

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

**January 6, 2025 - 3:30 PM
Council Chambers – City Hall**



Notice is hereby given that a public meeting will be held by the Planning and Zoning Commission of the City of Midland, in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at or following the time specified, to consider the following:

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion to approve Planning and Zoning Commission meeting minutes from December 16, 2024. **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**
3. Motion approving a Final Plat of Olivo Addition, being a 13.58-acre tract of land, located in the northeast quarter of Section 30, Block 40, T-2-S, T&P R.R. Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of South County Road 1285, and West County Road 142.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of 349 Ranch Estates, Section 24 being a replat of Lots 11 through 14, Block 2, 349 Ranch Estates, Lots 24 through 27, 30 and 31, Block 2, 349 Ranch Estates, Section 2, and a previously vacated 0.65-acre portion of adjacent right-of-way to said lots, and Lot 28A, Block 2, 349 Ranch Estates, Section 14, and a previously vacated 0.192-acre portion of the alley right-of-way located adjacent to said lots, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North State Highway 349 and Pueblo Street.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Commercial Bank Addition, Section 3, being a replat of a 1.827-acre portion of Lot 1, Block 1, Commercial Bank Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Garfield

Street and West Indiana Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

6. Motion approving a Final Plat of Commercial Bank Addition, Section 2, being a replat of Lot 1, Block 2, Commercial Bank Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of South Garfield Street and West Wall Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

PUBLIC HEARINGS

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

7. Hold a public hearing and consider a request by Alonzo Talamantes for a zone change from C, Commercial District, to SF-1, Single-Family Dwelling District, on Lots 6 and 7, Block 1, Snively Resubdivision, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Clark Street and West Francis Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

8. Motion approving, with staff's recommended conditions, a proposed Preliminary Plat of Saddleback Estates Addition, Section 3, being a replat of Lots 10A and 11A, Block 1, Saddleback Estates Addition, Section 2, Midland County, Texas. (Generally located on the north side of East County Road 93, approximately 440 feet west of South County Road 1132.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Landon J. Ochoa
Planning Division Manager
Department of Development Services

The City of Midland Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning Division at 432-685-7400 or write to us at P.O. Box 1152, Midland, Texas 79702, at least 48 hours in advance of the meeting.

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
December 16, 2024
Council Chambers – City Hall**



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at , December 16, 2024.

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

Commissioners absent: Adrian Carrasco, Abraham Bejil

Staff members present: Landon Ochoa, Alexis M. Martinez, Elizabeth Triggs, Daniel Humbert, Beatriz Quezada, Britton Murry, Madelim Jaquez, Sophie Smith

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion approving Planning & Zoning meeting minutes from December 2, 2024.
3. Motion approving a Final Plat of Overstreet Addition, Section 13, being a plat of a 0.908-acre tract of land located in Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection King Street and East Taylor Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of West End Addition, Section 35, being a replat of Lots 10, 11, and 12, Block 62, West End Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Front Avenue and South G Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

5. Motion approving a Final Plat of Fairgrounds Addition, Section 8, being a replat of Lots 7, 8 and 9, Block 10, Fairgrounds Addition, City and County of Midland, Texas. (Generally located on the west side of Wolfcamp Circle, approximately 500-feet north of Mulberry Lane.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
6. Motion approving a Final Plat of Zoo Midland being a replat of a 51.11-acre portion of Lot 1, Block 21, Grassland Estates, Section 16, City and County of Midland, Texas. (Generally located north of Homestead Boulevard, approximately 480 feet east of Homeland Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
7. Motion approving a Final Plat of Church of the Foursquare Gospel Addition, being a replat of Lots 10 through 13, Block 8, Kelview Heights Addition, and Lot 2-A, Block 18, Kelview Heights Addition, Section 2, City and County of Midland, Texas. (Generally located on the south side of Alta Avenue, approximately 66 feet east of North Pecos Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
8. Motion approving a Final Plat of Campgrounds Addition, Section 3 being a replat of Lot 5, Block 1, Campgrounds Addition, Section 2, Midland County, Texas. (Generally located on the north side of West County Road 157, approximately 810-feet west of South County Road 1270.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
9. Motion approving a Final Plat of GM Industrial Addition, being a plat of a 25.00-acre tract of land out of Block 38, T-2-S, Joe Newcomer Preemption Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1142 and East County Road 135.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

John Burkholder moved to approve; seconded by Steven Villela.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Bejil

PUBLIC HEARINGS

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

10. Hold a public hearing and consider a request by Newton Engineering, PC, on behalf of Midland Habitat for Humanity, for a Zone Change from AE, Agricultural Estate District, to PD, Planned Development District, for Housing Development for a 17.18-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 at the southeast corner of the intersection of North Fairgrounds Road and East Cynthia Drive.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Madelim Jaquez, presented this item.

The public hearing was opened at 3:32 pm.

No one wished to speak on this item.

The public hearing was closed at 3:32pm.

Joshua Sparks moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

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

NAY:NONE

ABSTAIN: NONE

ABSENT: Carrasco, Bejil

11. Hold a public hearing and consider a request by Louis Clay, for a zone change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lot 7, Block 22, Greenwood Addition, Third, Fourth and Fifth Sections, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South Calhoun Street and East New York Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada, presented this item.

The public hearing was opened at 3:42 pm.

There was discussion about the existing condition of the property.

The public hearing was closed at 3:24 pm.

Steven Villela moved to approve this request; seconded by Emily Holeva

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

NAY:NONE

ABSTAIN: NONE

ABSENT: Carrasco, Bejil

Steven Villela moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Bejil

12. Hold a public hearing and consider a request by Obsidian Reality, on behalf of Archie Williams Jr., for a zone change from MF-22, Multi-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lot 9, Block 28, Moody Addition, City and County of Midland, Texas. (Generally located on the east side of North Madison Street, approximately 100 feet north of East Wall Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada, presented this item.

The public hearing was opened at 3:45 pm.

No one wished to speak on this item.

The public hearing was closed at 3:46 pm.

The motion passed by the following vote:

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

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

NAY:NONE

ABSTAIN: NONE

ABSENT: Carrasco, Bejil

13. Hold a public hearing and consider a request by Philly's Golf Club, LLC for a Specific Use Designation with Term for the sale of alcoholic beverages sales for on-premises consumption in a lounge, on Lot 2, Block 1, 349 Retail Addition, City and County of Midland, Texas. (Generally located on the west side of North Highway 349, approximately 330 feet north of Tejas.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez, presented this item.

The public hearing was opened at 3:49 pm.

No one wished to speak on this item.

The public hearing; was closed at 3:51 pm.

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

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

NAY:NONE

ABSTAIN: NONE

ABSENT: Carrasco, Bejil

MISCELLANEOUS

14. Motion approving, with staff's recommended conditions, a Preliminary Plat of New Frontier Addition, being a 17.18-acre tract of land located in the northwest quarter of Section 31, Block 38, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Fairgrounds Road and East Cynthia Drive.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Bejil

15. Motion approving, with staff's recommended conditions, a Preliminary Plat of Longview Subdivision, Section 4, being a replat of all of Longview Subdivision, Section 2, Midland County, Texas. (Generally located on the southeast corner of the intersection of West County Road 50 and North County Road 1275.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Joshua Sparks moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Bejil

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

Lucy Sisniega, Chair

Date

Landon Ochoa, Planning Division Manager
Department of Development Services

Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: January 06, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Planner

SUBJECT: Motion approving a Final Plat of Olivo Addition, being a 13.58-acre tract of land, located in the northeast quarter of Section 30, Block 40, T-2-S, T&P R.R. Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of South County Road 1285, and West County Road 142.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

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

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 12/6/2024. [For Applicant's Information Only.]

WATER: Deferral request for water improvement were administratively approved on 12/6/2024. [For Applicant's Information Only.]

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 12/6/2024. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

ETJ; No comments

Oil and Gas: (Approved)

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

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

No comments.

MIDLAND COUNTY PUBLIC WORKS: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of Olivo Addition.

Attachments:

Final Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: Sub-24-0770Case Number: P-24-2160**Proposed Subdivision Plat Name:** OLIVO ADDITION**Legal Description (attached sealed Metes and Bounds):** BEING A 13.58 ACRE TRACT OF LAND, SITUATED IN SECTION 30, BLOCK 40, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS**Property Owner**

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

Phone (432) 269-1116

Email
aygrivera@hotmail.com

Address 10801 W COUNTY ROAD 143

City MIDLAND

State TX

Zip 79706

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: ASHLEE DEVINE

Phone (432) 262-0999

Email
adevine@maverick-eng.com

Address 1909 W WALL ST, SUITE K

City MIDLAND

State TX

Zip 79701

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

Total Acreage: 13.58

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

Number of Lots: 11

Number of Multi-Family Dwelling Units:

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

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Alfredo V. Rivera

Date: 12-11-24

Property Owner (printed): Alfredo V. Rivera

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

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

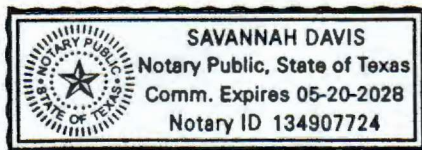
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlee Derrin
Authorized Agent (signature)

Subscribed and sworn to before me, this 17th day of December, 20 24, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

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.)

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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: 12/11/24

Property Owner (printed): Gabriela Esparza De Rivera

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

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

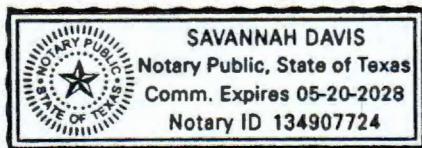
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

Subscribed and sworn to before me, this 11th day of December, 2024, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

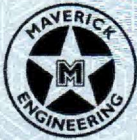
****Application will not be considered for scheduling until reviewed by a planner.****

FOR OFFICE USE ONLY		
☐ Property Owner Authorization	☐ 1 Copy of Dimensioned Plat	☐ Plat in Digital Format (PDF/JPEG)
☐ Mylar	☐ 1 Copy of Plat (11x17)	☐ Public Improvements
☐ Application Fee	☐ Title Opinion	☐ Recording Fee
Check # <u>5076</u>	☐ Tax Certificates	Check # <u>5075</u>
Received By: 		Date: RECEIVED DEC 11 2024

BY:

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

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
12/11/2024	240096-2	240096 Midland County Plat Final Plat Application Fee		350.00
DATE 12/11/24			TOTAL	350.00
VENDOR City of Midland				

**MAVERICK ENGINEERING**

P.O. BOX 6040
MIDLAND, TX 79704
OFFICE: 432.262.0999
FAX: 432.262.0989
WWW.MAVERICK-ENG.COM

FROST BANK
100 W HOUSTON ST
SAN ANTONIO, TX 78205-1457
30-9/1140

5076

PAY **Three Hundred Fifty and no/100**

DATE 12/11/24 CHECK 5076 CHECK AMOUNT \$350.00

TO THE
ORDER
OF
**CITY OF MIDLAND
300 N. LORAIN
MIDLAND TX 79701**

Void after 90 days

Andrew J. Kelley
AUTHORIZED SIGNATURE

⑈005076⑈ ⑆114000093⑆

57 9085319⑈

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
12/11/2024	240096-2	240096 Midland County Plat Final Plat Application Fee		350.00
DATE 12/11/24			TOTAL	350.00
VENDOR City of Midland				

ENDORSE HERE

☐ CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
★ RESERVED FOR FINANCIAL INSTITUTION USE ★

ORIGINAL DOCUMENT

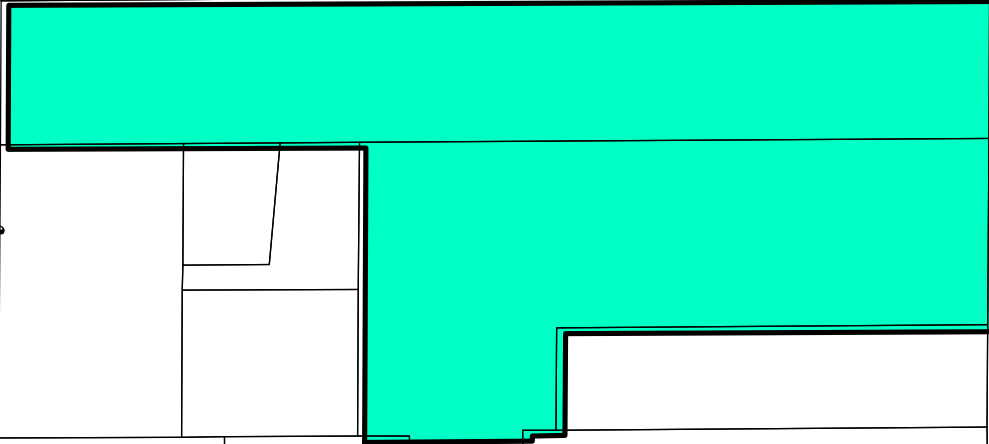


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80678

South County Road 1285



Location Map

SUB-24-0770

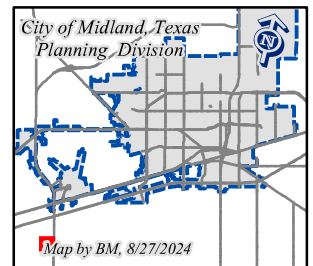
Scale: 1" = 278'

