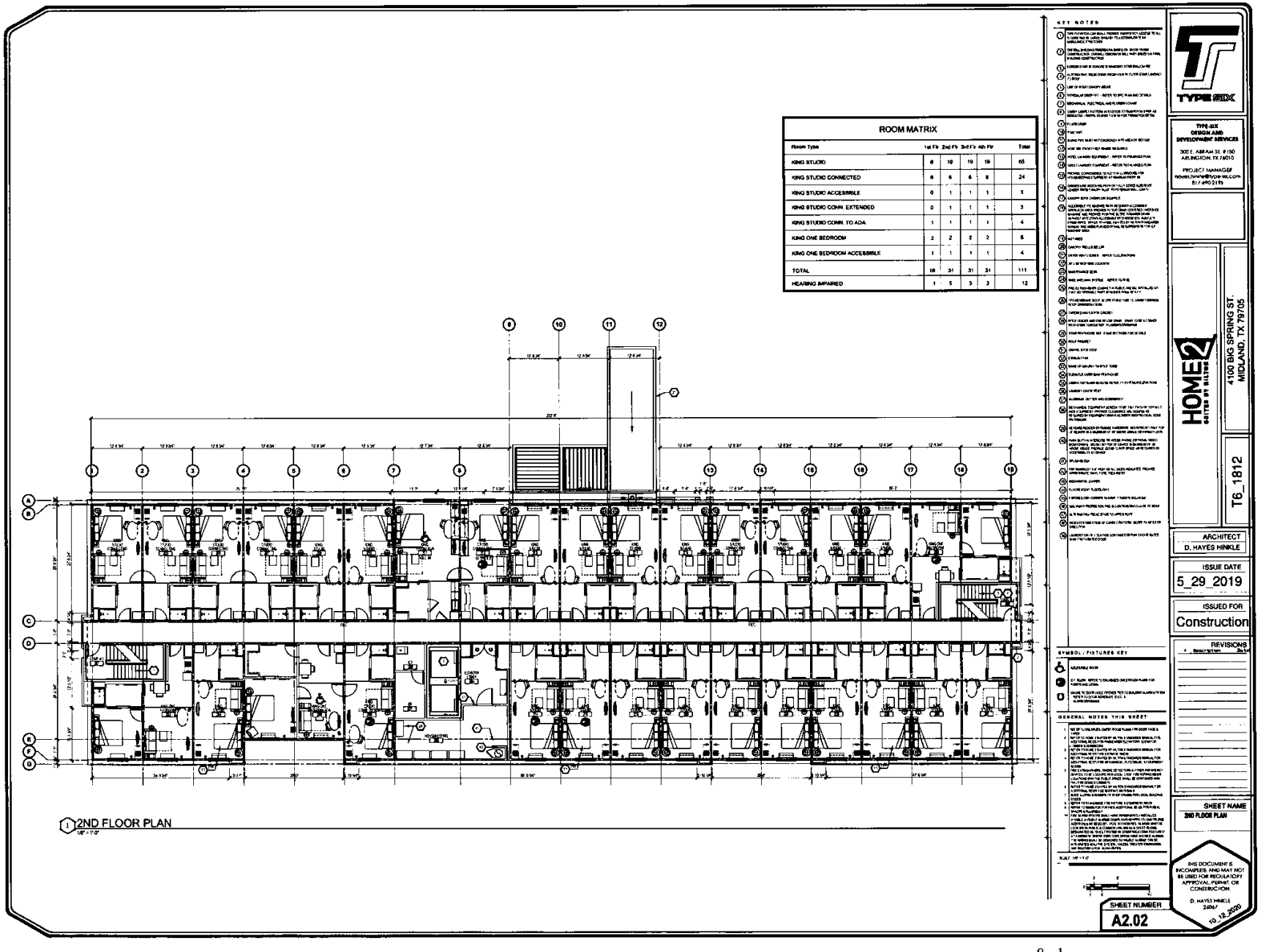
As of December 30, 2020, staff has not received any letters of objections.

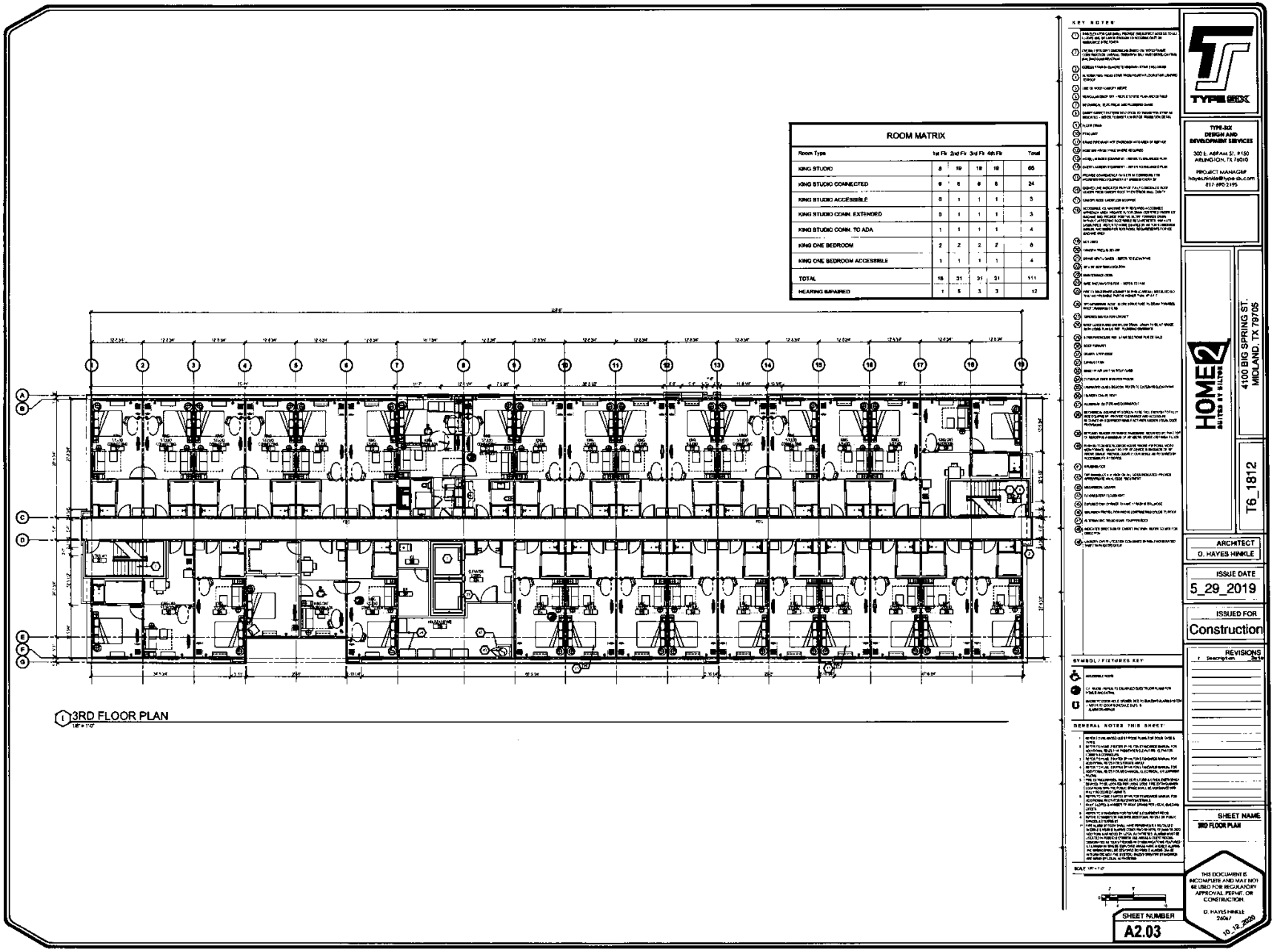
Attachments:

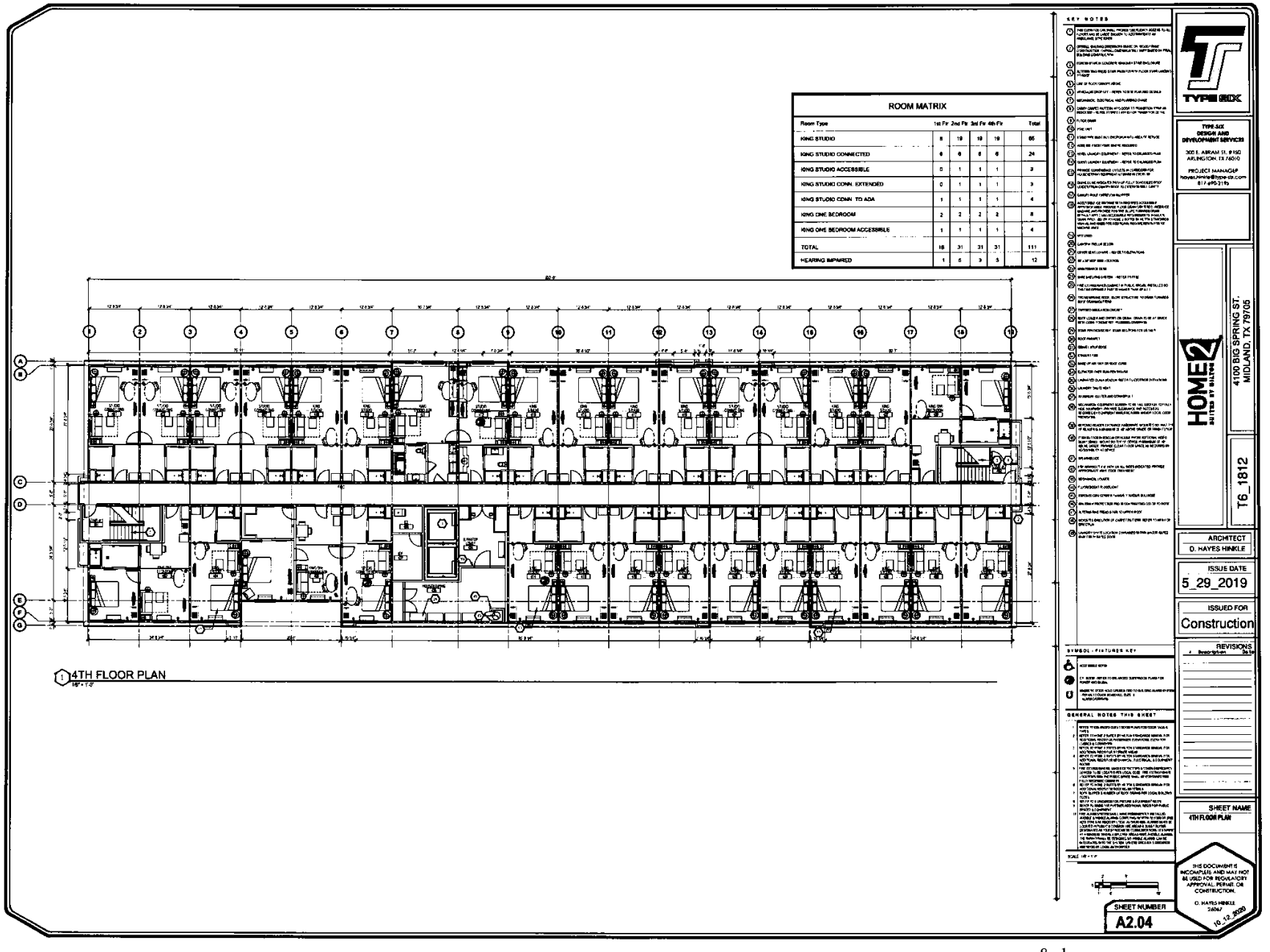
Site Plan and Floor Plan (Exhibit A)
Application
Maps


6 SECTION DETAIL
7 SECTION DETAIL
8 SECTION DETAIL
3 PLAN DETAIL
5 SECTION DETAIL
2 PLAN DETAIL
4 PLAN DETAIL
9 OVERALL SITE PLAN
1 SITE PLAN
4 LOT 2C 2.004 ACRES 87,310 SQFT
111 PARKING SPACES
KEY NOTES
GENERAL NOTES
TYPE IIX
TYPE IIX DESIGN AND DEVELOPMENT SERVICES
300 E. ABRAM ST. #150
ARLINGTON TX 76010
PROJECT MANAGER
hayes.hinkle@type-iix.com
817-360-2195
HOME2 SUITES BY HILTON
4100 BIG SPRING ST.
MIDLAND, TX 79705
T6_1812
ARCHITECT
D. HAYES HINKLE
ISSUE DATE
5_29_2019
ISSUED FOR
Construction
REVISIONS
SHEET NAME
SITE PLAN
THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
D. HAYES HINKLE
24647
10.12.2020
SHEET NUMBER
A0.01


KEY NOTES
SYMBOL / FIXTURES KEY
GENERAL NOTES THIS SHEET
1st FLOOR PLAN
TYPE SIX
TYPE SIX DESIGN AND DEVELOPMENT SERVICES
300 E. ABRAM ST. # 135
ARLINGTON, TX 76010
PROJECT MANAGER
817-460-2195
HOME2 SUITES BY HILTON
4100 BIG SPRING ST.
MIDLAND, TX 79705
T6_1812
ARCHITECT
D. HAYES HINKLE
ISSUE DATE
5_29_2019
ISSUED FOR
Construction
REVISIONS
SHEET NAME
1st FLOOR PLAN
THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
D. HAYES HINKLE
28067
10.12.2020
SHEET NUMBER
A2.01


ROOM MATRIX
Room Type | 1st Flr | 2nd Flr | 3rd Flr | 4th Flr | Total
KING STUDIO | 8 | 19 | 19 | 19 | 65
KING STUDIO CONNECTED | 6 | 6 | 6 | 6 | 24
KING STUDIO ACCESSIBLE | 0 | 1 | 1 | 1 | 3
KING STUDIO CONN. EXTENDED | 0 | 1 | 1 | 1 | 3
KING STUDIO CONN. TO ADA | 1 | 1 | 1 | 1 | 4
KING ONE BEDROOM | 2 | 2 | 2 | 2 | 8
KING ONE BEDROOM ACCESSIBLE | 1 | 1 | 1 | 1 | 4
TOTAL | 18 | 31 | 31 | 31 | 111
HEARING IMPAIRED | 1 | 5 | 3 | 3 | 12
KEY NOTES
SYMBOL / FIXTURES KEY
GENERAL NOTES THIS SHEET
2ND FLOOR PLAN
TYPE SIX
TYPE SIX DESIGN AND DEVELOPMENT SERVICES
300 E. ABRAM ST. # 150
ARLINGTON, TX 76010
PROJECT MANAGER
817.460.2195
HOME2 SUITES BY HILTON
4100 BIG SPRING ST.
MIDLAND, TX 79705
T6_1812
ARCHITECT
D. HAYES HINKLE
ISSUE DATE
5_29_2019
ISSUED FOR
Construction
REVISIONS
SHEET NAME
2ND FLOOR PLAN
THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION
D. HAYES HINKLE
24067
10.12.2020
SHEET NUMBER
A2.02


ROOM MATRIX
Room Type | 1st Flr | 2nd Flr | 3rd Flr | 4th Flr | Total
KING STUDIO | 8 | 19 | 18 | 19 | 65
KING STUDIO CONNECTED | 6 | 6 | 6 | 6 | 24
KING STUDIO ACCESSIBLE | 0 | 1 | 1 | 1 | 3
KING STUDIO CONN. EXTENDED | 0 | 1 | 1 | 1 | 3
KING STUDIO CONN. TO ADA | 1 | 1 | 1 | 1 | 4
KING ONE BEDROOM | 2 | 2 | 2 | 2 | 8
KING ONE BEDROOM ACCESSIBLE | 1 | 1 | 1 | 1 | 4
TOTAL | 18 | 31 | 31 | 31 | 111
HEARING IMPAIRED | 1 | 5 | 5 | 5 | 12
3RD FLOOR PLAN
1/8" = 1'-0"
KEY NOTES
SYMBOL / FIXTURES KEY
GENERAL NOTES THIS SHEET
TYPE SIX
TYPE SIX DESIGN AND DEVELOPMENT SERVICES
300 E. ABRAM ST. #150
ARLINGTON, TX 76010
PROJECT MANAGER
hayes.hinkle@type-six.com
817-690-2195
HOME2 SUITES BY HILTON
4100 BIG SPRING ST.
MIDLAND, TX 79705
T6_1812
ARCHITECT
D. HAYES HINKLE
ISSUE DATE
5_29_2019
ISSUED FOR
Construction
REVISIONS
SHEET NAME
3RD FLOOR PLAN
THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
D. HAYES HINKLE
24067
10_12_2020
SHEET NUMBER
A2.03


ROOM MATRIX
Room Type | 1st Flr | 2nd Flr | 3rd Flr | 4th Flr | | Total
KING STUDIO | 8 | 19 | 19 | 19 | | 65
KING STUDIO CONNECTED | 6 | 6 | 6 | 6 | | 24
KING STUDIO ACCESSIBLE | 0 | 1 | 1 | 1 | | 3
KING STUDIO CONN. EXTENDED | 0 | 1 | 1 | 1 | | 3
KING STUDIO CONN. TO ADA | 1 | 1 | 1 | 1 | | 4
KING ONE BEDROOM | 2 | 2 | 2 | 2 | | 8
KING ONE BEDROOM ACCESSIBLE | 1 | 1 | 1 | 1 | | 4
TOTAL | 18 | 31 | 31 | 31 | | 111
HEARING IMPAIRED | 1 | 5 | 3 | 3 | | 12
1 4TH FLOOR PLAN
KEY NOTES
SYMBOL / FIXTURES KEY
GENERAL NOTES THIS SHEET
TYPE SIX
TYPE SIX DESIGN AND DEVELOPMENT SERVICES
300 E. ABRAM ST., # 150
ARLINGTON, TX 76010
PROJECT MANAGER
hayes.hinkle@type-six.com
817-690-3195
HOME2 SUITES BY HILTON
4100 BIG SPRING ST.
MIDLAND, TX 79705
T6_1812
ARCHITECT
D. HAYES HINKLE
ISSUE DATE
5_29_2019
ISSUED FOR
Construction
REVISIONS
SHEET NAME
4TH FLOOR PLAN
THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
D. HAYES HINKLE
76047
10.12.2020
SHEET NUMBER
A2.04

MIDLAND
Planning Division

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

Project Number: SUP-20-0092

Case Number: _____

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: CY Houston Management Company, LLC		Phone (972) 934-8699 Ext 209 Email wbagwell@wirlp.com	
Address 15275 Quorum Drive	City Addison	State TX	Zip 75001

Property Owner Printed Name: Midspring Property LP		Phone (972) 934-8699 Email	
Address 13647 Montfort Dr	City Dallas	State TX	Zip 75240

Representative *(if different from Applicant or Property Owner)* Firm: BrackinSchwartz PLLC Printed Name: Catherine Chamblee, Esq		Phone (512) 549-8906 Email catherine@txliquorlaw.com	
Address 511 W 7th St	City Austin	State TX	Zip 78701

Street Address: 4104 North Big Spring St, Midland, TX 79705

Business Name: Home2 Suites by Hilton Midland East

Legal Description
Lot: 02D Block: 004 Subdivision: Corporate Plaza, Sec 26

Current Zoning: O-2

Reason for Request: Addition of an BQ Permit to sell beer and wine

Type of Business *(restaurant, bar, lounge, nightclub, etc.)*: Hotel Market

Proposed/Current Days and Hours of Operation: 24 hours a day, 7 days a week

Proposed Days and Hours of Alcohol Service: Monday - Saturday: 7am - 12 am
Sunday: 10 am - 12 am with food; 12 pm -12 am without food

Total Square Footage of Business: 59,764

Square Footage of Alcohol Serviceable Area: 56,332

Restroom Fixtures:			
Men	**Toilets/Urinals:** 114 / 0	**Bathroom Sinks:** 114
Women	**Toilets:** 114	**Bathroom Sinks:** 114

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): William Bagwell	Date: 12/03/2020
Applicant (printed): WILLIAM BAGWELL	
Property Owner (signature): William Bagwell	Date: 12/03/2020
Property Owner (printed): WILLIAM BAGWELL	

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, 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 Catherine Brantley who, being by me duly sworn, upon oath says: That (s)he is authorized by William Bagwell, 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 4th day of December, 2020, to certify which witness my hand and seal of office.

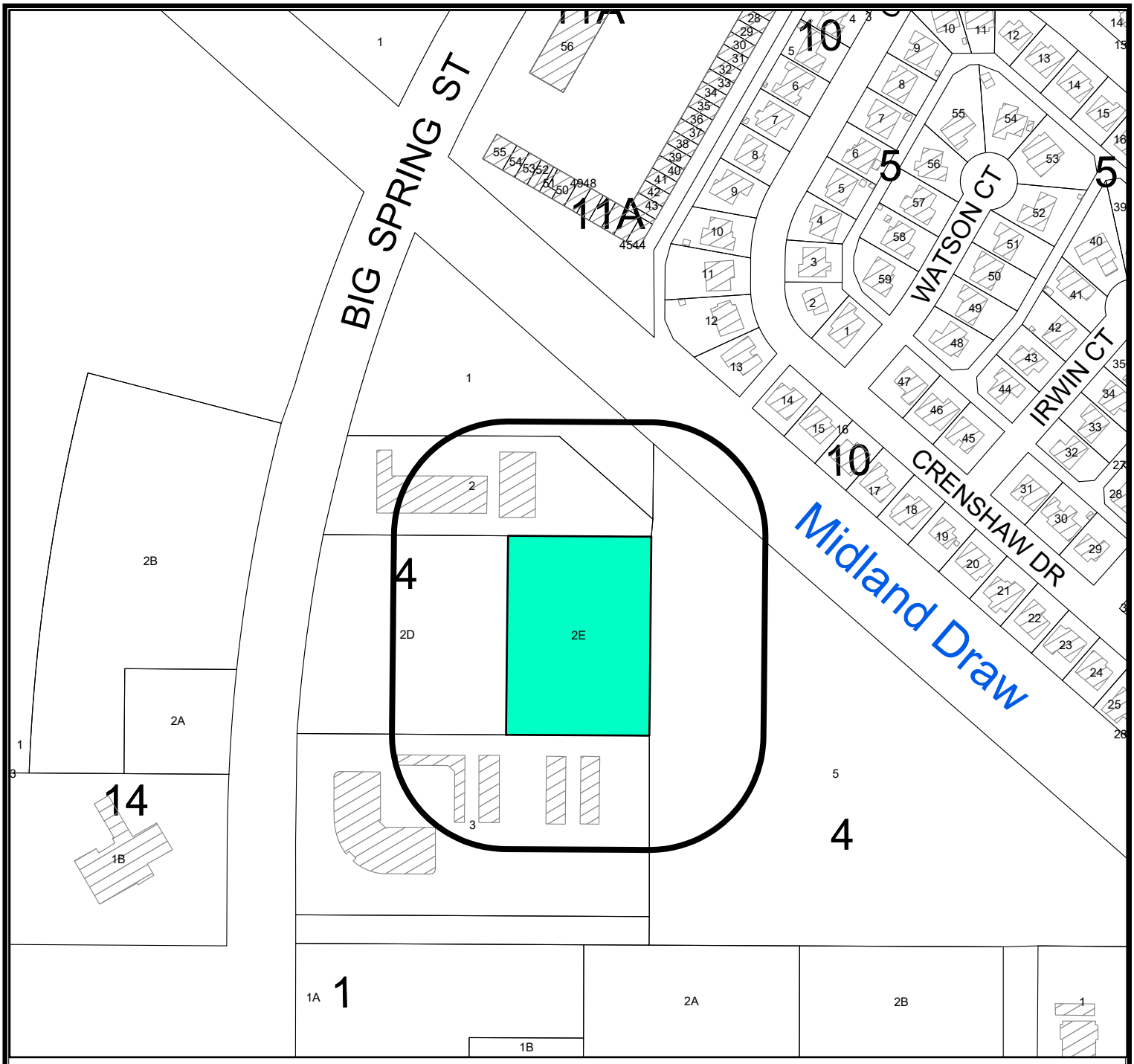
CERISSA FREY
Notary Public, State of Texas
Comm. Expires 09-20-2023
Notary ID 132183554

NOTARY PUBLIC, ~~MIDLAND~~ TRAVIS COUNTY, TEXAS

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

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

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



LOCATION MAP

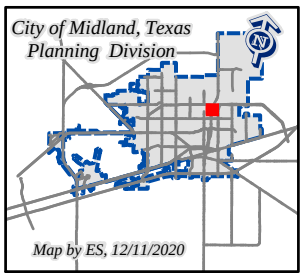
SUD-20-0092 **Scale: 1" = 250'**

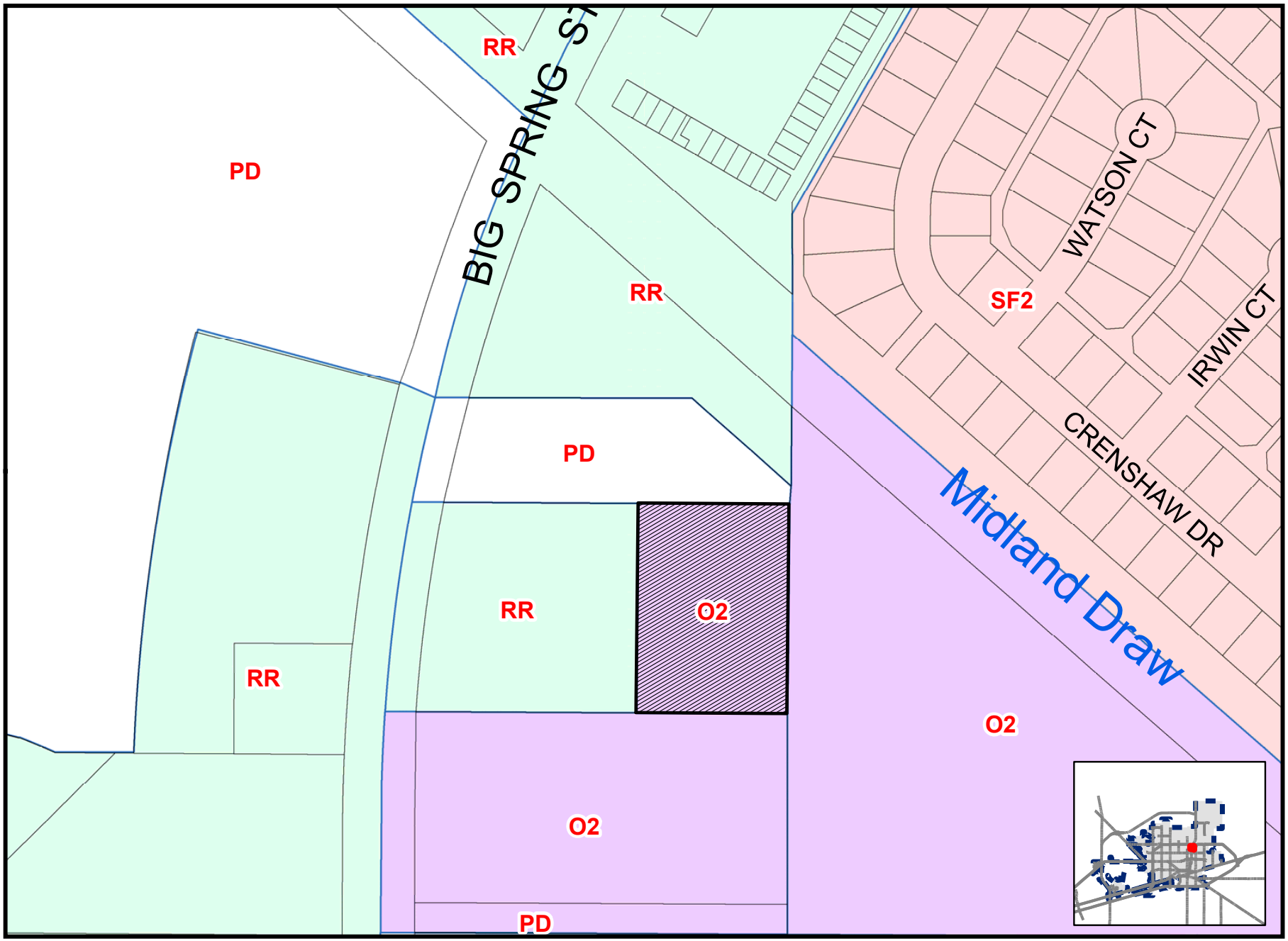
Consider a request by CY Houston Management, LLC for a Specific Use Designation with Term for the Sale of beer and wine, for off premises consumption in a Hotel Market, on Lot 2E, Block 4, Corporate Plaza, Section 26, City and County of Midland, Texas.

Generally located approximately 366 feet east of North Big Spring Street and approximately 876 - feet north of Corporate Drive. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS





Map By ES, 12/15/2020

SUD-20-0092

Scale: 1" = 200'

ZONING MAP

PLAZA
INN

HOME

DRIVE THRU

Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 04, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Valerie Sherman, Senior Planner**

SUBJECT: **Hold a public hearing and consider a proposed Preliminary Plat of the Barber-Cole Addition, Section 2, being a residential re-plat of the North 33-Feet of Lot 9, and all of Lots 10, 11 and 12, Block 2A, all out of a subdivision of Block 2, Barber-Cole Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of East Golf Course Road and North Fort Worth Street. Council District 2) (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Details of Request:

The property owner, Francisco Escalera, is proposing to re-plat the North 33-Feet of Lot 9, and all of Lots 10, 11 and 12, Block 2A, all out of a subdivision of Block 2, Barber-Cole Addition, City and County of Midland, Texas, into one (1) lot. This is considered a residential replat, which requires a public hearing.

Current Zoning:

SF2, Single-Family Dwelling District.

Departmental Review:

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

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Impact fee statement okay as shown.

ROW: ROW okay as shown.

PAVING: Existing paving on Golf Course and Fort Worth are installed to City Standards. No paving improvements required.

WATER: Water main existing in Fort Worth Street. No public water improvements required.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 1, 2019 - Fire hydrants shall be spaced no more than 400' apart, color coded rings shall be installed on the fire hydrant to indicate flow rate per NFPA (less than 500gpm RED, 500-999gpm YELLOW, 1000-1499gpm GREEN, Greater than 1500GPM BLUE).

PRO RATA: None

SEWER: Sewer existing in the Alley to the east of the site. No public sewer improvements are required.

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

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit.

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.

No objections to plat.

FIRE: (Approved)

No objections.

CODE COMPLIANCE: (Approved)

No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat.

SURVEYOR: (Approved)

No comments.

BUILDING CODE: (Approved)

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

PLANNING: (Approved)

The legal description should read: “Proposed plat of Barber-Cole Addition, being a re-plat of the north 33-feet of Lot 9, and Lots 10, 11 and 12, Block 2A, all out of a subdivision of Block 2, Barber-Cole Addition, City and County of Midland., Texas.”

Provide documentation showing ownership or transfer of ownership. Midland Central Appraisal shows the following as the owner: Hidden Mountain Ranch, LLC.

The date in the Certificate of Approval should be 2021.

Chairman signature line needs to be updated to Reggie Lawrence.

Staff recommends approval of the preliminary plat of Barber-Cole Addition, Section 2, subject to conditions A and B.

Conditions:

A. That the technical items are addressed.

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

Letters of Objection:

Staff has not received any letters of objection as of December 30, 2020.

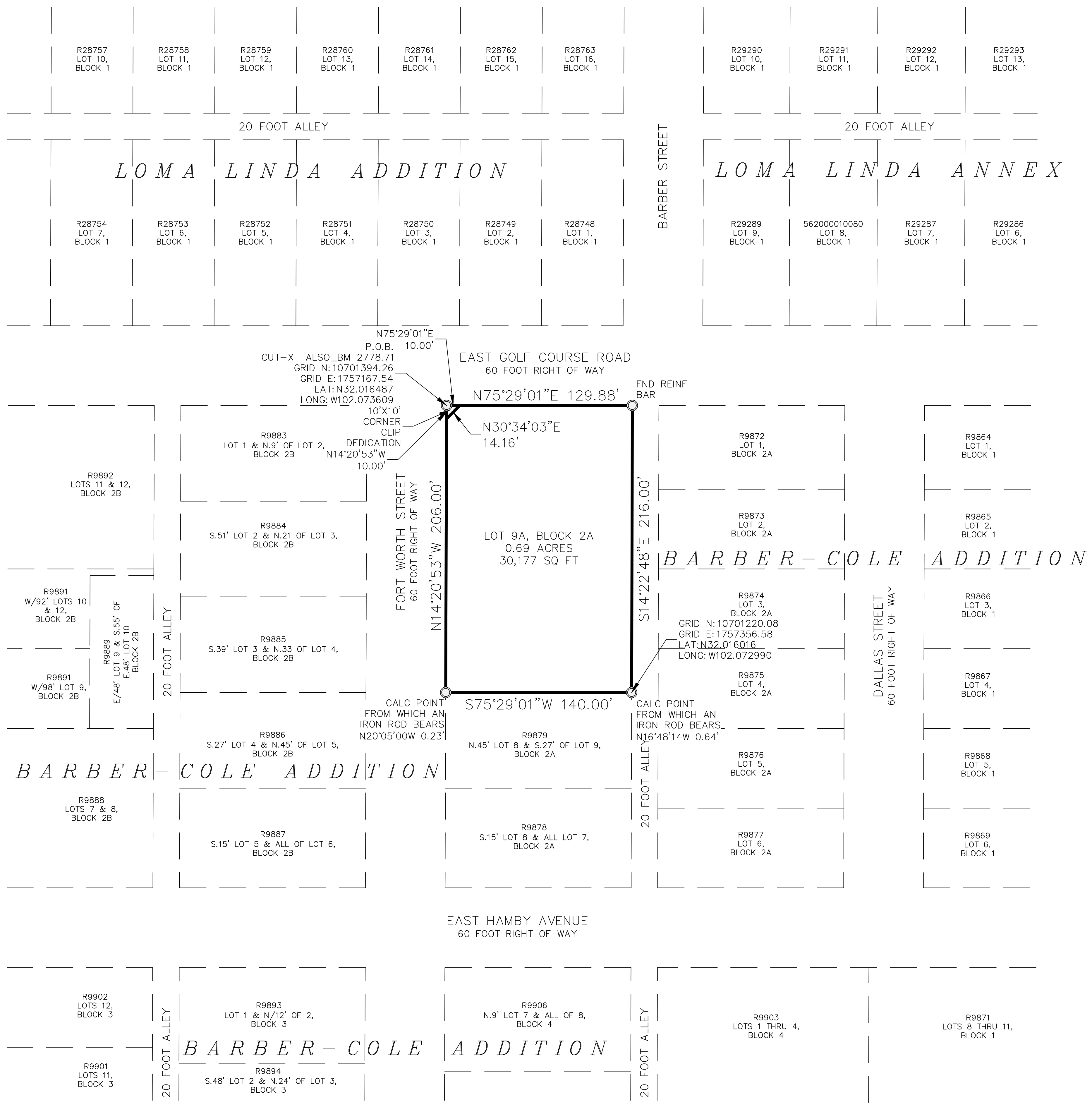
Attachments:

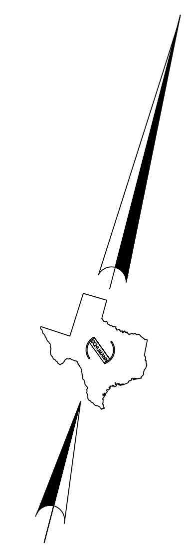
Proposed Preliminary Plat
Application
Maps

PRELIMINARY PLAT

BARBER–COLE ADDITION SECTION 2

A RE–PLAT OF THE NORTH 33 FEET OF LOT 9 AND ALL OF LOTS 10, 11 AND 12, BLOCK 2A, BARBER–COLE ADDITION, THE CITY AND COUNTY OF MIDLAND, TEXAS





STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, I AM THE RECORD OWNER OF THE NORTH 33 FEET OF LOT 9 AND ALL OF LOTS 10, 11 AND 12, BLOCK 2A, BARBER–COLE ADDITION, MIDLAND, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS BARBER–COLE ADDITION, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, 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 ________________, 20_____ .

____
FRANCISCO ESCALESA

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF ________________, 20_____, FRANCISCO ESCALESA.

____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

NOTES:

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

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

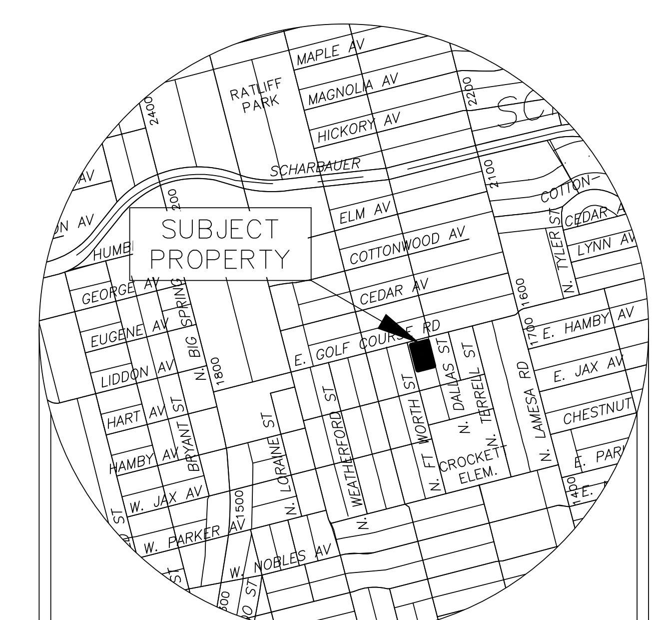
3. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 0.69 ACRE TRACT IS RE–PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

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

OWNER:

FRANCISCO ESCALESA
5007 PILMICO DRIVE
MIDLAND TX 79707
(432) 661–6217
betolittleladders@gmail.com



VICINITY MAP
NOT TO SCALE

SYMBOLS LEGEND

PROPERTY CORNER	WIRE FENCE	WATER WELL
POWER POLE	RETIRED BREAKER BOX	LOT LINES
OVERHEAD ELECTRIC	PROPERTY LINE	TELEPHONE PEDESTAL
GAS METER	GAS RISER	SEWER MANHOLE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: ______________________________
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: ______________________________
AT&T TEXAS

SIGNED: ______________________________
ATMOS ENERGY

SIGNED: ______________________________
SUDDENLINK COMMUNICATIONS

SIGNED: ______________________________
GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF BARBER–COLE ADDITION, SECTION 2. WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _______ DAY OF _____________, 2020.

SIGNED: ______________________________
CHAIRMAN JOSH SPARKS

ATTEST: ______________________________
SECRETARY CRISTINA ODENBORG BURNS

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.

____
RJ DAUM
TEXAS RPLS 4826

GRAPHIC SCALE
0 80' 160'
(IN FEET)
1 inch = 80 ft.