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

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

LEGEND

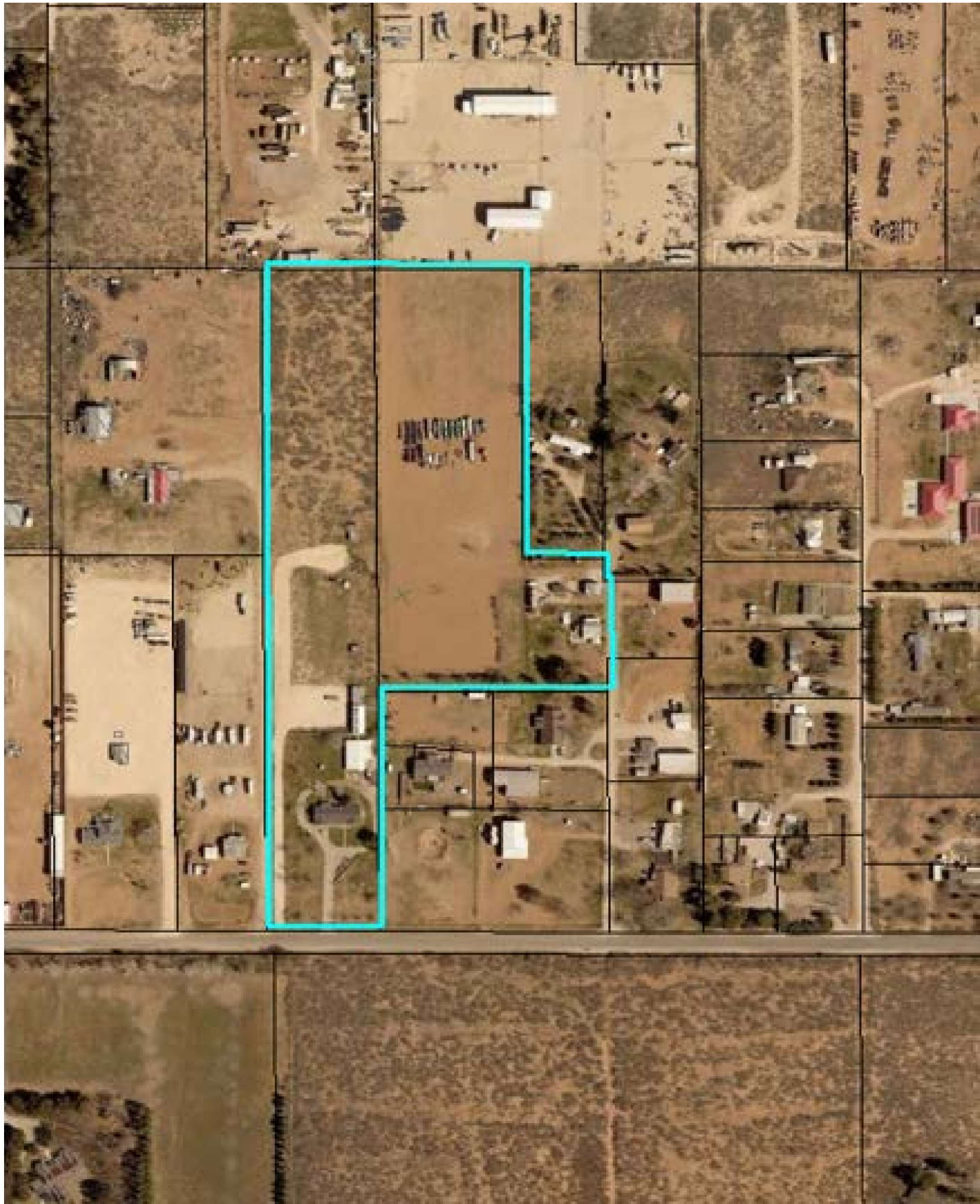
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





OLIVO ADDITION FINAL PLAT

January 6, 2025
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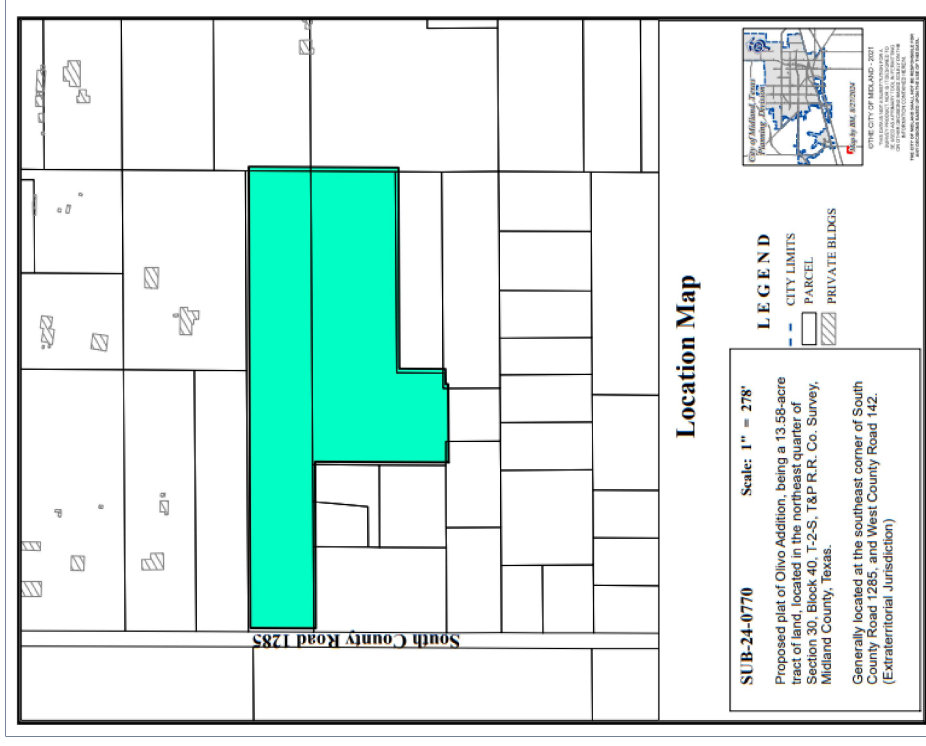


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

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

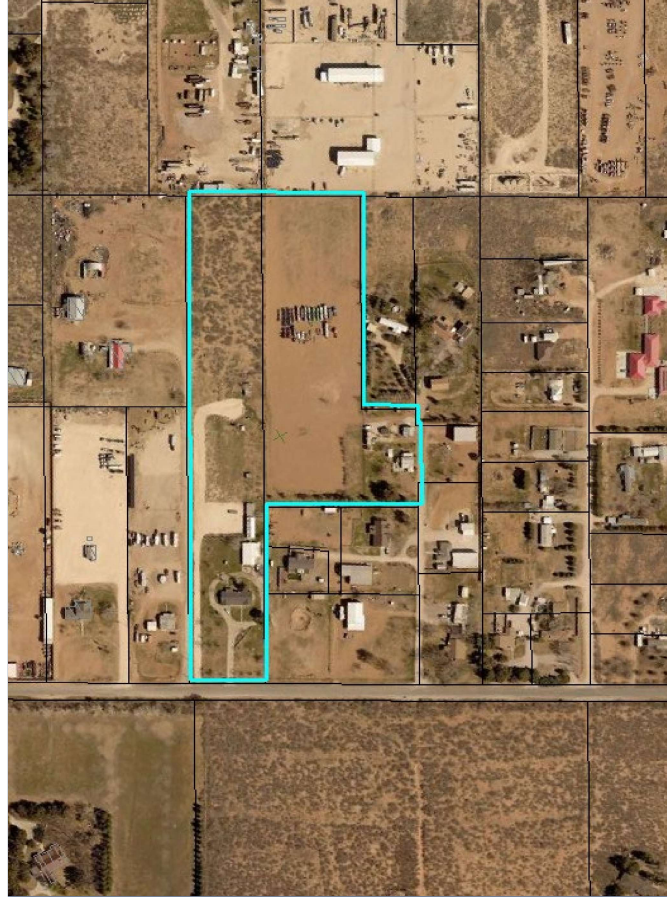


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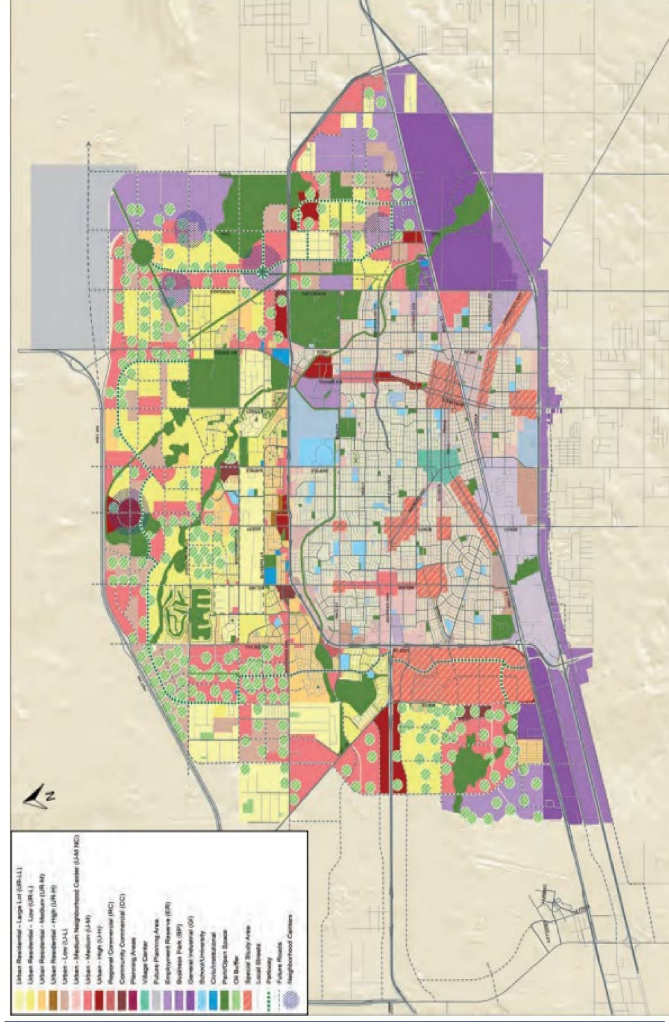
LAND USE

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



COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - Not designated



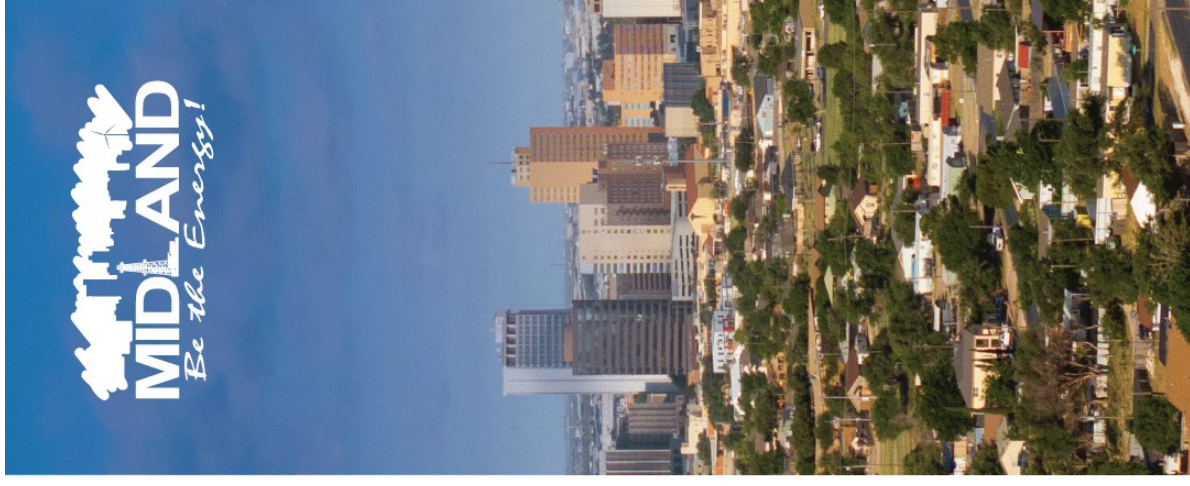
RELATED ITEMS

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



STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the final plat of Olivo Addition.



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: January 6, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving a Final Plat of 349 Ranch Estates, Section 24 being a replat of Lots 11 through 14, Block 2, 349 Ranch Estates, Lots 24 through 27, 30 and 31, Block 2, 349 Ranch Estates, Section 2, and a previously vacated 0.65-acre portion of adjacent right-of-way to said lots, and Lot 28A, Block 2, 349 Ranch Estates, Section 14, and a previously vacated 0.192-acre portion of the alley right-of-way located adjacent to said lots, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North State Highway 349 and Pueblo Street.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

RR, Regional Retail District.

Preliminary Plat Approval:

The applicant, Ashlee Devine with Maverick Engineering, on behalf of 5 Figure Five LL, is requesting to replat a several properties, one of which is located at 1101 Washita, from eleven lots into seven lots for ownership purposes and for a parking lot expansion.

The preliminary plat was approved at the July 1, 2024, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: State Hwy 349 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. Deferral request for paving improvements were administratively approved on 11/20/2024. [For Applicant's Information Only.]

WATER: 6" water exists in Washita Street, okay as is. 12" water exists in State Hwy 349, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 15" sewer exists in State Hwy 349, okay as is. No public wastewater improvements required.[For Applicant's Information Only.]

DRAINAGE: No Drainage Report is required at this time. Existing site is developed; If proposing to re-develop site drainage can be reviewed with building permit. [For the Applicant's information only]

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

DIMENSION: * * * OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

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

Oil and Gas: (Approved)

No Oil & Gas issues.

Building Code: (Approved)

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

GIS: (Approved)

Provide ordinance by which Washita St was vacated. Ordinance is 10197. Legal description should include the acreage of Washita that was vacated. (please depict acreage on recording information as well)

Planning: (Approved)

Therefore, staff recommends approval of the Final Plat of 349 Ranch Estates, Section 24.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: 349 RANCH ESTATES, SECTION 24**Legal Description (attached sealed Metes and Bounds):** BEING A REPLAT OF LOTS 11-14, BLOCK 2, 349 RANCH ESTATES, LOTS 24-27, 30, & 31, BLOCK 2, 349 RANCH ESTATES, SECTION 2, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.192-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS**Property Owner**
Printed Name: 5 FIGURE FIVE LLCPhone (432) 262-0999
Email

Address PO BOX 52188

City MIDLAND

State TX

Zip 79710

Developer (if different than Owner)
Printed Name:Phone ()
Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: ASHLEE DEVINE

Phone (432) 262-0999

Email

adevine@maverick-eng.com

Address 1909 W WALL ST, SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: RR**Reason for Platting:** OWNERSHIP PURPOSES - Parking lot Expansion**Plat Information**

Total Acreage: 7.306

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

Number of Lots: 7

Number of Multi-Family Dwelling Units:

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

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

Mylar Reproductions

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

☐ Applicant would like a reproduction made for their records

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): John C. Scharbauer.

Date: 11/19/24

Property Owner (printed): John Scharbauer

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

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

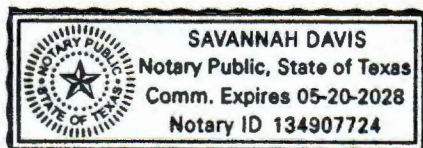
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlee Devine
Authorized Agent (signature)

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



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☒ Mylar

☒ 1 Copy of Plat (11x17)

☒ CADD File

☒ Application Fee

☒ Title Opinion

☒ Public Improvement

Check # 5024

☒ Tax Certificates

☐ Recording Fee

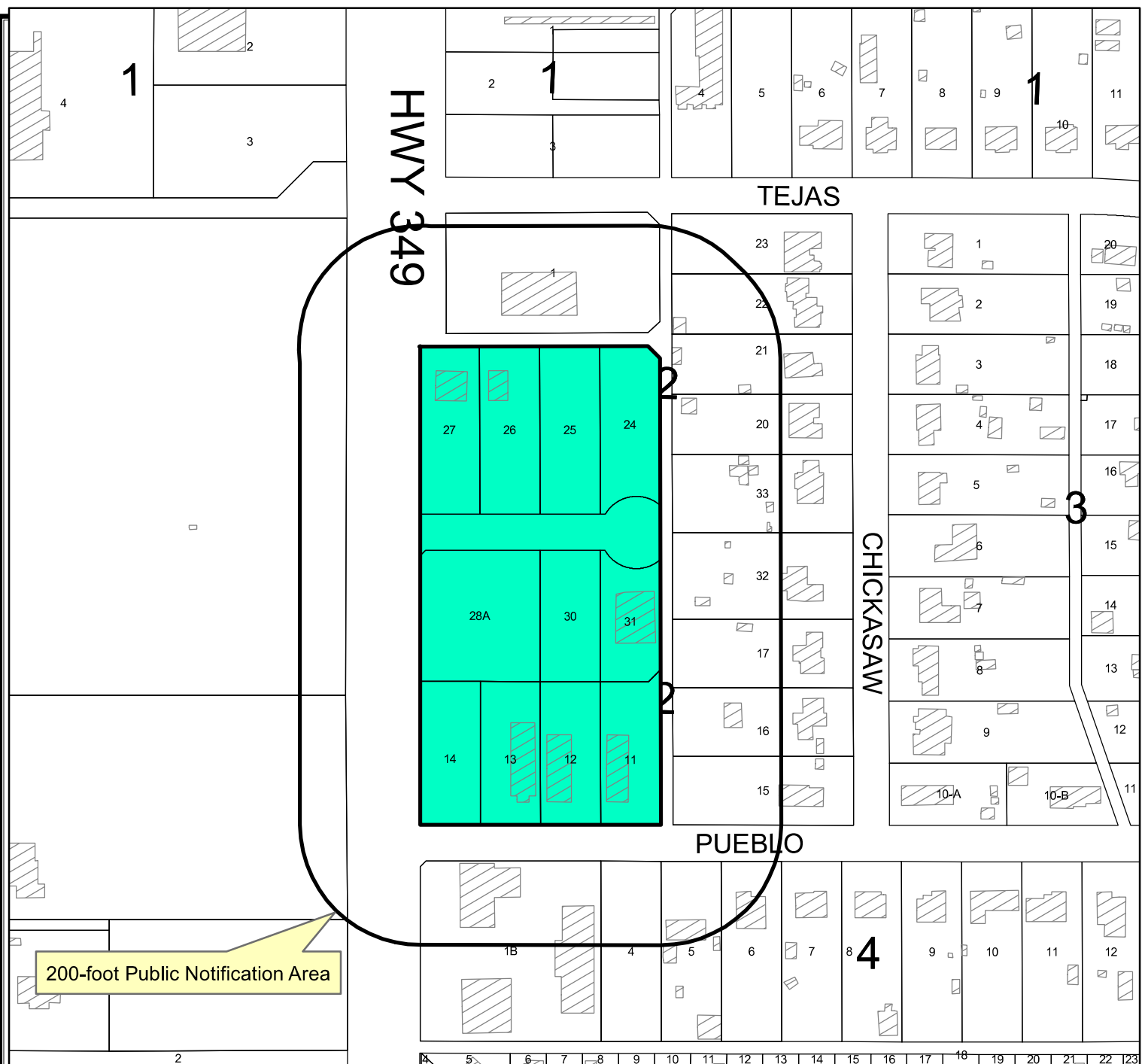
check # 5025

Received By: Bealyn G. Gable

Date: **RECEIVED**
DEC 10 2024

BY:

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



Location Map

SUB-22-0500

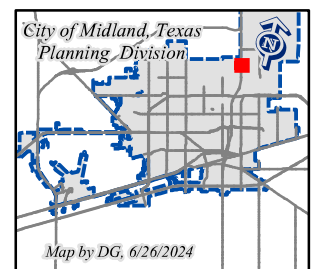
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Proposed plat of 349 Ranch Estates, Section 24 being a replat of Lots 11 through 14, Block 2, 349 Ranch Estates, Lots 24 through 27, 30 and 31, Block 2, 349 Ranch Estates, Section 2, and a previously vacated 0.65-acre portion of adjacent right-of way to said lots, and Lot 28A, Block 2, 349 Ranch Estates, Section 14, and a previously vacated 0.0192-acre portion of the alley right-of-way located adjacent to said lots, City and County of Midland, Texas.

Generally located on the northeast corner of the intersection of North State Highway 349 and Pueblo Street.(District 1)

LEGEND

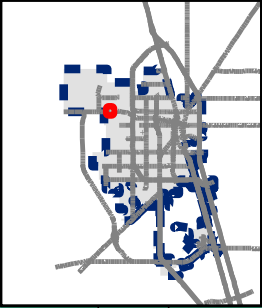
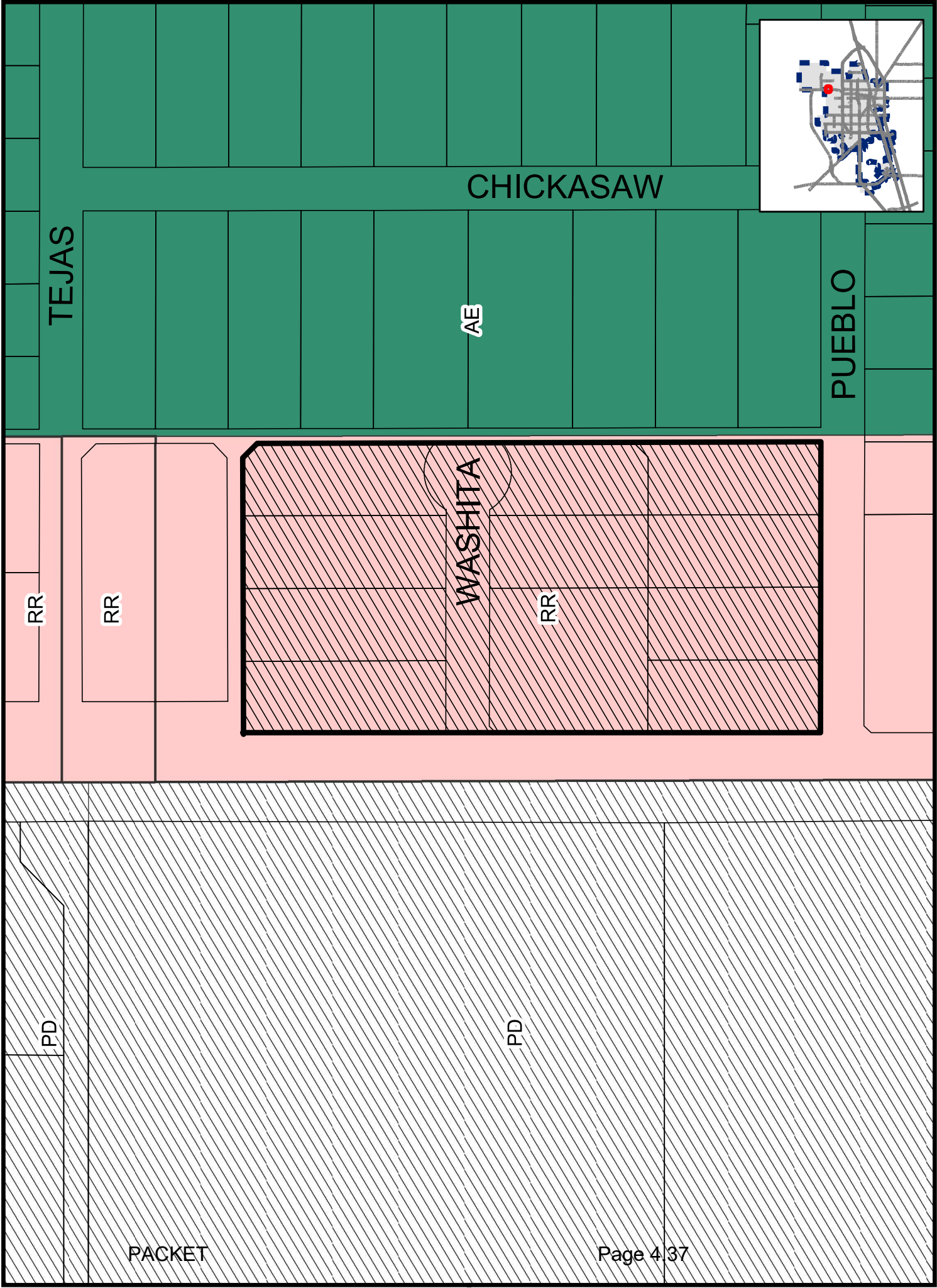
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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



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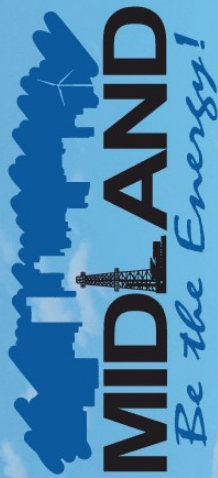
ZONING MAP

Scale: 1" = 600'

SUB-24-0500

Map DG, 6/26/2024





349 Ranch Estates, Section 24 ITEM#



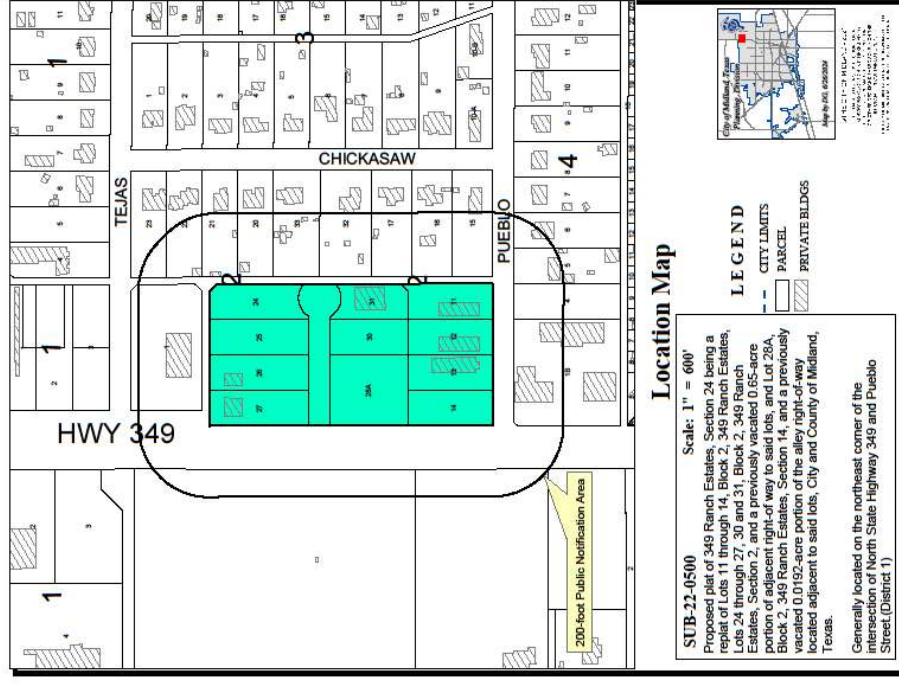
Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

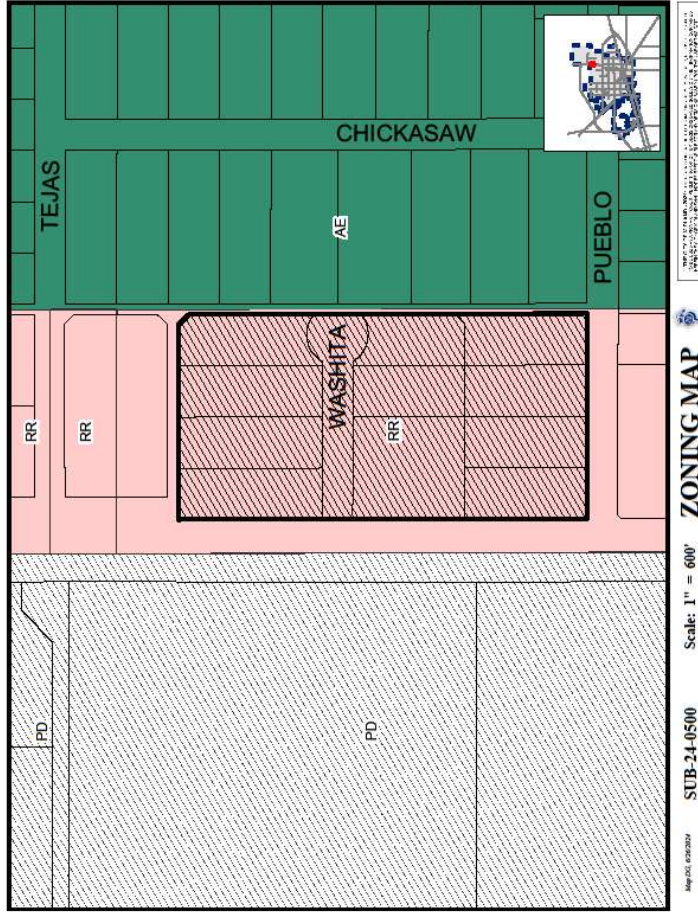
- **Property Owner:** 5 Figure Five LLC
- **Representative:** [Ashlee Devine with Maverick(acting on property owners' behalf)]
- **Final Plat**
- **Address:** Generally located on the northeast corner of the intersection of North State Highway 349 and Pueblo Street. (District 1)
- **Reason for Request:** Expansion of parking lot.