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO.__________ CABINET _____
DATE__________ PAGE________

NO.	DATE	DESCRIPTION	BY
1	8/24/20	PRELIMINARY PLAT	KDS

DRAWN BY:	KDS	DATE:	6/24/2020
CHECKED BY:	RJD	DRAWING NO.:	77446FE
JOB NO.:	77,446	SHEET	1 OF 1

SCHUMANN ENGINEERING CO.
A LATERAL LAND COMPANY
CIVIL ENGINEERING – LAND SURVEYING
TEXAS FIRM No. F1880 – TEXAS FIRM No. 10149500
800 N. MARIENFELD STREET
SUITE 100
MIDLAND, TEXAS 79701
Office (432) 684–5548

BARBER-COLE ADDITION, SECTIO 2

MIDLAND
Planning Division

Preliminary Plat Application

Project Number: SUB-20-0058

Case Number: _____

Proposed Subdivision Plat Name: ***Barber Cole- Addition Section 2***

Legal Description (attached sealed Metes and Bounds): ***A re-plat of the North 33 Feet of Lot 9 and all of Lots 10, 11 and 12, Block 2A, Barber-Cole Addition, City and County of Midland, Texas.***

Property Owner Printed Name: ***Francisco Escalera***		Phone ***(432) 661-6217*** Email ***betolittleladders@gmail.com***	
Address ***5007 Pilmico Dr.***	City ***Midland***	State ***TX***	Zip ***79704***

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

Representative *(if acting as Agent, see affidavit on page 2)* Firm: ***Schumann Engineering Co., Inc.*** Printed Name: **Eduardo L. Aleman**		Phone ***(432) 684-5548*** Email ***ealeman@schumannonline.net***	
Address ***800 N. Marienfeld Suite 100***	City ***Midland***	State ***TX***	Zip ***79701***

Current Zoning:

Reason for Platting: ***To Re-plat into one Lot***

Plat Information	Total Acreage:
Type: ☐ Single-Family Residential ☐ Commercial	☐ Multi-Family Residential ☐ Extraterritorial Jurisdiction (ETJ)
Number of Lots: ***4 into 1***	Number of Multi-Family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): _____ Date: 12-9-20

Property Owner (printed) : Francisco Escalera

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.

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Eduardo L Aleman
Authorized Agent (*signature*)

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

HUNTER WAYNE HALL
Notary Public, State of Texas
Comm. Expires 06-05-2024
Notary ID 132509132

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

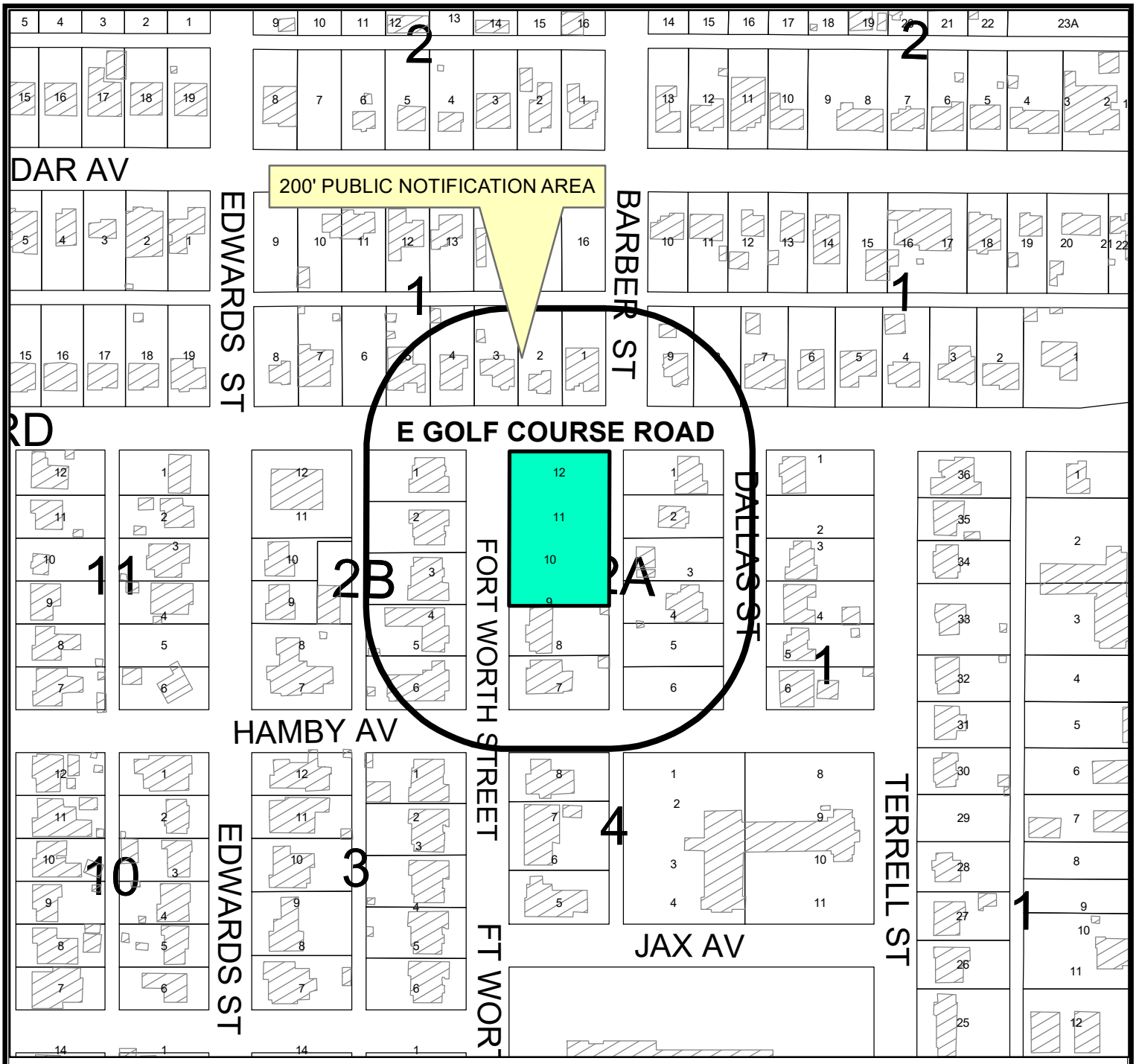
- ☑ Property Owner Authorization
- ☑ 1 Copy of Dimensioned Plat
- ☑ Plat in Digital Format (PDF/JPEG)
- ☑ Application Fee
- ☑ 1 Copy of Plat (11x17)

Check # 1458

Received By: Crystal Burns Date: RECEIVED DEC 09 2020

BY: .....

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



LOCATION MAP

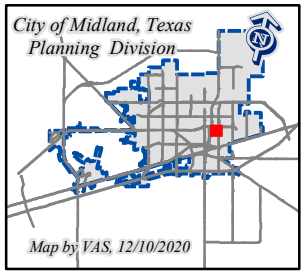
SUB-20-0353 **Scale: 1" = 200'**

Proposed preliminary plat of Barber-Cole Addition, Section 2, being a re-plat of the north 33-feet of Lot 9, and Lots 10, 11 and 12, Block 2A, all out of a subdivision of Block 2 Barber-Cole Addition, City and County of Midland, Texas.

Generally located on the southeast corner of the intersection of East Golf Course Road and North Fort Worth Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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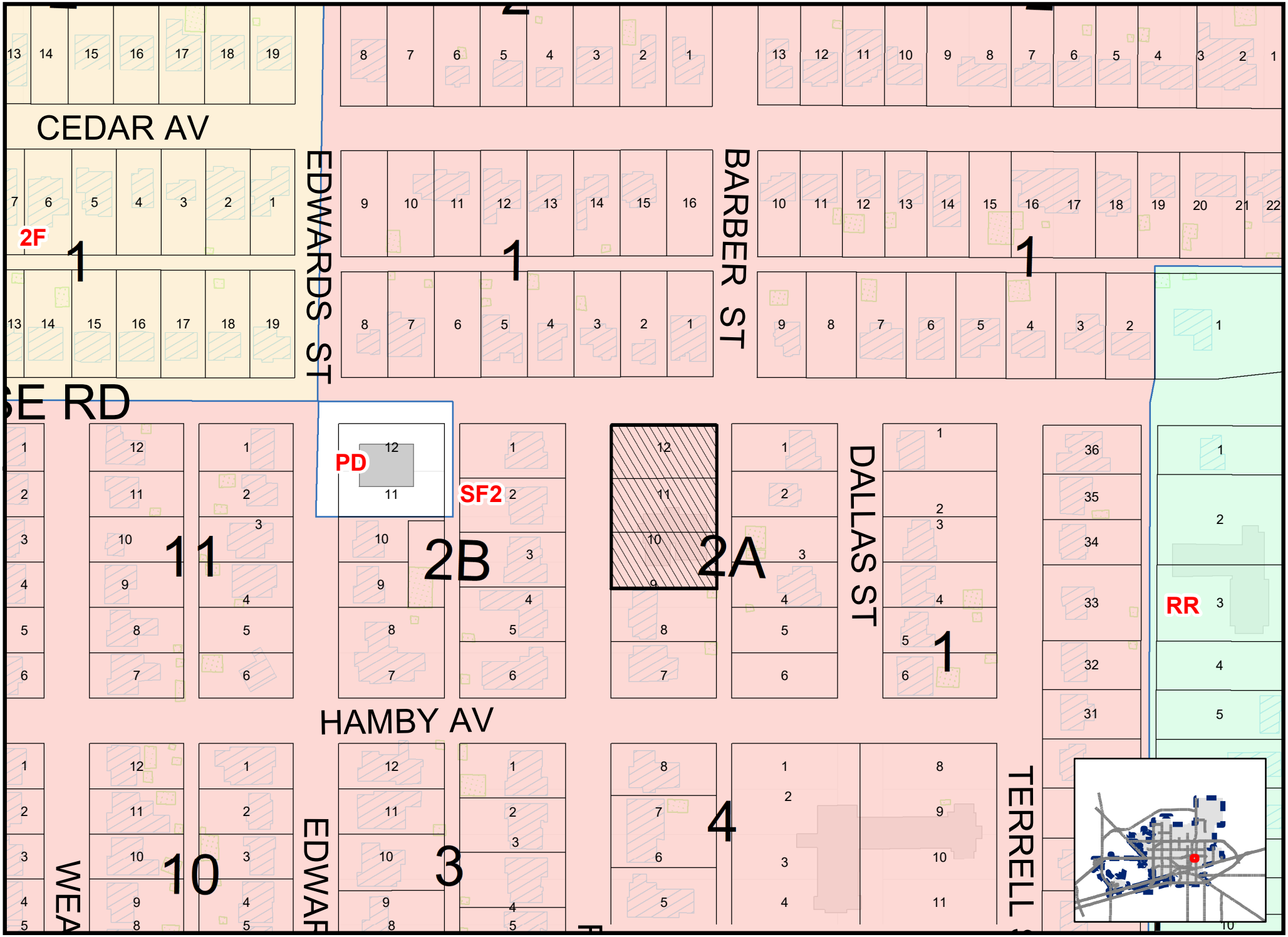

Map By VAS, 12/10/2020 PACKET SKET-20-0353 **Scale: 1" = 200'** **ZONING MAP** Page 1 of 1 January 4, 2021

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SILVERTIP
FX4

Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 04, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Valerie Sherman, Senior Planner**

SUBJECT: **Hold a public hearing and consider a request by Fair to Midland, LLC for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a bar, on Lot 2, Block 11, Correction Plat of Westridge Park Addition, Section 27, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Tradewinds Boulevard and Windhaven Drive. Council District 4) (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Current Zoning:

Details of Request:

The applicant is requesting a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a bar for Fair to Midland located at 1115 Tradewinds Boulevard, Midland, Texas 79706.

Current Zoning:

RR, Regional Retail District.

Surrounding Zoning and Land Use:

.
The property is located at 1115 Tradewinds Boulevard in the RR, Regional Retail District. The property to the north is zoned RR, Regional Retail District, and the location of a bar. The property to the east is zoned O-2, Office District, and the location of a medical office. The property to the south is zoned RR, Regional Retail District, and the location of a hotel. The property to the west, across Windhaven Drive, is zoned RR, Regional Retail District, and the location of a vacant lot.

Analysis:

Fair to Midland, LLC is requesting a Specific Use Designation with term, for the property located at 1115 Tradewinds Boulevard to be able to sell all alcoholic beverages, for on premises consumption, within a bar. The property is zoned RR, Regional Retail District, which allows the sales and on-premises consumption of alcoholic beverages with the approval of a Specific Use Designation.

The floor plan attached hereto as “Exhibit A” illustrates that the establishment, will have a total square footage of 11,913 square feet, with an alcohol serviceable area of 8,912 square feet.

The proposed site plan provides adequate access and internal circulation.

The restaurant is requesting the following hours of operation and alcohol service:

Sunday through Saturday from 11:00 a.m. to 2:00 a.m., of the following day.

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 schools or churches within 300 feet of the property.

Departmental Review:

Engineering: (Approved)

No objection.

Building Code: (Approved with Conditions)

The SUD for Fair to Midland is acceptable. The property must adhere to the current maximum occupant load of 592 for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Fire: (Approved)

No comments.

Transportation: (Approved)

No objections.

Code Administration: (Approved)

No comments.

Planning:

This request is in compliance with the Tall City Tomorrow Comprehensive plan, Chapter 6 Character Plan - Goal 4, “Encourage the development of places where Midland residents can gather and socialize to build connections” (Tall City tomorrow, page 137).

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

Conditions:

A. That the serviceable area of the bar shall be limited to approximately 8,912 square feet as shown in Exhibit “A”, which is attached hereto and incorporated herein for all purposes.

B. That the days and hours of alcoholic beverages sales and consumption shall be limited to:

Sunday through Saturday from 11:00 a.m. to 2:00 a.m., of the following day.

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

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

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

F. That in accordance with Section 9.07.E.3 of the zoning ordinance, the restaurant shall be in operation within 120 days from the final adoption date of this ordinance.

Letters of Objection:

As of December 30, 2020, staff has not received any letters of objections.

Attachments:

Attachments:

Site and Floor Plans (Exhibit A)

BUSINESS FOOTPRINT

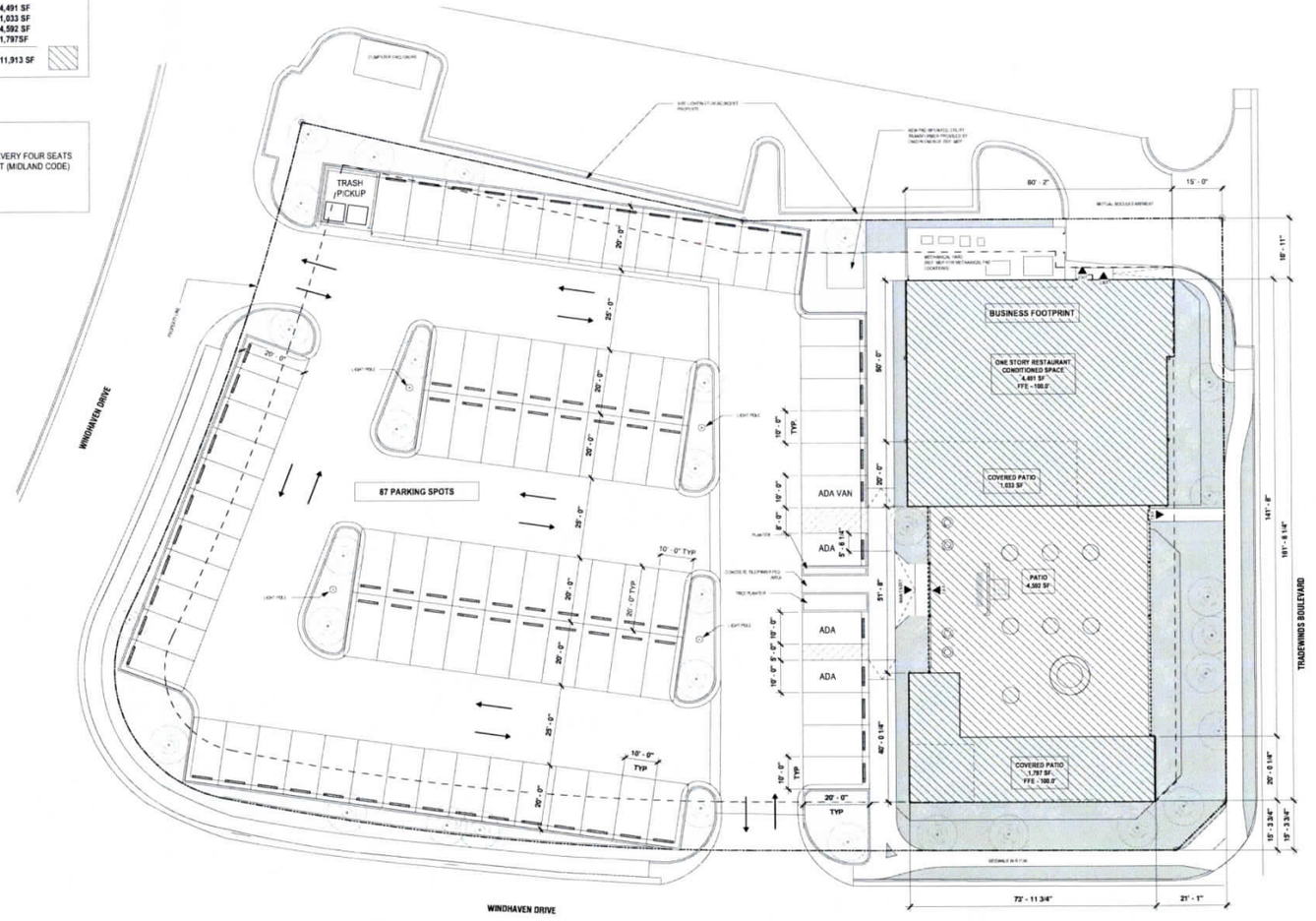
INTERIOR CONDITIONED SPACE:	4,491 SF
COVERED PATIO (ATTACHED)	1,033 SF
PATIO	4,592 SF
COVERED PATIO	1,797SF
TOTAL:	11,913 SF

PARKING CALCULATIONS

TOTAL SEATS SHOWN: 318

REQUIRED: ONE PARKING SPACE FOR EVERY FOUR SEATS UNDER MAXIMUM SEATING ARRANGEMENT (MIDLAND CODE)

PARKING SPACES REQUIRED:	80
PARKING SPACES SHOWN:	87



1 **SITE PLAN & PARKING - SPECIFIC USE PERMIT**
SCALE: 1/16" = 1'-0"

12/2020 11:37:36 AM THIS DRAWING IS THE PROPERTY OF THOUGHTBARN AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION

ANOTHER EXCITING PROJECT BY: **THOUGHTBARN** LLC

DESIGN
THOUGHTBARN LLC
4605 RED BLUFF RD - STUDIO A
AUSTIN TX 78702
O: 512.386.1579
INFO@THOUGHTBARN.COM
WWW.THOUGHTBARN.COM

DRAFT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LUCY BEGG TX REG ARCH #26395 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMITTING PURPOSES.

PROJECT
FAIR TO MIDLAND

1108 WINDHAVEN DR.
MIDLAND, TX, 79706

STAGE
SPECIFIC USE PERMIT

REVISIONS

#	DESCRIPTION	DATE

DRAWN BY: Author
CHECKED BY: Checker

DRAWING
SUP - SITE PLAN, DIMENSIONED

SCALE: As indicated
DATE: 09.09.20

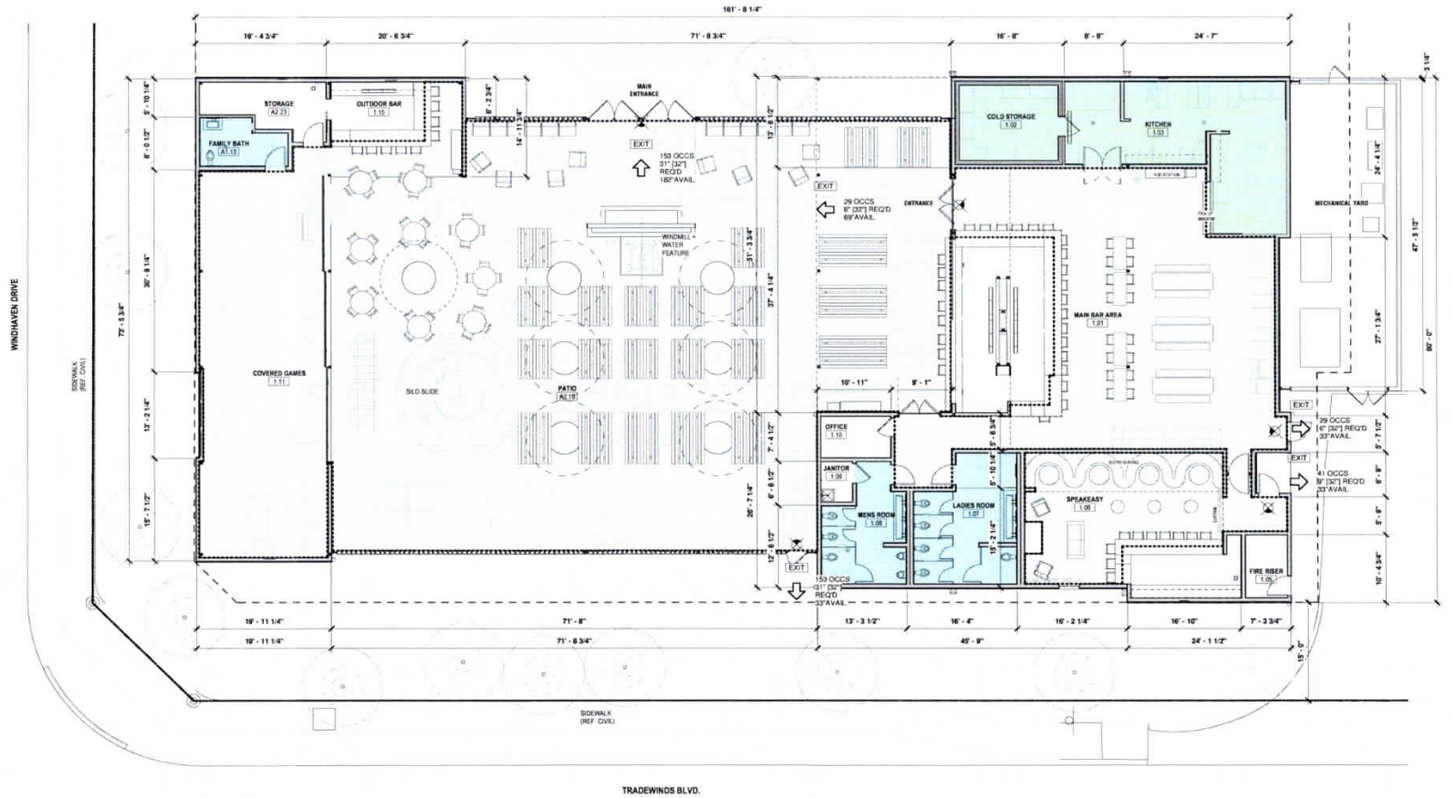
PAGE NUMBER
N/A

SQUARE FOOTAGE	
SERVICEABLE SF:	8,912 SF (shaded)
TOTAL BUSINESS SF:	11,913 SF

KITCHEN AREA	
WITH COLD ROOM:	756 SF
WITHOUT COLD ROOM:	552 SF

BATHROOM FIXTURES	
MENS ROOM:	3 TOILETS / 2 URINALS 3 BATHROOM SINKS
LADIES ROOM:	5 TOILETS 3 BATHROOM SINKS
FAMILY BATHROOM*:	1 TOILET 1 HANDWASH SINK

*IN EXCESS OF REQUIRED FIXTURES



1 **DIMENSION PLAN - SPECIFIC USE PERMIT**
SCALE: 1/8" = 1'-0"

THIS DRAWING IS THE PROPERTY OF THOUGHTBARN AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.

ANOTHER EXCITING PROJECT BY **THOUGHTBARN** LLC

DESIGN
THOUGHTBARN LLC
4605 RED BLUFF RD. | STUDIO A
AUSTIN TX 78702
O: 512 396 1579
INFO@THOUGHTBARN.COM
WWW.THOUGHTBARN.COM

DRAFT

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PROJECT
FAIR TO MIDLAND

1108 WINDHAVEN DR.
MIDLAND, TX, 79706

STAGE
SPECIFIC USE PERMIT

REVISIONS

#	DESCRIPTION	DATE

DRAWN BY: Author
CHECKED BY: Checker

DRAWING
SUP - PLAN, DIMENSIONED

SCALE: As indicated
DATE: 09.09.20

PAGE NUMBER
N/A 02

MIDLAND
Planning Division

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

Project Number: SUP-20-0091

Case Number: _____

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: Fair to Midland, LLC		Phone (512) 294-2951 Email chris@kpghospitality.com	
Address 1221 W 6th St., Ste. C	City Austin	State TX	Zip 78703-5276

Property Owner Printed Name: 1115 Tradewinds, LLC		Phone (512) 294-2951 Email chris@kpghospitality.com	
Address 1221 W 6th St., Ste. C	City Austin	State TX	Zip 78703-5276

Representative *(if different from Applicant or Property Owner)* Firm: BrackinSchwartz PLLC Printed Name: Marcus Schwartz and/or Catherine Chamblee		Phone (512) 549-8904 Email marcus@txliquorlaw.com	
Address 511 W 7th St.	City Austin	State TX	Zip 78701

Street Address: 1115 Tradewinds Boulevard, Midland, TX 79706

Business Name: Fair to Midland

Legal Description
Lot: 002 Block: 011 Subdivision: Westridge Park, Sec. 27, correction plat

Current Zoning: RR - Regional Retail District

Reason for Request: To serve alcoholic beverages (beer, wine, and liquor)

Type of Business *(restaurant, bar, lounge, nightclub, etc.)*: Bar with food service and games/amusements/art installations

Proposed/Current Days and Hours of Operation: 11 am - 2 am; Sun - Sat

Proposed Days and Hours of Alcohol Service: 11 am - 2 am; Sun - Sat

Total Square Footage of Business: 11,913

Square Footage of Alcohol Serviceable Area: 8,912

Restroom Fixtures:	**Toilets/Urinals:**	**Bathroom Sinks:**
Men	3 / 2	3
Women	**Toilets:** 5	**Bathroom Sinks:** 3

Additionally - 1 Family Restroom with 1 toilet and 1 sink

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
  - 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: 11/24/20
Applicant (printed): Chris Horne (Fair to Midland, LLC)	
Property Owner (signature):	Date: 11/24/20
Property Owner (printed) : Chris Horne (1115 Tradewinds, LLC)	

The Specific Use Permit 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, 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 Marcus Schwartz who, being by me duly sworn, upon oath says: That (s)he is authorized by 1115 Tradewinds, 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.

Authorized Agent (*signature*)

Subscribed and sworn to before me, this 2nd day of December, 20 20, to certify which witness my hand and seal of office.

JESSICA REEDY SOLE
My Notary ID # 126422744
Expires February 25, 2024

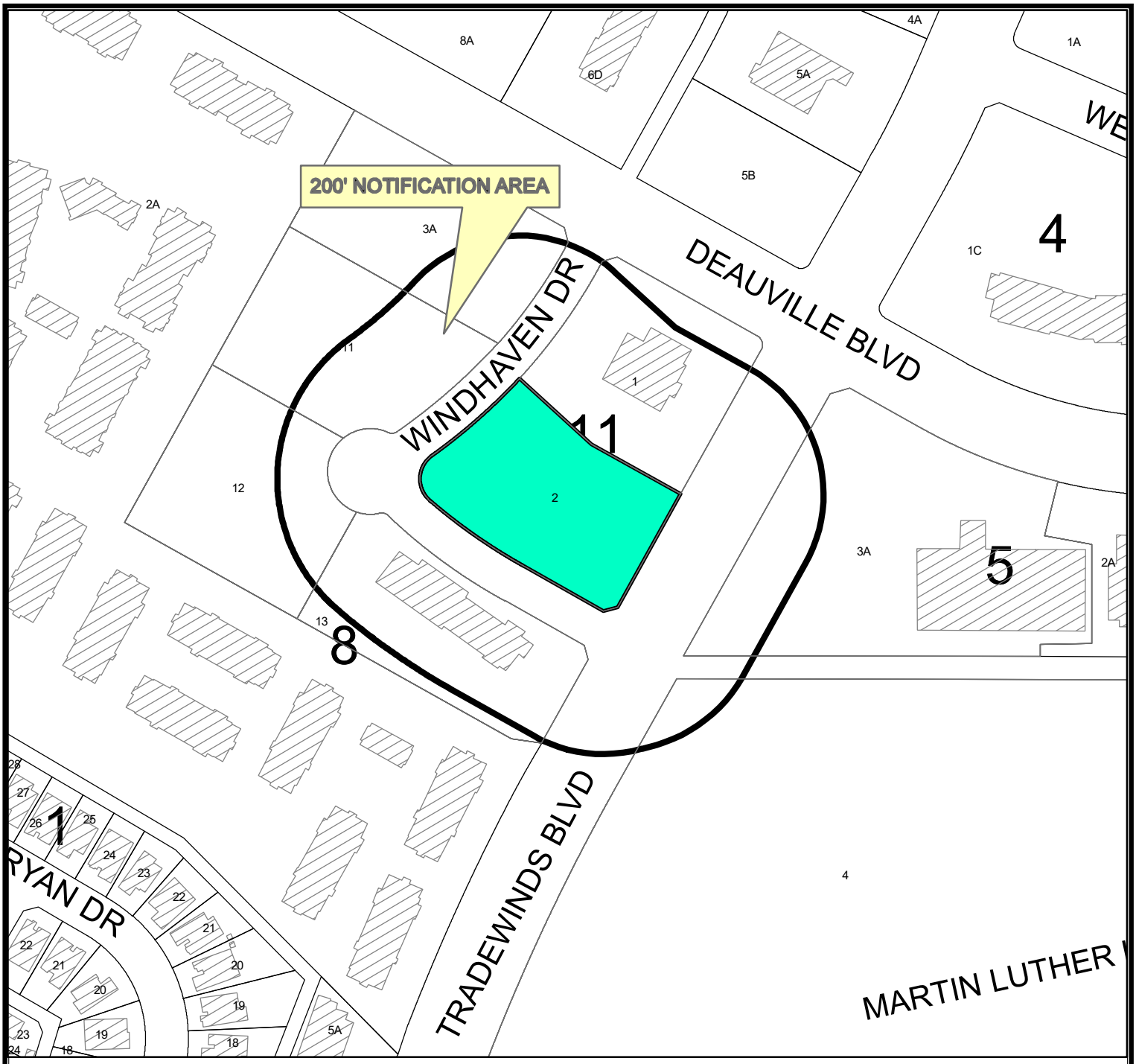
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY	
☐ Property Owner Authorization	☐ Dimensioned Floor Plan
☐ Application Fee	☐ Site Plan
Check # 4551	☐ Plans in Digital Format (PDF/JPEG)
Received By: DM	Date: RECEIVED DEC 0 3 2020

BY: .....

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



LOCATION MAP

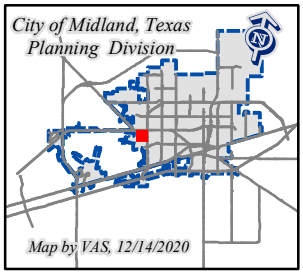
SUD-20-0091 **Scale: 1" = 200'**

Consider a request by Fair to Midland, LLC for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a bar, on Lot 2, Block 11, Correction Plat of Westridge Park, Section 27, City and County of Midland, Texas.

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

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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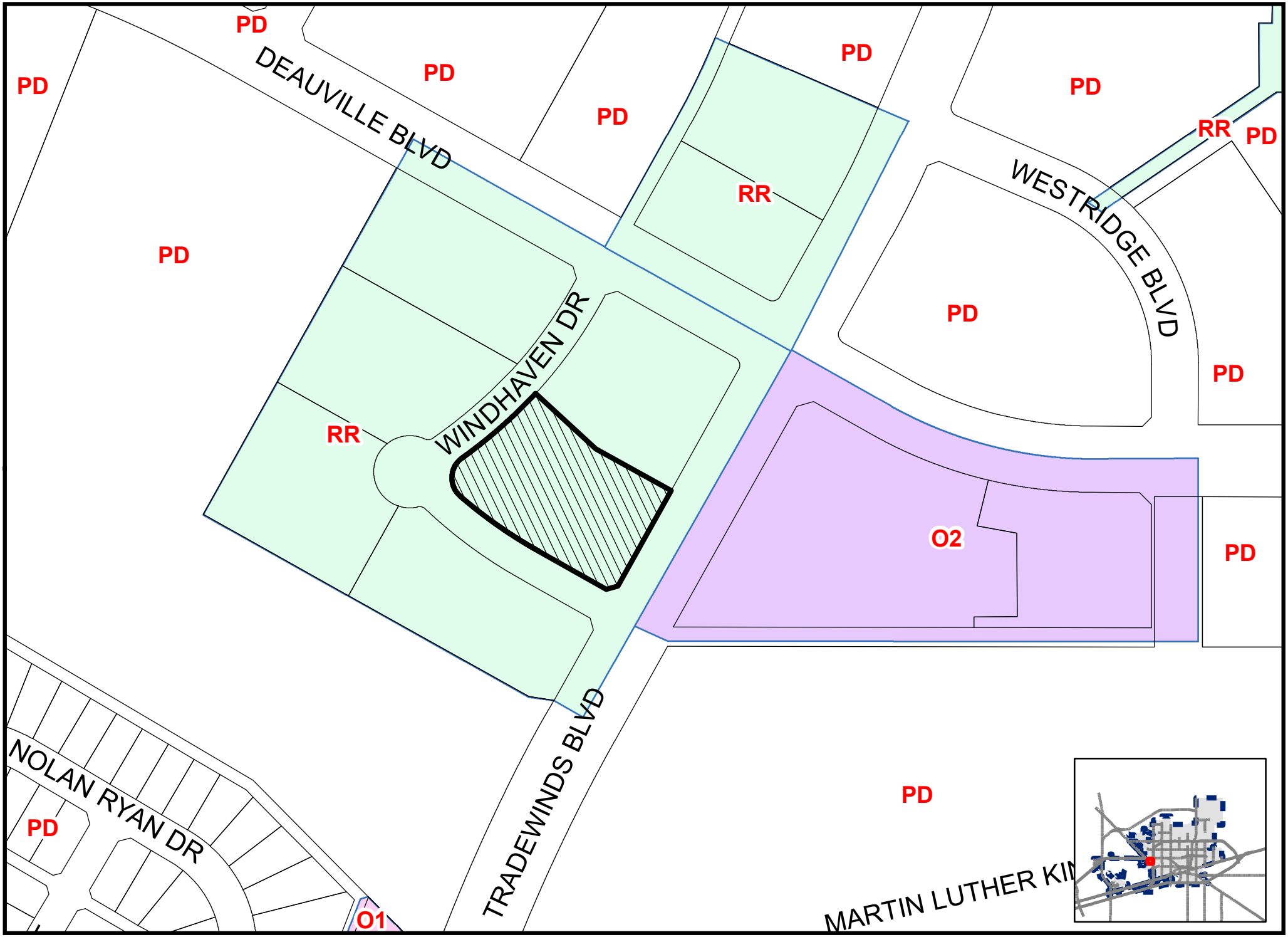

Map By VAS, 12/14/2020 PACKET

SKD-20-0091

Scale: 1" = 200'

ZONING MAP

Page 12.004

January 4, 2021

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Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 04, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Valerie Sherman, Senior Planner**

SUBJECT: **Hold a public hearing and consider a request by Truesdell Equipment Co. for a Specific Use Designation with Term for an electronic billboard on Lot 1, Block 3, Wakefield Addition, Section 3, City and County of Midland Texas. (Generally located on the southwest corner of the intersection of W. Interstate Highway 20 and S. Pease Trail. Council District 2) (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

_____ **Approve** ___X___ **Deny** _____ **Directional/Informational**

Current Zoning:

Details of Request:

The applicant is requesting a Specific Use Designation with Term for an electronic billboard at 4805 W. Interstate Highway 20, Midland, Texas 79706.

Current Zoning:

BP, I-20 Business Park District.

Surrounding Zoning and Land Use:

The property is located at 4805 W Interstate Highway 20, in the BP, I-20 Business Park District. The property to the north across W. Interstate 20 is zoned BP, I-20 Business Park District, and the location of a vacant lot. The property to the east is zoned BP, Business Park District, and the location of vacant lot. The property to the south is located outside of City limits in the extraterritorial jurisdiction and the location of a residential dwelling. The property to the west is zoned BP, I-20 Business Park District, and the location of an office.

Analysis:

The applicant is requesting a 672-square foot electronic billboard with an overall height of 42.5 feet.

Per Midland City Code, Section 11-7a-8(F)(3), Electronic Billboards: The allowed height for a billboard located on a property fronting on Interstate Highway 20 is 42.5 feet, and the allowed sign face of a billboard located on a property fronting Interstate Highway 20 is 672-square feet. This request meets the allowed billboard signage area and height requirements.

Per Midland City Code, Section 11-7a-8, Billboards and electronic billboards (CEVM): New billboards and electronic billboards are prohibited within designated special control areas. The proposed electronic billboard is not located in any of the special control areas. The location for the proposed electronic billboard is also outside of the AOZ-4, Airport Overlay Zone.

Per Midland City Code, Section 11-7a-8, Billboards and electronic billboards (CEVM): The minimum separation distance for a billboard or electronic billboard is 1,500 feet from either an existing billboard or electronic billboard or property zoned with Specific Use Permit for a billboard on the same side of the street. The proposed electronic billboard is approximately 1,093 feet away from another billboard located to the west, and approximately 550 feet away from another billboard located to the east. This request does not meet the minimum separation distance requirements for an electronic billboard.

Per Midland City Code, Section 11-7a-8(F)(2), Electronic Billboards: The minimum separation distance for an on-premises sign on the same property is 150 feet. Currently, the proposed electronic billboard would be the only sign on the property. This request meets the minimum separation distance requirements for a billboard and an on-premises sign.

Per Midland City Code, Section 11-7a-8(F)(6), Electronics Billboards: Setback requirements for billboards must follow the building setback requirements for the zoning district in which it is located. The proposed electronic billboard would be in the BP, Business Park District, which requires a minimum of a 35-foot front setback along Interstate Highway 20, and a minimum of a 10-foot side yard setback. The proposed billboard has a front setback of 35-feet and a side yard setback of 10-feet, which meets this requirement.

Departmental Review:

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

Transportation: (Denied)

Site has existing illegal access to I-20 service road. Access must be closed, and application made for a proper driveway permit.

No objection to billboard if access is brought into compliance with City Code and TxDOT regulations. No additional permits should be approved under current conditions.

Engineering: (Denied)

Traffic comments must be addressed:

Site has existing illegal access to I-20 service road. Access must be closed, and application made for a proper driveway permit.

No objection to billboard if access is brought into compliance with City Code and TxDOT regulations. No additional permits should be approved under current conditions.

Building Code: (Approved)

Sign must be subject to the 2018 International Building Codes and the 2020 National Electric Codes.

Fire: (Approved)

No comments.

Texas Department of Transportation:

We have received direction that this sign will require a permit from the TxDOT Commercial Signs Program. Please have the requestor contact Parker Stevens at Parker.Stevens@txdot.gov to get started with the process or with any questions.

Planning:

Per Midland City Code, Section 11-7a-8(F)(2), Electronic Billboards: This request does not meet the required minimum separation distance of 1,500 feet from existing billboard signs on the same side of the street; therefore, staff recommends denial of the Specific Use Designation with Term for an electronic billboard at 4805 W. Interstate Highway 20. However, if approved, staff recommends that it shall be subject to Conditions A through D.

Conditions:

A. That the location of the electronic billboard shall conform to the attached site plan (Exhibit A).

B. That the billboard shall not exceed 42.5-feet in height and a sign area of 672 square feet as shown in Exhibit B.

C. That the billboard shall be in compliance with all applicable State and Local laws at all times.

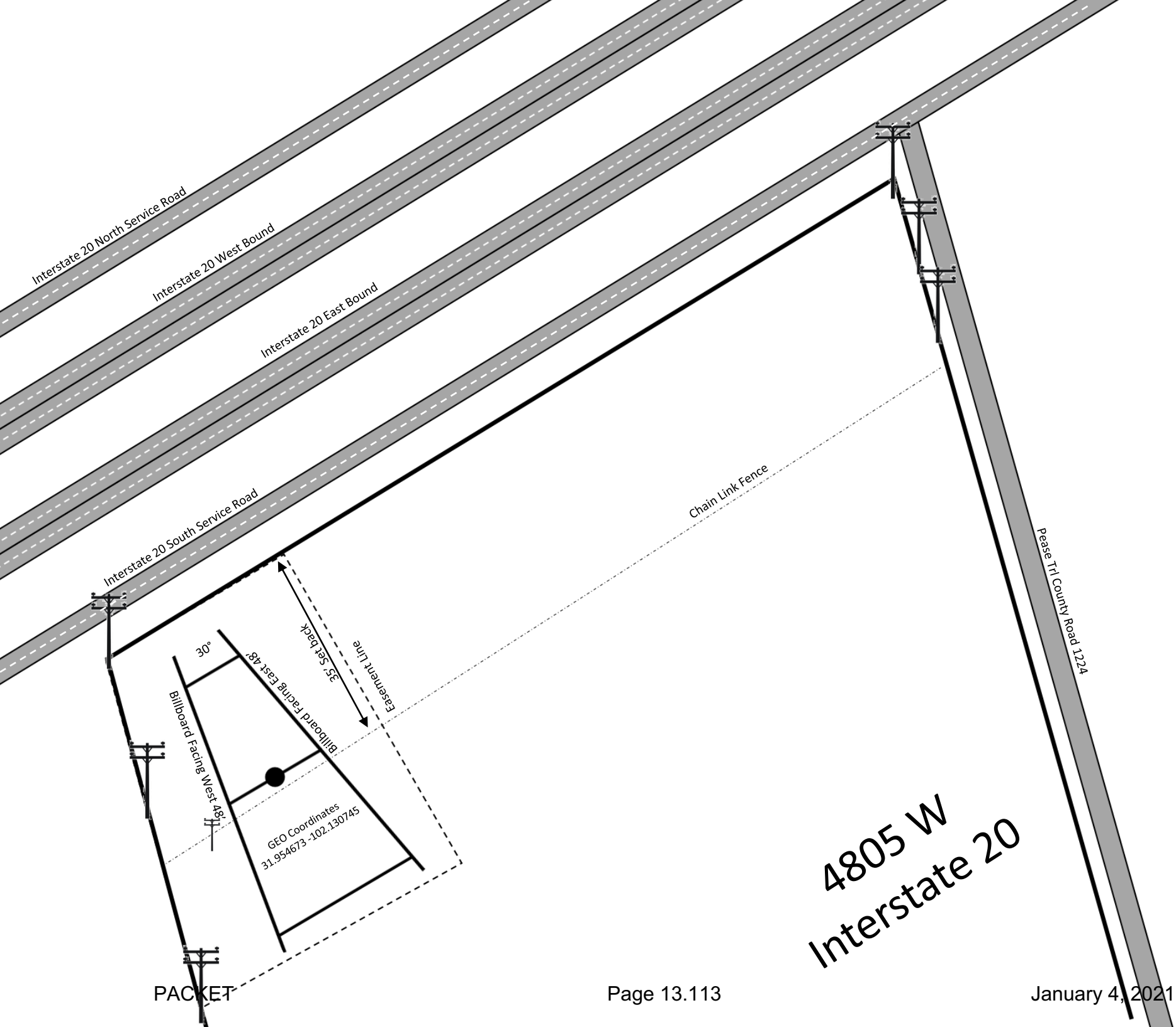
D. That the applicant, Boomley LLC, shall be responsible for ensuring that all conditions of this Specific Use Designation are met.

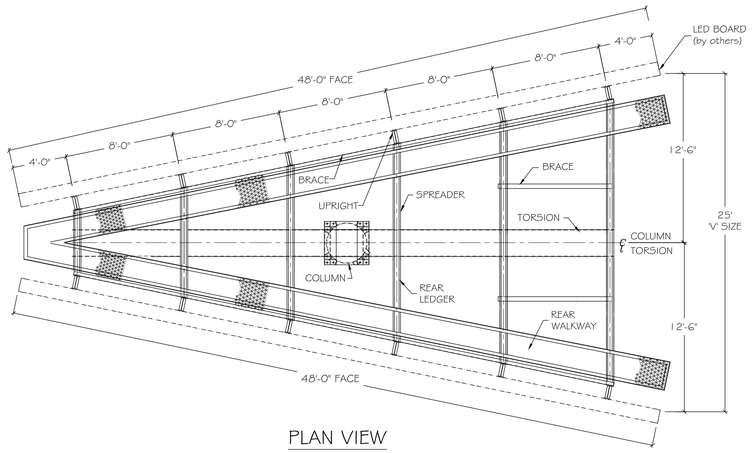
Letters of Objection:

As of December 30, 2020, staff has not received any letters of objections.

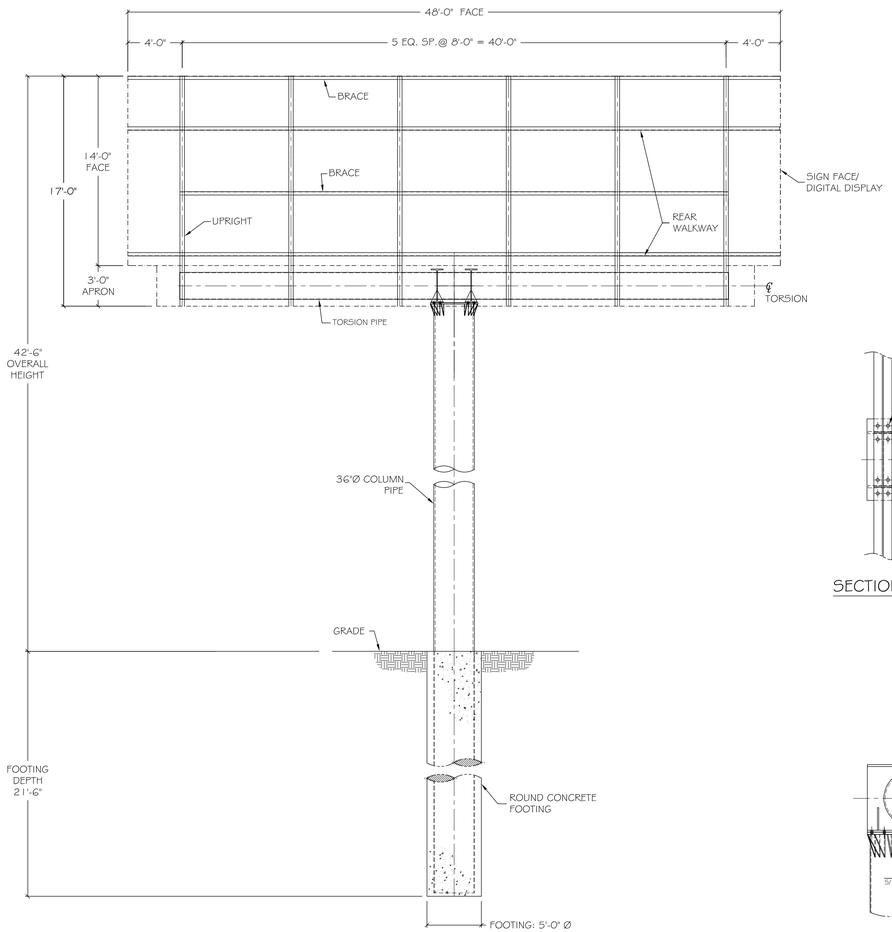
Attachments:

Site Plan (Exhibit A)
Sign Dimensions (Exhibit B)
Sign Calculations
Application
Maps

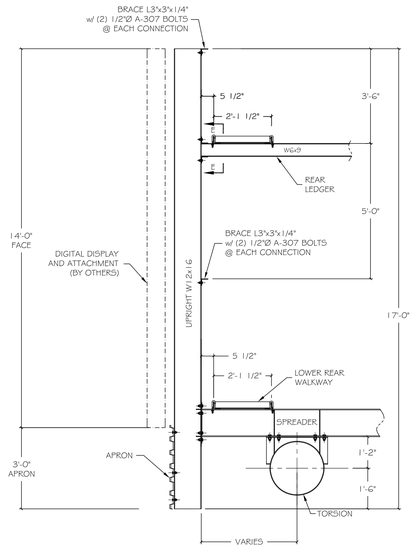

Interstate 20 North Service Road
Interstate 20 West Bound
Interstate 20 East Bound
Interstate 20 South Service Road
Chain Link Fence
Pease Trl County Road 1224
Easement Line
35' Set back
30°
Billboard Facing East 48'
Billboard Facing West 48'
GEO Coordinates
31.954673 -102.130745
4805 W
Interstate 20



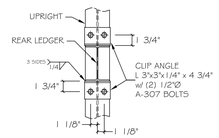
PLAN VIEW



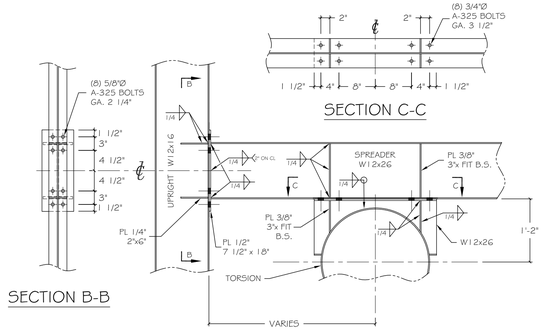
ELEVATION



TYPICAL SECTION THRU LED FACE



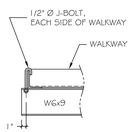
SECTION E-E



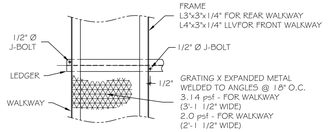
SECTION B-B

SECTION C-C

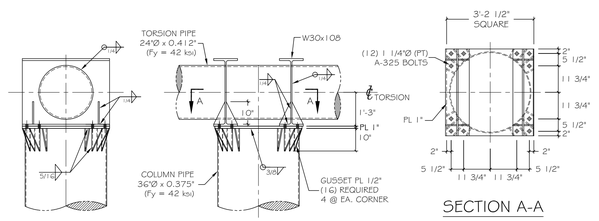
UPRIGHT-SPREADER-TORSION CONNECTION



WALKWAY MOUNTING DETAIL



TYPICAL WALKWAY DETAIL



COLUMN-TORSION CONNECTION

SECTION A-A

NOTES AND SPECIFICATIONS

(APPLY UNLESS OTHERWISE NOTED)

CODE - 2018 IBC

WIND DESIGN - SIGN STRUCTURE WIND LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE 7-16 SECTION 29.3.1.
BASIC WIND SPEED: 105 MPH (3 SECOND GUST)
RISK CATEGORY: II
EXPOSURE: C
DESIGN WIND PRESSURE (SERVICE LEVEL): 23.3 PSF (AVERAGE), 32.9 PSF (MAXIMUM AT ENDS), REFER TO ASCE 7-16 FIGURE 29.3-1.
ANY SIGN COMPONENTS NOT SPECIFICALLY DETAILED ON THESE DRAWINGS BUT ATTACHED TO THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE INFORMATION ABOVE.

DESIGN LIVE LOAD - MAINTENANCE PLATFORM 40 PSF OR 300 LBS CONCENTRATED LOAD.

DESIGN DEAD LOAD -
DIGITAL DISPLAY: 9000 LBS EACH
OTHER STRUCTURAL MEMBERS: AS NOTED IN CALCULATIONS

STEEL - WIDE FLANGES - ASTM A-992, OTHER SHAPES & PLATES - ASTM A-36.

PIPE SECTIONS - ASTM A53 GR B OR A252 GR 2, OR API 5L (WITH MINIMUM YIELD STRENGTH AS INDICATED ON DRAWINGS).

EXPANDED METAL GRATING - EXPANDED METAL GRATING SHALL BE MANUFACTURED FROM CARBON STEEL IN CONFORMANCE WITH THE EXPANDED METAL MANUFACTURERS ASSOCIATION (EMMA) STANDARD NO. 557-99, 'STANDARDS FOR EXPANDED METAL.' EMMA IS A DIVISION OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM),

ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO LATEST AISC SPECIFICATIONS AND STANDARD PRACTICE.

PAINTING - ALL STRUCTURAL STEEL, EXPOSED TO WEATHER, SHALL BE SHOP PRIMED AND PAINTED IN ACCORDANCE WITH AISC 335 (SPECIFICATION) AND AISC 303 (STANDARD PRACTICE).

CONCRETE - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI (DESIGNED AT 2,500) AT 28 DAYS AND BE PLACED IN ACCORDANCE WITH ACI 318. CONCRETE MIX SHALL BE PROPORTIONED WITH A MAXIMUM WATER CEMENT RATIO OF 0.50.

WELDING - ALL WELDING MATERIALS AND COMPONENTS SHALL BE IN COMPLIANCE WITH AWS D1.1 USING E70XX ELECTRODES.

BOLTS - ALL REGULAR SHALL CONFORM TO ASTM A-307. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A-325N. ALL BOLTS SHALL BE INSTALLED TO A SNUG TIGHT CONDITION UNLESS NOTED TO BE PRE-TENSIONED (PT). PT BOLTS SHALL BE FULLY TENSIONED PER AISC TURN OF THE NUT METHOD (1/3 OF A TURN PAST A SNUG TIGHT CONDITION) OR OTHER AISC APPROVED TENSIONING METHOD.

ROUND COLUMN FOOTING - EMBEDMENT DEPTH FOR FOOTING DOES NOT APPLY TO LOCATIONS WHERE WALLS OF THE HOLE WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, OR WHERE UNCOMPACTED FILL OR ORGANIC FILL EXISTS. FOUNDATION IS DESIGNED UTILIZING LATERAL BEARING PER IBC SECTION 1807.3.2.1. ALLOWABLE LATERAL SOIL PRESSURE PER IBC TABLE 1806.2 IS 150 PSF/FT (SOIL CLASS TYPE 4: SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL). DESIGNED LATERAL SOIL PRESSURE HAS BEEN MULTIPLIED BY 2 PER SECTION 1806.3.4. VERIFY SOIL TYPE DURING EXCAVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.

EXTEND COLUMN PIPE TO BOTTOM OF FOOTING (3" CONCRETE COVER REQUIRED)

SPECIAL INSPECTIONS - SPECIAL INSPECTIONS ARE REQUIRED PER CHAPTER 17 FOR THE FOLLOWING ITEMS:

-- STEEL CONSTRUCTION: MATERIAL VERIFICATION OF STRUCTURAL STEEL
PERIODIC INSPECTION OF JOINT DETAILS
-- FIELD WELDING: PERIODIC INSPECTION OF SINGLE PASS FILLET WELDS ≤ 5/16"
CONTINUOUS INSPECTION OF FILLET WELDS ≥ 3/8"
CONTINUOUS INSPECTION OF ANY MULTI PASS FILLET WELD
CONTINUOUS INSPECTION OF PLUG/SLOT WELDS
MATERIAL VERIFICATION OF WELD FILLER MATERIAL
-- HIGH STRENGTH BOLTS: PERIODIC INSPECTION TO REVIEW FASTENER COMPONENTS AND TENSIONING.
-- DRILLED FOUNDATION: PERIODIC INSPECTION TO VERIFY EXCAVATION DIMENSIONS

STEEL FABRICATOR - ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED BY THE FOLLOWING CITY OF PHOENIX APPROVED FABRICATOR:
PAGE STEEL
2040 INDUSTRIAL DRIVE
PAGE, AZ 85040

UNLESS SPECIFICALLY INDICATED AS FIELD WORK, NO FIELD WELDING IS ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. SPECIAL INSPECTIONS IS REQUIRED FOR ALL FIELD WELDING.

THE ERECTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE ERECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ERECTORS SHALL NOTIFY ENGINEER IF STRUCTURE IS LOCATED NEAR ANY BUILDINGS.

THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION OR ERECTION OF THIS STRUCTURE.

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RMG OUTDOOR, INC.
PROFESSIONAL SEAL VALID ONLY WHEN FABRICATED BY THE ABOVE. IT IS PROVIDED FOR PERMIT PURPOSES ONLY.

ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM
RMG OUTDOOR, INC.

CUSTOMER
BOOMLEY LLC

SIGN LOCATION
ODESSA, TX

STATE OF TEXAS
JOHN E. SKWIOT
104240
LICENSED
PROFESSIONAL ENGINEER
Signed: 12/02/2020

14' x 48'
CENTERMOUNT
25' V-BUILD
SIGN STRUCTURE
LED READY

ENG. NO.	DR.	CH.
G-11576	DBM	JS
DRAWING NO.	DATE	
	12/2/2020	
	SHEET NO.	
	1 of 1	

RMG Outdoor Inc.
4425 North 24th Street, Suite 200
Phoenix, Arizona 85016
Phn: (602) 230-8634 Fax: (602) 230-9071

F:\CAD\RMG E-SHEETS\20201448 CM25V 42.5 FT OAH - G-11576 - BOOMLEY LLC - ODESSA TX

RMG Outdoor Inc.	4425 N 24TH ST. - STE 200 PHOENIX, AZ 85016 602-230-8634 / 800-525-8509 FAX 602-230-9071	TITLE: Cover Sheet	JOB #: ENG. #: G-11576 DATE: Dec-20 BY: JS SHEET: COV

COVER SHEET

CUSTOMER: BOOMLEY LLC

LOCATION: ODESSA, TX

SIZE OF FACE: 14 **X** 48 **(ft)**

H.A.G.L.: 25.5 **(ft)** **OA HEIGHT:** 42.5 **(ft)**

WIND LOAD: 105 MPH - EXPOSURE C

SOIL: 150/300 **(psf/ft)**

STRUCTURE DESIGN:

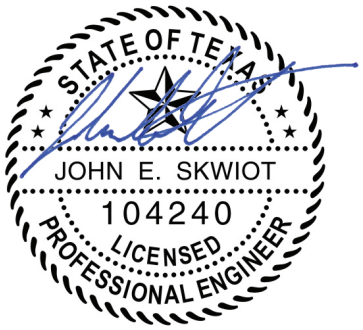
- **X** **CENTER MOUNT**
- ____ **PARTIAL FLAG - DISTANCE =** ____
- ____ **FULL FLAG - COLUMN LOCATION** ____
- ____ **OFFSET =** ____ **(ft)**
- **X** **V-BUILD** ____ **°** **ANGLE OR** **25** **(ft) MAX OPENING**
- ____ **BACK TO BACK**
- ____ **SINGLE-FACE**
- ____ **MULTI POST DESIGN - SPACING =** ____ **(ft)**
- ____ **ENCLOSURE**

FOOTING DESIGN:

- **X** **ROUND**
- ____ **SQUARE**
- ____ **SPREAD**

SPECIAL CONDITIONS:

1. LED READY - 9000 LBS (EACH)



Signed: 12/02/2020

REVISIONS:

RMG Outdoor Inc.
4425 N 24TH ST. - STE 200
PHOENIX, AZ 85016
602-230-8634 / 800-525-8509
FAX 602-230-9071

TITLE:	Specifications
JOB #:	
ENG. #:	G-11576
DATE:	Dec-20
BY:	JS
SHEET:	1

DESIGN SPECIFICATIONS

CODE:	**2018 INTERNATIONAL BUILDING CODE**
STEEL:	
WIDE FLANGES:	**ASTM A992, F_y = 50 ksi**
OTHER PLATES AND SHAPES:	**ASTM A36, F_y = 36 ksi**
PIPE SECTIONS:	**ASTM A53B, A252 OR API 5LX, Fy AS NOTED**
WELDING:	**AWS D1.1**
BOLTS:	**ASTM A307 OR A325N AS NOTED**
CONCRETE:	**f'_c = 3000 psi AT 28 DAYS (DESIGNED AT 2500)**
REINFORCING STEEL:	**ASTM A706, GRADE 60 (F_y = 60 ksi)**
WOOD:	**DOUGLAS FIR LARCH #2**
FOUNDATION:	**IBC TABLE 1806.2 (CLASS 5 MATERIAL)**
	ALLOWABLE BEARING PRESSURE = 2000 psf
	PASSIVE LATERAL RESISTANCE
	(1806.3.4) = 150 x 2 = 300 psf

DESIGN LOADS:	
WIND:	**105 MPH - EXPOSURE C**
LIVE:	
CATWALKS:	**40 psf OR 300#**
DEAD:	
STATIC SIGN FACE:	**N/A**
DIGITAL DISPLAY:	**9,000# EACH**
PIGEON PAN:	**N/A**

OTHER MEMBERS AS NOTED IN CALCULATIONS

RMG Outdoor Inc.
4425 N 24TH ST. - STE 200
PHOENIX, AZ 85016
602-230-8634 / 800-525-8509
FAX 602-230-9071

TITLE: Wind Pressures

JOB #:
ENG. #: G-11576
DATE: Dec-20
BY: JS
SHEET: WIND (2)

Wind Load Design for 2018 IBC / ASCE 7-16

$p_w = q_z G c_f$ — ASCE 29.3.1 (Eq. 29.3-1, modified to change to pressure in lieu of force)

$q_z = 0.00256(K_z)(K_{zt})(K_d)(V^2)$ — ASCE 26.11

$c_f =$ See Below — ASCE Figure 29.3-1

$K_{zt} = 1.0$

$K_d = 0.85$ — ASCE Table 26.6-1

$G = 0.85$

$V = 105$ — Risk Category II

$K_z = 1.06$ (Exposure C) — ASCE Table 26.10-1

Overall Height (ft)	K_z (Exposure C)
0-15	0.85
20	0.90
25	0.94
30	0.98
40	1.04
50	1.09
60	1.13
70	1.17
80	1.21
90	1.24
100	1.26
120	1.31
140	1.36
160	1.39

Structures to be designed using load combination D + L + 0.6W

c_f Calculations per ASCE Figure 29.3-1

Sign Width (B) =	48
Sign Overall Height (h) =	42.5
Sign HAGL =	25.5
Sign Face Height (s) =	17
Clearance Ratio (s/h) =	0.4
Aspect Ratio (B/s) =	2.824

Case A and Case B

$c_f =$	1.8	$0.6p_w =$	23.34

(AVERAGE WIND LOAD) - USE FOR GLOBAL DESIGN

Case C - Only applicable for B/s > 2

0 to s	$c_f =$	2.54	$p_w =$	32.94	(MAXIMUM WIND LOAD) - USE FOR ELEMENT DESIGN
s to 2s	$c_f =$	1.67	$p_w =$	21.66	
Balance	$c_f =$	1.15	$p_w =$	14.91	

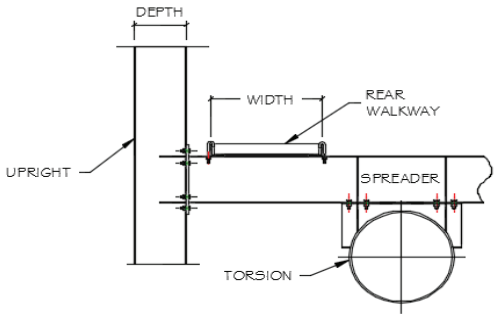
RMG Outdoor Inc.
4425 N 24TH ST. - STE 200
PHOENIX, AZ 85016
602-230-8634 / 800-525-8509
FAX 602-230-9071

TITLE: REAR WALKWAY DESIGN

JOB #:
ENG. #: G-11576
DATE: Dec-20
BY: JS
SHEET:

REAR WALKWAY DESIGN :

Walkway Width, (W) =	2	ft
Upright Spacing (L1) =	8	ft
Walkway Cantilever (L2) =	4	ft



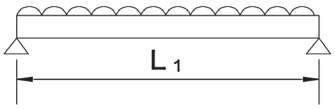
WALKWAY STRINGER DESIGN :

DEAD LOAD :

Stringer (L3x3x1/4) :	4.9	plf	x	2	=	9.80 plf
Grating :	2.00	psf	x	2 ft	=	4 plf
10 % Misc. :					=	1.38 plf
				TOTAL =		15.18 plf

LIVE LOAD :		
Uniform Load =	40	psf.
Point Load =	300	lbs.

SIMPLE SPAN : L_1 = 8 ft



DEAD LOAD

M_{DL} = 15.18 x (8 / 8)^2 = 121.4 ft-lbs

LIVE LOAD

$M_{point\ load}$ = 300 x (8 / 4) = 600 ft-lbs

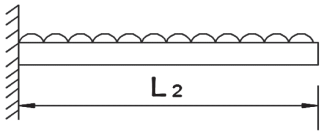
$M_{uniform\ load}$ = (40 x (2) (8)^2 / 8) = 640 ft-lbs

M_{TOTAL} = 121.4 + 640 = 761.4 ft-lbs

M = 1321.4 / 2 STR = 0.661 kip-ft / stringer

S_{req} = Ω M / F_y = 1.67 x (7.93) / 36 = 0.368 in^3 < 0.569 in^3 **OK**

CANTILEVER : L_2 = 4 ft



DEAD LOAD

M_{DL} = 15.18 x (4 / 2)^2 = 121.4 ft-lbs

LIVE LOAD

$M_{point\ load}$ = 300 x 4 = 1200 ft-lbs

$M_{uniform\ load}$ = (40 x (2) (4)^2 / 2) = 640 ft-lbs

M_{TOTAL} = 121.4 + 1200
= 1321.4 ft-lbs **GOVERNS**

USE : L 3x3x1/4 AT REAR WALKWAY S_x = 0.569 in^3

Expanded Metal

CARBON STEEL GRATING-ASTM A1011

Style	Weight in lbs. per C.S.F	Standard Sizes in Feet		Size of Openings in inches		Center to Center of Bond in inches		Size of Strands in inches		Percent Open Area	No. of Diamonds per ft SWD	Overall Thickness in inches
	Plain	Galv.	Width	Length	Width	Length	Width	Length	Width	Thickness			
2 lb	200	218	4-6	8	1.000	3.600	1.333	5.330	0.235	0.135	77	9	0.460
3 lb	300	320	4-6	8-10	0.938	3.438	1.333	5.330	0.261	0.183	73	9	0.500
3.14 lb	314	334	4-6	8-10	1.625	4.875	2.000	6.000	0.308	0.250	74	6	0.562
4 lb	400	430	4-5-6	8-10	0.938	3.438	1.333	5.330	0.297	0.215	65	9	0.625
4.27 lb	427	457	4-6	8-10	1.000	2.875	1.412	4.000	0.297	0.250	68	8.5	0.625
5 lb	500	550	4-5-6	8-10	0.813	3.375	1.333	5.330	0.327	0.250	52	9	0.625
6.25 lb	625	685	4-6	8-10	0.813	3.375	1.412	5.330	0.347	0.312	55	8.5	0.750
7 lb	700	750	4-6	8	0.813	3.375	1.412	5.330	0.388	0.312	60	8.5	0.750

Above conforms to EMMA 557-99

ANY MFR CONFORMING TO THIS STANDARD IS ACCEPTABLE

ALUMINUM GRATING-ALLOY 5052 H32

2 lb	200	-	4-6	8	1.000	3.600	1.333	5.330	0.235	0.250	77	9	0.460

Above conforms to EMMA 557-99

CARBON STEEL LONG LENGTH SWD (CATWALK GRATING)-ASTM A 569/569M

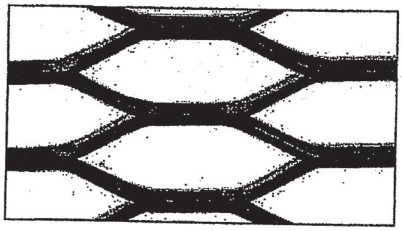
2 lb	200	218	8	1	1.000	3.600	1.333	5.330	0.235	0.135	77	9	0.460
3 lb	300	320	8-10	2-2.6-3-4	0.938	3.438	1.333	5.330	0.261	0.183	73	9	0.500
3.14 lb	314	334	8-10	2-2.6-3-4	1.625	4.875	2.000	6.000	0.308	0.250	74	6	0.562
4 lb	400	430	8-10	2-2.6-3-4	0.938	3.438	1.330	5.330	0.297	0.215	65	9	0.625
4.27 lb	427	457	8-10	2-2.6-3-4	1.000	2.875	1.412	4.000	0.297	0.250	68	8.5	0.625
5 lb	500	550	8-10	2-2.6-3-4	0.813	3.375	1.333	5.330	0.327	0.250	52	9	0.625
6.25 lb	625	685	8	1	0.813	3.375	1.412	5.330	0.347	0.312	55	8.5	0.750

Above conforms to EMMA 557-99

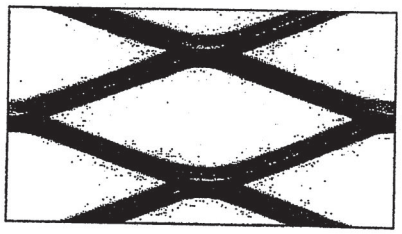
ALUMINUM LONG LENGTH SWD (CATWALK GRATING)-ALLOY 5052 H32

2 lb	200		8	2-2.6-3-4	1.000	3.600	1.333	5.330	0.235	0.250	77	9	0.460

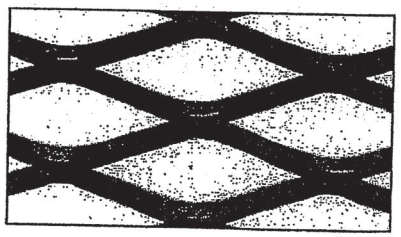
Above conforms to EMMA 557-99



2.0 lb-3.0 lb-4.0 lb-5.0 lb-6.25 lb-7.0 lb



3.14 lb



4.27 lb

Style	Weight in lbs. per C.S.F	Standard Sizes in Feet		Size of Openings in inches		Center to Center of Bond in inches		Size of Strands in inches		Percent Open Area
	Plain	Width	Length	Width	Length	Width	Length	Width	Thickness	
Steel	1.590	4-6	8	1.327	6.400	1.550	7.100	0.122	0.131	65
Aluminum	0.630	4-6	8	1.250	6.125	1.500	5.330	0.125	0.134	65

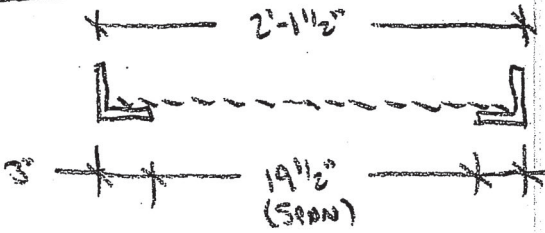
ORNAMESH CARBON STEEL-ASTM A A1011-ALUMINUM ALLOY 5005 H34

Above conforms to EMMA 557-99

WALKWAY GRATING

LOADS: 40 PSF OR 300# CONC LOAD
↖ DISTRIBUTE PER 1607.4

2' WALKWAY



- CONC LOAD GOVERNS
- CONVERT TO PSF
  $= \frac{300}{(2)(2.5)} = 60$ PSF

USE 2.0# CARBON STEEL GRATE FOR 2' WALKWAYS

SEE FOLLOWING SHEETS

3' WALKWAY

SPAN = 31.5"

LOAD = $\frac{300}{(2.5)(2.5)} = 48$ PSF

USE 3.0# OR 3.14# CARBON STEEL GRATE FOR 3' WALKWAYS

GRATING MFR SHALL BE IN CONFORMANCE W/ EMMA 557-99

Expanded Metal Grating

LOAD & DEFLECTION TABLE

Deflections shown in shaded areas can be safely used at the discretion of the engineer: however, these deflections exceed 1/4".

Grating Style	Load Cond.	Clear Span	Load in Pounds 50	100	150	200	250	300	350	400	Deflection in Inches 450	500
2.0# CARBON STEEL	c	18"	.052	.105	.158	.211	264	317	367			
		24"	.125	.250	.175	500						
		30"	.244	489								
		36"	422									
	u	18"	.049	.099	.147	.196	.245	294	343			
		24"	.156	313	468							
		30"	382									
		36"	791									
3.0# CARBON STEEL	c	24"	.068	.132	.197	263	329	395	462			
		30"	.116	.228	345	460						
		36"	.192	380	570							
		42"	280	561								
		48"	380	762								
	u	24"	.073	.146	.220	293	366	440				
		30"	.155	311	463							
		36"	330	660								
		42"	527									
3.14# CARBON STEEL	c	24"	.049	.094	.140	.187	.234	280	326	372	420	465
		30"	.099	.198	297	396						
		36"	.180	357	535							
		42"	.225	455	684							
		48"	342	687								
	u	24"	.057	.115	.173	.230	288	346	404	462		
		30"	.129	259	388	517						
		36"	315	626								
		42"	449									
		48"	745									
4.0# CARBON STEEL	c	24"	.031	.064	.096	.128	.160	.192	.224	.256	288	320
		30"	.060	.120	.180	.240	300	360	420	480		
		36"	101	.205	310	402	505	605				
		42"	.158	315	473	630						
		48"	.218	433	648							
	u	24"	.037	.073	.111	.147	.184	.222	259	296	333	370
		30"	.068	.135	.205	274	340	410	477	545		
		36"	.180	358	536							
		42"	283	565								
		48"	487									
4.27# CARBON STEEL	c	24"	.038	.078	.116	.156	.196	.235	275	315	355	395
		30"	.081	.163	.245	327	409	491				
		36"	.124	.250	379	505						
		42"	.199	399	598							
		48"	.242	480	720							
	u	24"	.038	.079	.120	.160	.200	.240	280	320	360	400
		30"	.078	.156	.235	312	390	470				
		36"	.186	373	560							
		42"	379									
		48"	542									
5.0# CARBON STEEL	c	24"	.023	.047	.070	.093	.116	.140.	164	.186	.210	.234
		30"	.033	.087	.130	.174	.217	261	304	348	391	433
		36"	.078	.154	.230	305	383	458	535			
		42"	.103	.206	310	414	515	617				
		48"	.155	306	459	610						
		54"	.242	485	730							
	u	24"	.025	.050	.075	.100	.125	.150	.175	.200	.225	.250
		30"	.061	.123	.184	.246	307	369	430	491	552	
		36"	.133	265	395	526						
		42"	.200	400	600							
		48"	355	708								
		54"	605									

AT SPAN = 19 1/2" & LOAD = 60PSF; Δ = 0.091" ∴ OK FOR 2' walkway

AT SPAN = 31 1/2" & LOAD = 48 PSF; Δ = 0.20" ∴ OK FOR 3' walkway

LOAD & DEFLECTION TABLE

Grating Style	Load Cond	Clear Span	Load in Pounds 50	100	150	200	250	300	Deflection in Inches 350	400	450	500
6.25# CARBON STEEL	c	24"	.015	.030	.045	.060	.075	.090	.105	.120	.135	.150
		30"	.035	.069	.103	.137	.171	.206	.240	.274	.308	.342
		36"	.054	.108	.161	.216	.269	.324	.377	.431	.484	.537
		42"	.084	.166	.247	.329	.412	.492	.575			
		48"	.117	.236	.355	.474	.593					
		54"	.167	.336	.506	.670						
		60"	.225	.452	.683							
		72"	.456	.912								
	u	24"	.017	.035	.054	.072	.090	.110	.127	.145	.164	.181
		30"	.045	.091	.135	.180	.226	.270	.316	.360	.405	.450
		36"	.092	.184	.276	.368	.460	.552				
		42"	.150	.302	.451	.602						
		48"	.285	.576								
		54"	.457									
		60"	.606									
7.0# CARBON STEEL	c	30"	.030	.061	.090	.121	.152	.182	.212	.242	.273	.303
		36"	.051	.101	.151	.201	.251	.301	.351	.401	.451	.501
		42"	.065	.130	.195	.259	.325	.389	.452	.515	.580	
		48"	.095	.190	.282	.376	.470	.565				
		54"	.143	.283	.423	.564						
		60"	.203	.405	.610							
		72"	.355	.708								
	u	30"	.039	.079	.118	.157	.196	.236	.274	.314	.353	.392
		36"	.085	.170	.252	.336	.420	.504	.587			
		42"	.126	.255	.385	.512	.642					
		48"	.210	.420	.628							
		54"	.365	.731								
		60"	.555									
		72"	1.080									
2.0# ALUMINUM	c	18"	.019	.039	.059	.079	.099	.119	.139	.159		
		24"	.046	.092	.138	.184	.230	.277				
		30"	.092	.181	.269	.360						
		36"	.125	.255	.385	.465						
	u	18"	.017	.034	.051	.068	.085	.103	.121	.139	.157	
		24"	.047	.094	.141	.189	.236	.283				
		30"	.108	.216	.322							
		36"	.213	.430								

CONCENTRATED LOAD: A load that is concentrated over a small area. Example, a pedestrian load, or light equipment load. Concentrated loads are shown in lbs per ft. of grating width measured perpendicular to span. (ie, in SWD Direction)

UNIFORM LOAD: A load that is equally distributed over all of the clear span. Measured in lbs per sq. ft. (i.e., inventories stacked on shelving.)

DEFLECTION: The deviation in inches from the original plane when the grating is placed under a load.

CLEAR SPAN: The distance between supporting members measured from the inside bearing point of one supporting member to the inside bearing point of the next supporting member.

AMICO GRATING APPLICATION GUIDE

This table is a convenient means of selecting grating for typical walk-way installations. If the distance between supports, and the load to be carried are known, the most economical type of grating to be used may be selected from the table below. Expanded metal grating has its greatest resistance to bending in the direction of the long way of the diamond. The LWD should always be placed across the span for best results.