2



ZONING

- **Current Zoning:** RR, Regional Retail District.
- **Surrounding Zoning:**
West: PD, Planned Development District.
East: AE, Agricultural Estate District.
North/South: RR, Regional Retail District.



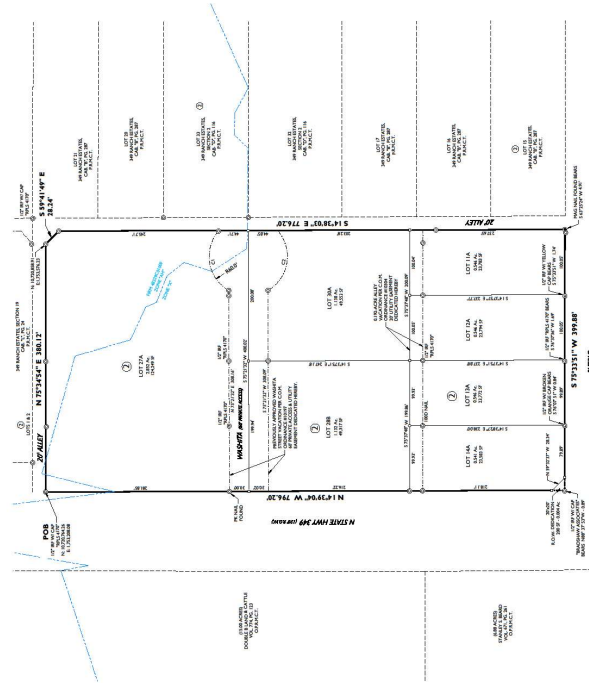
LAND USE

- **Current Use of the Property:**
Vacant
- **Proposed Use of the Property:**
 - Parking lot
- **West:** Vacant
- **East:** Residential
- **North:** Restaurant/Meat Market
- **South:** Retail

Page 4.42



349 RANCH ESTATES, SECTION 24 BEING A REPLAT OF LOTS 11-14, BLOCK 2, 349 RANCH ESTATES, LOTS 24-27, 30, & 31, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS



LEGEND

1. LOT 11, 0.197-ACRE, BEING A REPLAT OF LOT 11, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

2. LOT 12, 0.197-ACRE, BEING A REPLAT OF LOT 12, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

3. LOT 13, 0.197-ACRE, BEING A REPLAT OF LOT 13, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

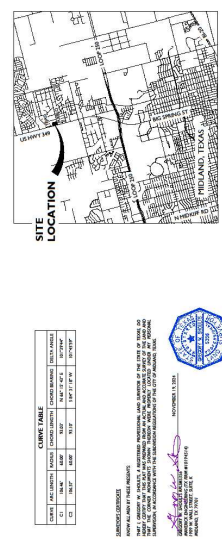
4. LOT 14, 0.197-ACRE, BEING A REPLAT OF LOT 14, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

5. LOT 24, 0.197-ACRE, BEING A REPLAT OF LOT 24, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

6. LOT 27, 0.197-ACRE, BEING A REPLAT OF LOT 27, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

7. LOT 30, 0.197-ACRE, BEING A REPLAT OF LOT 30, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

8. LOT 31, 0.197-ACRE, BEING A REPLAT OF LOT 31, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.



LEGEND

1. LOT 11, 0.197-ACRE, BEING A REPLAT OF LOT 11, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

2. LOT 12, 0.197-ACRE, BEING A REPLAT OF LOT 12, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

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4. LOT 14, 0.197-ACRE, BEING A REPLAT OF LOT 14, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

5. LOT 24, 0.197-ACRE, BEING A REPLAT OF LOT 24, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

6. LOT 27, 0.197-ACRE, BEING A REPLAT OF LOT 27, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

7. LOT 30, 0.197-ACRE, BEING A REPLAT OF LOT 30, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

8. LOT 31, 0.197-ACRE, BEING A REPLAT OF LOT 31, BLOCK 2, 349 RANCH ESTATES, SECTION 24, LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14, AND A PREVIOUSLY VACATED 0.197-ACRE PORTION OF THE ALLEY AND THE WASHITA STREET VACATION LOCATED ADJACENT TO SAID LOTS CITY AND COUNTY OF MIDLAND, TEXAS.

MAVERICK

1900 West 10th Street, Suite 100
 Midland, Texas 79701
 Tel: (409) 692-1111
 Fax: (409) 692-1112

349 RANCH ESTATES, SECTION 24

FILED FOR RECORD

NO. _____ DATE _____

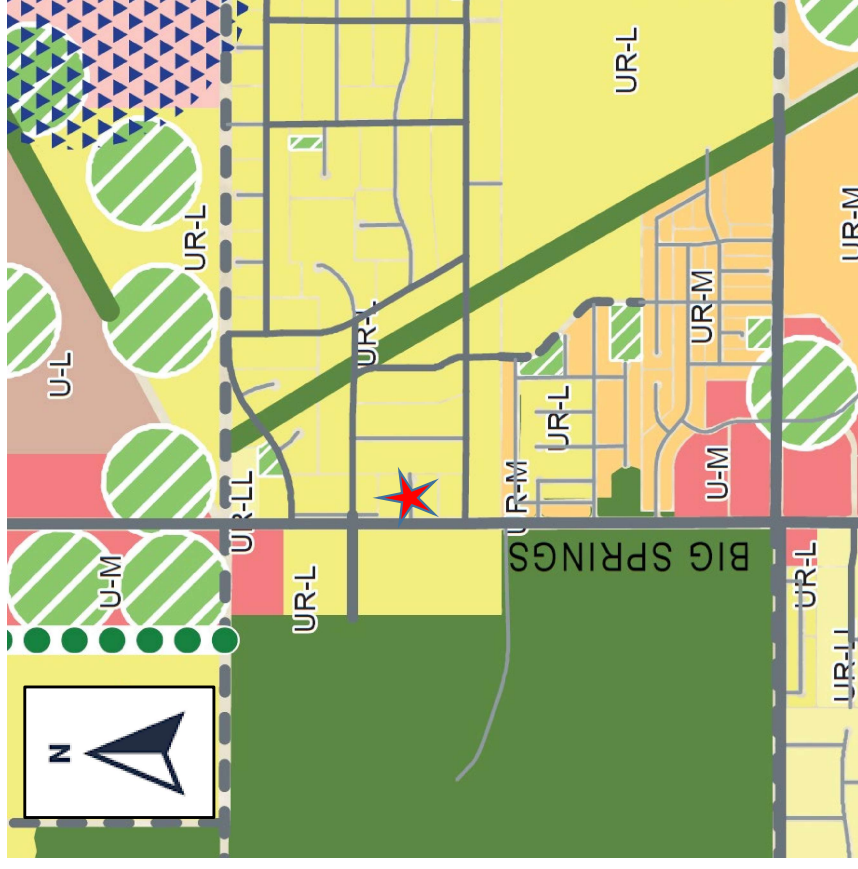
Site Plan (Exhibit A)



COMPREHENSIVE PLAN

- **TCT Land Use Designation:** UR-L, Urban Residential - Low
- **Supported Uses:**
 - Compatible with most single-family detached housing, attached single-family. Civic uses are generally allowed with special permission for higher intensity uses.
 - Request is compatible with the surrounding area, but not with the Tall City Tomorrow Plan.

6



STAFF'S RECOMMENDATION

- No rejection letters have been received.
- Staff recommends APPROVAL of the Final plat 349 Ranch Estates, Section 24.



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: January 6, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving a Final Plat of Commercial Bank Addition, Section 3, being a replat of a 1.827-acre portion of Lot 1, Block 1, Commercial Bank Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Garfield Street and West Indiana Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District.

Details of Request:

Maverick Engineering, on behalf of WH MID 2301 W Wall LLC, is requesting to replat a property located at 2301 West Missouri Avenue for the development of a pharmacy and a fast-food restaurant.

Preliminary Plat Approval:

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

WATER: 16" water exists in Indiana Street S of tract, okay as is. No public water improvements required. 12" water exists in Garfield Street E of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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

Transportation: (Approved)

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

Fire: (Approved)

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

Oil and Gas: (Approved)

No Oil & Gas issues.

Building Code: (Approved)

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

GIS: (Approved)

No comments.

Planning: (Approved)

Therefore, staff recommends approval of the Final Plat of Commercial Bank Addition, Section 3.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

Sub-24-0789

Case Number:

P-24-2159

Proposed Subdivision Plat Name: COMMERCIAL BANK ADDITION SECTION 3

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF THE EAST 1.827 ACRES OF LOT 1, BLOCK 1, COMMERCIAL BANK ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: WH MID 2301 W WALL LLC

Phone (806) 722-1203

Email
dax@wheelhousetexas.com

Address 6502 SLIDE ROAD, SUITE 200

City LUBBOCK

State TX

Zip 79424

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: ASHLEE DEVINE

Phone (432) 262-0999

Email
adevine@maverick-eng.com

Address 1909 W WALL ST, SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: RR

Reason for Platting: COMMERCIAL DEVELOPMENT (FAST FOOD AND PHARMACY)

Plat Information

Total Acreage: 1.827

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 2

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)
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- Original Tax Certificates (Midland Central Appraisal District – MCAD)
- Title Opinion/Policy (dated less than 90 days)
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- 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) <u>Dax Reinitz</u>	Date: 12/6/2024
Property Owner (printed) : <u>Dax Reinitz</u>	

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

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

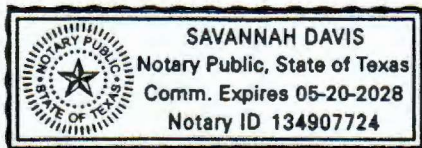
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
 COUNTY OF MIDLAND

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

Ashlee Devine
 Authorized Agent (signature)

Subscribed and sworn to before me, this 6th day of December, 2024, to certify which witness my hand and seal of office.



[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☐ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>5074</u>	☒ Tax Certificates	Check # <u>5074</u> RECEIVED
Received By: <u>Beaty Quyeel</u>		Date: <u>DEC 11 2024</u>

BY:

BY:

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

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
12/11/2024	240122-1	240122 Garfield Development Final Plat Application		350.00
DATE 12/11/24			TOTAL	350.00
VENDOR City of Midland				

**MAVERICK ENGINEERING**

P.O. BOX 6040
MIDLAND, TX 79704
OFFICE: 432.262.0999
FAX: 432.262.0989
WWW.MAVERICK-ENG.COM

FROST BANK
100 W HOUSTON ST
SAN ANTONIO, TX 78205-1457
30-9/1140

5074

PAY Three Hundred Fifty and no/100

DATE 12/11/24 CHECK 5074 CHECK AMOUNT \$350.00

TO THE
ORDER
OF
**CITY OF MIDLAND
300 N. LORAIN
MIDLAND TX 79701**

Void after 90 days

Andrew J. Hall
AUTHORIZED SIGNATURE

⑈005074⑈ ⑆114000093⑆

57 9085319⑈

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
12/11/2024	240122-1	240122 Garfield Development Final Plat Application		350.00
DATE 12/11/24			TOTAL	350.00
VENDOR City of Midland				

ENDORSE HERE

☐ CHECK HERE IF MOBILE DEPOSIT

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
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ORIGINAL DOCUMENT



The security features listed below, as well as those not listed, exceed industry guidelines.

Security Features:

Padlock Icon

Prismatic VOID Pantograph

Microprint

Security Screen

Authentic Watermark

Fluorescent Fibers

Chemical Protection

Chemical Erasure Protection

Toner Adhesion

Results of document alteration

Alerts handler the document contains security features.

The face of this document contains a colored check background that fades from one color to another. The word "VOID" appears if copied or scanned.

Small type in check border and back signature lines, readable with a magnifying lens, appears as dots if copied or scanned.

Absence of "Original Document" verbiage on back of check.

Authentic watermark not visible when held to light.

Visible under ultraviolet light. Cannot be photocopied or scanned.

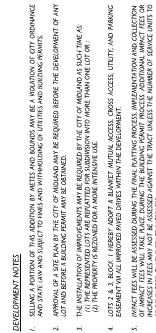
Stains or spots appear with chemical alteration.

Colored marks appear when chemically altered or erased.

Causes toner to bond permanently to paper. Attempts to remove information with adhesive tape will destroy the paper surface.

PACKET

Page 5.55



FLOOD STATEMENT: ACCORDING TO FEMA'S N.I.P. FLOOD INSURANCE RATE MAP #430202010, DATED SEPTEMBER 14, 2005, THIS PROPERTY IS WITHIN THE UNSHARED PORTION OF ZONE "X," DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

[illegible]

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

APPENDIX 1

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULDS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CONNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SURVEYS REGULATION OF THE CITY OF ARLING, TEXAS.

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS WHM MID 2301 W WALL LLC IS THE SECOND OWNER OF A TRACT OF LAND SITUATED IN SECTION 23,
BLOCK 39, T-1S, T-16S, T-16E, CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

[illegible]

BY SUBSIDIARY DEVELOPMENT LLC ITS MANAGER

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY OF _____, 2024, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND KNOWNING TO ME THAT HE WAS ACTING AS DONOR, AND THAT HE FORGOTTEN THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED, CAME UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

UTILITY COMPANY'S CERTIFICATE

Mark Liech

Mark Lieb
av.

Jerry Underwood

BY: Jerry Underwood

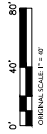
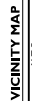
11/27/69 NW 051542...

Designed by:

UNIVERSITY OF ALABAMA

OF COMMERCIAL BANK ADDITION, SECTION 3, WAS
ZONING COMMISSION OF THE CITY OF INDIANAPOLIS

Environ. F. 2023;30(4):224-233. <https://doi.org/10.1002/env.2528> Published online in Wiley Online Library (wileyonlinelibrary.com) on 13/03/24

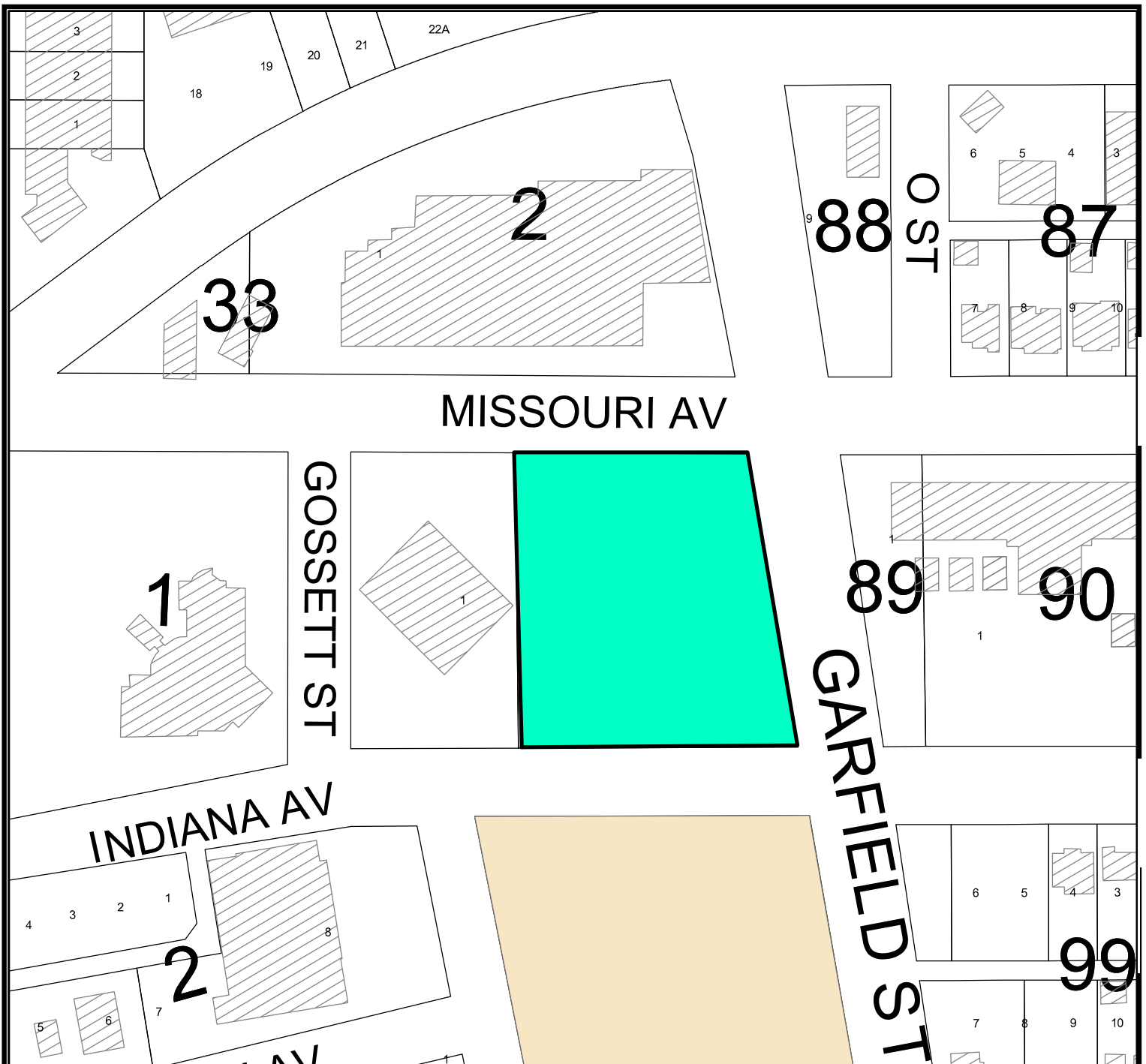


LEGEND

- | | |
|---|---|
|  | SET 1/2 INCH IRON ROD W/RED
PLASTIC CAP MARKED "HAWTHICK
FIRM # 10194314" |
|  | 1/2" IRON ROD FOUND, OR AS NOTED |
|  | PROPOSED LOT CORNER |
|  | BOUNDARY LINE |
|  | PROPERTY LINES |
|  | BUILDING SETBACK LINE |
|  | EASEMENT LINE |

M A V E R I C K
CIVIL ENGINEERING / LAND SURVEYING
1909 West Wall Street, Suite "C"
Mesa, Arizona 85204
ENGINEER FIRM #E-110089
SURVEY FIRM #S-109414
Tel: (482) 262-9999 Fax: (482) 262-0989
www.Maverick-Eng.com

**COMMERCIAL BANK
ADDITION
SECTION 3**



Location Map

SUB-24-0789

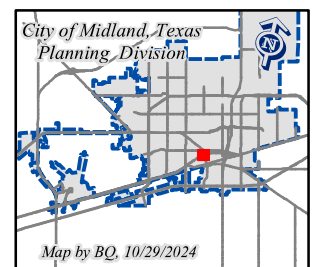
Scale: 1" = 600'

Proposed plat of Commercial Bank Addition Section 3, being a replat of a 1.827-acre portion of Lot 1, Block 1, Commercial Bank Addition, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of Garfield Street and West Indiana Avenue. (District 2)

LEGEND

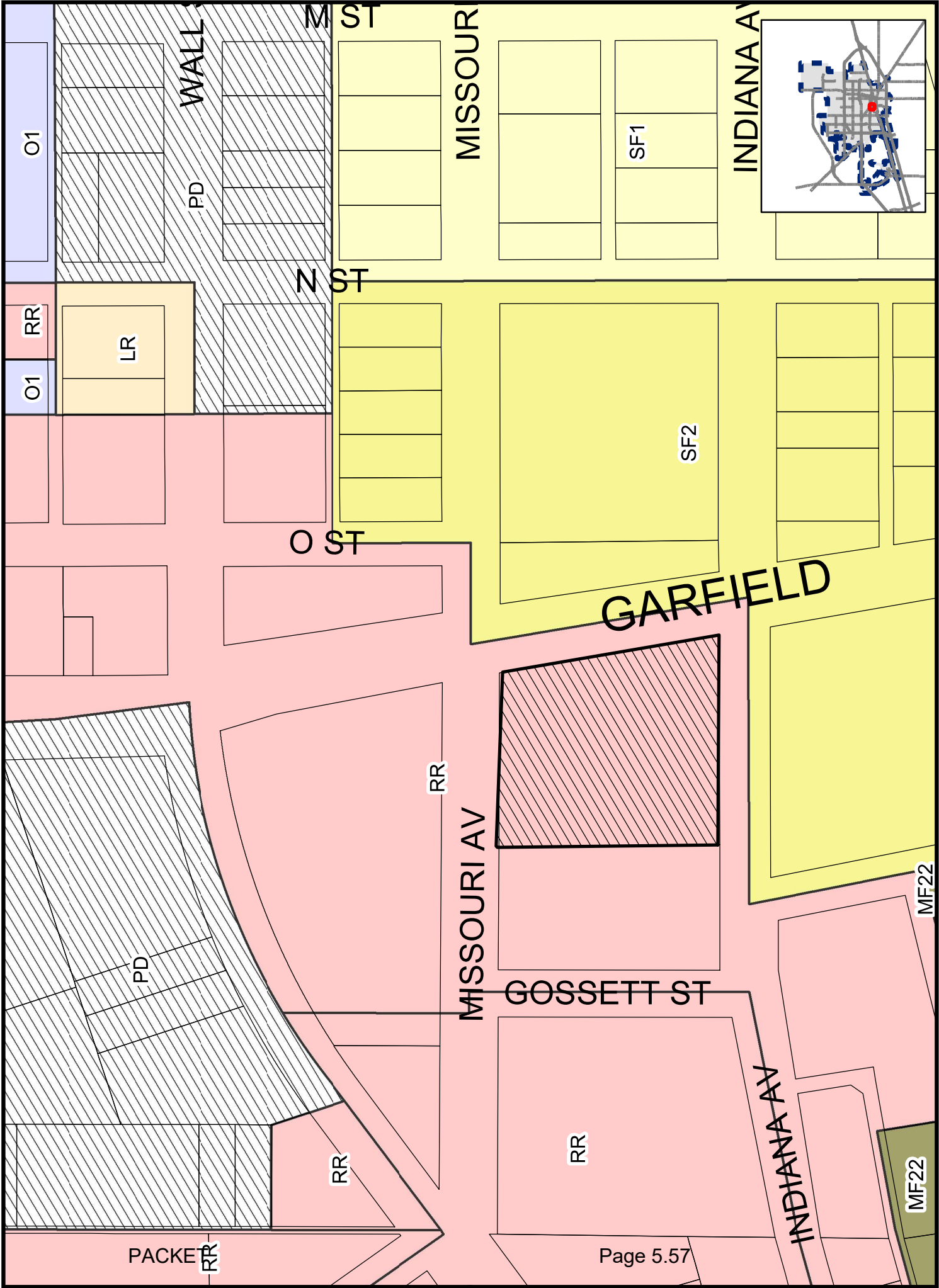
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



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ZONING MAP

Scale: 1" = 600'

SUB-24-0789

Map BQ, 10/29/2024





Commercial Bank Addition, Section 3 ITEM#

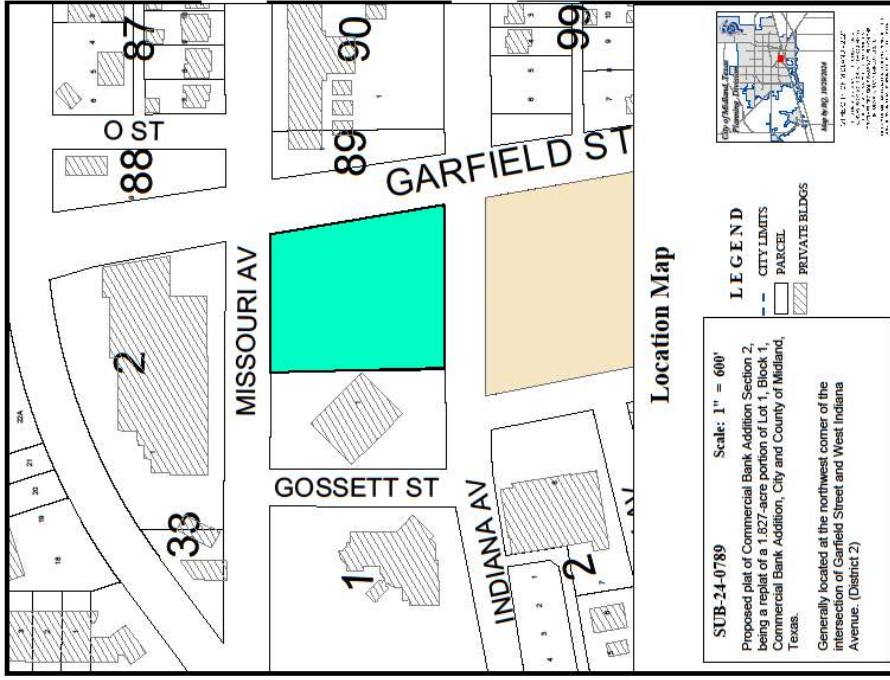


Visit Our Website

MIDLANDTEXAS.GOV

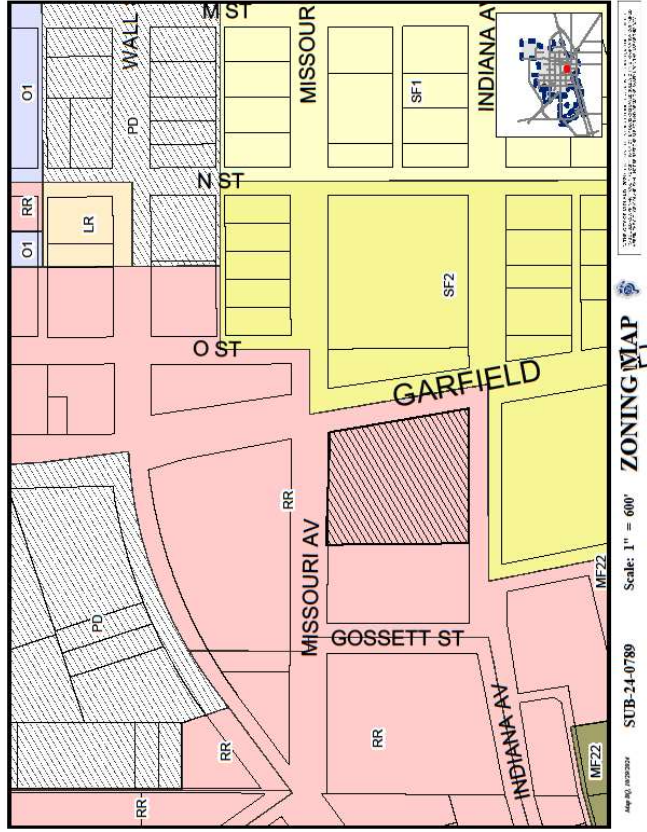
APPLICATION SUMMARY

- **Property Owner:** WH MID 2301 W Wall LLC
- **Representative:** Ashlee Devine with Maverick Engineering (acting on property owners' behalf)
- **Address:** 2301 West Missouri
- **Reason for Request:** New commercial development of a fast food and pharmacy



ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
 - **North/West:** RR, Regional Retail District
 - **South/East:** SF-2, Single Family Dwelling District
- **Proposed Zoning:** RR, Regional Retail District