Concentrated Load Lbs. Per Foot of Width	LOAD IN POUNDS	CLEAR SPAN 24"	30"	36"	42"	48"	54"	60"
Occasional Pedest. Load (Window Washers)	50#	3.0#	3.0#	3.0#	4.0#	4.0#	5.0#	6.25#
		3.14#*	3.14#*	3.14#*	4.27#**	4.27#**		
Normal Pedest. Load	100#	3.0#	3.0#	4.0#	5.0#	6.25#		
		3.14#*	3.14#*	4.27#**				
Heavy Pedest. (With Light Equip.)	150#	3.0#	4.0#	5.0#	6.25#			
		3.14#*	4.27#**					
	200#	3.14#	4.0#	6.25#	7.0#			
		4.0#	4.27#**					
	250#	4.0#	5.0#					
		4.27#**						
	300#	4.0#	6.25#					
		4.27#**						
	350#	4.0#	6.25#					
		4.27#**						
	400#	4.0#	6.25#					
		4.27#**						

*3.14# grating in lieu of 3# if the application requires a grating having a larger diamond. Example: Outside catwalk in ice and snow.

**4.27# grating may be used in lieu of 4# if the application requires a smaller diamond to afford protection from dropped tools and other objects.

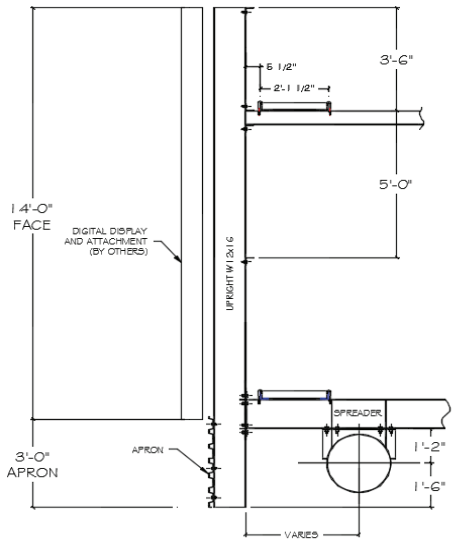
AMICO®

RMG Outdoor Inc.
4425 N 24TH ST. - STE 200
PHOENIX, AZ 85016
602-230-8634 / 800-525-8509
FAX 602-230-9071

TITLE: UPRIGHT DESIGN

JOB #:
ENG. #: G-11576
DATE: Dec-20
BY: JS
SHEET:

UPRIGHT DESIGN



L.E.D. PANEL WTG., P_{DL} =	2.42	K
# Of Uprights =	2	
Max Wind Pressure =	0.0330	ksf
Height , H =	13.83	ft
Upright Spacing =	8	ft
e = ±	2	ft

w = 0.0330 x 8 = 0.264 klf

M_{wind} = 0.264 x (13.83)^2 / 2 = 25.25 ft-k / 2 uprights

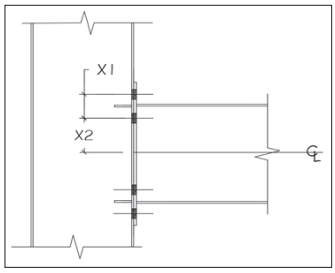
M_{wind} = 25.25 ft-k / 2 Uprights = 12.62 ft-k per upright
M_{sign} = P_{DL} x e = 2.42 x 2 = 4.84 ft-k per upright
Mtotal = 17.46 ft-k per upright

USE : W 12 x 16
$M_{capacity}$ = 41.5 ft-k UBL : 5'-0"

DEAD LOAD :

								Per Upright
LED Panel =	9000	lbs	÷	6	Uprights	=		1500.00 lbs
Brace (L3x3x1/4) =	4.9	plf	x	8 ft	Trib.	x	2 =	78.40 lbs
Rear Walkway (L3x3x1/4 =	4.9	plf	x	8 ft	Trib.	x	4 =	156.80 lbs
grating =	2.00	psf	x	8 ft Trib.	x 2 ft	x	2 =	64.00 lbs
Apron =	2	psf	x	8 ft	Trib.	x	3 ft =	48.00 lbs
Upright (W12 x 16) =	16.0	plf	x	17.0 ft			=	272.00 lbs
Rear Ledger (W6x9) =	9	plf	x	9 ft			=	81.00 lbs
Misc. 10% =							=	220.02 lbs
							P_{DL} =	2420.22 lbs

CONNECTION



X1 =	3	in
X2 =	4.5	in

Try : 5/8 ø A325 Bolts A_{bolt} = 0.307 in^2

M_{total} = 17.46 ft-k
V = 2.90 k
I = 4 (4.5)^2 + 4 (7.5)^2 = 306 in^4

T = $\frac{17.46}{306}$ x 12 x 7.5 = 5.14 k/bolt

V = $\frac{2.90}{8 \text{ bolts}}$ = 0.36 k/bolt

F_T = 45 ksi
f_T = $\frac{5.14 \text{ k}}{0.307 \text{ in}^2}$ = 17 ksi
f_T < F_T **OK**

USE : (8) - 5/8 ø A325 BOLTS

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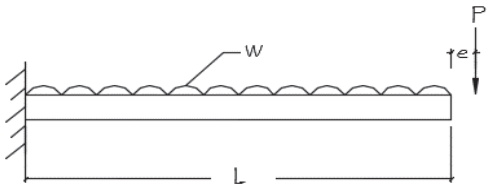
TITLE:	JOB #:
SPREADER DESIGN	ENG. #: G-11576
	DATE: Dec-20
	BY: JS
	SHEET:

SPREADERS : SPREADERS CANTILEVER FROM FIXED CONNECTION AT TORSION

e =	2	ft
V-size =	25	ft
MAX CANTILEVER =(V-size)/2 - 1 =	11.5	ft
SELF WTG. OF SPREADER, w =	0.026	klf
DEAD LOAD OF HEAD STRUCTURE, P =	2.42	k
M_{wind} FROM UPRIGHT =	**12.62**	ft-k



$$M_{self\ wtg.} = \frac{wl^2}{2} = \frac{0.026 \times (12)^2}{2} = \mathbf{1.719}\ \text{ft-k}$$

$$M_{DL\ of\ Head} = P(l+e) = 2.42 \times (12 + 2) = \mathbf{32.67}\ \text{ft-k}$$

$M_{TOTAL} = M_{wind\ From\ Upright} + M_{self\ wtg.} + M_{DL\ of\ Head}$ = 47.01 ft-k

USE : W 12 x 26

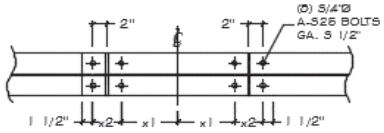
M_{allow} = 76 ft-k @ UBL = 10 FT

CONNECTION

DISREGARD BALANCED DEAD LOAD

x1 =	8	in
x2 =	4	in
Max Wind =	0.033	ksf
$H_{Sign\ Face}$ =	17.00	ft
Upright Trib. =	8	ft

TRY :	3/4	DIA.BOLT
A_{bolt} =	0.442	in^2

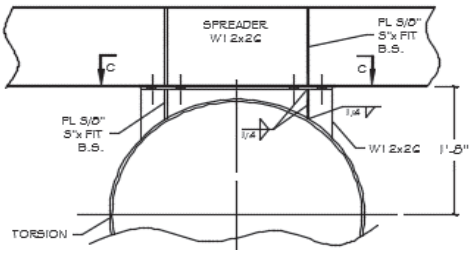


SECTION C-C

M_{TOTAL} = 47.0 + 12.62 = 59.6 ft-k

V = 0.033 x 17.0 x 8 = 4.49 k

I = 4 (8)^2 + 4 (12)^2 = 832 in^4



T = $\frac{59.6}{832}$ x 12 x 12 = 10.32 k/bolt

V = $\frac{4.49}{8\ \text{bolt}}$ = 0.56 k/bolt

Check Stresses : $f_T = \frac{10.32\ k}{0.442\ in^2}$ = 23.373 ksi < F_T = 45 ksi **OK**

$f_V = \frac{0.56\ k}{0.442\ in^2}$ = 1.27 ksi < F_V = 24 ksi **OK**

USE : (8) - 3/4 DIA. A325 BOLTS

Provide 3/8" plate x fit x fit Stiffeners

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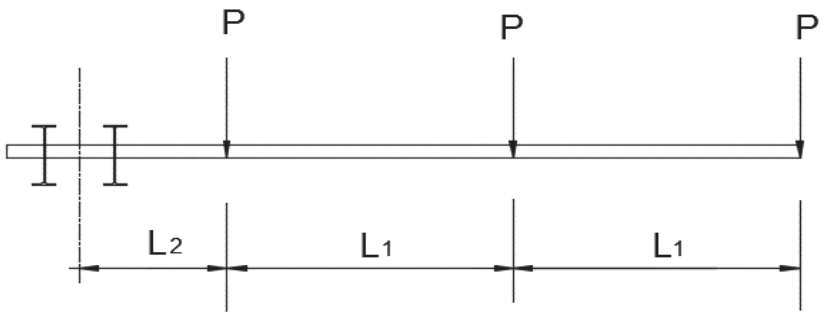
TITLE:	JOB #:
TORSION DESIGN	ENG. #: G-11576
FOR CM	DATE: Dec-20
	BY: JS
	SHEET:

TORSION DESIGN : **TRY: 24" X 0.412 in PIPE** F_y = **42 ksi**

$w_{DL\ Torsion}$ =	0.104	klf
P_{DL} =	2.42	k
wind =	0.0235	ksf
Sign height =	17	ft
Sign length =	48	ft
bot. of upright to center of torsion =	1.5	ft
$w_{Spreader}$ =	0.026	klf
$L_{Spreader}$ =	23	ft
$L_{Torsion}$ =	20	ft
L_1 =	8	ft
L_2 =	4	ft



DEAD LOADS

P_{DL} = 2 x 2.42 + (23 x 0.026) = 5.44 k

V_{DL} = 3 x 5.44 + (20 x 0.104) = 18.39 k

M_{DL} = 5.44 (4 + 12 + 20) + 0.104 ($\frac{20}{2}$)^2 = 216.6 ft-k

WIND LOADS

P_{wind} = 0.0235 x 17.00 x 48.00 = 19.18 k

V_{wind} = 0.0235 x 17 x 24 x (5/3) = 15.98 k

M_{wind} = 19.18 x 0.2 x 48.00 = 184.09 ft-k

Torsion = 15.98 x ($\frac{17}{2}$ - 1.5) = 111.86 ft-k

COMBINED LOADS

$$V = \sqrt{V_{DL}^2 + V_{wind}^2}$$

Torsion = 111.86 ft-k

V = 24.37 ft-k

$$M = \sqrt{M_{DL}^2 + M_{wind}^2}$$

M = 284.24 ft-k

USE: 24" Ø x 0.412 PIPE

F_y = 42 ksi

See Attached Shts.

RMG Outdoor Inc.
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TITLE:	Torsion
JOB #:	
ENG. #:	G-11576
DATE:	Dec-20
BY:	JS
SHEET:	

Pipe Properties:

Dia. = D =	24	(in)	S =	177.0	(in^3)
Wall = t =	0.412	(in)	I =	2124	(in^4)
F_y =	42	(ksi)	Z =	229.3	(in^3)
D/t =	58.2524	Noncompact Section	A =	30.5	(in^2)
L =	20	(ft)	A_g =	28.4	(in^2)
L_v =	20	(ft)			

Nominal Flexural Strength:

Yielding

$M_n = M_p = F_y Z =$ 802.4 kip-ft

Local Buckling (not applicable for Compact Section)

Noncompact Sections

$$M_n = \left(\frac{0.021E}{\frac{D}{t}} + F_y \right) S =$$ 773.7 kip-ft

Slender Sections

$$M_n = \left(\frac{0.33E}{\frac{D}{t}} \right) S =$$

M_n =	773.7 kip-ft

Nominal Shear Strength:

$V_n = F_{cr} A_g / 2 =$

$$F_{cr} = \text{Greater of } \frac{1.60E}{\sqrt{L_v/D}\left(D/t\right)^{5/4}} \text{ or } \frac{0.78E}{\left(D/t\right)^{3/2}} =$$ 91.2 ksi

$F_{cr} \le 0.6F_y$ 25.2 ksi

V_n =	358.2 kips

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TITLE:	Torsion
JOB #:	
ENG. #:	G-11576
DATE:	Dec-20
BY:	JS
SHEET:	

Nominal Torsional Strength:

$T_n = F_{cr} C$

$$C = \frac{\pi (D-t)^2 t}{2} = \qquad 360.1 \text{ (in}^3\text{)}$$

$$F_{cr} = \quad Greater\ of \quad \frac{1.23E}{\sqrt{L/D}\,(D/t)^{5/4}} \quad or \quad \frac{0.60E}{(D/t)^{3/2}} = \qquad 70.1 \text{ ksi}$$

$F_{cr} \le 0.6F_y$ 25.2 ksi

T_n =	756.2 kip-ft

Nominal Compressive Strength:

Structures are relatively light and compression loads are minimal when compared to flexural stresses. Conservatively assume that $P_r/P_c = 0.05$.

Applied Loads:

P_r =	kips	$P_c = P_n/\Omega_P$ where $\Omega_P = 1.67$
M_r =	288.00 kip-ft	$M_c = M_n/\Omega_M$ where $\Omega_M = 1.67$
V_r =	25 kips	$V_c = V_n/\Omega_V$ where $\Omega_V = 1.67$
T_r =	112 kip-ft	$T_c = T_n/\Omega_T$ where $\Omega_T = 1.67$

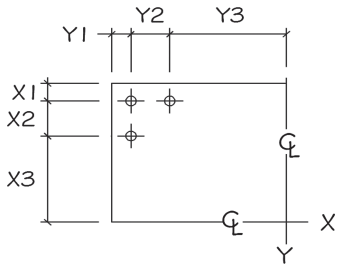
$$\left(\frac{P_r}{P_c} + \frac{M_r}{M_c}\right) + \left(\frac{V_r}{V_c} + \frac{T_r}{T_c}\right)^2 = \qquad 0.804 < 1.0 \text{ Pipe OK}$$

Final Selection:

Use 24" Dia. X 0.412" Wall - 42 ksi steel

RMG Outdoor Inc.
4425 N 24TH ST. - STE 200
PHOENIX, AZ 85016
602-230-8634 / 800-525-8509
FAX 602-230-9071

TITLE:	JOB #:	
	ENG. #:	G-11576
TORSION/COLUMN CONNECTION	DATE:	Dec-20
FOR CM	BY:	JS
	SHEET:	



OF BOLTS = 12 Bolt dia. = 1 1/4 in

bolts in x-direction					
x1 =	2.00	in	# of bolt in row 1 =	4	
x2 =	5.5	in	# of bolt in row 2 =	2	
x3 =	11.75	in			
bolts in y-direction					
Y1 =	2.00	in	# of bolt in row 1 =	4	
Y2 =	5.5	in	# of bolt in row 2 =	2	
Y3 =	11.75				

PLATE SIZE = 38.5 in. Square
Sign Height = 17 ft
Sign Length = 48 ft
P_{wind} = 19.2 k
$M_{torsion}$= 184 ft-k

P_{DL} = 4.84 k # of point loads = 6
Wtg of Torsion pipe = 0.104 klf
Length of Torsion pipe = 40 ft
P_{Total} = 33 k

$M_{DL} = P_{Total}\ (.05x\ Sign\ Length)$
M_{DL} = 79.68 ft-k

4 bolts x(5.5 + 11.75)^2 x 2 sides = 2380.5 in^4
2 bolts x(11.75)^2 x 2 sides = 552.25 in^4
I_{xx} = 2933 in^4
I_{yy} = 2933 in^4
I_{Total} = 5866 in^4

c = 5.5 + 11.75 = 17.25 in
r_x = 5.5 + 11.75 = 17.25 in
r_y = 5.5 + 11.75 = 17.25 in
$r = \sqrt{r^2_x + r^2_y}$ = 24.4 in

M_{wind} = 19.20 x $\frac{17.0}{2}$ - 0.25 = 158.40 ft-k

$T_{bolt} = \left(\frac{158.40}{2933} + \frac{79.68}{5866}\right) \times 12 \times 17.25$ = **16.8 k/bolt**

$V_{bolt} = \left(\frac{184.0}{5866}\right) \times 12 \times 24.4 + \frac{19.2\ k}{12\ BOLTS}$ = **10.8 k/bolt**

BOLT STRESSES

$f_T = \frac{16.8\ k}{1.227\ in^2}$ = 13.7 ksi < F'$_T$ **OK**

F$_V$ = 24 ksi
$f_V = \frac{10.8\ k}{1.227\ in^2}$ = 8.8 ksi < F$_V$ **OK**

$F'_T = 1.3\ F_{nt} - \frac{\Omega\ F_{nt}}{F_{nv}} f_v$ where : F_{nt} = 90 ksi
F_{nv} = 48 ksi
Ω = 2

for A325N bolts per Table J3.2 AISC 13TH Edition

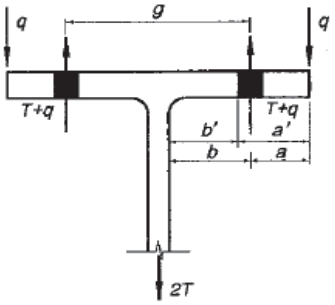
F'$_T$ = 42 ksi > f_T **OK**
T_{allow} = **51.5 k**

USE (12) 1 1/4 " DIA. A325 BOLTS

RMG Outdoor Inc.
4425 N 24TH ST. - STE 200
PHOENIX, AZ 85016
602-230-8634 / 800-525-8509
FAX 602-230-9071

TITLE:	JOB #:
TORSION SADDLE BEAM	ENG. #: G-11576
	DATE: Dec-20
	BY: JS
	SHEET:

TORSION SADDLE BEAM : Prying action governs design. Design flange thickness per AISC 13th Edition on pg. 9-10



a) prying forces in tee

Check Saddle Beam : **W30X108**

T =	16.80	K		t_f =	0.760	in.	
b_f =	10.50	in.					
t_w =	0.545	in.	b' =	1.8525	b =	2.48	in.
gage =	5.5	in.	δ =	0.7614	a =	2.500	in.
d_b =	1.25	in.	α'=	1			
d'_b =	1.313	in	β =	2.581			
B =	42.5	K	ρ =	0.5928			
p =	5.5	in	a' =	3.125			
F_u =	65	ksi					

t_{min} = 0.574 in. < 0.760 in. OK

$$t_{min} = \sqrt{\frac{6.66Tb'}{pF_u(1+\delta\alpha')}}$$

Where : F_u = Specified minimum tensile strength of connecting element, ksi.

$\delta = 1 - \frac{d'}{p}$ ratio of the net area at bolt line to gross area oat face of the stem or leg of angle.

α' = 1 if β ≥ 1

α' = the lesser of 1 and $\frac{1}{\delta}\left(\frac{\beta}{1-\beta}\right)$ if $\beta < 1$

$\beta = \frac{1}{\rho}\left(\frac{B}{T} - 1\right)$ $\rho = \frac{b'}{a'}$

$a' = \left(a + \frac{d_b}{2}\right) \le \left(1.25b + \frac{d_b}{2}\right)$ $b' = \left(b - \frac{d_b}{2}\right)$

T = Required strength, kips

b = Distance from bolt centerline to the face of the tee stem, in.

d_b = Bolt diameter, in.

a = distance from the bolt centerline to the edge of the fitting, in,

B = available tension per bolt

p = Tributary length per pair of bolts for a tee. Which should preferably not to exceed the gage between the pair of bolts, g

d'_b = Width of the hole along the length of the fitting, in.

RMG Outdoor Inc.
4425 N 24TH ST. - STE 200
PHOENIX, AZ 85016
602-230-8634 / 800-525-8509
FAX 602-230-9071

TITLE: COLUMN DESIGN

JOB #:
ENG. #: G-11576
DATE: Dec-20
BY: JS
SHEET:

COLUMN DESIGN : **TRY: 36 X 0.375 in PIPE** F_y = **42 ksi**

wind = 0.0235 ksf
Sign height = 17 ft
Sign length = 48 ft
O.A. HEIGHT = 42.5 ft
H.A.G.L. = 25.5 ft

M_{DL} = 79.70 ft-k (From Torsion/Column Connection)
Torsion = 184.00 ft-k (From Torsion design)

P^{F}_{wind} = 0.0235 x 17.0 x 48 = 19.18 k
P^{col}_{wind} = 0.024 x 3 x 25.5 = 1.80 k
$P_{wind\ total}$ = 20.97 k

M_{DL} = 79.70 ft-k
M_{wind} = 19.18 x (17.0 / 2 + 26) + 1.80 x (25.5 / 2) = 674.91 ft-k

$M_{bending} = \sqrt{M_{DL}^2 + M_{wind}^2}$ = **679.59 ft-k**

USE: 36 " Ø x 0.375 PIPE
F_y = 42 ksi
(SEE ATTACHED SHTS _____)

RMG Outdoor Inc.
4425 N 24TH ST. - STE 200
PHOENIX, AZ 85016
602-230-8634 / 800-525-8509
FAX 602-230-9071

TITLE:	Column
JOB #:	
ENG. #:	G-11576
DATE:	Dec-20
BY:	JS
SHEET:	

Pipe Properties:

Dia. = D =	36	(in)	S =	369.9	(in^3)
Wall = t =	0.375	(in)	I =	6659	(in^4)
F_y =	42	(ksi)	Z =	475.9	(in^3)
D/t =	96	Noncompact Section	A =	42.0	(in^2)
L =	25.5	(ft)	A_g =	39.1	(in^2)
L_v =	25.5	(ft)			

Nominal Flexural Strength:

Yielding

$M_n = M_p = F_y Z =$ 1665.8 kip-ft

Local Buckling (not applicable for Compact Section)

Noncompact Sections

$$M_n = \left(\frac{0.021E}{\frac{D}{t}} + F_y \right) S =$$ 1490.4 kip-ft

Slender Sections

$$M_n = \left(\frac{0.33E}{\frac{D}{t}} \right) S =$$

M_n =	1490.4 kip-ft

Nominal Shear Strength:

$V_n = F_{cr} A_g / 2 =$

$$F_{cr} = \text{Greater of } \frac{1.60E}{\sqrt{L_v/D}\left(D/t\right)^{5/4}} \text{ or } \frac{0.78E}{\left(D/t\right)^{3/2}} =$$ 53.0 ksi

$F_{cr} \le 0.6F_y$ 25.2 ksi

V_n =	492.2 kips

RMG Outdoor Inc.
4425 N 24TH ST. - STE 200
PHOENIX, AZ 85016
602-230-8634 / 800-525-8509
FAX 602-230-9071

TITLE:	Column
JOB #:	
ENG. #:	G-11576
DATE:	Dec-20
BY:	JS
SHEET:	

Nominal Torsional Strength:

$T_n = F_{cr} C$

$$C = \frac{\pi (D-t)^2 t}{2} = \qquad 747.6 \text{ (in}^3\text{)}$$

$$F_{cr} = \quad Greater\ of \quad \frac{1.23E}{\sqrt{L/D}\,(D/t)^{5/4}} \quad or \quad \frac{0.60E}{(D/t)^{3/2}} = \qquad 40.7 \text{ ksi}$$

$F_{cr} \le 0.6F_y$ 25.2 ksi

$T_n =$ 1569.9 kip-ft

Nominal Compressive Strength:

Structures are relatively light and compression loads are minimal when compared to flexural stresses. Conservatively assume that $P_r/P_c = 0.05$.

Applied Loads:

$P_r =$	kips	$P_c = P_n/\Omega_P$ where $\Omega_P = 1.67$
$M_r =$	676.00 kip-ft	$M_c = M_n/\Omega_M$ where $\Omega_M = 1.67$
$V_r =$	21 kips	$V_c = V_n/\Omega_V$ where $\Omega_V = 1.67$
$T_r =$	184 kip-ft	$T_c = T_n/\Omega_T$ where $\Omega_T = 1.67$

$$\left(\frac{P_r}{P_c} + \frac{M_r}{M_c}\right) + \left(\frac{V_r}{V_c} + \frac{T_r}{T_c}\right)^2 = \qquad 0.879 < 1.0 \text{ Pipe OK}$$

Final Selection:

Use 36" Dia. X 0.375" Wall - 42 ksi steel

RMG Outdoor Inc.
4425 N 24TH ST. - STE 200
PHOENIX, AZ 85016
602-230-8634 / 800-525-8509
FAX 602-230-9071

TITLE:	FOOTING DESIGN
JOB #:	
ENG. #:	G-11576
DATE:	Dec-20
BY:	JS
SHEET:	

Nonconstrained Embedded Pole Footing Design

Round Pole Footing

Design based on CBC or IBC section 1807.3.2.1.

$$d = \frac{A}{2}\left(1+\sqrt{1+\frac{4.36h}{A}}\right)$$

Where:

$$A = \frac{2.34P}{S_1 b}$$

b = diameter of round post or footing. (ft)

q = allowable lateral soil bearing pressure. (ksf/ft)

d = actual depth of embedment in earth. (ft)

h = distance in feet from ground surface to point of application of 'P'

P = applied lateral force. (k)

S_1 = allowable lateral soil-bearing pressure as based on a depth of one third the depth of embedment, 12' maximum depth for this consideration. (ksf/ft)

Data:

b =	5
q =	0.3
h =	32.70
P =	20.70
S_1 =	1.2
A =	8.073
d =	21.47

Use 5'-0" Diameter by 21'-6" deep drilled footing

MIDLAND
Planning Division

Specific Use Designation Application (Non-Alcohol)

Case Number: SUP-20-0070

Ord. Number: _____

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: Boomley LLC		Phone (432)661-2118 / 888-381-1776 Email admin@boomley.com	
Address 223 W Wall St Suite 299 #3	City Midland	State TX	Zip 79701
Property Owner Printed Name: Truesdell Equipment Co		Phone (817) 832-8001 Email truesdellequip@gmail.com	
Address 16386 N State Highway 108	City Stephenville	State TX	Zip 76401
Representative *(if different from Applicant or Property Owner)* Firm: _____ Printed Name:		Phone ( ) Email	
Address	City	State	Zip

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

Street Address: 4805 W Interstate 20

Legal Description
Lot: 001 Block: 003 Subdivision:

Current Zoning: BP

Maximum Floor Area: **Maximum Occupancy:**

Proposed hours and days of use or operation: _____

Reason for request: Permit a new billboard structure electronic

Applicant's opinion as to why the request will not adversely affect the public safety, health, morals, general welfare, and convenience: The U.S. Department of Transportation Federal Highway Administration has released a landmark study declaring that billboards do not pose a safety risk. We will offer small and local businesses economical options to advertise their business. We have strict conservative guides to not allow community inappropriate publications. Billboards do not pose a health or welfare risk and the location is not an inconvenience.

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

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

Signatures	
Applicant (signature): Alvaro Aranda	Date: 11-27-2020
Applicant (printed): Alvaro Aranda	
Property Owner (signature):	Date:
Property Owner (printed) :_____	

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

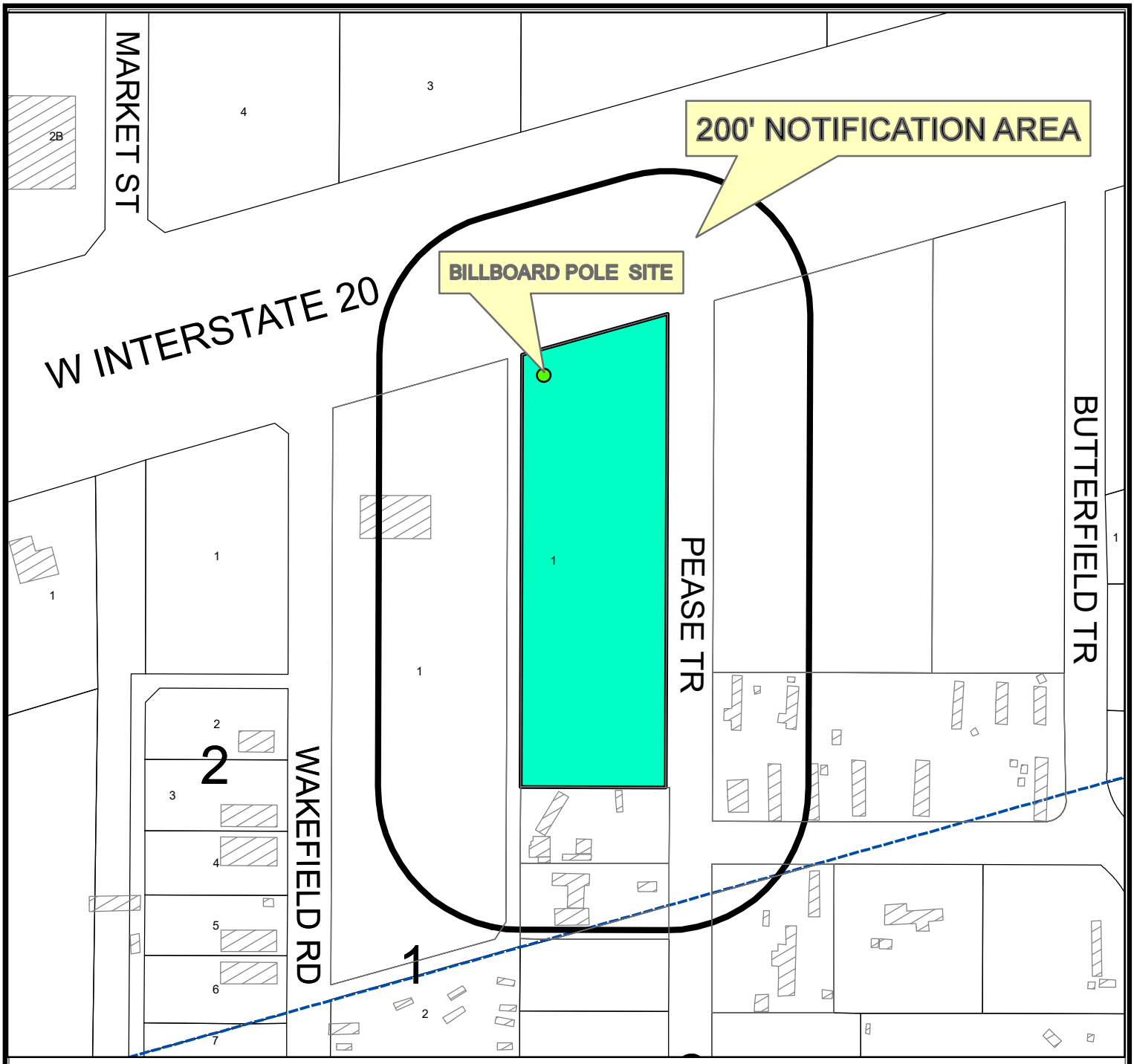
_____
Authorized Agent (*signature*)

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

_____
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
☐ Property Owner Authorization	☐ Dimensioned Site Plan
☐ Application Fee	☐ Site Plan in Digital Format (PDF/JPEG)
Check #_____	
Received By:	Date:

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



LOCATION MAP

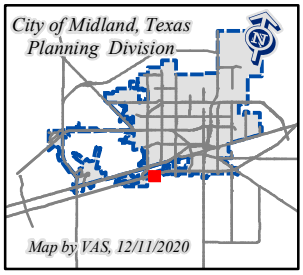
SUD-20-0090 **Scale: 1" = 200'**

Consider a request by Truesdell Equipment Co. for a Specific Use Designation with Term for an electronic billboard on Lot 1, Block 3, Wakefield Addition, Section 3, City and County of Midland, Texas.

Generally located on the southwest corner of the intersection of W. Interstate 20 and S. Pease Trail. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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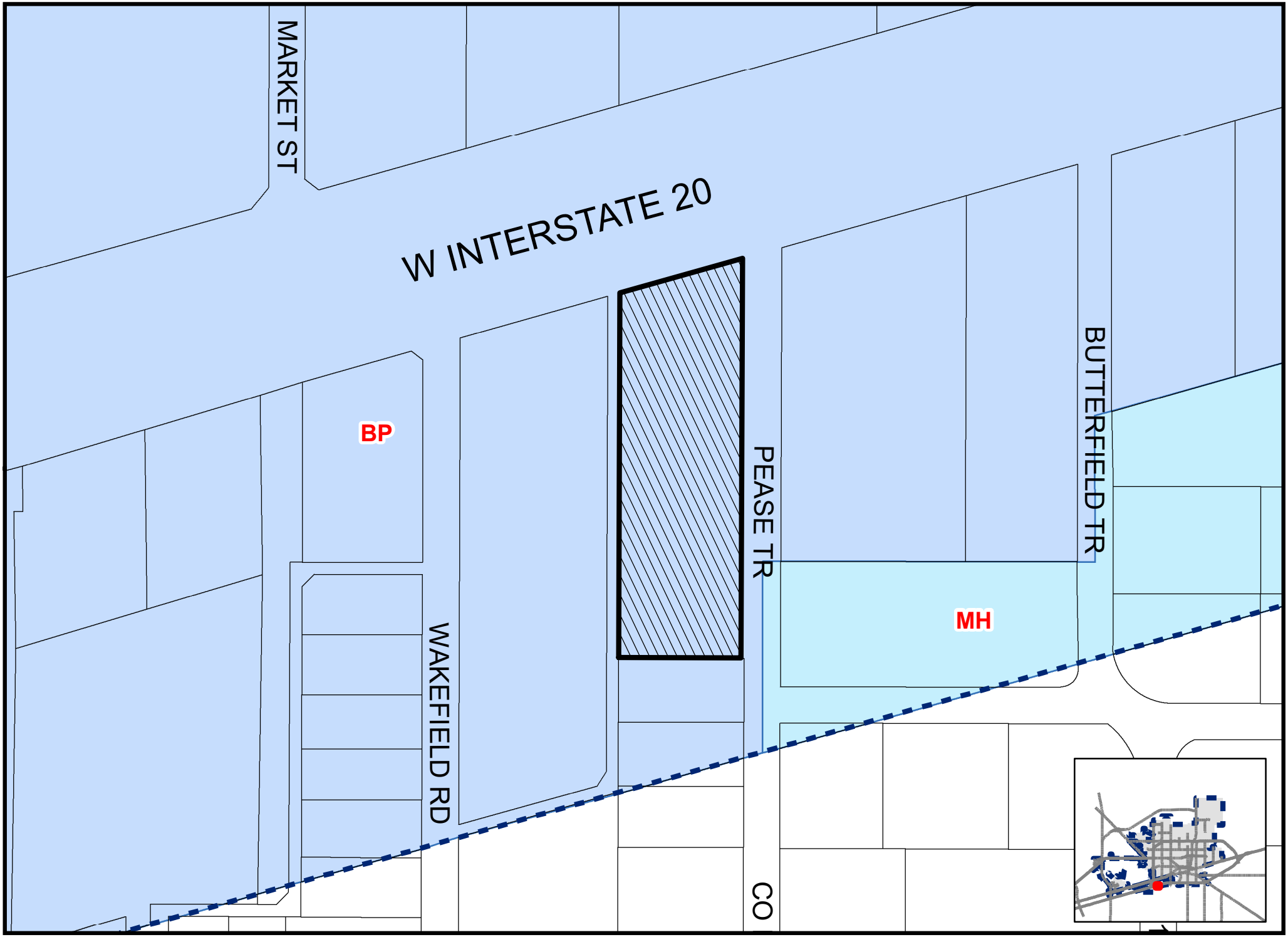

Map By VAS, 12/10/2020

PACKET SKD-20-0090

Scale: 1" = 200'

ZONING MAP

January 4, 2021

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FAJITAS

Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 04, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Joseph Marynak, Planner**

SUBJECT: **Hold a public hearing and consider a request by CG Midland, LLC for a zone change from MF-16, Multiple Family Dwelling District, in part; and RR, Regional Retail District, in part; to RR, Regional Retail District on a 0.08-acre tract of land located in Tract 3, Midkiff Heights Addition, City and County of Midland Texas. (Generally located approximately 160 feet west of North Midkiff Road and approximately 250 feet south of Andrews Highway. Council District 4) (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Current Zoning:

MF-16, Multiple Family Dwelling District, in part; and RR, Regional Retail District, in part.

Details of Request:

The applicant, CG Midland, LLC is requesting a zone change for a 0.08-acre tract of land located in Tract 3, Midkiff Heights Addition, to bring it into conformance with the zoning of the property to the east for the development of a gas station and convenience store.

Surrounding Zoning and Land Use:

The property to the north, south, and west are zoned MF-16, Multiple Family Dwelling District and the location of vacant land. The properties to the east are zoned RR, Regional Retail District and the location of a retail store.

Analysis:

The property in question is currently zoned MF-16, Multiple Family Dwelling District, in

part; and RR, Regional Retail District, in part; and the location of vacant land. The property has recently been acquired by CG Midland, LLC to use it as part of the development of a Murphy gas station and convenience store on the adjacent lot to the east. This combination of these properties is currently in the final phase of the platting process, and building permits for the development are pending the approval of this zone change and the final plat.

Departmental Review:

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

Fire: (Approved)

No objections

Building: (Approved)

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

Engineering: (Approved)

No objections to zoning/zone change.

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

Code: (Approved)

No Oil and Gas issues.

Transportation: (Approved)

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

No objection to zone change.

Planning:

This proposed development fits with Chapter 3, An Integrated Land Use Vision, Future Land Use Map of the Tall City Tomorrow comprehensive plan as this area calls for Urban Medium. This development pattern calls for a “mix of complementary uses”

including commercial uses and multi-family housing. This zone change would bring an entire lot under the same zoning district so that construction of a convenience store could occur.

Therefore, staff recommends approval of this zone change, subject to condition A.