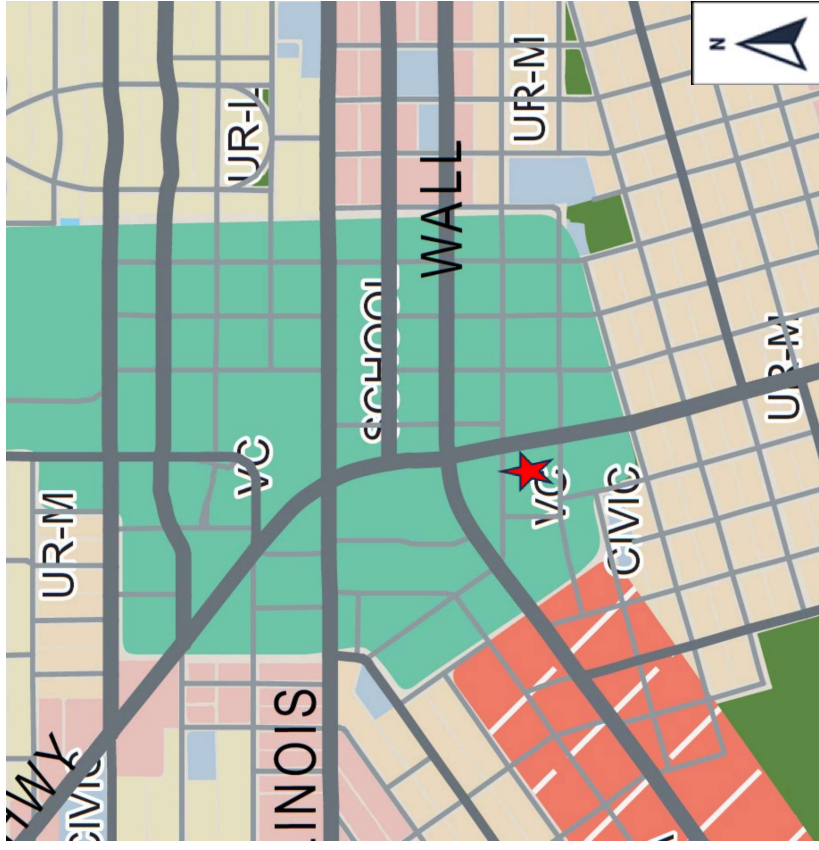
LAND USE

- **Current Use of the Property:**
Vacant Parking Lot
- **Proposed Use of the Property:**
Fast Food and Pharmacy
- **Surrounding Uses:**
 - North: Vacant (Recently demo)
 - South: Park
 - East: School
 - West: Vacant Bank



COMPREHENSIVE PLAN

- TCT Land Use Designation: VC, Village Center
- Supported Uses:
 - Does not designate uses.
- Request is compatible with the surrounding area and the Tall City Tomorrow Plan.



STAFF'S RECOMMENDATION

- Staff recommends APPROVAL of the Final plat Commercial Bank Addition, Section 3



MISSION

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





Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: January 6, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving a Final Plat of Commercial Bank Addition, Section 2, being a replat of Lot 1, Block 2, Commercial Bank Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of South Garfield Street and West Wall Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District

Preliminary Plat Approval:

Maverick Engineering, on behalf of WH MID 2301 W Wall, LLC. is requesting to replat a property located at 2301 West Wall Street for commercial development.

The plat qualified for the short form procedure, and therefore was not required to go through the preliminary phase. [11-2-3(l)1(b)]

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

ROW: Wall and Garfield are TxDOT review requested. Refer to Transportation's Comments. [For Applicant's Information Only.]

PAVING: Wall street is TxDOT facility, built and maintained by TxDOT, no improvements required. Garfield street road is TxDOT facility, built and maintained by TxDOT, no improvements required. Missouri roadway okay as is. No public paving improvements required. Indiana roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 6" water exists in Missouri Street S of tract, okay as is. No public water improvements required. 6" water exists in Wall Street N of tract, okay as is. No public water improvements required. 12" water exists in Garfield Street E of tract, okay as is. No public water improvements required. 16" water exists in Indiana Street S of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

PRO RATA: None.

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

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

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

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

Transportation: (Approved)

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

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

Fire: (Approved)

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

Oil and Gas: (Approved)

No Oil & Gas issues.

Building Code: (Approved)

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

GIS: (Approved)

No comments.

CRMWD: (Approved)

We do not have any issues with this plat.

Planning: (Approved)

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

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: COMMERCIAL BANK ADDITION, SECTION 2

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF LOT 1, BLOCK 2 COMMERCIAL BANK ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: WH MID 2301 W WALL LLC

Phone (806) 722-1203

Email
dax@wheelhousetexas.com

Address 6502 SLIDE ROAD, SUITE 200

City LUBBOCK

State TX

Zip 79424

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: MAVERICK ENGINEERING

Printed Name: ASHLEE DEVINE

Phone (432) 262-0999

Email
adevine@maverick-eng.com

Address 1909 W WALL ST, SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: RR

Reason for Platting: COMMERCIAL DEVELOPMENT

Plat Information

Total Acreage: 2.38

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 2

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

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

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

Property Owner (signature): <u>Dax Reinitz</u> DocuSigned by: Dax Reinitz	Date: 12/6/2024
Property Owner (printed): <u>Dax Reinitz</u>	

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

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

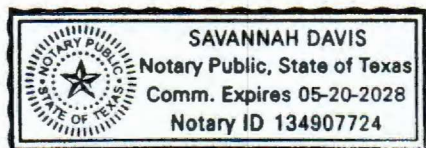
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
 COUNTY OF MIDLAND

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

Ashlee Denke
 Authorized Agent (signature)

Subscribed and sworn to before me, this 6th day of December, 2024, to certify which witness my hand and seal of office.



[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☐ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>5071</u>	☒ Tax Certificates	Check # <u>RECEIVED</u>
Received By: <u>M. Newberry</u>		Date: <u>DEC 11 2024</u>

BY:

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

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
12/10/2024	240005	240005 Midland Hospital Replat Final Plat Application F		350.00
DATE 12/10/24			TOTAL	350.00
VENDOR City of Midland				



MAVERICK ENGINEERING

P.O. BOX 6040
MIDLAND, TX 79704
OFFICE: 432.262.0999
FAX: 432.262.0989
WWW.MAVERICK-ENG.COM

FROST BANK
100 W HOUSTON ST
SAN ANTONIO, TX 78205-1457
30-9/1140

5071

PAY **Three Hundred Fifty and no/100**

DATE 12/10/24 CHECK 5071 CHECK AMOUNT \$350.00

TO THE
ORDER
OF
**CITY OF MIDLAND
300 N. LORAIN
MIDLAND TX 79701**

Void after 90 days

[Signature]
AUTHORIZED SIGNATURE

⑈005071⑈ ⑆114000093⑆

57 9085319⑈

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
12/10/2024	240005	240005 Midland Hospital Replat Final Plat Application F		350.00
DATE 12/10/24			TOTAL	350.00
VENDOR City of Midland				

00/08/85

ENDORSE HERE:

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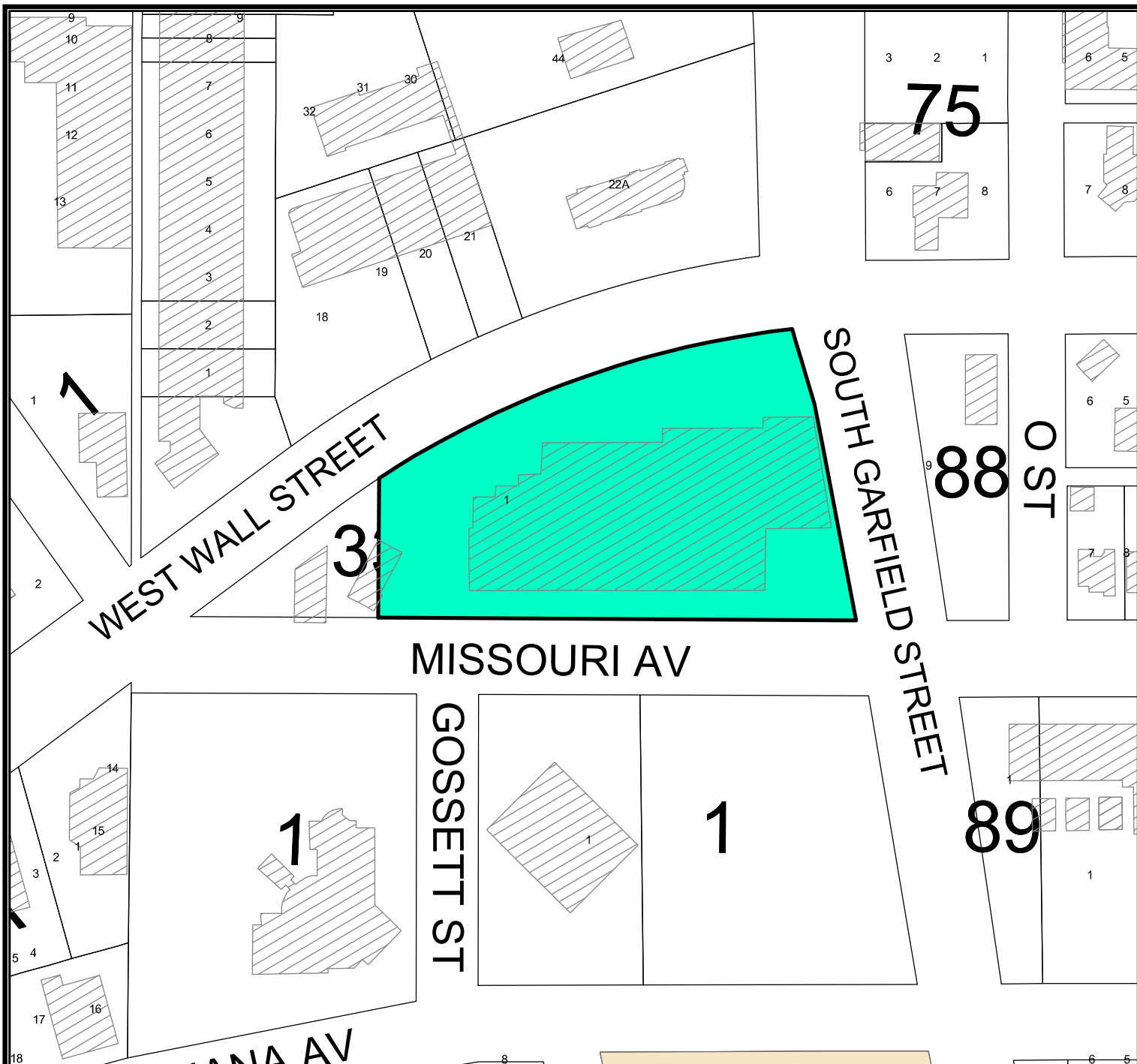
Padlock Icon
Prismatic VOID Pantograph
Microprint
Security Screen
Authentic Watermark
Fluorescent Fibers
Chemical Protection
Chemical Erasure Protection
Toner Adhesion

Results of document alteration

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Colored marks appear when chemically altered or erased.
Causes toner to bond permanently to paper. Attempts to remove information with adhesive tape will destroy the paper surface.

★ FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

80678



Location Map

SUB-24-0722

Scale: 1" = 151

Final Plat of Commercial Bank Addition, Section 2, being a Replat of Lot 1, Block 2, Commercial Bank Addition, an addition to the City and County of Midland, Texas.

Generally located on the southwest corner of the intersection of South Garfield Street and West Wall Street. (DISTRICT 2)

LEGEND

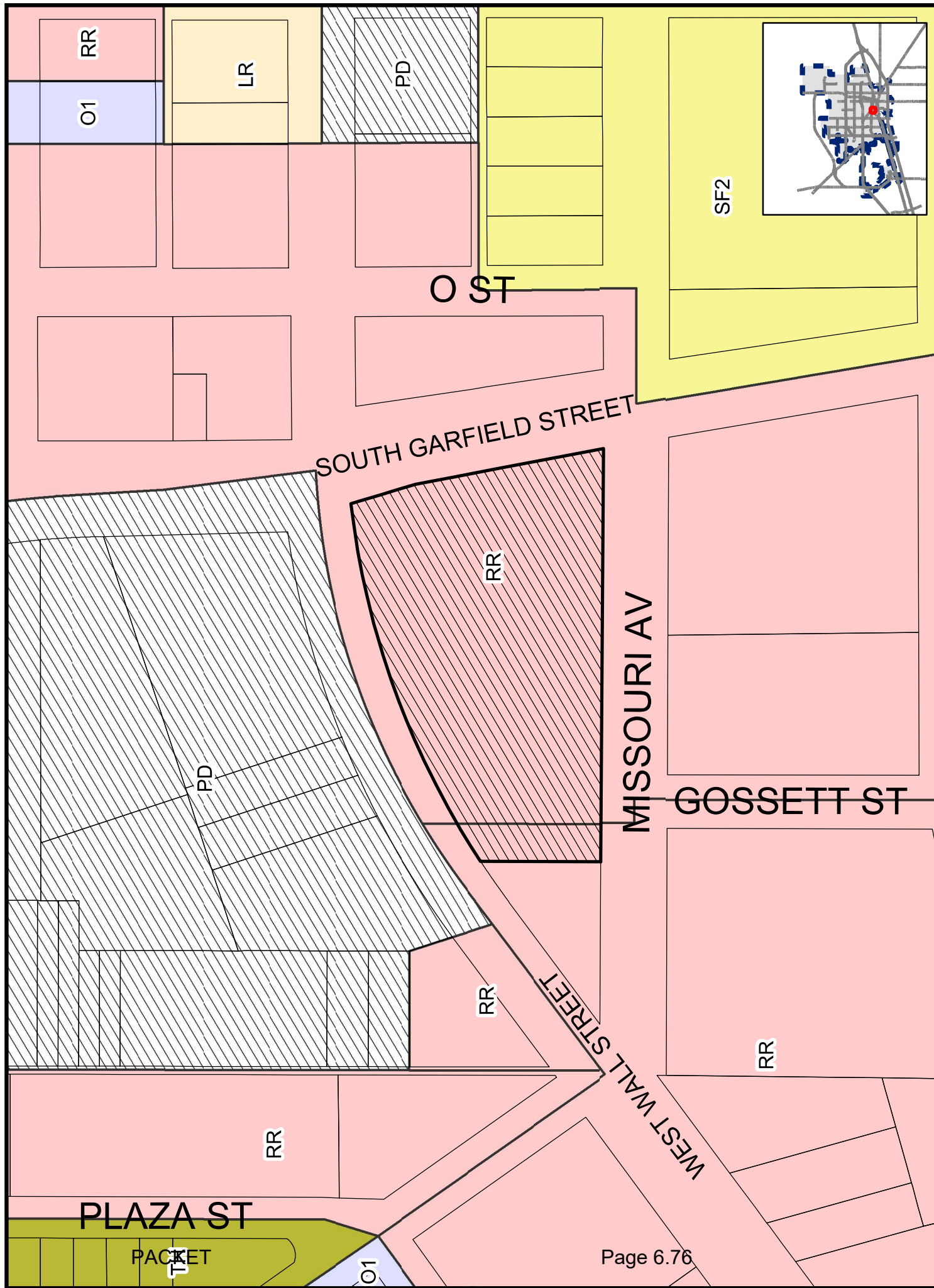
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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O ST