Conditions:

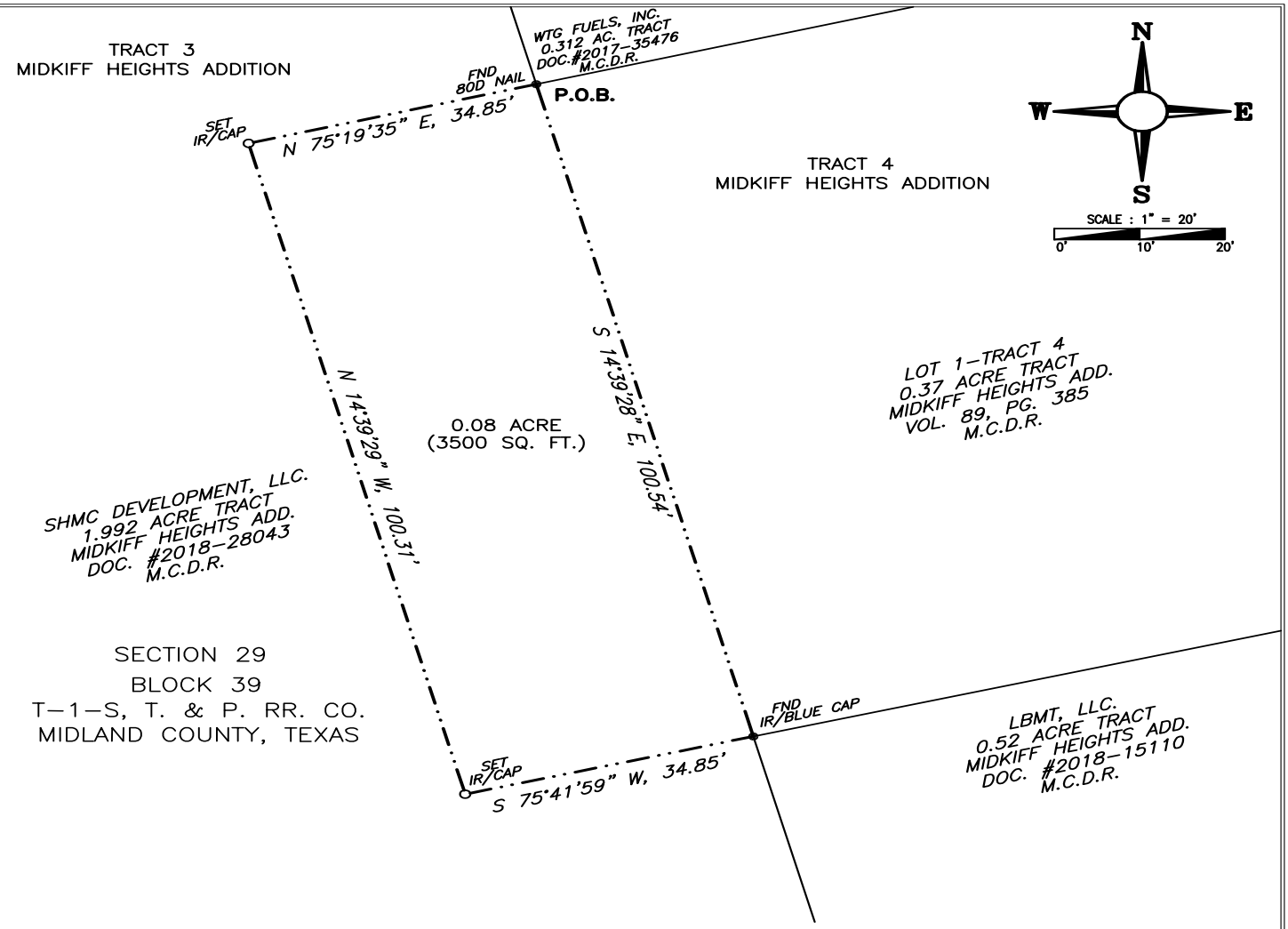
A. That the use and development of this property shall conform to the regulations of the RR, Regional Retail District.

Letters of Objection:

Staff has not received any letters of objection as of December 30, 2020.

Attachments:

Metes and Bounds (Exhibit A)
Application
Maps
Proposed Final Plat



0.08 ACRE DESCRIPTION

Description of a 0.08 acre tract of land out of the East part of a 1.992 acre tract of land out of the East part of Tract 3, Midkiff Heights Addition to the City of Midland as described in Document #2018-28043 of the Deed Records of Midland County to SHMC Development, LLC. and being located out of the Northeast quarter of Section 29, Block 39, T-1-S, T. & P. RR. Co. Survey, Midland County, Texas:

Beginning at an 80D nail found for the common Northeast corner of this, the Southwest corner of a 0.312 acre tract, the Northwest corner of a 0.37 acre tract and on the common East line of said 1.992 acre tract and said Tract 3 from whence a 1" iron rod found for the Northeast corner of said 1.992 acre tract bears N 14°42'17" W, 32.61 feet and continuing N 14°37'40" W, 218.73 feet to a 1/2" iron rod found for the Northeast corner of said Tract 3 on the South right of way of Andrews Highway. From said point of beginning, the Northeast corner of said Section 29 bears N 75°19'35" E, 199.82 feet and N 14°36'58" W, 1282.61 feet;

Thence S 14°39'28" E, 100.54 feet to an iron rod with blue cap found for the common Southeast corner of this, the Southwest corner of said 0.37 acre tract, the Northwest corner of a 0.52 acre tract and on the common East line of said 1.992 acre tract and said Tract 3;

Thence S 75°41'59" W, 34.85 feet to a 1/2" iron rod with cap set for the Southwest corner of this;

Thence N 14°39'29" W, 100.31 feet to a 1/2" iron rod with cap set for the Northwest corner of this;

Thence N 75°19'35" E, 34.85 feet to the place of beginning.

NOTE:

BEARINGS BASED ON NAD 1927, TX. CENTRAL ZONE
SET CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "LUCHINI & MERTZ"

PROFESSIONAL LAND SURVEYORS
Well Locations
Pipelines
LUCHINI & MERTZ
Boundary Surveys

JEFFREY D. SUITER
TX. R.P.L.S. #4650

STATE OF TEXAS
REGISTERED
Jeffrey D. Suiter
4650
PROFESSIONAL
LAND SURVEYOR

P. O. Box 1963 Midland, Texas 79702 (432) 684-6728 Firm# 10086500 | September 9, 2020 | Job# 200909PS

MIDLAND Planning Division

Zone Change/Planned District Amendment/Site Plan Approval

Project Number: Z-20-0208

Case Number:

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name:		Phone ( ) Email	
Address	City	State	Zip

Property Owner Printed Name: CG Midland LLC ("Coy Haynes")		Phone ( ) Email 214 335 4702	
Address 4024 Goodfellow dr	City Dallas	State TX	Zip 75229

Representative *(if different from Applicant or Property Owner)* Firm: Printed Name:		Phone ( ) Email Chaynes@haynesdevco.com	
Address	City	State	Zip

Street Address: A portion of 1110 Austin st

Legal Description
Lot: 3 Block: Tract 4 Subdivision: Midkiff Heights Addition

Current Zoning: TH	**Proposed Zone:** RR *(List by tracts if more than one district is requested)*

Reason for Zone Change Request: We are combining this land area with the other lots we own on Andrews an And midkiff frontage road. This will make the whole parcel the same zoning

Present Use of Property: Vacant

Proposed Use of Property: Gas station

How would this zone change affect the public health, safety and welfare? It will give more gas optio

Describe how conditions affecting the property have changed since present zoning designation: It's become vacant

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: 12/14/20
Applicant (printed): Coy Haynes	
Property Owner (signature):	Date: 12/14/20
Property Owner (printed) : Coy Haynes	

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

_____
Authorized Agent (*signature*)

Subscribed and sworn to before me, this_____day of_____, 20____, to certify which witness my hand and seal of office.

_____
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☐ Property Owner Authorization	☐ Dimensioned Site Plan
☐ Application Fee	☐ Plans in Digital Format (PDF/JPEG)
Check #_____	
Received By:	Date:

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

WHEN RECORDED RETURN TO:

Wick Phillips Gould & Martin LLP
3131 McKinney Avenue, Suite 100
Dallas, Texas 75204
Attn: Rob Wills

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS	§	
	§	KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF MIDLAND	§	

SHMK DEVELOPMENT, LLC, a Texas limited liability company ("**Grantor**"), for and in consideration of the sum of $10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto **CG MIDLAND LLC**, a Texas limited liability company ("**Grantee**") the real property in Midland County, Texas, fully described in Exhibit A hereto, together with all improvements thereon, and all rights, titles, and interests appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Encumbrances.

A part of the consideration for the foregoing conveyance was paid by PLAINSCAPITAL BANK (the "**Lender**") at the request of Grantee. Thus, Grantee reserves for the benefit of Lender a vendor's lien and superior title (collectively, "**Vendor's Lien**") against the Property as security for the payment of that certain promissory note of even date herewith (the "**Note**") payable to Lender, said Note being secured by the Vendor's Lien herein retained and being further secured by the Deed of Trust of even date herewith (the "**Deed of Trust**") from Grantee to DARRELL G. ADAMS as Trustee for the benefit of Lender covering the Property.

It is expressly agreed that the Vendor's Lien, as well as the superior title in and to the Property, is retained against the Property until the Note and all interest thereon is fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. The Note represents a portion of the purchase price for the Property and is payable directly to Lender, who has advanced money to Grantor at the request of Grantee, and in consideration thereof, Grantor does hereby TRANSFER and ASSIGN, unto Lender, its successors and assigns, the Vendor's Lien and superior title herein retained against the Property to secure payment of the Note, hereby fully and completely subrogating Lender, its successors and assigns, to all rights, titles, equities and interests in and to the Note, and all liens against the Property securing payment thereof as if the Note were payable to Grantor and assigned to Lender without recourse or warranty, oral or written, express or implied. The full release of the lien of the Deed of Trust and the recordation of such release shall constitute a full, final and complete release of the Vendor's Lien as well as superior title retained herein.

Grantee's address is: 1901 N. Akard Street, Dallas, Texas 75201.

[*Remainder of page intentionally left blank; Signature page to follow*]

EXECUTED as of October 26, 2020.

SHMK DEVELOPMENT, LLC,
a Texas limited liability company

By: _____
Name: Shafik Tejani
Title: Manager

STATE OF Texas §
§
COUNTY OF Midland §

BEFORE ME, the undersigned authority, on this day personally appeared Shafik Tejani, the Manager of SHMK DEVELOPMENT, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed on behalf of such limited liability company.

RUBY KAMALI
My Notary ID # 125761745
Expires July 14, 2022

_____
Notary Public, State of _____

Exhibit A
Legal Description

Description of a 0.08 acre tract of land out of the East part of a 1.992 acre tract of land out of the East part of Tract 3, Midkiff Heights Addition to the City of Midland as described in Document #2018-28043 of the Deed Records of Midland County to SHMC Development, LLC. and being located out of the Northeast quarter of Section 29, Block 39, T-1-S, T. & P. RR. Co. Survey, Midland County, Texas:

Beginning at an 80D nail found for the common Northeast corner of this, the Southwest corner of a 0.312 acre tract, the Northwest corner of a 0.37 acre tract and on the common East line of said 1.992 acre tract and said Tract 3 from whence a 1" iron rod found for the Northeast corner of said 1.992 acre tract bears N 14°42'17" W, 32.61 feet and continuing N 14°37'40" W, 218.73 feet to a 1/2" iron rod found for the Northeast corner of said Tract 3 on the South right of way of Andrews Highway. From said point of beginning, the Northeast corner of said Section 29 bears N 75°19'35" E, 199.82 feet and N 14°36'58" W, 1282.61 feet;

Thence S 14°39'28" E, 100.54 feet to an iron rod with blue cap found for the common Southeast corner of this, the Southwest corner of said 0.37 acre tract, the Northwest corner of a 0.52 acre tract and on the common East line of said 1.992 acre tract and said Tract 3;

Thence S 75°41'59" W, 34.85 feet to a 1/2" iron rod with cap set for the Southwest corner of this;

Thence N 14°39'29" W, 100.31 feet to a 1/2" iron rod with cap set for the Northwest corner of this;

Thence N 75°19'35" E, 34.85 feet to the place of beginning.

Exhibit B

Permitted Encumbrances

1. Real property taxes and assessments for the year 2020 and thereafter, not yet due and payable.

Midland County
Alison Haley
Midland County
Clerk

Instrument Number: 32547

eRecording - Real Property

Recorded On: October 29, 2020 03:47 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: $42.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	32547
Receipt Number:	20201029000149
Recorded Date/Time:	October 29, 2020 03:47 PM
User:	Clarisa S
Station:	cc10289

Record and Return To:

Corporation Service Company

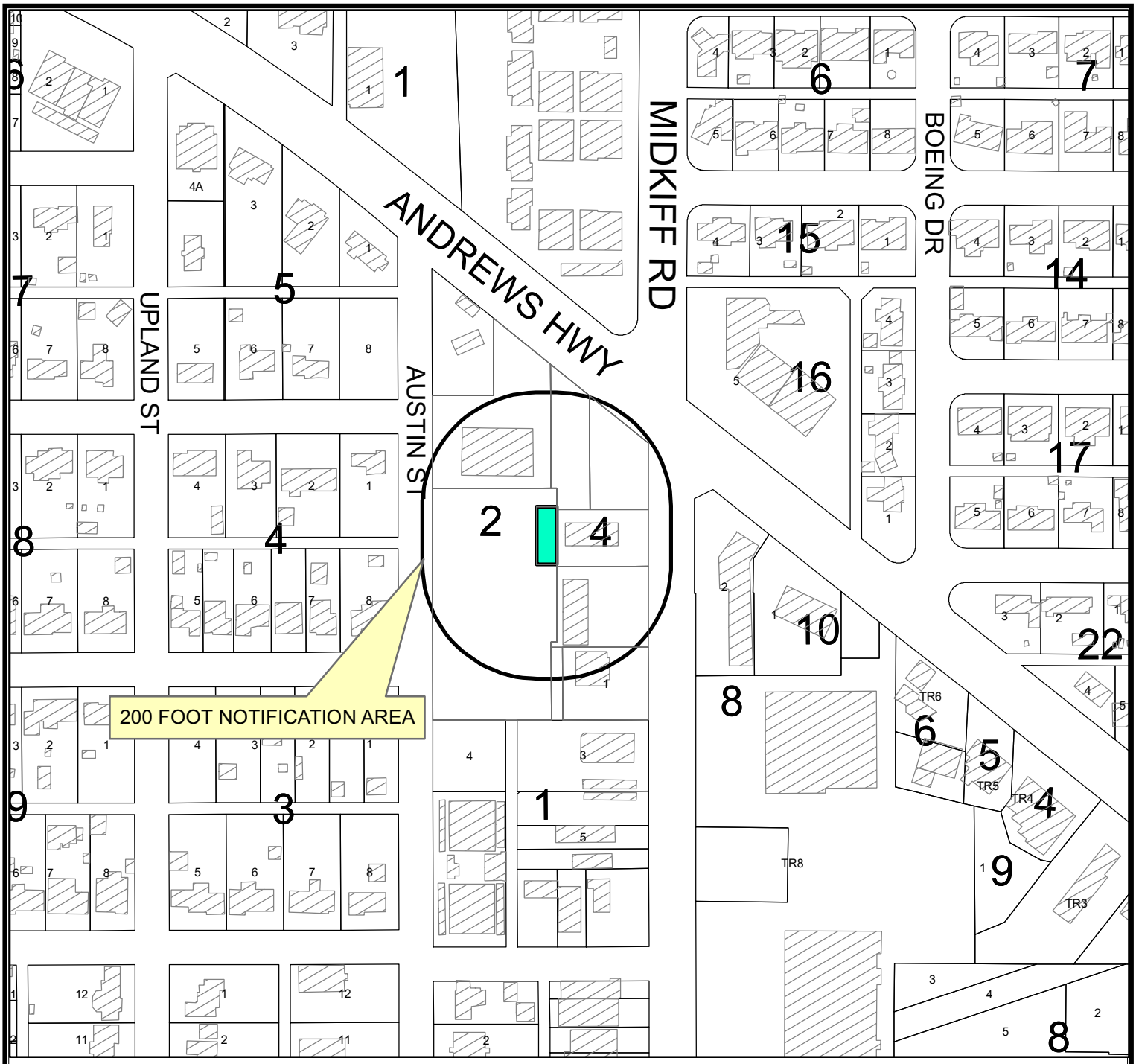
COUNTY COURT MIDLAND COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MIDLAND

I hereby certify that this Instrument was FILED **In the File Number sequence on the date/time printed hereon, and was duly** RECORDED **in the Official Records of Midland County, Texas.**

Alison Haley
Midland County Clerk
Midland County, TX

Alison Haley



LOCATION MAP

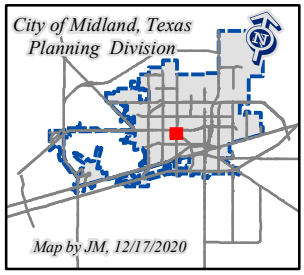
Z-20-0207 **Scale: 1" = 250'**

Consider a request by CG Midland, LLC for a zone change from MF-16, Multiple Family Dwelling District, in part; and RR, Regional Retail District, in Part; to RR, Regional Retail District on a 0.08-acre tract of land located in Tract 3, Midkiff Heights Addition, City and County of Midland Texas.

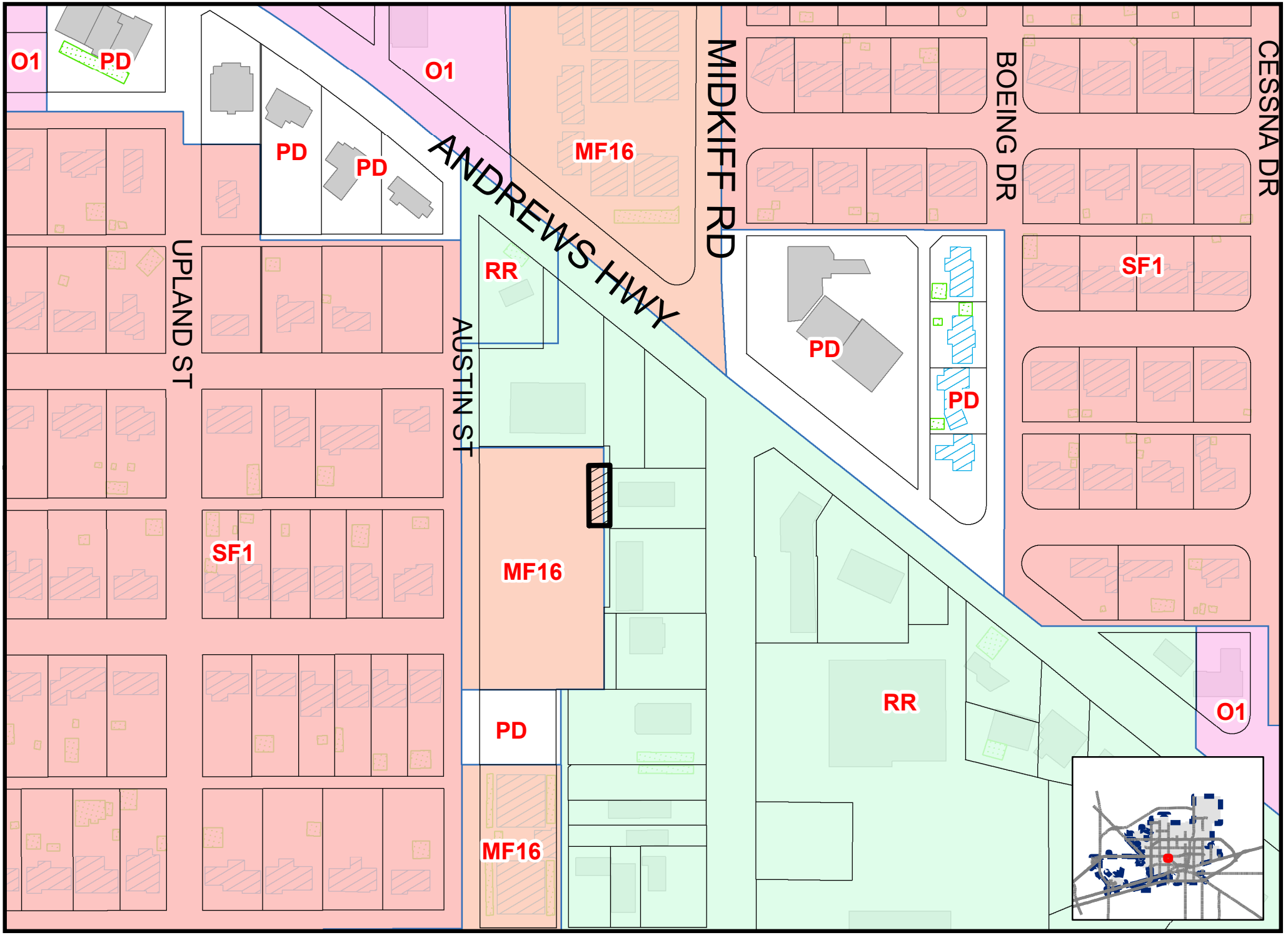
Generally located approximately 160 feet west of North Midkiff Road and approximately 250 south of Andrews Highway. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2020
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map By JM, 12/18/2020

PACKET

Z-20-0207

Scale: 1" = 200'

ZONING MAP

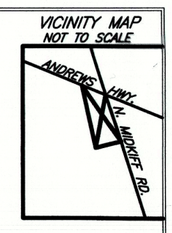
January 4, 2021

© THE CITY OF MIDLAND - 2020: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERFORMING LAND DESCRIPTIONS. GET SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

DESCRIPTION

PROPOSED PLAT OF MIDKIFF HEIGHTS, SECTION 5, BEING A RE-PLAT OF A 0.821 ACRE PORTION OF TRACTS 3 AND 4, MIDKIFF HEIGHTS, CITY AND COUNTY OF MIDLAND, TEXAS.

VICINITY MAP
NOT TO SCALE



ANDREWS HIGHWAY (STATE HIGHWAY #158)

FND 1/2" IR

N 65°48'24" W, 76.66'

FND 1/2" IR

S 65°51'56" E, 94.77'

SET "X" IN CONC.

DELTA=51°13'31"
RADIUS= 70.0'
ARC LENGHTH= 62.58'
CHORD DISTANCE= 60.52'
CHORD BEARING= S 40°23'32" E

FND COTTON SPINDLE

S 14°38'53" E, 89.29'

NORTH MIDKIFF ROAD (80' R.O.W.)

GRID N= 10696671.88
GRID E= 1742728.06
LAT: N32°00'10.36"
LONG: W102°07'11.79"

TRACT 3

TRACT 4

ODUKWU FAMILY INVESTMENTS, LLC
1.04 ACRE TRACT
DOC. #12690, VOL. 2871, PG. 410
M.C.D.R.

N 14°37'40" W, 218.73'

WTG FUELS, INC.
0.312 ACRE TRACT
DOC. #2017-35476
M.C.D.R.

N 14°41'48" W, 203.26'

CG MIDLAND, LLC.
DOC. #2020-32544
M.C.D.R.

LOT 6, BLOCK 1

CONTAINING 0.821 ACRE TOTAL

FND 1" IR

N 14°42'17" W, 32.61'

SET IR/CAP

FND 80D NAIL

N 75°19'35" E, 59.93'

FND 3/8" IR

FND COTTON SPINDLE

N 75°19'35" E, 34.85'

PP/TRANS

WM

BC

E

ACCESS ENTRANCE

CG MIDLAND, LLC.
DOC. #2020-32547
M.C.D.R.

SHMC DEVELOPMENT, LLC.
REMAINING 1.912 ACRE TRACT
DOC. #2018-28043
M.C.D.R.

N 14°39'29" W, 100.31'

CG MIDLAND, LLC.
DOC. #2020-32546
M.C.D.R.

S 14°37'19" E, 101.58'

BC

E

ACCESS ENTRANCE

S 75°41'59" W, 34.85'

SET IR/CAP

P.O.B.

FND IR/BLUE CAP

S 75°41'59" W, 159.74' (DEED= S 75°00' W, 160')

FND 60 D NAIL

GRID N= 10696402.31
GRID E= 1742901.88
LAT: N32°00'07.72"
LONG: W102°07'09.72"

LBMT, LLC.
0.52 ACRE TRACT
DOC. #2018-15110
M.C.D.R.
TRACT 4

TRACT 3

STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, WE ARE THE RECORD OWNERS OF A TRACT OF LAND SITUATED IN THE NORTH PART OF TRACT 4 AND A PORTION OF THE EAST PART OF TRACT 3, MIDKIFF HEIGHTS ADDITION, AND MORE PARTICULARY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS_____ AN ADDITION TO THE CITY OF MIDLAND, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS _____ DAY OF _____, 20___.

_____
CG MIDLAND, LLC

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20___, CG MIDLAND, LLC

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATION OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF _____, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____ DAY OF _____, 2020. AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

SIGNED: _____
CHAIRMAN REGGIE LAWRENCE

SIGNED: _____
SECRETARY CRISTINA ODENBORG BURNS

NOTES:

1. SELLING A PORTION OF THIS ADDITION MY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 0.821 TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN THREE TRACTS OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

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

OWNER: CG MIDLAND, LLC, 4024 GOODFELLOW DR., DALLAS, TEXAS 75229

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

_____
JEFFREY D. SUITER
TX. R.P.L.S. #4650

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

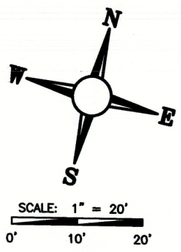
SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
SUDDEDLINK COMMUNICATIONS

SIGNED: _____
GRANDE COMMUNICATIONS



PROFESSIONAL LAND SURVEYORS
Well Locations
Pipelines
LUCHINI & MERTZ
Boundary Surveys

P. O. Box 1963 Midland, Texas 79702 (432) 684-6728 Firm# 10086500 | DATE: June 24, 2020 | Job# 200624JS

CASH ST
TITLE LOANS & CASH
CHIROPR
CASH STOR
TITLE LOANS &
CASH ADVANCES
NAILS

CASH STORE

cricket
BUD LIGHT

Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 04, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Joseph Marynak, Planner**

SUBJECT: **Hold a public hearing and consider a request by Jennifer Cobbs for a zone change from PD, Planned Development District for a Shopping Center to Amended PD, Planned Development District for a Shopping center on Lot 1B, Block 56A, Belmont Addition, Section 9, City and County of Midland, Texas. (Generally located on the south side of West Longview Avenue, approximately 360 feet east of Rankin Highway. Council District 2) (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Current Zoning:

PD, Planned Development District for a Shopping Center. (Ordinance No. 8239)

Details of Request:

The applicant, Jennifer Cobbs, is requesting to amend the PD, Planned Development District for a Shopping Center for the Walmart located at 200 West Interstate 20 to update the exterior wall signs.

Surrounding Zoning and Land Use:

The properties to the north are zoned PD, Planned Development Districts for Shopping Centers and RR, Regional Retail District and the locations of shopping centers and hotels. The properties to the east are zoned PD, Planned Development District for a Housing Development and PD, Planned Development District for a Shopping Center and the locations of single-family housing and vacant land, respectively. The property to the south across Interstate 20 is zoned RR, Regional Retail District and the location of a gas station. The properties to the west are zoned PD, Planned Development District for a Shopping Center and RR, Regional Retail District and the locations of gas stations.

Analysis:

The applicant is requesting to amend the PD, Planned Development District for a Shopping Center, which is governed by Ordinance No. 8239, to update the signage on the Walmart building. The current signage on the building is approximately 821 square feet. The applicant is now proposing to reduce the signage to approximately 602 square feet but will increase the quantity and alter the locations of the signs.

Departmental Review:

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

Fire: (Approved)

No objections

Building: (Approved)

No objection.

Engineering: (Approved)

No objections to zoning/zone change.

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

Code: (Approved)

No Oil and Gas issues.

Transportation: (Approved)

No objection to zone change.

Planning:

Based on Section 11-7a-7.H.3.d of the City Code, the front façade would be allowed to have a maximum of 15 percent of the wall surface dedicated to sign. This equates to approximately, 2,802 square feet for just the front façade where the applicant is proposing to have approximately 428 square feet of signage. The south side façade would be allowed approximately 1,866 square feet of signage; the applicant is proposing approximately 53 square feet of signage.

Based on Section 11-7a-7.H.3.e of the City Code, the signage on the rear side of this building would not conform to the present sign code. This section of the code states that

“No wall sign shall be permitted on the rear of the building where said sign would be adjacent to a residential use.” Because there is residential zoning and uses to the east of this development, signage on the rear of this building is in violation of the zoning district. However, Ordinance No. 8239 allowed 124 square feet. They are now proposing 78 square feet.

Amending this Planned Development District to allow the signage to conform to present sign codes would eliminate the necessity for the company to return for any small changes that are made to their signage as the company’s marketing and sign themes change over time.

Therefore, staff recommends approval of this zone change subject to conditions A through L.

Conditions:

A. That this property shall be subject to the regulations of the RR, Regional Retail District, except as otherwise stated below.

B. That the development of the shall conform to the conditions shown on the attached Exhibits "A, B, and C”.

D. That the maximum floor area of this building shall not exceed 205,000 square feet, excluding the outdoor garden center, which shall not exceed 25, 000 square feet in area.

E. That in addition to the uses allowed in the RR, Regional Retail District, this property may also be used for a garden center and an automotive center, when developed according to the attached Exhibits. The automotive center shall be limited to tire sales, a lubrication center and minor tune- up and repair. The repair of major automotive systems shall not be allowed.

F. That the landscaping shown on Exhibit "C" shall be installed within 180 days of the issuance of a Certificate of Occupancy. All plant materials shall be the minimum size shown on the Exhibits at the time of planting. All landscaping shall be irrigated with an underground sprinkler system, and shall be maintained in a healthy, growing condition.

G. That the minimum height of the masonry fence surrounding the garden center shall be eight feet, and the minimum total height of this fence, including the decorative screening fence, shall be 20 feet.

I. That the parking plan shown on Exhibit "A" shall be considered illustrative. The minimum number of spaces shall be determined through the building permit process. No parking is required for the auto center, and one parking space shall be provided for every 1,000 square feet occupied by the outdoor garden center.

J. That all outdoor lighting shall conform to the City of Midland Outdoor Lighting Policy, including the use of full cut- off light fixtures.

K. That the signs in the attached elevations (Exhibit B) shall be considered illustrative and all business signage shall conform to City of Midland Outdoor Sign Regulations, except as noted in condition L.

L. That the signage on the rear side of the building shall be limited to a maximum of 78 square feet.

Letters of Objection:

Staff has not received any letters of objection as of December 30, 2020.

Attachments:

Site Plan (Exhibit A)
Elevations (Exhibit B)
Landscape Plans (Exhibit C)
Proposed sign plan elevations
Application
Maps
Ordinance No. 8239

PROPOSED PLANNED DISTRICT REGULATIONS

1. MINIMUM BUILDING AND LANDSCAPE SETBACKS TO BE AS SHOWN ON THIS PLAN.
2. SIDEWALKS AS SHOWN ON THIS PLAN.
3. SITE LIGHTING SHALL BE 42 FEET MOUNTING HEIGHT WITH 1000 WATT METAL HALIDE FIXTURES.
4. SITE AND BUILDING SIGNAGE SHALL INCLUDE:
   STANDARD WAL-MART BUILDING MOUNTED SIGNAGE – APPROX. 1200 SQ. FT.
   1 – MONUMENT SIGN, ± 80 S.F. EACH SIDE
   1 – ON PREMISE PYLON SIGN ± 700 S.F. AREA, HEIGHT ± 50 FEET
   1 – TLE DIRECTIONAL SIGN ± 35 S.F. EACH SIDE
   1 – STD. SIGN PACKAGE FOR GAS STATION – APPROX. 250 SQ. FT.

GRAPHIC SCALE
1 inch = 80 ft.

VICINITY MAP
NO SCALE

BELMONT STREET
COLORADO STREET
LORAINE STREET
MAIN STREET
BAIRD STREET
RANKIN HIGHWAY (U.S. HIGHWAY 349)
EXISTING LONGVIEW AVE.
PROPOSED LONGVIEW AVE. EXTENSION
CITY LIMIT LINE
PROPOSED TRAFFIC SIGNAL
BARRIER FREE RAMPS
EXISTING 35½' B/B IN EXISTING 60' R.O.W.
PROPOSED 37' B/B IN EXISTING 60' R.O.W.
PROPOSED 4' WIDE SIDEWALK
EXISTING SINGLE FAMILY RESIDENTIAL
EXISTING SONIC
EXISTING McDONALDS
EXISTING GAS STATION
EXISTING SIGNALIZED INTERSECTION
EXISTING RIGHT OF WAY TO REMAIN
PROPOSED GAS STATION
DUMPSTER
EXISTING RIGHT OF WAY TO BE ABANDONED BY SEPARATE PROCESS WITH THE CITY OF MIDLAND
PROPOSED MONUMENT SIGN
PROPOSED RIGHT OF WAY DEDICATION
PROPOSED ASPHALT PARKING AREA
9.5'x18' @ 60° PARKING SPACE (TYP.)
CART CORRAL (TYP.)
LANDSCAPE ISLAND (TYP.)
20' ONE-WAY (TYP.)
25' TWO-WAY (TYP.)
HANDICAP SPACES (TYP.)
7.5' LANDSCAPE AND BUILDING SETBACK
10' LANDSCAPE AND BUILDING SETBACK
DRIVE-THRU PHARMACY
GROCERY ENTRANCE
GENERAL MERCHANDISE ENTRANCE
TRASH COMPACTOR
TRUCK DOCK W/14' HIGH MASONRY WALL TO MATCH BUILDING
PROPOSED WAL-MART SUPERCENTER
FIRELANE, ACCESS AND UTILITY EASEMENT
ELECTRIC TRANSFORMER
TRUCK TURNAROUND
INDOOR GARDEN CENTER
OUTDOOR GARDEN CENTER
± 25,000 S.F. NOT INCLUDED IN BLDG. S.F.
TIRE AND LUBE EXPRESS
TLE DIRECTIONAL SIGN
PROPOSED ON PREMISE PYLON SIGN
8' HIGH MASONRY WALL TO MATCH BUILDING WITH ORNAMENTAL METAL FENCE ABOVE, TO HEIGHT OF 20' TOTAL
LOT 1
LOT 2
LOT 3
18' R.O.W. DEDICATION TO ADD TO EXISTING 52' R.O.W. FOR TOTAL OF 70' R.O.W.
CITY RESPONSIBLE FOR RELOCATION OF EXIST. STRUCTURES LOCATED WITHIN CITY R.O.W., IF ANY.
CITY LIMIT LINE (APPROXIMATE)
EXISTING SINGLE FAMILY RESIDENTIAL
BALE AND PALLET STORAGE W/ 10' HIGH SCREEN WALL
PROPOSED 20' ALLEY R.O.W.
BAIRD STREET WILL BE A CITY DESIGNATED TRUCK ROUTE
PROPOSED 4' WIDE SIDEWALK
PROPOSED RIGHT OF WAY DEDICATION 41' B/B IN PROPOSED 70' RIGHT OF WAY
PROPOSED BAIRD STREET (PUBLIC)
UNDEVELOPED
EXISTING 2-WAY I-20 SERVICE ROAD
PROPOSED DRIVEWAY TO OUTLOT – LOCATION MAY VARY
U.S. INTERSTATE HIGHWAY 20

SITE DATA SUMMARY

EXISTING ZONING: LR-2	PROPOSED ZONING: PD-SC
LOT 1 – WAL-MART	± 20.31 ACRES
LOT 2 – DETENTION	± 2.31 ACRES
LOT 3 – FUT. DEV.	± 1.39 ACRES
R.O.W. DEDICATION	± 1.45 ACRES
TOTAL	± 25.46 ACRES
PROPOSED USE	WAL-MART SUPERCENTER WITH DRIVE-THRU PHARMACY, TIRE AND LUBE EXPRESS, AND OUTDOOR GARDEN CENTER
BLDG. AREA	± 205,000 S.F.
BUILDING HEIGHT: MAXIMUM BY CODE	28'-9" W/8' ALLOWED FOR PARAPET
PROPOSED	40' TO HIGHEST POINT
LOT COVERAGE: MAXIMUM BY CODE	75%
PROPOSED	30%
PARKING REQ. (5.0 SP./1000 SF)	1,016
PROV. (5.0/1000 SF)	1,016 +
HANDICAP SP. REQ.	21
PROV.	21

OWNER:
WAL-MART
702 SW 8TH ST.
BENTONVILLE, AR 72716-0550
Tel. No. (479)273-4000

APPLICANT:
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972)770-1300
Fax No. (972)239-3820

No.	Date	Revisions	App.