SOUTH GARFIELD STREET

MISSOURI AV

WEST WALL STREET

GOSSETT



COMMERCIAL BANK ADDITION, SECTION 2

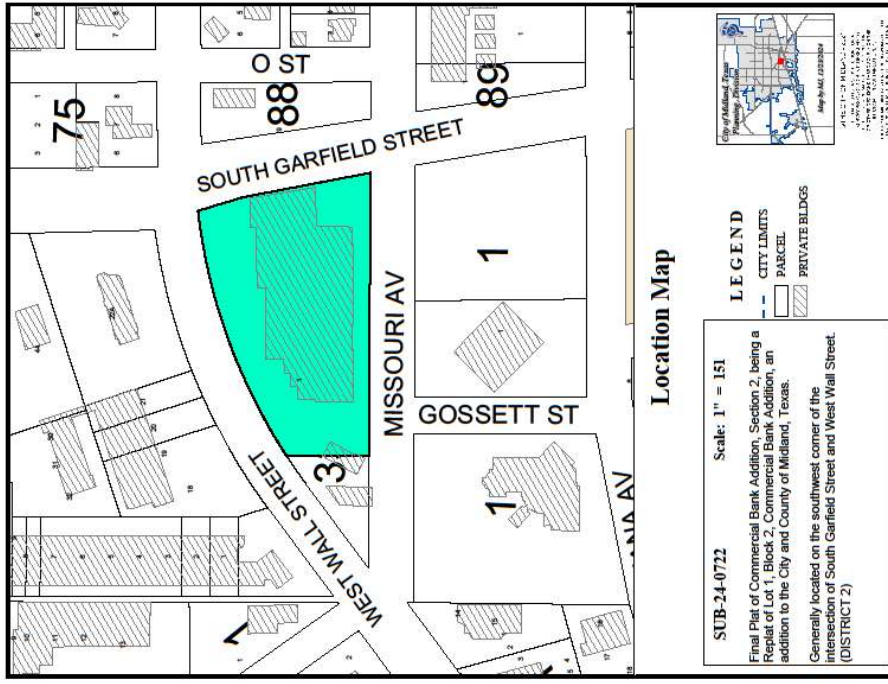


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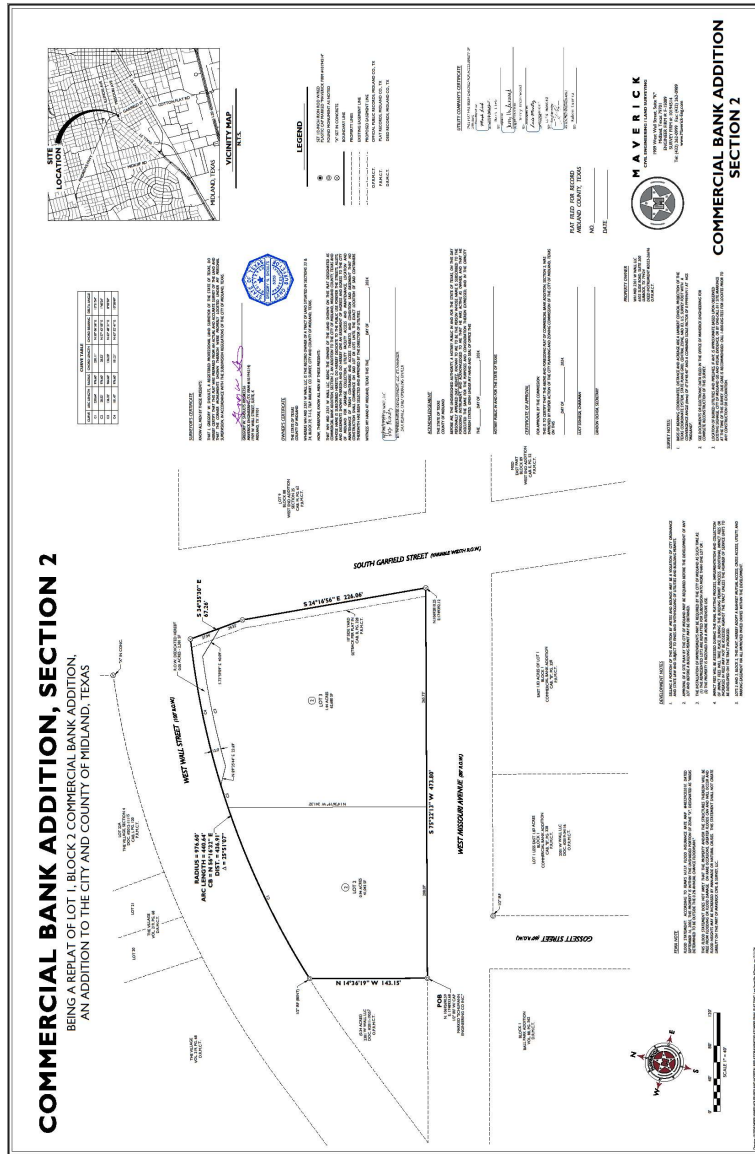
APPLICATION SUMMARY

- **Property Owner & Developer:**
WH MID 2301 W WALL LLC.
- **Applicant/Representative:**
Maverick Engineering
- **Final Plat**
- **Address:** Generally located on the southwest corner of the intersection of South Garfield Street and West Wall Street.(District 2)



PLAT DETAILS

- **Acreeage: 2.38 Acres**
- **Number of lots: 2 lots**
- **Reason for Request:**
Commercial development



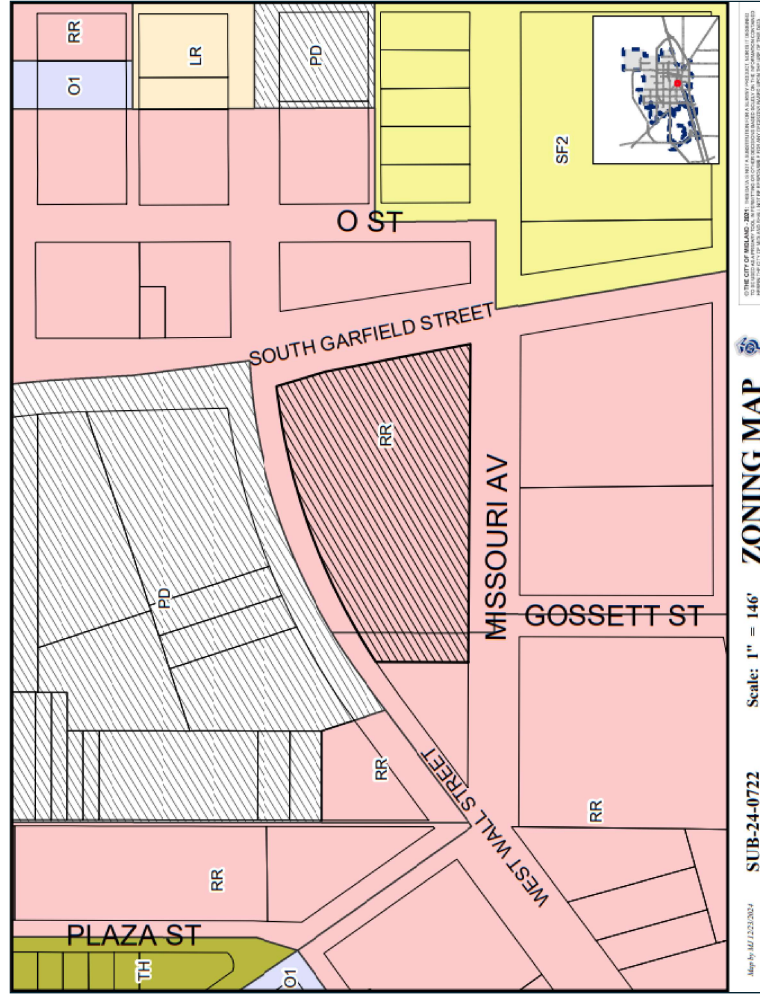
ZONING

Current Zoning: RR, Regional Retail District

Surrounding Zoning:

- **North:** PD, Planned Development District for Shopping Center

• **South/East/West:** RR, Regional Retail District



LAND USE

- **Current Use of the Property:**
Vacant
- **Surrounding Uses:**
 - North: Chick-Fil-A
 - South: Vacant lot
 - East: Shipley's Donuts and retail businesses
 - West: Vacant lot and retail businesses

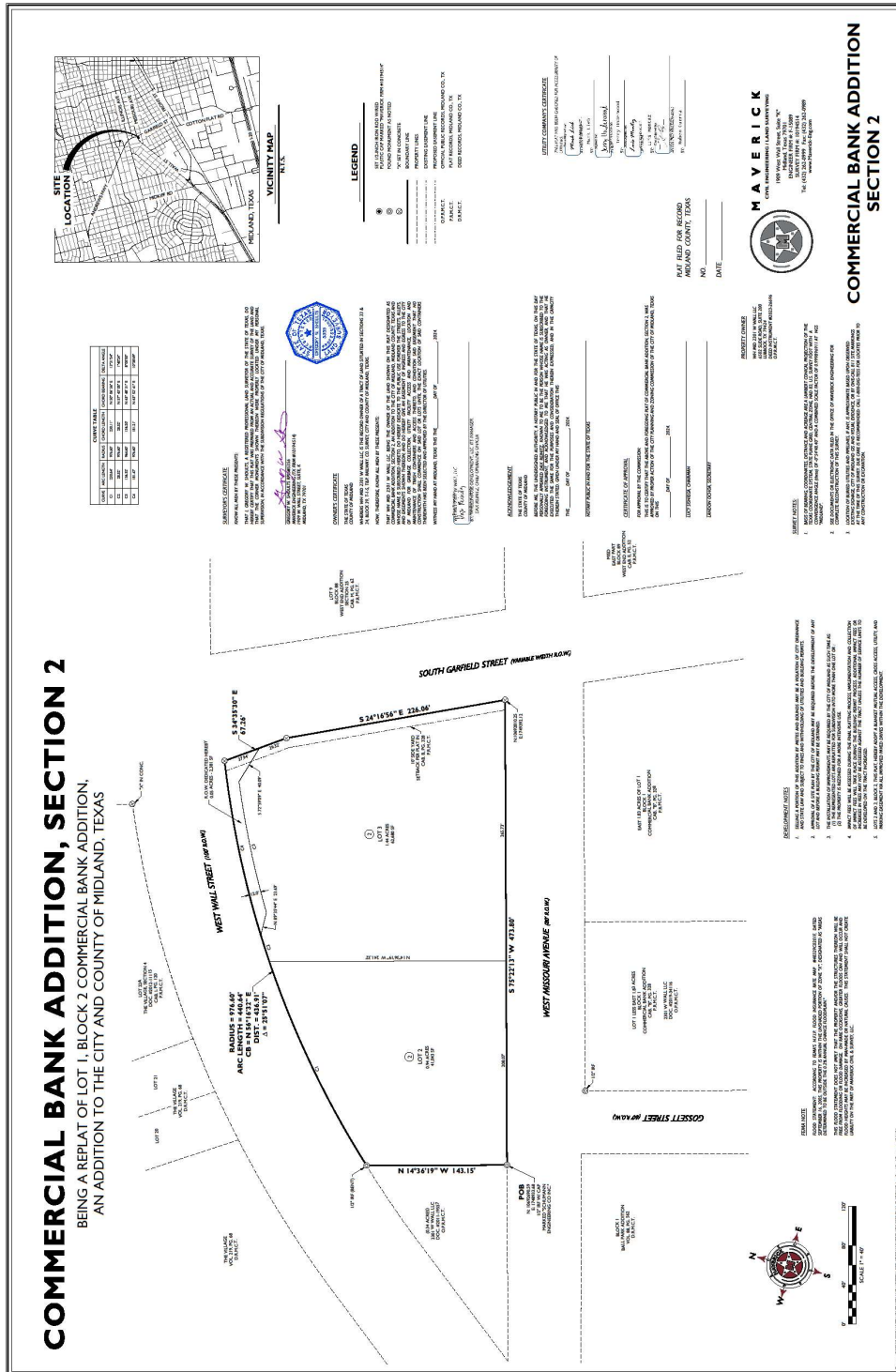


COMPREHENSIVE PLAN

- **TCT Land Use Designation:**
Village Center
- **Supported Uses:**
- Incorporates a major regional hospital and associated offices and major community retailing.
- Request is compatible with the surrounding area, and the Tall City Tomorrow Plan.



COMMERCIAL BANK ADDITION, SECTION 2
BEING A REPLAT OF LOT 1, BLOCK 2 COMMERCIAL BANK ADDITION,
AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.



STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends APPROVAL of this Final Plat of Commercial Bank Addition, Section 2.



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: January 06, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Hold a public hearing and consider a request by Alonzo Talamantes for a zone change from C, Commercial District, to SF-1, Single-Family Dwelling District, on Lots 6 and 7, Block 1, Snively Resubdivision, City and County of Midland, Texas. (Generally located on the south side of West Francis Avenue, approximately 85 feet east of Clark Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Alonzo Talamantes, is requesting a Zone Change from C, Commercial District, to SF-1, Single-Family Dwelling District, to develop a single-family dwelling at 2409 West Francis Avenue and correct the zoning designation of 2411 West Francis to accurately reflect its current and intended use.