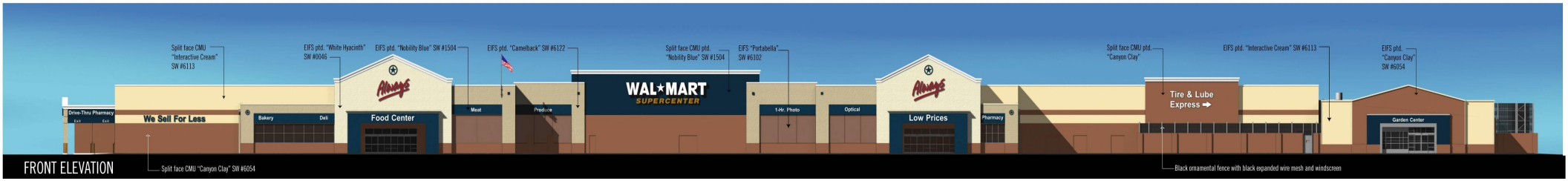
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

WAL★MART
I.H. 20 AND RANKIN HWY.
MIDLAND, TEXAS

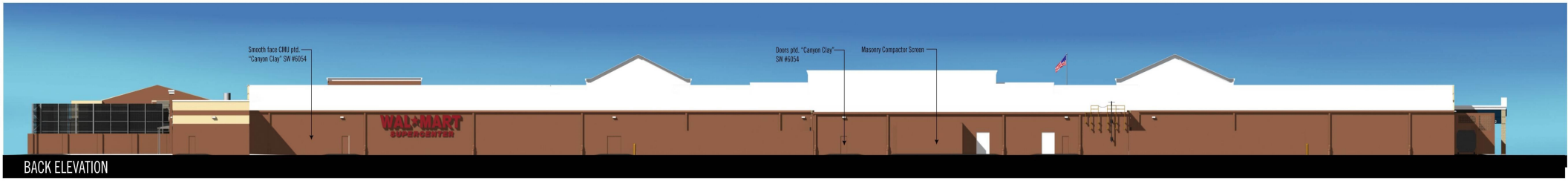
PRELIMINARY
SITE PLAN

Scale: AS NOTED
Designed by: MAM
Drawn by: DLC
Checked by: JRH
Date: APRIL 2004
Project No. 63362112

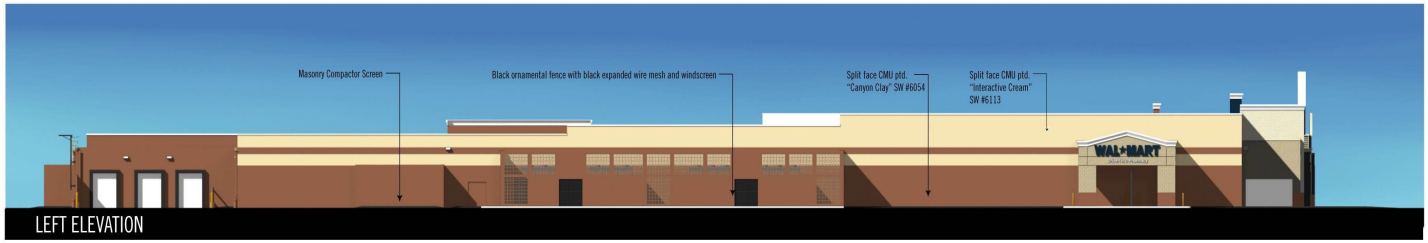
SHEET
C-1



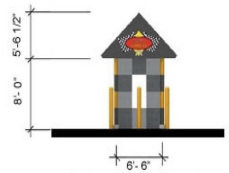
FRONT ELEVATION



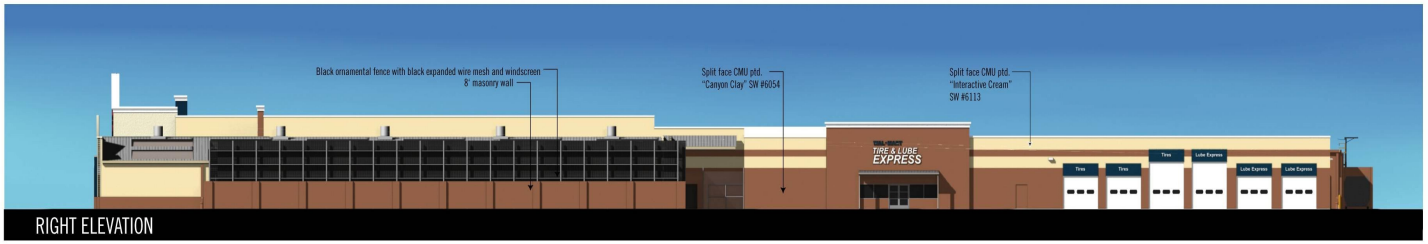
BACK ELEVATION



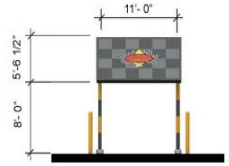
LEFT ELEVATION



FRONT ELEVATION
NOT TO SCALE



RIGHT ELEVATION

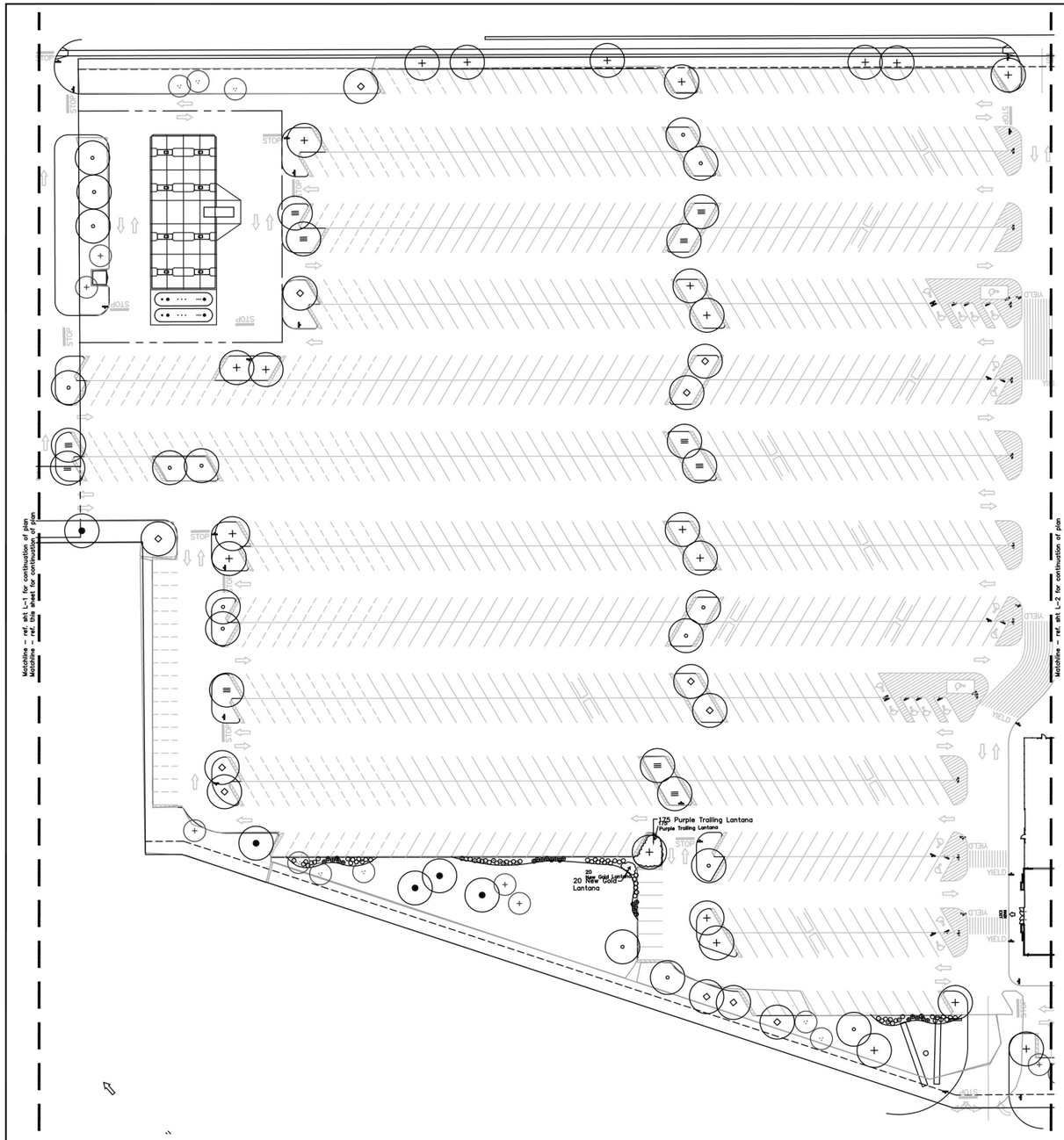


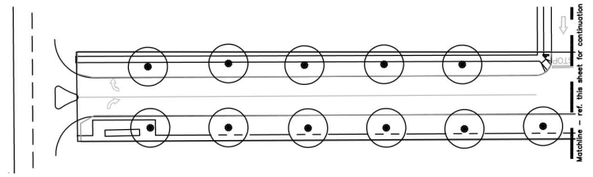
SIDE ELEVATION
NOT TO SCALE
TLE KIOSK SIGNAGE = 65.33 S.F.

Wal★Mart | Midland, TX #3645 | Taylor Scott Architects

April 27, 2004

www.taylorscott.com copyright 2004 Taylor Scott Architects Inc.





Legend

Note:
See sheet L-2 for Landscape Calculations and Plant List.

- Live Oak
- Cedar Elm
- Chinese Pistache
- Bur Oak
- Mexican Sycamore
- Lavender Crapemyrtle
- Tree Yaupon
- Cenizo
- Dwf. Burford Holly
- Red Yucca

No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

WAL★MART

SC-195-SGR-OR, STORE #3645-00
I.H. 20 AND RANKIN HWY.
MIDLAND, TEXAS

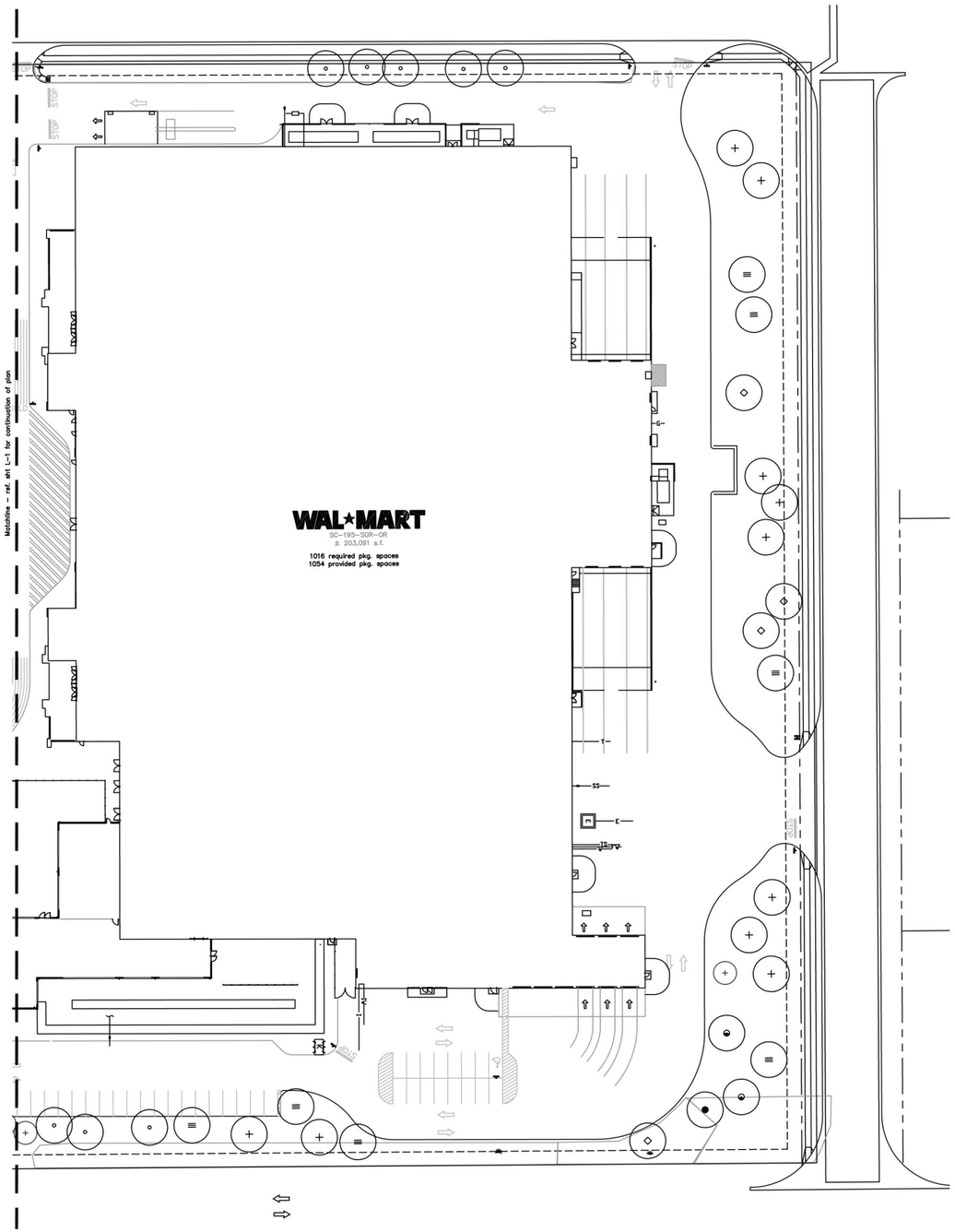
Landscape Plan

Scale:	1" = 40'
Designed by:	JFM
Drawn by:	
Checked by:	
Date:	APRIL 2004
Project No.	63362112

SHEET L-1

STATE OF TEXAS
JOHN F. MURPHY
973
REGISTERED
LANDSCAPE ARCHITECT

Land Resource Design
Landscape Architecture
John F. Murphy, RLA, CCS
2708 S. Lamar Blvd. Suite 110 Austin, TX 78704 512-443-3012 tel. 512-443-3089 fax
1324 S. Beckham Ave. Suite 244 Tyler, TX 75701 903-533-0898 tel./ fax landlaw-internet.com



Legend

- Live Oak
- Cedar Elm
- Chinese Pistache
- Bur Oak
- Mexican Sycamore
- Lavender Crapemyrtle
- Tree Yaupon
- Cenizo
- Dwf. Burford Holly
- Red Yucca

Landscape Calculations* Based on Draft Landscape Ordinance

Total Site Area		914,820 sf		
Landscape Area	Req.	91,482 sf	Prov.	91,694 sf

Streetyard Landscape	Required	Provided
I-20 Street Frontage 1222 ft.	41 Trees (3" ca.)	41
Parking Lot		
1054 spaces	53 trees (1:20)	53 trees

Landscape Notes

1. Solid sod all islands and peninsulas with 609 Buffalo Grass.
2. Hydromulch all perimeter and disturbed areas with Sahara Bermuda Grass.
3. All landscaping will be watered with an underground automatic irrigation system.

Plant List

No.	Common Name	Botanical Name	Size
30	Live Oak	Quercus virginiana	3" Cal. B & B
18	Bur Oak	Quercus macrocarpa	3" Cal. B & B
8	Lavender Crapemyrtle	Lagerstroemia indica 'Red'	B & B 10' Ht 3 Trunk min.
16	Chinese Pistache	Pistacia chinensis	3" Cal. B & B
24	Cedar Elm	Ulmus crassifolia	3" Cal. B & B
8	Tree Yaupon	Ilex vomitoria 'multi trunk'	B & B 8' Ht 3 Trunk min.
19	Mexican Sycamore	Platanus mexicana	45 Gal. 2 3/4" cal.
19	Red Yucca	Hesperaloe parviflora	5 Gal. 36" oc
33	Cenizo	Leucophyllum frutescens	5 Gal. 36" oc
33	Dwarf Burford Holly	Ilex cornuta 'Burford'	5 Gal. 36" oc
175	Purple Trailing Lantana	Lantana montevidensis	1 Gal. 18" oc
20	New Gold Lantana	Lantana 'New Gold'	1 Gal. 24" oc

STATE OF TEXAS
JOHN F. MURPHY
973
REGISTERED
LANDSCAPE ARCHITECT

Land Resource Design
Landscape Architecture
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1324 S. Beckham Ave. Suite 244 Tyler, TX 75701 903-533-8898 tel./ fax landlaw-internet.com

No.	Date	Revisions	App.

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Tel. No. (972) 770-1300
Fax No. (972) 239-3820

WAL★MART
SC-195-SGR-OR, STORE #3645-00
I.H. 20 AND RANKIN HWY.
MIDLAND, TEXAS

Landscape Plan

Scale: 1" = 40'
Designed by: JFM
Drawn by:
Checked by:
Date: APRIL 2004
Project No. 63362112

SHEET
L-2

KEYNOTES	
7.04	METAL FASCIA COVER
7.06	WATER DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM

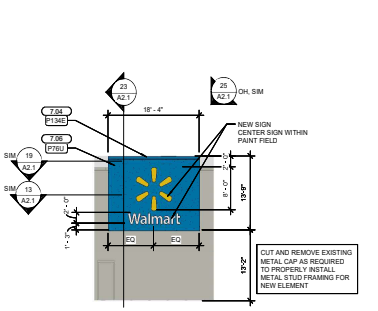
FINISH KEY	
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
P162E	BLACK GRAY

SHEET NOTES

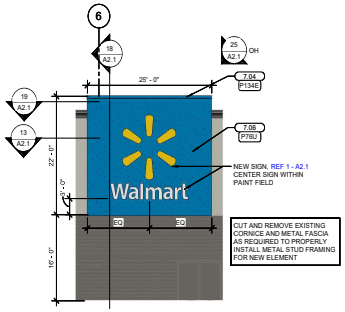
1. POWER WASH EXTERIOR WALL SURFACES AT AREAS REQUIRING FINISH APPLICATION PRIOR TO PAINTING.
2. PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQUIRED.
3. REPLACE SEALANT AND BACKER MATERIAL AT BUILDING CONTROL JOINTS AND EXPANSION JOINTS FILL AND SEAL JOINTS. REF SPEC 07900.
4. REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
5. RESURFACE EXISTING EIFS WHERE NOTED.
6. PAINT EXTERIOR OF BUILDING AS SHOWN. AT WALL(S) WITH EXISTING SIGN(S) MASK AND PAINT AROUND SIGN CHARACTERS.
7. PAINT EXTERIOR OF BUILDING AS SHOWN. PRIOR TO PAINTING WALL AT LOCATION(S) OF NEW LIT ID/LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
8. EXISTING PAINT TO REMAIN EXCEPT WHERE NOTED ON PLANS AND SHEET NOTES. REPAINT ANY AREAS AFFECTED BY CAULK REMOVAL AND REPAIR TO MATCH ADJACENT. TOUCH UP AREAS WITH SCUFF MARKS TO MATCH EXISTING PAINT FINISH.
9. NOT USED.
10. NOT USED.
11. NOT USED.
12. NOT USED.
13. NOT USED.
14. NOT USED.
15. NOT USED.
16. DO NOT PAINT LED WALL PACK HOUSINGS

DEMOLITION NOTES

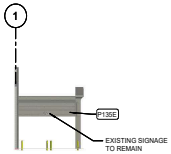
1. REMOVAL OF LIT ID/LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS BY OTHERS.
2. GENERAL CONTRACTOR TO PATCH/REPAIR HOLES LEFT AFTER SIGNS ARE REMOVED AND REPAINT AS SCHEDULED
3. NOT USED.
4. NOT USED.
5. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.



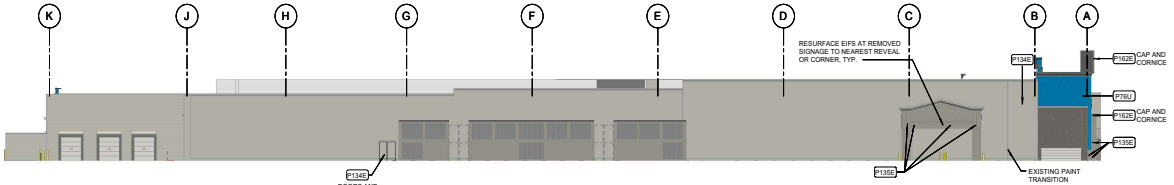
9 ENLARGED AUTO CENTER ELEVATION
1" = 10'-0"



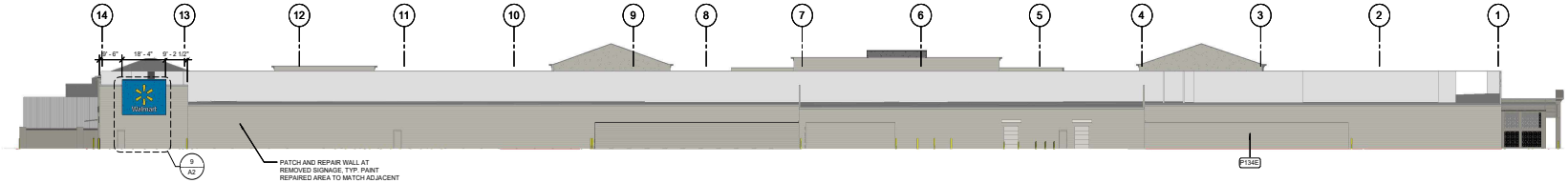
8 ENLARGED FRONT ELEVATION
1" = 10'-0"



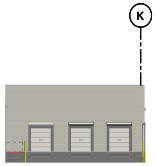
7 PHARMACY ELEVATION
1" = 20'-0"



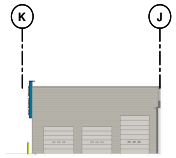
6 SIDE ELEVATION
1" = 20'-0"



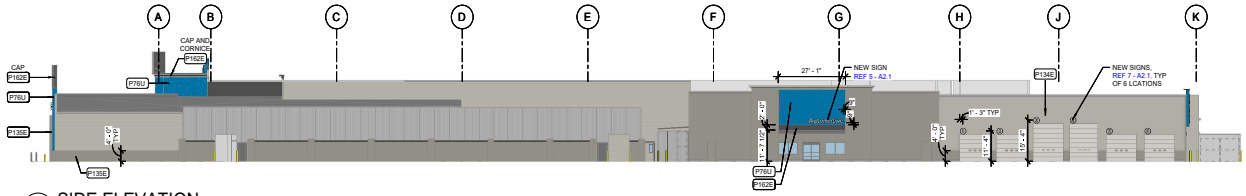
5 REAR ELEVATION
1" = 20'-0"



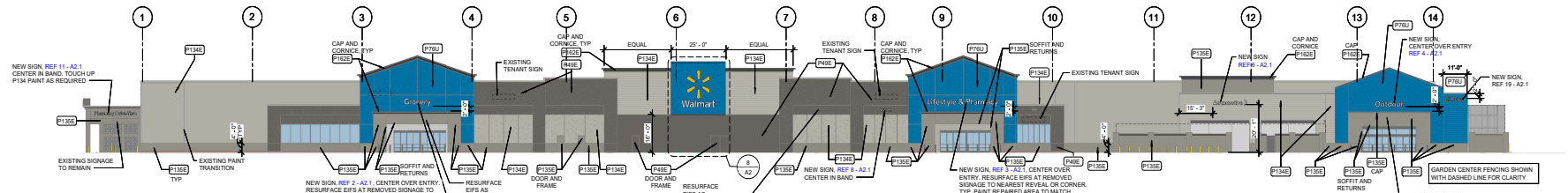
4 RECEIVING DOCK ELEVATION
1" = 20'-0"



3 AUTO CENTER ELEVATION
1" = 20'-0"



2 SIDE ELEVATION
1" = 20'-0"



1 FRONT ELEVATION
1" = 20'-0"

CYNTERGY
818 SOUTH CINCINNATI
SUITE 200
TULSA, OK 74119
918.587.4630
www.cyntergy.com

STIPULATION FOR REUSE

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PROTO CYCLE:	09/25/2020
DOC DATE:	11/20/2020

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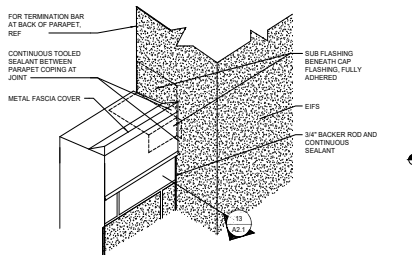
LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
11/23/2020

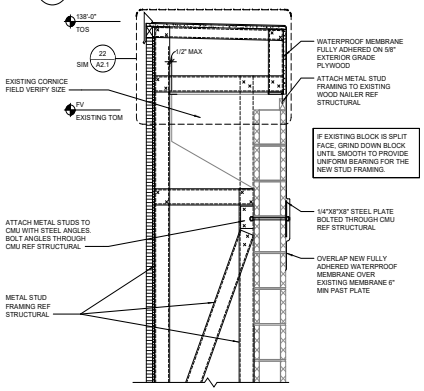
JAMES EDWARD TURNER
ARCHITECT OF RECORD

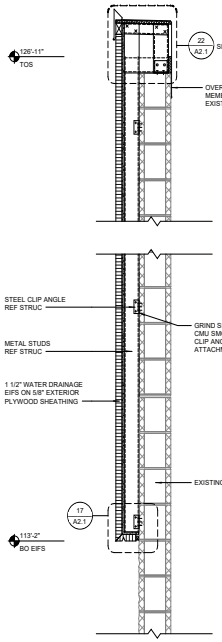
EXTERIOR ELEVATIONS

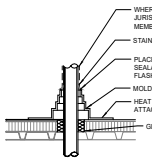
SHEET: A2



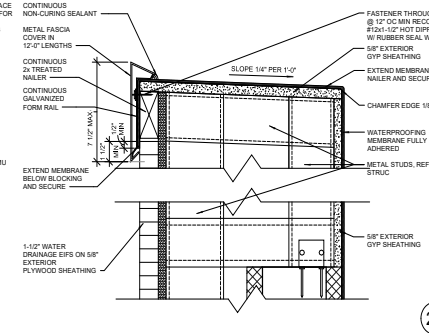
25 PARAPET STEP
NTS







24 ROOF PENETRATION
1" = 1'-0"



22 PARAPET CAP FLASHING
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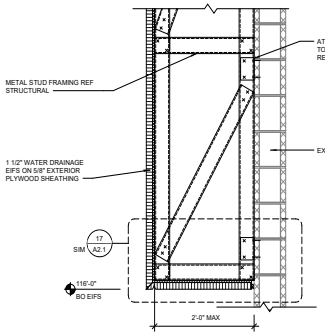
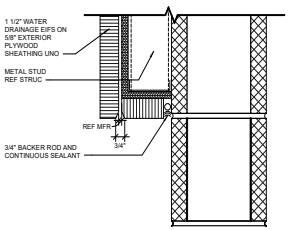


ALTERNATIVE WALL SECTION AT MAIN ID (SMALL CORNICE TO REMAIN)
18
1" = 1'-0"

23 WALL SECTION
1" = 1'-0"



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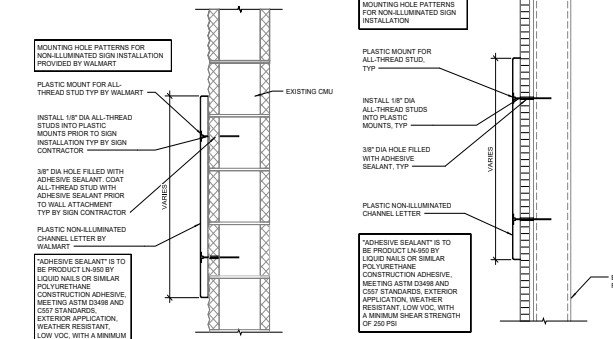
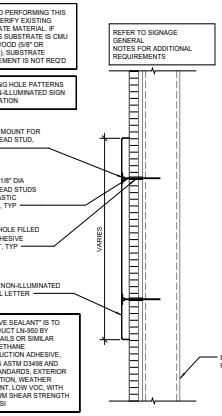
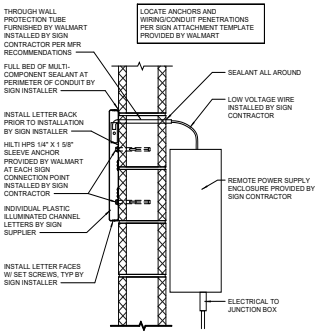


16 SIGN ATTACHMENT AT CMU WALL
1 1/2" = 1'-0"

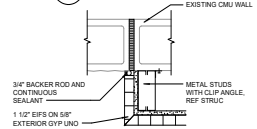


14 SIGNAGE ATTACHMENT
1 1/2" = 1'-0"

15 SIGN ATTACHMENT AT EIFS AND METAL STUD WALL
1 1/2" = 1'-0"

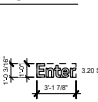


7 SIGNAGE ATTACHMENT
1 1/2" = 1'-0"

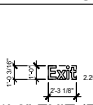


13 CORNER DETAIL
1 1/2" = 1'-0"

12 1'-6" PHARMACY DRIVE-THRU
1/4" = 1'-0"

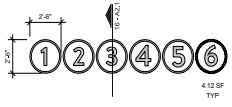


11 1'-0" ENTER (ETR)
1/4" = 1'-0"

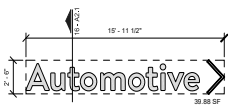


10 1'-0" EXIT (ETR)
1/4" = 1'-0"

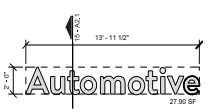
9 1'-6" VISION
1/4" = 1'-0"



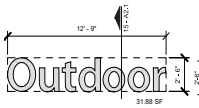
8 2'-6" AUTOMOTIVE
1/4" = 1'-0"



6 2'-0" AUTOMOTIVE (ARROW)
1/4" = 1'-0"

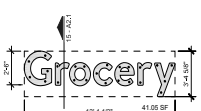


5 2'-0" AUTOMOTIVE
1/4" = 1'-0"

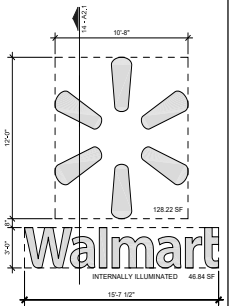


4 2'-6" OUTDOOR
1/4" = 1'-0"

3 2'-6" LIFESTYLE & PHARMACY
1/4" = 1'-0"

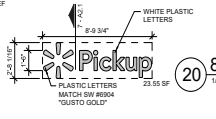


2 2'-6" GROCERY
1/4" = 1'-0"

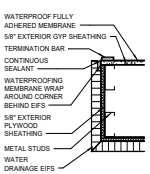


1 12'-0" WALMART SIGN
1/4" = 1'-0"

20 8'-0" WALMART SIGN
1/4" = 1'-0"



BUILDING PICKUP SIGNAGE 1'-6"
21
1/4" = 1'-0"



19 METAL STUD PARAPET
1 1/2" = 1'-0"

CYNTERGY
818 SOUTH CINCINNATI
SUITE 200
TULSA, OK 74119
918.587.4630
www.cyntergy.com

STIPULATION FOR REUSE
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CONSULTANTS

Walmart
MIDLAND (S), TX
STORE NO: 3645-252
USRN#408976
PROTO
105 SC
JOB NUMBER:

ISSUE BLOCK

CHECKED BY:	RB/OP
DRAWN BY:	CRE
PROTO CYCLE:	09/25/2020
DOC DATE:	11/20/2020

DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF AOR/EOR ARE NOT FOR CONSTRUCTION

11/23/2020

JAMES EDWARD TURNER
ARCHITECT OF RECORD

EXTERIOR DETAILS

SHEET:
A2.1

SIGNAGE GENERAL NOTES

1. SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY OTHERS.
2. ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE EXTERIOR SIGN COMPANY IS ONSITE. THE EXTERIOR SIGN COMPANY WILL REMOVE EXISTING SIGNAGE. GENERAL CONTRACTOR WILL THEN PERFORM THE PATCH AND REPAIR WORK NEEDED AT SIGN LOCATIONS, AND PAINTING WORK NOTED IN PLANS, ONCE COMPLETE, GENERAL CONTRACTOR WILL NOTIFY THE EXTERIOR SIGN CONTRACTOR THAT AREAS NOTED TO RECEIVE SIGNAGE ARE READY. THE EXTERIOR SIGN COMPANY WILL THEN INSTALL NEW SIGNAGE AS SHOWN ON THE PLANS.
   A. A TEMPORARY BANNER WILL BE INSTALLED BY THE EXTERIOR SIGN COMPANY PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND NEW SIGNAGE IS INSTALLED. GC SHALL PRIORITIZE MODIFICATIONS/REPAIRS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIGNS WHILE EXTERIOR SIGN COMPANY IS ON SITE
   B. TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5'X25').
   C. EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE.
3. GENERAL CONTRACTOR RESPONSIBILITIES
   A. BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 01255. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
   B. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE. REFER TO DETAILS ON SHEET A2/A2.1. FOR LIGHTED (OLDOG) SIGNS COORDINATE TIMING OF WORK WITH WALMART SIGN CONTRACTOR.
   C. PROVIDE JUNCTION BOXES AND CIRCUITRY TO NEW "Walmart" and "spark" SIGNAGE. EXISTING (6) BOXES FROM "WAL=MART" SIGNAGE MAY BE REUSED.
   D. PROVIDE JUNCTION BOXES AND CIRCUITRY TO TENANT SIGNAGE LOCATION SHOWN. REFER TO ELECTRICAL
   E. INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILINGS IF REQUIRED BY RELOCATION OF EXISTING TENANT SIGNAGE.
   F. VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE. REFER TO ELECTRICAL
   G. MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE
4. SIGNAGE CONTRACTOR RESPONSIBILITIES
   A. REMOVE ALL LIT (OLDOG) SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS. UNLESS NOTED OTHERWISE.
   B. MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 07900.
   C. INSTALL SIGNAGE PER DETAILS ON SHEET A2/A2.1

EXISTING SIGNAGE SCHEDULE

FRONT SIGNAGE	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
Walmart	1	LED	WHITE	5'-6"	299.04 SF	299.04 SF
* (spark)	1	LED	YELLOW			
Pickup	1	LED	WHITE	2'-6"	65.43 SF	65.43 SF
* (spark)	1	LED	YELLOW			
Home & Pharmacy	1	N/A	WHITE	2'-6"	94.90 SF	94.90 SF
Grocery	1	N/A	WHITE	2'-6"	41.05 SF	42.05 SF
Lawn & Garden	1	N/A	WHITE	2'-6"	58.35 SF	58.35 SF
Vision Center	1	N/A	WHITE	1'-6"	19.03 SF	19.03 SF
Auto Center -->	1	N/A	WHITE	2'-0"	33.95 SF	33.95 SF
TOTAL FRONT SIGNAGE						611.75 SF
REAR SIGNAGE						
Walmart	1	LED	WHITE	3'-6"		
* (spark)	1	LED	YELLOW	5'-2"	123.73 SF	123.73 SF
TOTAL REAR SIGNAGE						123.73 SF
PHARMACY DRIVE-THRU SIGNAGE						
Pharmacy Drive-Thru	1	N/A	WHITE	1'-6"	37.71 SF	37.71 SF
Enter	1	N/A	WHITE	1'-0"	3.20 SF	3.20 SF
Exit	1	N/A	WHITE	1'-0"	2.29 SF	2.29 SF
TOTAL PHARMACY DRIVE-THRU SIGNAGE						43.20 SF
AUTO CENTER SIGNAGE						
Auto Center	1	N/A	WHITE	2'-0"	30.74 SF	30.74 SF
Lube	2	N/A	WHITE	1'-0"	2.58 SF	5.16 SF
Tire	2	N/A	WHITE	1'-0"	2.98 SF	5.96 SF
TOTAL AUTO CENTER SIGNAGE						41.86 SF
TOTAL BUILDING SIGNAGE						820.54 SF

NEW & EXISTING SIGNAGE SCHEDULE

FRONT SIGNAGE	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
Walmart	1	LED	WHITE	3'-0"	46.84 SF	46.84 SF
* (spark)	1	LED	YELLOW	12'-0"	128.22 SF	128.22 SF
Pickup (NEW)	1	LED	WHITE	1'-6"	23.55 SF	23.55 SF
* (spark) (NEW)	1	LED	YELLOW			
Lifestyle & Pharmacy	1	N/A	WHITE	2'-6"	107.90 SF	107.90 SF
Grocery	1	N/A	WHITE	2'-6"	41.05 SF	41.05 SF
Outdoor	1	N/A	WHITE	2'-6"	31.88 SF	31.88 SF
Vision	1	N/A	WHITE	1'-6"	8.18 SF	8.18 SF
Auto Center -->	1	N/A	WHITE	2'-0"	39.88 SF	39.88 SF
TOTAL FRONT SIGNAGE						427.90 SF
PHARMACY DRIVE-THRU SIGNAGE						
Pharmacy Drive-Thru	1	N/A	WHITE	1'-6"	37.71 SF	37.71 SF
Enter (ETR)	1	N/A	WHITE	1'-0"	3.20 SF	3.20 SF
Exit (ETR)	1	N/A	WHITE	1'-0"	2.29 SF	2.29 SF
TOTAL PHARMACY DRIVE-THRU SIGNAGE						43.20 SF
AUTO CENTER SIGNAGE						
Automotive	1	N/A	WHITE	2'-0"	27.90 SF	27.90 SF
Numerical Signs	6	N/A	WHITE	2'-6"	4.12 SF	24.72 SF
TOTAL AUTO CENTER SIGNAGE						52.62 SF
AUTO CENTER SIGNAGE						
Walmart	1	LED	WHITE	2'-0"	20.82 SF	20.82 SF
* (spark)	1	LED	YELLOW	8'-0"	56.99 SF	56.99 SF
TOTAL REAR SIGNAGE						77.81 SF
TOTAL BUILDING SIGNAGE						601.13 SF

MIDLAND Planning Division

Zone Change/Planned District Amendment/Site Plan Approval

Project Number: Z-20-0206

Case Number:

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: JENNIFER COBBS C/O CYNTERGY		Phone (918)346-6818 Email jcobbs@cyntergy.com permits@cyntergy.com	
Address 810 S. CINCINNATI, 2ND FLOOR	City TULSA	State OK	Zip 74119

Property Owner Printed Name: WALMART R.E. BUS. TRUST		Phone (479)273-6705 Email hamidul.hoq@walmart.com	
Address 2608 SE J STREET	City BENTONVILLE	State AR	Zip 72716

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

Street Address: 200 W. INTERSTATE 20, MIDLAND, TX 79701

Legal Description ACRES: 19,8000, BLK: 56A, LOT: 01B, ADDN: BELMONT SEC 9
Lot: 01B Block: 56A Subdivision: BELMONT SEC 9

Current Zoning: PD, REGULATED BY ORDINANCE NO. 8239, W/ AN UNDERLYING ZONE OF LR-2, LOCAL RETAIL DISTRICT

Proposed Zone: (NO ZONING CHANGE, AMENDED SITE PLAN REVIEW ONLY)
(List by tracts if more than one district is requested)

Reason for Zone Change Request:
REQUESTING AMENDED PD SITE PLAN REVIEW, PROPOSED UPDATED EXTERIOR WALL SIGNS

Present Use of Property: MERCANTILE-RETAIL/GROCERY

Proposed Use of Property: MERCANTILE-RETAIL/GROCERY

How would this zone change affect the public health, safety and welfare?
THE SIGN CHANGES WOULD POSITIVELY AFFECT THE THE PUBLIC HEALTH, SAFETY, AND WELFARE. INCLUDED IN THE UPDATED SIGNS WILL BE A NEW PICKUP & SPARK SIGN INDICATING THE ONLINE GROCERY PICKUP IS AVAILABLE

Describe how conditions affecting the property have changed since present zoning designation: NO CHANGES TO THE PROPERTY

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): Jennifer Cobbs c/o Cyntergy	Date: 10/28/2020
Applicant (printed): JENNIFER COBBS C/O CYNTERGY	
Property Owner (signature):	Date: 10/30/20
Property Owner (printed) : HAMIDUL HOQ ON BEHALF OF WALMART	

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear JENNIFER COBBS who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by WALMART, 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.

Jennifer Cobbs c/o Cyntergy
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 2nd day of November, 2020, to certify which witness my hand and seal of office.

MISTY TUCKER NOTARY PUBLIC Commission # 15001866 My Commission Expires 02-24-2023 STATE OF OKLAHOMA

Misty Tucker
NOTARY PUBLIC, ~~MIDLAND COUNTY, TEXAS~~

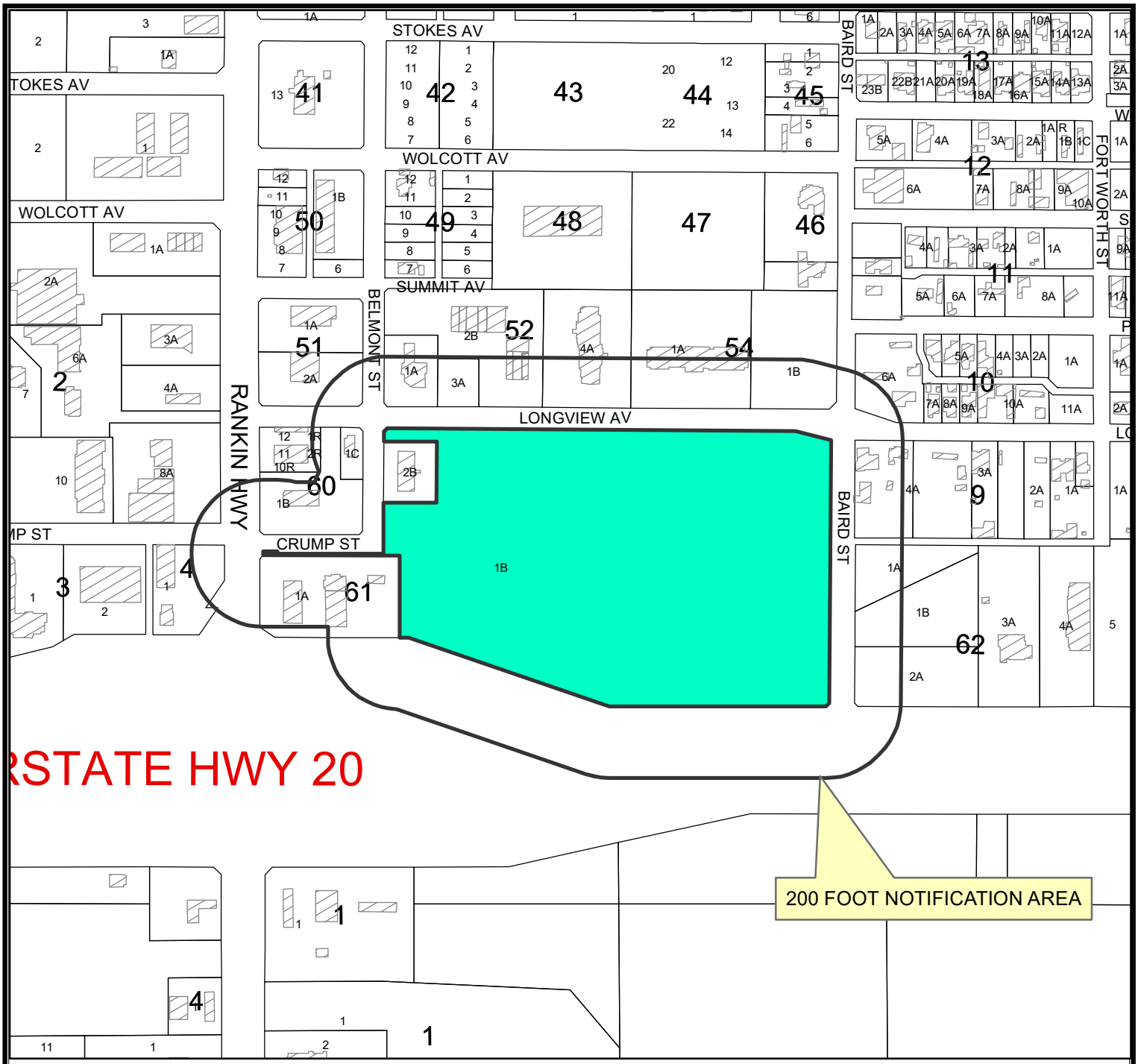
FOR OFFICE USE ONLY

☑ Property Owner Authorization	☑ Dimensioned Site Plan
☐ Application Fee	☑ Plans in Digital Format (PDF/JPEG)

Check #_____

Received By: Cristel Bruns Date: 12/3/2020

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



LOCATION MAP

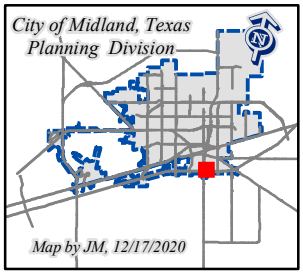
Z-20-0206 **Scale: 1" = 400'**

Consider a request by Jennifer Cobbs for a zone change from PD, Planned Development District for a Shopping Center to Amended PD, Planned Development District for a Shopping Center on Lot 1B, Block 56A, Belmont Addition, Section 9, City and County of Midland, Texas.

Generally located on the south side of West Longview Avenue, approximately 360 feet east of Rankin Highway. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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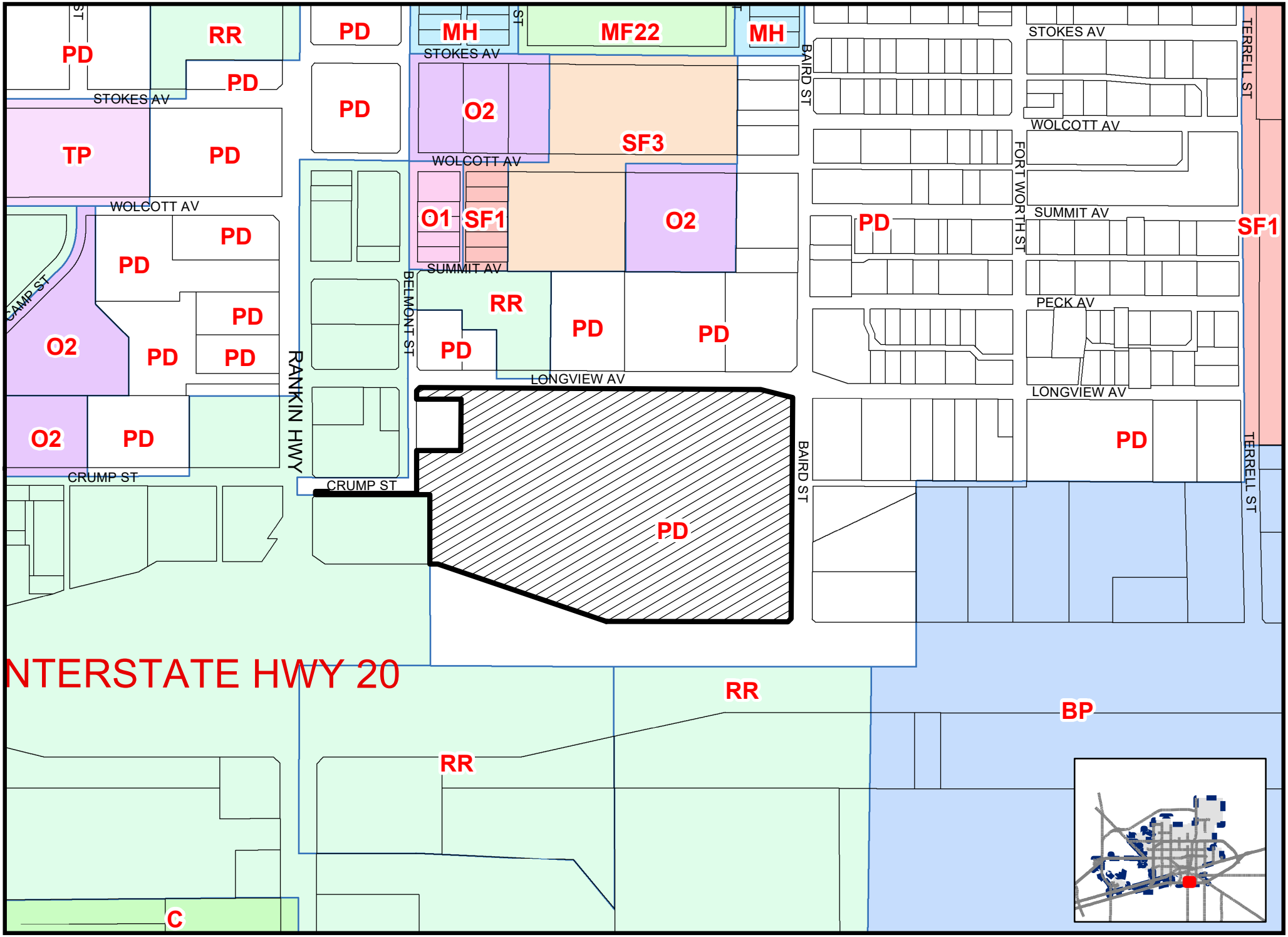
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map By JM, 12/20/2020 PACKET Z-20-0206 Scale: 1" = 400' Page 15 of 74

ZONING MAP

January 4, 2021

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ORDINANCE NO. 8239

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION AMENDING CHAPTER ONE, TITLE XI, OF THE CITY CODE OF MIDLAND, TEXAS, BY PERMITTING A 25.460 ACRE TRACT OF LAND OUT OF SECTION 2, BLOCK 39, T-2-S, T & P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS WHICH IS PRESENTLY ZONED LR-2, LOCAL RETAIL DISTRICT AND BP, BUSINESS PARK DISTRICT TO BE USED AS PD, PLANNED DISTRICT FOR A SHOPPING CENTER; PROVIDING FOR SUCH USE TO BE SUBJECT TO CERTAIN SPECIAL CONDITIONS AND RESTRICTIONS AS SET OUT HEREIN; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS ($2,000.00); AND ORDERING PUBLICATION

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

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

SECTION ONE. That Chapter 1, Title XI, of the City Code of Midland, Texas, and the official zoning map of the City of Midland, Texas, are hereby amended insofar as the hereinafter described property is concerned, which is presently zoned LR-2, Local Retail District and BP, Business Park District, and it shall be used as a PD, Planned District for a Shopping Center, subject to the special conditions and restrictions hereinafter set out, said property being described as follows:

A 25.460-acre tract of land out of Section 2, Block 39, T-2-S, T & P RR Co. Survey,

City and County of Midland, Texas. See metes and bounds description attached hereto and incorporated herein as Exhibit "D".

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

A. This property shall be subject to the regulations of the LR-2, Local Retail District, except as otherwise stated below.

B. Development of the property identified on Exhibit "A" as Lot 1 shall conform to the conditions shown on the attached site plans, Exhibits "A", "B", "C-1" and "C-2" in all respects.

C. The property located on the east side of Baird Street, identified on Exhibit "A" as Lots 2 and 3 shall be subject to future site plan review. No development can occur, and no building permit can be issued until a planned district site plan is approved in the same manner as prescribed for a zone change.

D. The maximum floor area of this building shall not exceed 205,000 square feet, excluding the outdoor garden center, which shall not exceed 25,000 square feet in area.

E. In addition to the uses allowed in the LR-2 District, this property may also be used for a garden center and an automotive center, when developed according to the attached Exhibits. The automotive center shall be limited to tire sales, a lubrication center and minor tune-up and repair. The repair of major automotive systems shall not be allowed.

F. The landscaping shown on Exhibits "C-1" and "C-2" shall be installed within 180 days of the issuance of a Certificate of Occupancy. All plant materials shall be the minimum size shown on the Exhibits at the time of planting. All landscaping shall be irrigated with an underground sprinkler system, and shall be maintained in a healthy, growing condition.

G. The minimum height of the masonry fence surrounding the garden center shall be eight feet, and the minimum total height of this fence, including the decorative screening fence, shall be 20 feet.

H. A gasoline sales facility shall be allowed at the location shown on Exhibit "A". The fence surrounding the dumpster at the gasoline station shall be a minimum of six feet in height.

I. The parking plan shown on Exhibit "A" shall be considered illustrative. The minimum number of spaces shall be determined through the building permit process. No parking is required for the auto center, and one parking space shall be provided for every 1,000 square feet occupied by the outdoor garden center.

J. All outdoor lighting shall conform to the City of Midland Outdoor Lighting Policy, including the use of full cut-off light fixtures.

K. All business signage shall conform to Exhibits "A" and "B". The maximum

sign area for the gasoline station shall not exceed 200 square feet in area.

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

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

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

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

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

The above and foregoing ordinance was duly proposed, read in full and adopted on first reading, the 11th day of May, A.D., 2004; and passed to second reading on motion of Council member Dingus, seconded by Council member Dufford, by the following vote:

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

Council members voting "NAY": None

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Council member Morgan, seconded by Council member Dufford, on the 25th day of May, A.D., 2004, at a regular meeting of the City Council:

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

Council members voting "NAY": None

PASSED AND APPROVED THIS 25th day of May, A.D., 2004.

Michael J. Canon, Mayor

ATTEST:

Kaylah J. McCord, City Secretary

APPROVED AS TO FORM:

Keith Stretcher, City Attorney

PROPOSED PLANNED DISTRICT REGULATIONS

1. MINIMUM BUILDING AND LANDSCAPE SETBACKS TO BE AS SHOWN ON THIS PLAN.
2. SIDEWALKS AS SHOWN ON THIS PLAN.
3. SITE LIGHTING SHALL BE 42 FEET MOUNTING HEIGHT WITH 1000 WATT METAL HALIDE FIXTURES.
4. SITE AND BUILDING SIGNAGE SHALL INCLUDE:
   STANDARD WAL-MART BUILDING MOUNTED SIGNAGE – APPROX. 1200 SQ. FT.
   1 – MONUMENT SIGN, ± 80 S.F. EACH SIDE
   1 – ON PREMISE PYLON SIGN ± 700 S.F. AREA, HEIGHT ± 50 FEET
   1 – TLE DIRECTIONAL SIGN ± 35 S.F. EACH SIDE
   1 – STD. SIGN PACKAGE FOR GAS STATION – APPROX. 250 SQ. FT.

GRAPHIC SCALE
1 inch = 80 ft.

VICINITY MAP
NO SCALE

BELMONT STREET
COLORADO STREET
LORAINE STREET
MAIN STREET
BAIRD STREET
RANKIN HIGHWAY (U.S. HIGHWAY 349)
EXISTING LONGVIEW AVE.
PROPOSED LONGVIEW AVE. EXTENSION
CITY LIMIT LINE
PROPOSED TRAFFIC SIGNAL
BARRIER FREE RAMPS
EXISTING 35½' B/B IN EXISTING 60' R.O.W.
PROPOSED 37' B/B IN EXISTING 60' R.O.W.
PROPOSED 4' WIDE SIDEWALK
EXISTING SINGLE FAMILY RESIDENTIAL
EXISTING SONIC
EXISTING McDONALDS
EXISTING GAS STATION
EXISTING SIGNALIZED INTERSECTION
EXISTING RIGHT OF WAY TO REMAIN
PROPOSED GAS STATION
DUMPSTER
EXISTING RIGHT OF WAY TO BE ABANDONED BY SEPARATE PROCESS WITH THE CITY OF MIDLAND
PROPOSED MONUMENT SIGN
PROPOSED RIGHT OF WAY DEDICATION
PROPOSED ASPHALT PARKING AREA
9.5'x18' @ 60° PARKING SPACE (TYP.)
CART CORRAL (TYP.)
LANDSCAPE ISLAND (TYP.)
20' ONE-WAY (TYP.)
25' TWO-WAY (TYP.)
HANDICAP SPACES (TYP.)
7.5' LANDSCAPE AND BUILDING SETBACK
10' LANDSCAPE AND BUILDING SETBACK
DRIVE-THRU PHARMACY
GROCERY ENTRANCE
GENERAL MERCHANDISE ENTRANCE
TRASH COMPACTOR
TRUCK DOCK W/14' HIGH MASONRY WALL TO MATCH BUILDING
PROPOSED WAL-MART SUPERCENTER
LOT 1
LOT 2
LOT 3
FIRELANE, ACCESS AND UTILITY EASEMENT
ELECTRIC TRANSFORMER
TRUCK TURNAROUND
INDOOR GARDEN CENTER
OUTDOOR GARDEN CENTER
± 25,000 S.F. NOT INCLUDED IN BLDG. S.F.
TIRE AND LUBE EXPRESS
TLE DIRECTIONAL SIGN
PROPOSED ON PREMISE PYLON SIGN
8' HIGH MASONRY WALL TO MATCH BUILDING WITH ORNAMENTAL METAL FENCE ABOVE, TO HEIGHT OF 20' TOTAL
EXISTING 2-WAY I-20 SERVICE ROAD
U.S. INTERSTATE HIGHWAY 20
18' R.O.W. DEDICATION TO ADD TO EXISTING 52' R.O.W. FOR TOTAL OF 70' R.O.W.
CITY RESPONSIBLE FOR RELOCATION OF EXIST. STRUCTURES LOCATED WITHIN CITY R.O.W., IF ANY.
CITY LIMIT LINE (APPROXIMATE)
EXISTING SINGLE FAMILY RESIDENTIAL
BALE AND PALLET STORAGE W/ 10' HIGH SCREEN WALL
PROPOSED 20' ALLEY R.O.W.
BAIRD STREET WILL BE A CITY DESIGNATED TRUCK ROUTE
PROPOSED 4' WIDE SIDEWALK
PROPOSED RIGHT OF WAY DEDICATION 41' B/B IN PROPOSED 70' RIGHT OF WAY
PROPOSED DRIVEWAY TO OUTLOT – LOCATION MAY VARY
UNDEVELOPED

SITE DATA SUMMARY

EXISTING ZONING: LR-2	PROPOSED ZONING: PD-SC
LOT 1 – WAL-MART	± 20.31 ACRES
LOT 2 – DETENTION	± 2.31 ACRES
LOT 3 – FUT. DEV.	± 1.39 ACRES
R.O.W. DEDICATION	± 1.45 ACRES
TOTAL	± 25.46 ACRES
PROPOSED USE	WAL-MART SUPERCENTER WITH DRIVE-THRU PHARMACY, TIRE AND LUBE EXPRESS, AND OUTDOOR GARDEN CENTER
BLDG. AREA	± 205,000 S.F.
BUILDING HEIGHT: MAXIMUM BY CODE	28'-9" W/8' ALLOWED FOR PARAPET
PROPOSED	40' TO HIGHEST POINT
LOT COVERAGE: MAXIMUM BY CODE	75%
PROPOSED	30%
PARKING REQ. (5.0 SP./1000 SF)	1,016
PROV. (5.0/1000 SF)	1,016 +
HANDICAP SP. REQ.	21
PROV.	21

OWNER:
WAL-MART
702 SW 8TH ST.
BENTONVILLE, AR 72716-0550
Tel. No. (479)273-4000

APPLICANT:
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972)770-1300
Fax No. (972)239-3820

No.	Date	Revisions	App.

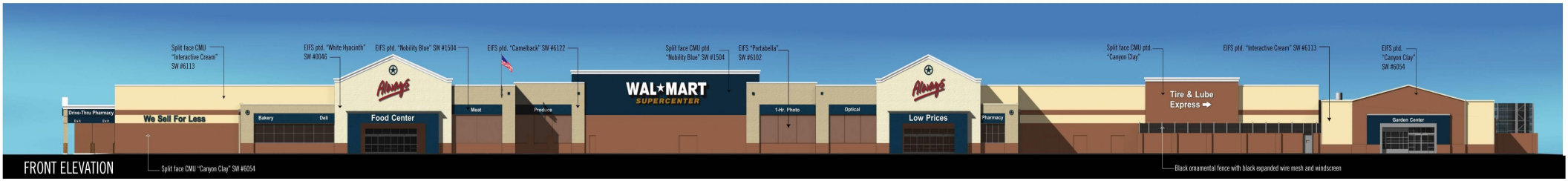
Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

WAL★MART
I.H. 20 AND RANKIN HWY.
MIDLAND, TEXAS

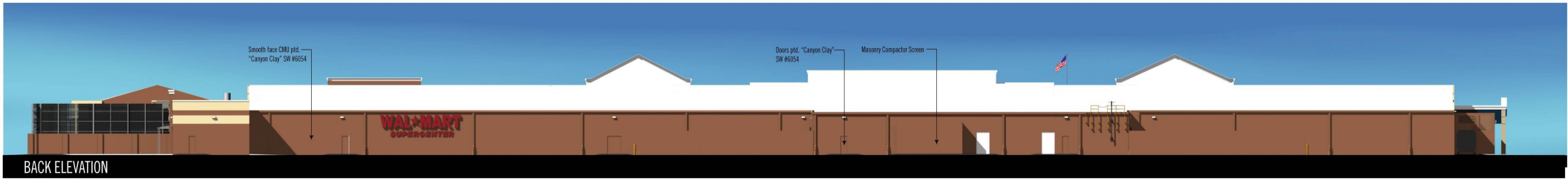
PRELIMINARY
SITE PLAN

Scale: AS NOTED
Designed by: MAM
Drawn by: DLC
Checked by: JRH
Date: APRIL 2004
Project No. 63362112

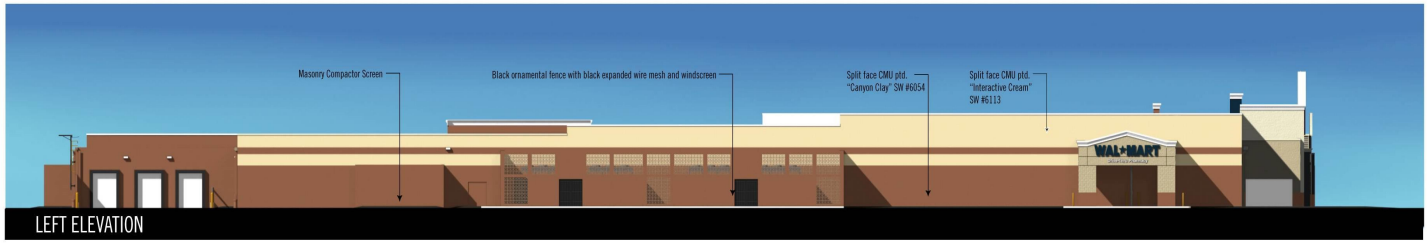
SHEET
C-1



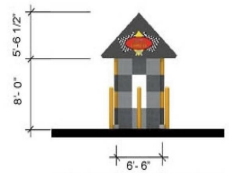
FRONT ELEVATION



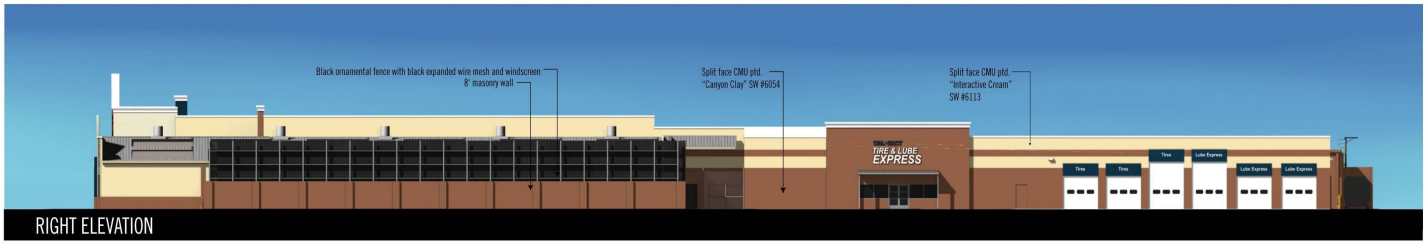
BACK ELEVATION



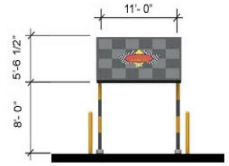
LEFT ELEVATION



FRONT ELEVATION
NOT TO SCALE



RIGHT ELEVATION

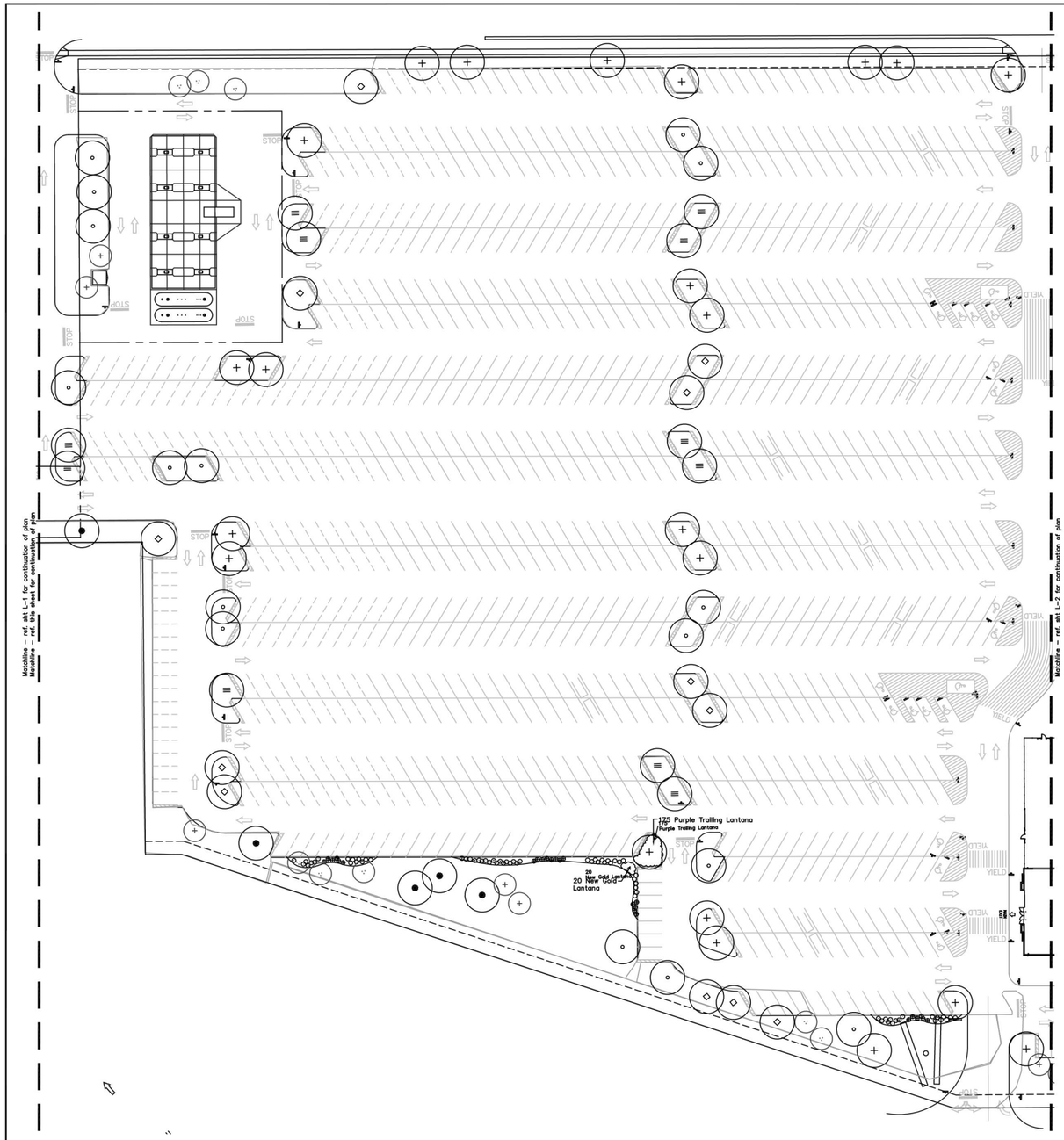


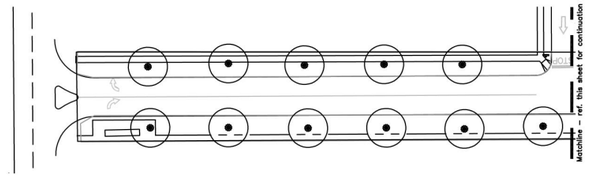
SIDE ELEVATION
NOT TO SCALE
TLE KIOSK SIGNAGE = 65.33 S.F.

Wal★Mart | Midland, TX #3645 | Taylor Scott Architects

April 27, 2004

www.taylorscott.com copyright 2004 Taylor Scott Architects Inc.





Legend

Live Oak

Cedar Elm

Chinese Pistache

Bur Oak

Mexican Sycamore

Lavender Crapemyrtle

Tree Yaupon

Cenizo

Dwf. Burford Holly

Red Yucca

Note:
See sheet L-2 for Landscape Calculations and Plant List.

No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

WAL★MART

SC-195-SGR-OR, STORE #3645-00
I.H. 20 AND RANKIN HWY.
MIDLAND, TEXAS

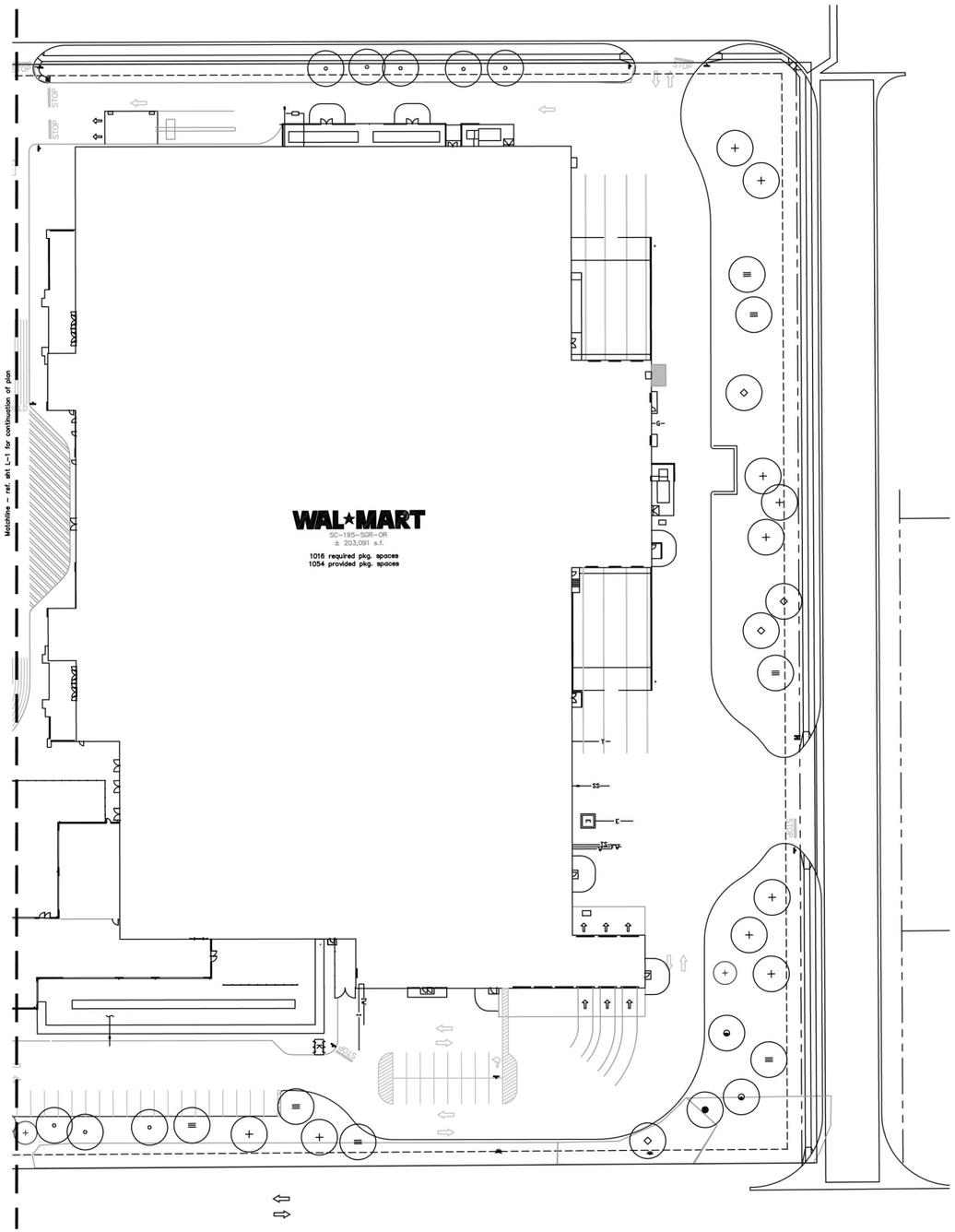
Landscape Plan

Scale:	1" = 40'
Designed by:	JFM
Drawn by:	
Checked by:	
Date:	APRIL 2004
Project No.	63362112

SHEET L-1

STATE OF TEXAS
JOHN F. MURPHY
973
REGISTERED
LANDSCAPE ARCHITECT

Land Resource Design
Landscape Architecture
John F. Murphy, RLA, CCS
2708 S. Lamar Blvd. Suite 110 Austin, TX 78704 512-443-3012 tel. 512-443-3089 fax
1324 S. Beckham Ave. Suite 244 Tyler, TX 75701 903-533-0898 tel./ fax landlaw-internet.com



Legend

- Live Oak
- Cedar Elm
- Chinese Pistache
- Bur Oak
- Mexican Sycamore
- Lavender Crapemyrtle
- Tree Yaupon
- Cenizo
- Dwf. Burford Holly
- Red Yucca

Landscape Calculations* Based on Draft Landscape Ordinance

Total Site Area		914,820 sf		
Landscape Area	Req.	91,482 sf	Prov.	91,694 sf

Streetyard Landscape	Required	Provided
I-20 Street Frontage 1222 ft.	41 Trees (3" ca.)	41

Parking Lot		
1054 spaces	53 trees (1:20)	53 trees

Landscape Notes

1. Solid sod all islands and peninsulas with 609 Buffalo Grass.
2. Hydromulch all perimeter and disturbed areas with Sahara Bermuda Grass.
3. All landscaping will be watered with an underground automatic irrigation system.

Plant List

No.	Common Name	Botanical Name	Size
30	Live Oak	Quercus virginiana	3" Cal. B & B
18	Bur Oak	Quercus macrocarpa	3" Cal. B & B
8	Lavender Crapemyrtle	Lagerstroemia indica 'Red'	B & B 10' Ht 3 Trunk min.
16	Chinese Pistache	Pistacia chinensis	3" Cal. B & B
24	Cedar Elm	Ulmus crassifolia	3" Cal. B & B
8	Tree Yaupon	Ilex vomitoria 'multi trunk'	B & B 8' Ht 3 Trunk min.
19	Mexican Sycamore	Platanus mexicana	45 Gal. 2 3/4" cal.
19	Red Yucca	Hesperaloe parviflora	5 Gal. 36" oc
33	Cenizo	Leucophyllum frutescens	5 Gal. 36" oc
33	Dwarf Burford Holly	Ilex cornuta 'Burford'	5 Gal. 36" oc
175	Purple Trailing Lantana	Lantana montevidensis	1 Gal. 18" oc
20	New Gold Lantana	Lantana 'New Gold'	1 Gal. 24" oc

STATE OF TEXAS
JOHN F. MURPHY
973
REGISTERED
LANDSCAPE ARCHITECT

Land Resource Design
Landscape Architecture
John F. Murphy, RLA, CCS
2700 S. Lamar Blvd. Suite 110 Austin, TX 78704 512-443-3512 tel. 512-443-3509 fax
1324 S. Beckham Ave. Suite 244 Tyler, TX 75701 903-533-8898 tel./ fax landlaw-internet.com

No.	Date	Revisions	App.

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Fax No. (972) 239-3820

WAL★MART
SC-195-SGR-OR, STORE #3645-00
I.H. 20 AND RANKIN HWY.
MIDLAND, TEXAS

Landscape Plan

Scale: 1" = 40'
Designed by: JFM
Drawn by:
Checked by:
Date: APRIL 2004
Project No. 63362112

SHEET
L-2

FIELD NOTE DESCRIPTION

BEING a 25.460 acre tract of land out of the Southwest ¼ of Section 2, Block 39, T-2-S, T. & P. RR. Co. Survey, Midland County, Texas and said tract being part of a 16.8 acre tract of land conveyed to Tom Family Partnership, Ltd, et al by Special Warranty Deed recorded in volume 1238, Page 636 of the Deed Records of Midland County, Texas; also being part of a tract of land conveyed to L. G. Mackey, Jr., et al by Distribution Deed recorded in Volume 2082, Page 68 of the Official Public Records of Midland County, Texas; and also being all of Block 59, Belmont Addition, an addition to the City of Midland, Midland County, Texas, according to the Plat recorded in Plat Cabinet "B", Page 15 of the Plat Records of Midland County, Texas as conveyed to Midland Soup Kitchen Ministry by Deed recorded in Volume 1105, Page 001 of the Deed Records of Midland County, Texas; and also being all of Lots 1 through 6, Block 56, all of Lots 1 through 12, Block 57 and all of Lots 1 through 12, Block 58, all in said Belmont Addition; and also being that portion of Main Street (80 Ft. ROW), Loraine Street (60 Ft. ROW), Colorado Street (60 Ft. ROW) and two 20 Ft wide alleys, all located between said Blocks 56, 57, 58 and 59, of said Belmont Addition; and being more particularly described as follows:

BEGINNING at a 5/8-inch re-bar with aluminum cap marked "Wal-Mart RPLS 4398" set in the East right-of-way line of State Highway 349 (Rankin Highway) common with the Northwest corner of Lot 1, Block 61, Belmont Addition, Section 5, an addition to the City of Midland, Midland County, Texas according to the Plat recorded in Plat Cabinet "D", Page 232 of the Plat Records of Midland County, Texas, for the most Westerly Southwest corner of this tract, from which a ½-inch re-bar found at or near the Southwest corner of said Lot 1 common with the Northwest end of a corner clip at the Northeast corner of the intersection of said State Highway 349 with Interstate Highway 2o bears S 14° 49' 39" E a distance of 200.00 feet;

THENCE N 14° 49' 39" W, along said East right-of-way line of State Highway 349, a distance of 57.80 feet to a 5/8-inch re-bar with aluminum cap marked "Wal-Mart RPLS 4398" set for the most Westerly Northwest corner of this tract common with the Southwest corner of Lot 1-A, Block 60, Belmont Addition, Section 6, an addition to the City of Midland, Midland County, Texas according to the Plat recorded in Plat Cabinet "E", Page 70 of the Plat Records of Midland County, Texas, from which a ½-inch re-bar found in said East right-of-way line of State Highway 349, at or near the Southwest corner of Lot 7, Block 51, of said Belmont Addition bears N 14° 49' 39" W a distance of 358.91 feet;

THENCE N 75° 49' 30" E, along the South line of said Lot 1-A, a distance of 286.18 feet to a ½-inch re-bar found at or near the Southeast corner of said Lot 1-A, for an exterior corner of this tract;

THENCE N 76° 54' 48" E, along the South end of Belmont Street, as platted in said Belmont Addition, a distance of 60.11 feet to a 5/8-inch re-bar with aluminum cap

Exhibit "D"

marked "Wal-Mart RPLS 4398" set at or near the Southwest corner of said Block 59, Belmont Addition, for an interior corner of this tract;

THENCE N 14° 18' 48" W, along the West line of said Block 59 common with the East right-of-way line of said Belmont Street, a distance of 300.00 feet to a 5/8-inch re-bar with aluminum cap marked "Wal-Mart RPLS 4398" set at or near the Northwest corner of said Block 59 common with the Southeast corner of the intersection of said Belmont Street with Longview Avenue, for the most Northerly Northwest corner of this tract;

THENCE N 75° 49' 46" E, along the North line of said Blocks 56, 57, 58 and 59 common with the South right-of-way line of Longview Avenue, a distance of 1,265.00 feet to a 5/8-inch re-bar with aluminum cap marked "Wal-Mart RPLS 4398" set at or near the Northeast corner of said Lot 1, Block 56, common with the Southwest corner of the intersection of said Longview Avenue with Baird Street, for the Northeast corner of this tract;

THENCE S 14° 10' 05" E, along the East line of said Block 56 common with the West right-of-way line of said Baird Street a distance of 300.00 feet to a ½-inch iron rod found at or near the Southeast corner of said Block 56, for an interior corner of this tract;

THENCE N 74° 52' 06" E, across the South end of Baird Street, as currently platted, a distance of 52.41 feet to a point in a metal fence at or near the Southwest corner of Lot 4A, Block 9, Bizzell-Kiser, Section 4, an addition to the City of Midland, Midland County, Texas, according to the Plat recorded in Plat Cabinet "F", Page 29 of the Plat Records of Midland County, Texas, for an exterior corner of this tract;

THENCE N 75° 47' 37" E, along the South line of Lots 4A and 3A of said Block 9, a distance of 346.63 feet to a 5/8-inch re-bar with aluminum cap marked "Wal-Mart RPLS 4398" set for the most Easterly Northeast corner of this tract;

THENCE S 14° 18' 42" E, at 30.87 feet the Northwest corner of a 3.25 acre tract of land conveyed to Larry G. Cook by deed recorded in Volume 2187, Page 191 of the Official Public Records of Midland County, Texas, and continuing along the West line of said 3.25 acre tract, in all a distance of 470.52 feet to a railroad spike found in the North right-of-way line of Interstate Highway 20 common with the Southwest corner of said 3.25 acre tract, for the Southeast corner of this tract;

THENCE S 75° 34' 01" W, along the North right-of-way line of said Interstate Highway 20, a distance of 1,031.14 feet to a 4-inch concrete Tx-DOT highway monument, found for an exterior corner of this tract;

THENCE N 85° 35' 15" W, continuing along the North right-of-way line of said Interstate Highway 20, a distance of 591.51 feet to a 3-inch brass cap in concrete, a Tx-DOT monument found for an interior corner of this tract;

THENCE S 75° 41' 13" W, continuing along the North right-of-way line of said Interstate Highway 20, a distance of 26.36 feet to a 5/8-inch re-bar with aluminum cap marked "Wal-Mart RPLS 4398" set for the most Southerly Southwest corner of this tract common with the Southeast corner of a 1.00 acre tract of land conveyed to West Texas Gas, Inc. by Warranty Deed recorded in Volume 1634, Page 327 of the Official Public Records of Midland County, Texas;

N 14° 30' 46" W, along the East line of said 1.00 acre tract, a distance of 230.00 feet to a 5/8-inch re-bar with aluminum cap marked "Wal-Mart RPLS 4398" set for an interior corner of this tract common with the Northeast corner of said 1.00 acre tract;

THENCE S 75° 41' 14" W, along the North line of said 1.00 acre tract and the North line of said Lot 1, Block 61, Belmont Addition, Section 5, a distance of 390.53 feet to the POINT OF BEGINNING and containing 25.460 acres of land.

City Council Agenda

Approved for Agenda:
MJohnston
City Manager's Office

MEETING DATE: **May 11, 2004**

TO: **CITY COUNCIL/CITY MANAGER**

FROM: **Cameron Walker, Planning Division Manager**

SUBJECT: **Wal-Mart Supercenter**

Purpose:
Hold a public hearing at 11:03 A.M. and consider an ordinance on a request by Kimley-Horn and Associates for approval of a zone change from LR-2 District and BP District to Planned District for a Shopping Center.

Recommended City Council Action:

☒ Approve ☐ Deny ☐ Direction/Informational

Fiscal Impact: N/A

Discussion:
The subject property represents the site of a second Wal-Mart Supercenter. The land is currently zoned LR-2, Local Retail District and BP, Business Park District. The applicant is requesting a zone change to Planned District for a Shopping Center. The purpose of the change is to allow an automotive center and a garden center within the store. These uses are not allowed under the current zoning; they are LR-3 District uses. However, we believe that these two uses can be integrated into this shopping center without causing any disruption to what the Comprehensive Plan generally defines as an LR-2 District location. Additionally, this site plan review replaces a similar administrative review applicable to all Interstate 20 frontages.

CDS

There are four site plans. Exhibit A is a plan view showing the building location and orientation. Exhibit B represents rendered elevation views of the proposed building, and Exhibits C-1 and C-2 are the landscaping plan. According to Exhibit A, the building will be located toward the east end of the property, facing west. The rear of the 203,000 square foot building will face Baird Street. However, masonry screening walls up to 14 feet in height should provide reasonable screening of the loading docks. The automotive center is located toward the southeast corner of the building, and the outdoor garden center is located in the southwest corner. The outdoor garden center will be enclosed with an eight-foot tall masonry fence, which is topped with a screening fence constructed of ornamental wire mesh and shade cloth that extends to a height of 20 feet. Exhibit B indicates that the building will be constructed of split face CMU, EIFS (an exterior coating) and glazing. We feel that significant attention was given to ensure that the building will be attractive, with no negative views from any direction. Finally, Exhibits C-1 and C-2 illustrate a landscaping plan that follows the guidelines developed by the Landscape Committee, who recently completed a draft landscaping ordinance. The staff is very pleased with the proposed landscaping plan. Landcaping covers just over 10 percent of the site, or over 91,000 square feet. Plant materials include three-inch caliper trees, five-gallon shrubs and grass.

We have not received any opposition to this proposal, and the Planning Commission recommended unanimous approval. We concur with the Commission's favorable recommendation, subject to the conditions contained in the attached ordinance.

Attachments:

April 19, 2004 Staff Report and Minutes
Proposed Ordinance and Site Plans

906
EZRIDER
Exit

NO
TRUCK
PARKING

MICROTEL

Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: **January 04, 2021**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Joseph Marynak, Planner**

SUBJECT: **Hold a public hearing and consider a request by Midland (Fairgrounds) DTP, LLC for a zone change from PD, Planned Development District for a Housing Development to LR, Local Retail District on a 1.58-acre tract of land located in Section 31, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located southeast of the intersection of North Fairgrounds Road and Maple Avenue. Council District 2) (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Current Zoning:

PD, Planned Development District for a Housing Development (Ordinance No. 9851)

Details of Request:

The applicant, Midland (Fairgrounds) DTP, LLC, is requesting a zone change from PD, Planned Development District for a Housing Development to LR, Local Retail District, to develop a retail store.

Surrounding Zoning and Land Use:

The property to the north is zoned SF-2, Single Family Dwelling District and the location of a church. The property to the east and south are zoned PD, Planned Development District for a Housing Development (Ordinance No. 9851) and the location of vacant land. The properties to the west are zoned 2F, Two Family Dwelling District and the location of single-family housing.

Analysis:

The property in question is currently zone PD, Planned Development District for a

Housing Development (Ordinance No. 9851). While this area is currently zoned for a housing development, this was not always the case. Prior to the adoption of Ordinance No. 9851 in 2018, this property was zoned LR. Local Retail District. In the context of Ordinance No. 9851, this 1.58 acres was part of an 8.15 acre area set aside for future development of market rate housing. As such, this request does not disrupt the amount of housing supplied under the previous ordinance.

If approved, the development will need to conform to section 5.05, Nonresidential Zoning District Dimensional Regulations and sections 6.01 through 6.05, Zoning Development Regulations of the Zoning Ordinance. This property is currently not platted. As such a final plat will need to be adopted prior to any development.

Departmental Review:

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

Fire: (Approved)

No objections

Building: (Approved)

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

Engineering: (Approved)

No objections to zoning/zone change.

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

Code: (Approved)

No Oil and Gas issues.

Transportation: (Approved)

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

No objection to zone change.

Planning:

This proposed development does not fit with Chapter 3, An Integrated Land Use Vision, Future Land Use Map of the Tall City Tomorrow comprehensive plan as this area calls for Urban Residential Low. This district calls exclusively for single family developments and specifically cites that uses with higher traffic volumes should not be allowed. However, this location has frontage on a major arterial street which Is more suitable for low density retail development than single-family housing.

Rezoning this property to LR, Local Retail District would provide a retail opportunity for the nearby single family developments to the west as well as future multiple family developments being proposed to the east and south. This area is devoid of retail options despite having frontage on a major arterial. Providing retail space in this development would give current and future residents an opportunity to walk to a shopping area or decrease the distance they would need to drive to get to one.

Therefore, staff recommends approval of this zone change, subject to condition A.

Conditions:

A. That the use and development of this property shall conform to the regulations of the LR, Local Retail District.

Letters of Objection:

Staff has not received any letters of objection as of December 30, 2020.

Attachments:

Metes and Bounds (Exhibit A)
Application
Maps
Proposed Site Plan
Ordinance No. 9851

JOHN COWAN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS
SINCE 1946

FIRM REGISTRATION NO:
10025500

10147 CR 135
FLINT, TEXAS 75762

903.581.2238
TXSURVEYS.COM

FIELD NOTES FOR GBT REALTY
Southwest Quarter of Section 31, Block 38
Township 1 South, T&P R.R. Co. Survey, Abstract No. 25
Midland County, Texas

All that certain lot, tract, or parcel of land, being part of the Southwest Quarter of Section 31, Block 38, Township 1 South, T&P R.R. Co. Survey, Abstract No. 25, Midland County, Texas, and being part of that certain called 119.47 acre tract described in a deed from Professional Lazer Graphix, LTD to the Chase W. Gardaphe 2012 Trust on July 18, 2014, recorded in Document No. 2014-18367 of the Official Public Records of Midland County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (found) for the Northwest corner of the above mentioned 119.47 acre tract, the Southwest corner of Block 1 of Colonial Hills, Section 1, as shown by plat of same recorded in Volume 294, Page 399 of the Plat Records of Midland County, Texas, in the East right of way of North Fairgrounds Road;

THENCE North 75 deg. 29 min. 55 sec. East with the South line of Block 1, the North line of the 119.47 acre tract, distance of 345.00 ft. to a ½" iron rod (set) for corner;

THENCE South 14 deg. 36 min. 09 sec. East a distance of 200.00 ft. to a ½" iron rod (set) for corner;

THENCE South 75 deg. 29 min. 55 sec. West a distance of 345.00 ft. to a ½" iron rod (set) for corner in the West line of the 119.47 acre tract, the East right of way of North Fairgrounds Road;

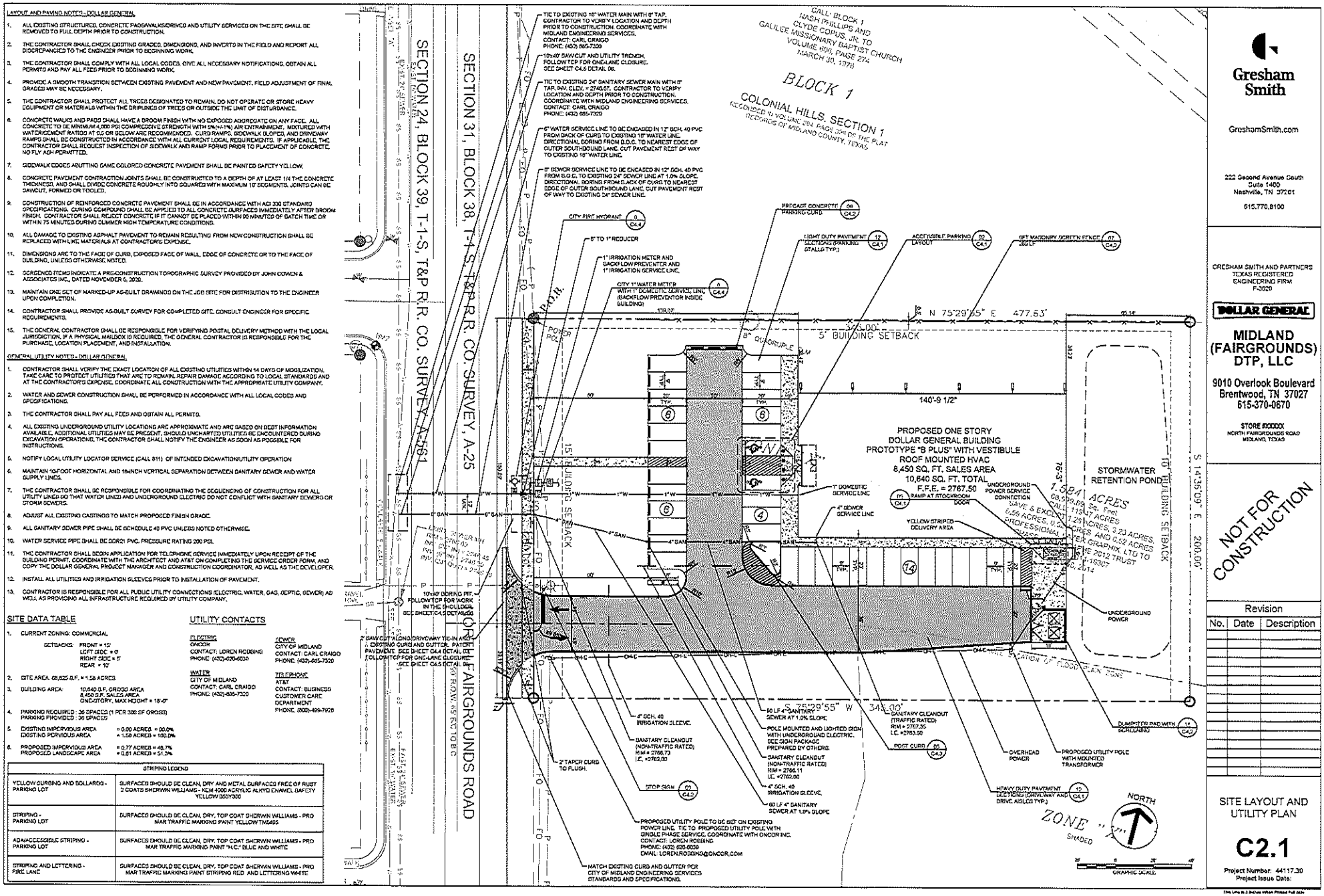
THENCE North 14 deg. 36 min. 09 sec. West with the West line of the 119.47 acre tract, the East right of way of North Fairgrounds Road a distance of 200.00 ft. to the place of beginning, containing 1.584 acres of land.

Bearing oriented to Grid North of the Texas State Plane Coordinate System, NAD83, Central Zone 4203.

I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this the 10th day of December, 2020.

PHILIP W. CORNETT
Registered Professional Land Surveyor No. 5515
T20-251 1.584 acres


LAYOUT AND PAVING NOTES - DOLLAR GENERAL
1. ALL EXISTING STRUCTURES, CONCRETE PADS/WALKS/DRIVES AND UTILITY SERVICES ON THE SITE SHALL BE REMOVED TO FULL DEPTH PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, GIVE ALL NECESSARY NOTIFICATIONS, OBTAIN ALL PERMITS AND PAY ALL FEES PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
5. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT OR MATERIALS WITHIN THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF DISTURBANCE.
6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH WITH NO EXPOSED AGGREGATE ON ANY FACE. ALL CONCRETE TO BE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH 5%(+/-1%) AIR ENTRAINMENT, MIXTURED WITH WWF/REINFORCEMENT RATIOS AT 0.5 OR BELOW ARE RECOMMENDED. CURB RAMPS, SIDEWALK GLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE. NO FLY ASH PERMITTED.
7. SIDEWALK CODES ABUTTING SAME COLORED CONCRETE PAVEMENT SHALL BE PAINTED SAFETY YELLOW.
8. CONCRETE PAVEMENT CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 15' SEGMENTS. JOINTS CAN BE SAWCUT, FORMED OR TOOLED.
9. CONSTRUCTION OF REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH ACI 330 STANDARD SPECIFICATIONS. CURING COMPOUND SHALL BE APPLIED TO ALL CONCRETE SURFACES IMMEDIATELY AFTER BROOM FINISH. CONTRACTOR SHALL REJECT CONCRETE IF IT CANNOT BE PLACED WITHIN 90 MINUTES OF BATCH TIME OR WITHIN 75 MINUTES DURING SUMMER HIGH TEMPERATURE CONDITIONS.
10. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
11. DIMENSIONS ARE TO THE FACE OF CURB, EXPOSED FACE OF WALL, EDGE OF CONCRETE OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
12. SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY JOHN COMEN & ASSOCIATES INC., DATED NOVEMBER 6, 2020.
13. MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
14. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR COMPLETED SITE. CONSULT ENGINEER FOR SPECIFIC REQUIREMENTS.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT, AND INSTALLATION.
GENERAL UTILITY NOTES - DOLLAR GENERAL
1. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN 14 DAYS OF MOBILIZATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
2. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
4. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON DEDT INFORMATION AVAILABLE. ADDITIONAL UTILITIES MAY BE PRESENT, SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
5. NOTIFY LOCAL UTILITY LOCATOR SERVICE (CALL 811) OF INTENDED EXCAVATION/UTILITY OPERATION
6. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS.
8. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
9. ALL SANITARY SEWER PIPE SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
10. WATER SERVICE PIPE SHALL BE DR(R) PVC, PRESSURE RATING 200 PSI.
11. THE CONTRACTOR SHALL BEGIN APPLICATION FOR TELEPHONE SERVICE IMMEDIATELY UPON RECEIPT OF THE BUILDING PERMIT. COORDINATE WITH THE ARCHITECT AND AT&T ON COMPLETING THE SERVICE ORDER FORM, AND COPY THE DOLLAR GENERAL PROJECT MANAGER AND CONSTRUCTION COORDINATOR, AS WELL AS THE DEVELOPER.
12. INSTALL ALL UTILITIES AND IRRIGATION SLEEVES PRIOR TO INSTALLATION OF PAVEMENT.
13. CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANY.
SITE DATA TABLE
1. CURRENT ZONING: COMMERCIAL
SETBACKS: FRONT = 15'
LEFT SIDE = 0'
RIGHT SIDE = 0'
REAR = 10'
2. SITE AREA: 68,825 S.F. = 1.58 ACRES
3. BUILDING AREA: 10,640 S.F. GROSS AREA
8,450 S.F. SALES AREA
ONE-STORY, MAX HEIGHT = 18'-0"
4. PARKING REQUIRED : 36 SPACES (1 PER 300 SF GROSS)
PARKING PROVIDED : 36 SPACES
5. EXISTING IMPERVIOUS AREA = 0.00 ACRES = 00.0%
EXISTING PERVIOUS AREA = 1.58 ACRES = 100.0%
6. PROPOSED IMPERVIOUS AREA = 0.77 ACRES = 48.7%
PROPOSED LANDSCAPE AREA = 0.81 ACRES = 51.3%
UTILITY CONTACTS
ELECTRIC
CKEDK
CONTACT: LOREN ROBBINS
PHONE: (432)-620-6030
SEWER
CITY OF MIDLAND
CONTACT: CARL CRAIGO
PHONE: (432)-685-7320
WATER
CITY OF MIDLAND
CONTACT: CARL CRAIGO
PHONE: (432)-685-7320
TELEPHONE
AT&T
CONTACT: BUSINESS CUSTOMER CARE DEPARTMENT
PHONE: (800)-499-7928
STRIPING LEGEND
YELLOW CURBING AND BOLLARDS - PARKING LOT: SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING - PARKING LOT: SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TM5405
ADA/ACCESSIBLE STRIPING - PARKING LOT: SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE AND WHITE
STRIPING AND LETTERING - FIRE LANE: SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT STRIPING RED AND LETTERING WHITE
SECTION 24, BLOCK 39, T-1-S, T&P R.R. CO. SURVEY, A-561
SECTION 31, BLOCK 38, T-4-S, T&P R.R. CO. SURVEY, A-25
CALL: BLOCK 1 NASH PHILLIPS AND CLYDE COPUS, JR. TO GALILEE MISSIONARY BAPTIST CHURCH VOLUME 896, PAGE 274 MARCH 30, 1978
BLOCK 1
COLONIAL HILLS, SECTION 1
RECORDED IN VOLUME 284, PAGE 204 OF THE PLAT RECORDS OF MIDLAND COUNTY, TEXAS
TIE TO EXISTING 16" WATER MAIN WITH 6" TAP. CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION. COORDINATE WITH MIDLAND ENGINEERING SERVICES. CONTACT: CARL CRAIGO PHONE: (432) 685-7320
10'x40' SAW CUT AND UTILITY TRENCH. ROLLOW TCP FOR ONE-LANE CLOSURE. SEE SHEET C4.5 DETAIL 08.
TIE TO EXISTING 24" SANITARY SEWER MAIN WITH 6" TAP. INV. ELEV. = 2746.67. CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION. COORDINATE WITH MIDLAND ENGINEERING SERVICES. CONTACT: CARL CRAIGO PHONE: (432) 685-7320
6" WATER SERVICE LINE TO BE ENCASED IN 12" SCH. 40 PVC FROM BACK OF CURB TO EXISTING 16" WATER LINE. DIRECTIONAL BORING FROM B.O.C. TO NEAREST EDGE OF OUTER SOUTHBOUND LANE. CUT PAVEMENT REST OF WAY TO EXISTING 16" WATER LINE.
8" SEWER SERVICE LINE TO BE ENCASED IN 12" SCH. 40 PVC FROM B.O.C. TO EXISTING 24" SEWER LINE AT 1.0% SLOPE. DIRECTIONAL BORING FROM BACK OF CURB TO NEAREST EDGE OF OUTER SOUTHBOUND LANE. CUT PAVEMENT REST OF WAY TO EXISTING 24" SEWER LINE.
CITY FIRE HYDRANT
6" TO 1" REDUCER
1" IRRIGATION METER AND BACKFLOW PREVENTER AND 1" IRRIGATION SERVICE LINE.
CITY 1" WATER METER WITH 1" DOMESTIC SERVICE LINE (BACKFLOW PREVENTOR INSIDE BUILDING)
P.O.B.
POWER POLE
PRECAST CONCRETE PARKING CURB
LIGHT DUTY PAVEMENT SECTION (PARKING STALLS TYP.)
ACCESSIBLE PARKING LAYOUT
6FT MASONRY SCREEN FENCE 280 LF
N 75°29'55" E 477.63'
345.00'
5' BUILDING SETBACK
8" QUADRUPLE
140'-9 1/2"
PROPOSED ONE STORY DOLLAR GENERAL BUILDING PROTOTYPE "B PLUS" WITH VESTIBULE ROOF MOUNTED HVAC 8,450 SQ. FT. SALES AREA 10,640 SQ. FT. TOTAL F.F.E. = 2767.50
RAMP AT STOCKROOM DOOR
1" DOMESTIC SERVICE LINE
4" SEWER SERVICE LINE
YELLOW STRIPED DELIVERY AREA
UNDERGROUND POWER SERVICE CONNECTION
STORMWATER RETENTION POND
1.5841 ACRES
68,999.89 Sq. Feet
CALL 113/47 ACRES
1.29 ACRES, 3.23 ACRES, 0.56 ACRES, 0.42 ACRES AND 0.42 ACRES
SAVE & EXCEPT
PROFESSIONAL WATER GRAPHIX, LTD TO
SE 7012 TRUST
15' BUILDING SETBACK
10' BUILDING SETBACK
S 14°35'05" E 200.00'
UNDERGROUND POWER
DUMPSTER PAD WITH 12' BUILDING
LOCATION OF FLOOR PLAN ZONE
N 75°29'55" W 345.00'
4" SCH. 40 IRRIGATION SLEEVE.
SANITARY CLEANOUT (NON-TRAFFIC RATED) RIM = 2766.73 I.E. =2762.00
STOP SIGN
2" TAPER CURB TO FLUSH.
90 LF 4" SANITARY SEWER AT 1.0% SLOPE
POLE MOUNTED AND LIGHTED SIGN WITH UNDERGROUND ELECTRIC. SIGN PACKAGE PREPARED BY OTHERS.
SANITARY CLEANOUT (NON-TRAFFIC RATED) RIM = 2766.11 I.E. =2762.00
4" SCH. 40 IRRIGATION SLEEVE.
60 LF 4" SANITARY SEWER AT 1.0% SLOPE
SANITARY CLEANOUT (TRAFFIC RATED) RIM = 2767.35 I.E. =2763.50
POST CURB
OVERHEAD POWER
PROPOSED UTILITY POLE WITH MOUNTED TRANSFORMER
HEAVY DUTY PAVEMENT SECTION (DRIVEWAY AND DRIVE AISLES TYP.)
PROPOSED UTILITY POLE TO BE SET ON EXISTING POWER LINE. TIE TO PROPOSED UTILITY POLE WITH SINGLE PHASE SERVICE. COORDINATE WITH ONCOR INC. CONTACT: LOREN ROBBINS PHONE: (432) 620-6030 EMAIL: LOREN.ROBBINS@ONCOR.COM
MATCH EXISTING CURB AND GUTTER PER CITY OF MIDLAND ENGINEERING SERVICES STANDARDS AND SPECIFICATIONS.
2' SAW CUT ALONG DRIVEWAY TIE-IN AT EXISTING CURB AND GUTTER. PATCH PAVEMENT. SEE SHEET C4.4 DETAIL 01. FOLLOW TCP FOR ONE-LANE CLOSURE. SEE SHEET C4.5 DETAIL 08.
SOUTH FAIRGROUNDS ROAD
R.O.W. VARIES
NORTH
ZONE "X" SHADED
GRAPHIC SCALE
Gresham Smith
GreshamSmith.com
222 Second Avenue South Suite 1400 Nashville, TN 37201
615.770.8100
GRESHAM SMITH AND PARTNERS TEXAS REGISTERED ENGINEERING FIRM F-3629
DOLLAR GENERAL
MIDLAND (FAIRGROUNDS) DTP, LLC
9010 Overlook Boulevard Brentwood, TN 37027 615-370-0670
STORE #00000 NORTH FAIRGROUNDS ROAD MIDLAND, TEXAS
NOT FOR CONSTRUCTION
Revision
No. Date Description
SITE LAYOUT AND UTILITY PLAN
C2.1
Project Number: 44117.30
Project Issue Date:

MIDLAND Planning Division

Zone Change/Planned District Amendment/Site Plan Approval

Project Number: Z-20-0207

Case Number: _____

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: Midland (Fairgrounds) DTP, LLC		Phone (615) 370-0670 Email gglaser@gbtrealty.com	
Address 9010 Overlook Blvd.	City Brentwood	State TN	Zip 37027

Property Owner Printed Name: Gardaphe Chase W 2012 Trust		Phone (832) 766-3656 Email gardaphe@gmail.com	
Address 1320 N. Fairgrounds Road	City Midland	State TX	Zip 79706

Representative *(if different from Applicant or Property Owner)* Firm: Midland (Fairgrounds) DTP, LLC Printed Name: Bob Gage		Phone (615) 519-8208 Email bgage@gbtrealty.com	
Address 9010 Overlook Blvd.	City Brentwood	State TN	Zip 37027

Street Address: TBD

Legal Description
Lot: Block: 38 Subdivision: SE Qtr. Section 31, Twp.1 S, T&P R.R Co. Survey, Abstrat # 25

Current Zoning: PD - Planned Development

Proposed Zone: LR - Local Retail
(List by tracts if more than one district is requested)

Reason for Zone Change Request: Proposed Retail Development

Present Use of Property: Vacant

Proposed Use of Property: Construct a 10,460 SF Retail Store with parking and utilities on a 1.58 acre lot

How would this zone change affect the public health, safety and welfare? The development would benefit the nearby single family residential community and apartment complex that is under construction

Describe how conditions affecting the property have changed since present zoning designation: The Planned Development was originally designated for apartments, which are being built behind this property. Property owner decided the area needs commercial development fronting Fiargrounds Road

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: 12/09/2020
Applicant (printed): Greg Glaser, Development Manager	
Property Owner (signature):	Date: 12/09/2020
Property Owner (printed) : Chase Gardaphe, Manager	

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

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

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

STATE OF ~~TEXAS~~ TENNESSE
COUNTY OF ~~MIDLAND~~ DAVIDSON

Before me, the undersigned authority, on this day personally appeared GREG GLASER who, being by me duly sworn, upon oath says: That (s)he is authorized by GARDAPHE CHASE W 2012 TRUST, 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*)

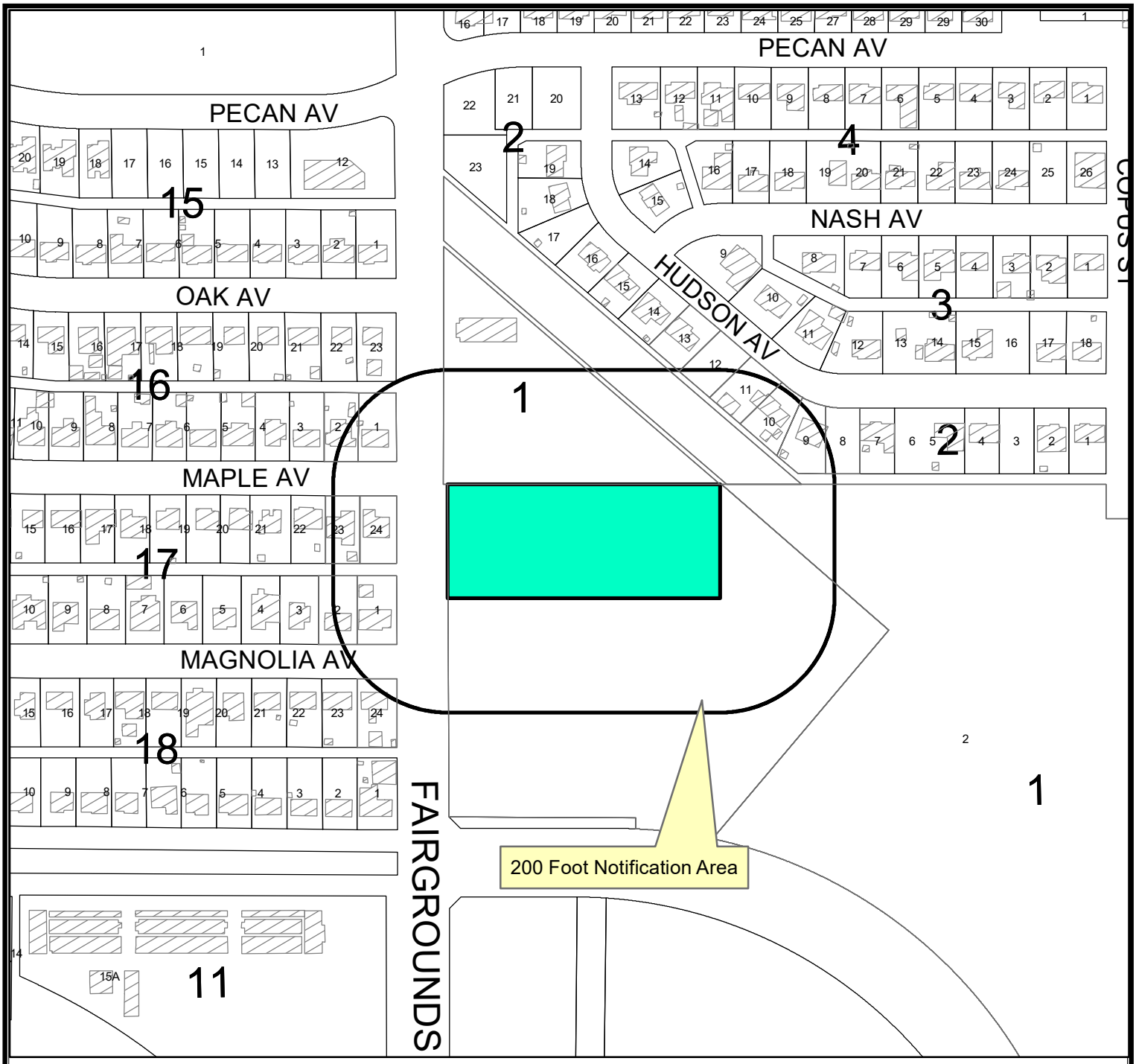
Subscribed and sworn to before me, this 9TH day of DECEMBER, 20 20, to certify which witness my hand and seal of office.

JULIE FRANCIS LOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC, ~~MIDLAND~~ DAVIDSON COUNTY, ~~TEXAS~~ TENNESSEE

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

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



LOCATION MAP

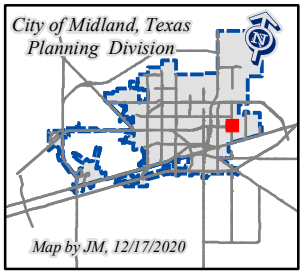
Z-20-0207 **Scale: 1" = 250'**

Consider a request by Midland (Fairgrounds) DTP, LLC for a zone change from PD, Planned Development District for a Housing Development to LR, Local Retail District on a 1.58 acre tract of land located in Section 31, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located southeast of the intersection of North Fairgrounds Road and Maple Avenue. (Council District 2)

L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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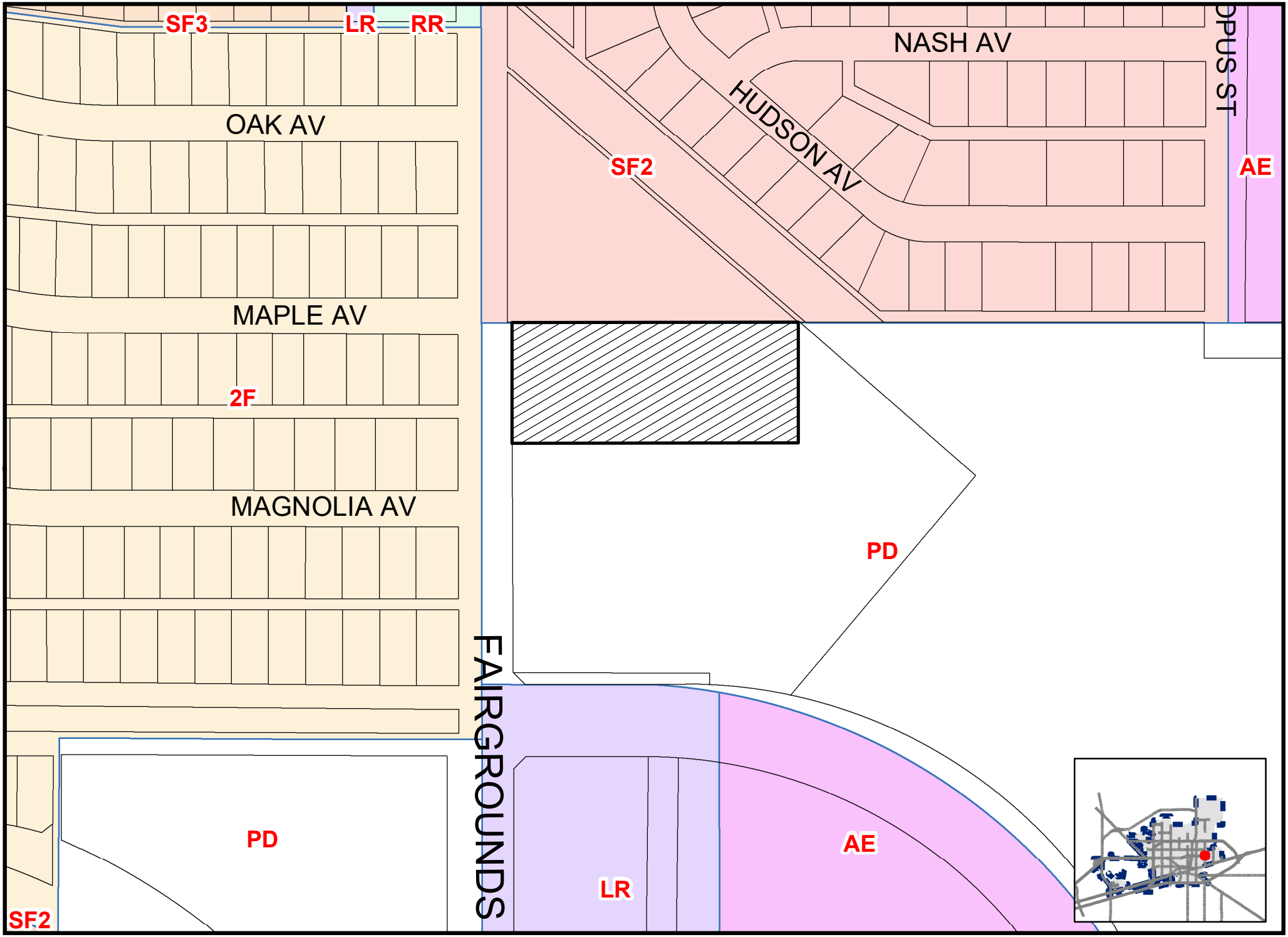
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map By JM, 12/18/2020 PACKET Z-20-0207 Scale: 1" = 200' Page 16.200

ZONING MAP

January 4, 2021

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ORDINANCE NO. 9851

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION BY AMENDING CHAPTER ONE, TITLE XI, OF THE CITY CODE OF MIDLAND, TEXAS, BY PERMITTING A 26.15-ACRE TRACT OF LAND OUT OF THE SOUTHWEST QUARTER OF SECTION 31, BLOCK 38, T-1-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, WHICH IS PRESENTLY ZONED LR-1, LOCAL RETAIL DISTRICT, IN PART, AND AE, AGRICULTURE ESTATE DISTRICT, IN PART, TO BE USED AS A PD, PLANNED DISTRICT FOR A HOUSING DEVELOPMENT (GENERALLY LOCATED ON THE EAST SIDE OF NORTH FAIRGROUNDS ROAD, APPROXIMATELY 715 FEET SOUTH OF EAST PECAN AVENUE); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS ($2,000.00); AND ORDERING PUBLICATION

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

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

SECTION ONE. That Chapter 1, Title XI, of the City Code of Midland, Texas, and the official zoning map of the City of Midland, Texas, are hereby amended insofar as the hereinafter described property is concerned, which is presently zoned LR-1, Local Retail District, in part, and AE, Agriculture Estate District, in part, and it shall be used as a PD, Planned District for a Housing Development, said property being described as follows:

A 26.15-acre tract of land out of the southwest quarter of Section 31, Block 38, T-1-S,

T&P RR Co. Survey, City and County of Midland, Texas, said tract being more specifically described by metes and bounds in Exhibit "A", which is attached hereto and incorporated herein.

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

A. That the use and development of this property shall conform to the regulations of the MF-1, Multiple-Family Dwelling District, except as otherwise stated below.

B. That this property shall significantly conform to the site plan and elevations, which are attached hereto as Exhibits "B" through "F" and incorporated herein.

C. That the landscaping shall conform to the regulations set forth in Title XI, Chapter 9 of the City Code.

D. That the parking shall conform to the regulations set forth in Title XI, Chapter 1 of the City Code.

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

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

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

SECTION SIX. The penalty for violation of this ordinance shall be in accordance

with the general penalty provisions contained in Section 1-3-1 of the City Code of Midland, Texas, which provides for a fine not exceeding two thousand dollars ($2,000.00).

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

The above and foregoing ordinance was duly proposed, read in full and adopted on first reading, the 20th day of November, A.D., 2018; and passed to second reading on motion of Council member Love, seconded by Council member Lacy, by the following vote:

Council members voting "AYE": Hotchkiss, Love, Sparks, Morales, Dufford, Lacy, Robnett

Council members voting "NAY": None

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Council member Lacy, seconded by Council member Sparks, on the 11th day of December, A.D., 2018, at a regular meeting of the City Council:

Council members voting "AYE": Hotchkiss, Love, Sparks, Morales, Dufford, Lacy, Robnett

Council members voting "NAY": None

PASSED AND APPROVED THIS 11th day of December, A.D., 2018.

Jerry F. Morales, Mayor

ATTEST:

Amy M. Turner, City Secretary

APPROVED AS TO CONTENT
AND COMPLETENESS:

Frank Salvato, Assistant City Manager

Charles Harrington, Director of Development Services

APPROVED ONLY AS TO FORM:

John Ohnemiller, City Attorney