Current Zoning:

C, Commercial District.

Surrounding Zoning and Land Use:

All adjacent properties to the north, south, east, and west are zoned C, Commercial District, with uses that include single-family residential to the south and east and a real estate agency to the north. The adjacent property to the west is part of the ETJ, Extraterritorial Jurisdiction, and is currently a fenced-in vacant lot.

Analysis:

The subject properties are zoned C, Commercial District. Alonzo Talamantes is seeking this zone change to construct a single-family home on the eastern vacant lot. A single-

family dwelling is not allowed in the C, Commercial District. The request to rezone both properties is for land use uniformity.

Both lots meet the minimum lot dimension requirements for the SF-1, Single-Family Dwelling District zone. The western subject property at 2411 West Francis has a single-family dwelling developed in 1958. The adjacent lots south, east and west of the lot on which the applicant intends to develop a single-family dwelling are also used for single-family residential purposes, making this request compatible with the surrounding area.

This request is inconsistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designated this area as ER, Employment Reserve. This designation calls for major office, business, and multi-family uses.

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

Fire: (Approved)

No objections

Oil and Gas: (Approved)

No Oil & Gas well concern for Zoning.

Engineering: (Approved)

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

Code: (Approved)

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

Transportation: (Approved)

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

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

Planning: (Approved)

Therefore, staff recommends approval of this Zone Change from C, Commercial District, to SF-1, Single-Family Dwelling District.

Letters of Objection:

Therefore, staff has not received any letters of objection as of December 20, 2024.

Attachments:

Application
Site Plan (
Maps
Power Point



2409 & 2411 W Francis ITEM#

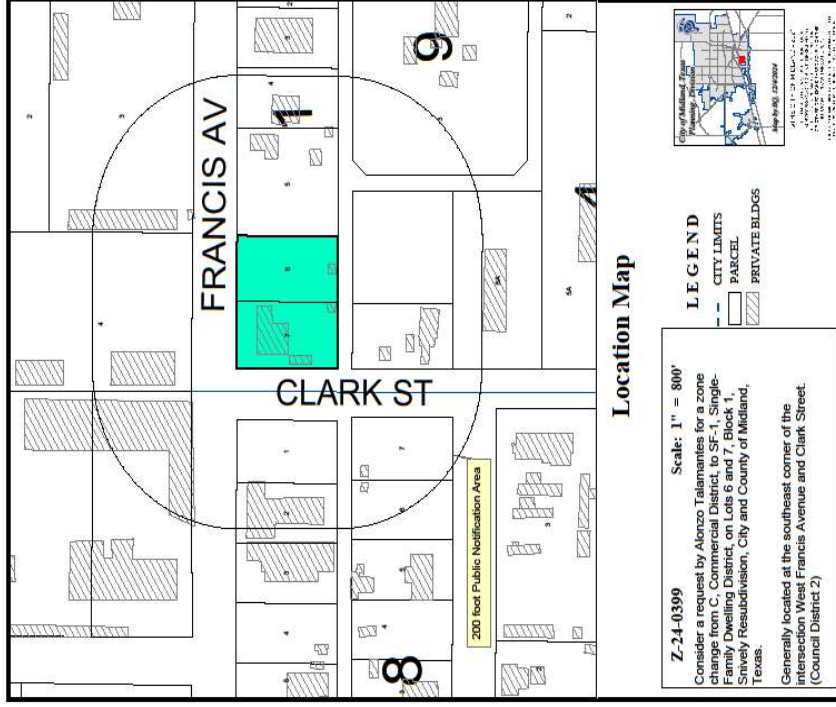


Visit Our Website

MIDLANDTEXAS.GOV

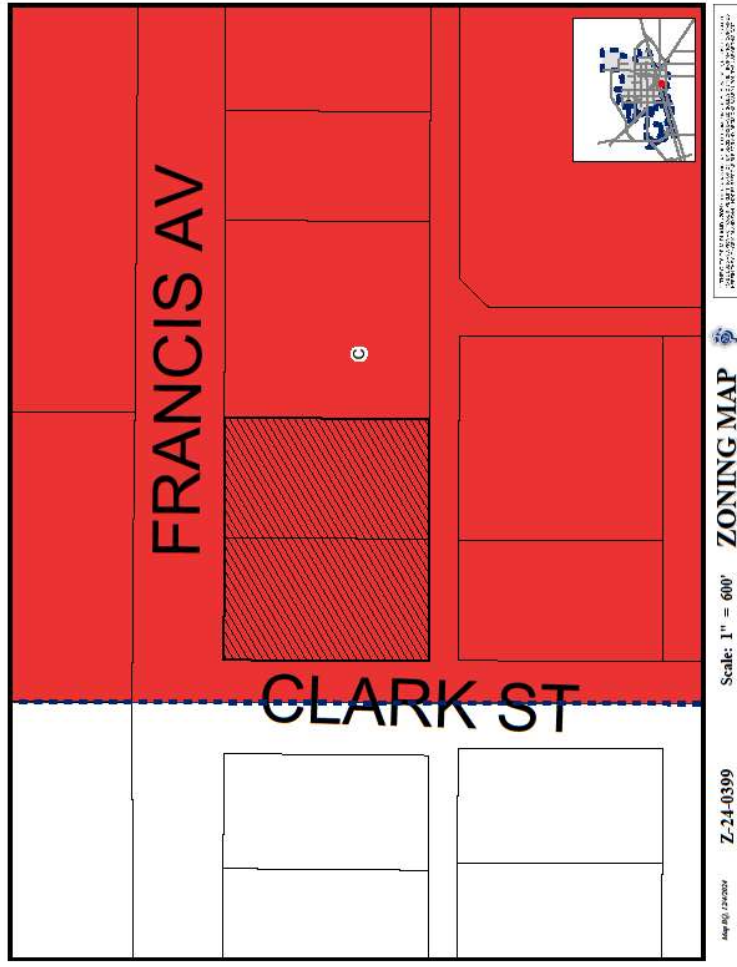
APPLICATION SUMMARY

- **Property Owner:** Yvonne Talamantes
- **Applicant:** Alonzo Talamantes
- **Zone Change**
- **Address:** 2409 & 2411 West Francis
- **Reason for request:** To build a single-family dwelling unit on the vacant lot of 2409 W Francis.



ZONING

- **Current Zoning:** C, Commercial District.
- **Surrounding Zoning:**
 - **North/South/East:** C, Commercial District
 - **West:** Not Designated, ETJ
 - **Proposed Zoning:** SF-1, Single Family Dwelling



LAND USE

- **Current Use of the Property:**
Vacant lot and Residence
- **Proposed Use of the Property:**
Residential
- **Surrounding Uses:**
 - North/South/East:
Commercial/Industrial
 - West: Residential



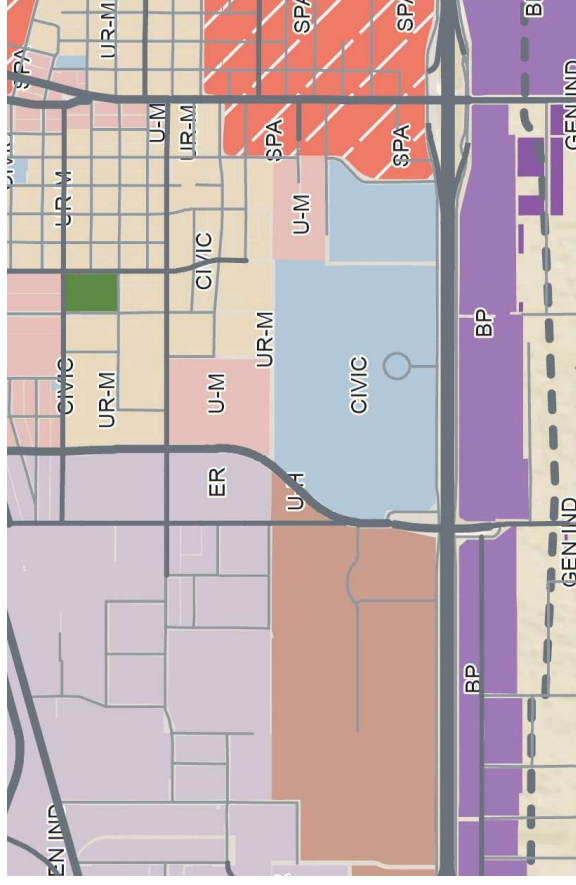


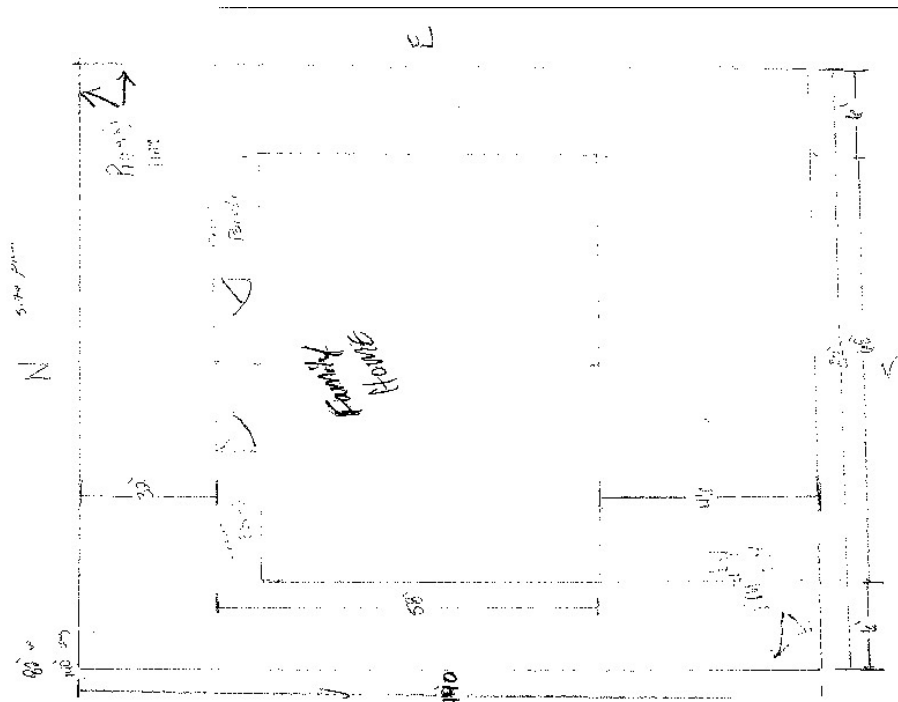
On West Francis, Looking south.

COMPREHENSIVE PLAN

- **TCT Land Use Designation:** ER, Employment Reserve
- **Supported Uses:** Area preserved for larger business this includes centers with major offices, technology and research centers. Multi-family may be appropriate when intergrade as part of a holistic development.

Request is not compatible with the Tall City Tomorrow Plan, but compatible with the surrounding area.





Site Plan (Exhibit A)

STAFF'S RECOMMENDATION

- No objections received.
- Staff recommends APPROVAL of this zone change from C, Commercial District to SF-1 Single-Family Dwelling District.



MISSION

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





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

Project Number: _____

Case Number: _____

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

Printed Name: Alonzo Talamantes

Phone (432) 557-7410

Email alonzo.talamantes@gmail.com

Address 1521 S. Marshall

City Midland

State TX

Zip 79701

Property Owner

Printed Name: Alonzo Talamantes

Phone (432) 557-7410

Email

Address 2411 W. Francis Ave

City Midland

State TX

Zip 79701

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Phone ()

Email

Address

City

State

Zip

Street Address: 2411 W. Francis Ave

Legal Description

Lot: _____ Block: _____ Subdivision: _____

Current Zoning:

Commercial

Proposed Zone:

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

Reason for Zone Change Request: I want to turn the zoning into residential to build

Present Use of Property: Home on one side empty lot on the other

Proposed Use of Property: Build residential home

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

Describe how conditions affecting the property have changed since present zoning designation: _____

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): <u>Alonzo Talamantes</u>	Date: <u>12-11-24</u>
Applicant (printed): <u>Alonzo Talamantes</u>	
Property Owner (signature): <u>Alonzo Talamantes</u>	Date: <u>12-11-24</u>
Property Owner (printed) : <u>Alonzo Talamantes</u>	
<i>The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.</i> <i>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</i>	

STATE OF TEXAS COUNTY OF MIDLAND Before me, the undersigned authority, on this day personally appear _____ who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by _____, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact. _____ Authorized Agent (signature) Subscribed and sworn to before me, this _____ day of _____, 20____, to certify which witness my hand and seal of office. _____ NOTARY PUBLIC, MIDLAND COUNTY, TEXAS
--

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

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



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

Project Number: _____

Case Number: _____

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

Printed Name: ALONZO TALAMANTES

Phone (432) 551-7410
Email

Address 1521 S. Marshall

City Midland

State TX

Zip 79701

Property Owner

Printed Name: ALONZO TALAMANTES

Phone ()
Email

Address 1521 S. Marshall

City Midland

State TX

Zip 79701

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Phone ()
Email

Address _____

City _____

State _____

Zip _____

Street Address: 2409 W. Francis Ave. Midland TX 79701

Legal Description

Lot: 000 Block: 001 Subdivision: Snively Resub

Current Zoning: C

Proposed Zone: SF-1

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

Reason for Zone Change Request: would like to build a home on this property.

Present Use of Property: vacant lot

Proposed Use of Property: would like to build a home on this lot.

How would this zone change affect the public health, safety and welfare? It won't.

Describe how conditions affecting the property have changed since present zoning designation: _____

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): <u>[Signature]</u>	Date: <u>11/06/24</u>
Applicant (printed): <u>ALONZO TALAMANTES</u>	
Property Owner (signature): <u>ALONZO TALAMANTES</u>	Date: <u>11/06/24</u>
Property Owner (printed): _____	
The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received. All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.	

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 - <u>Invoice</u>	☒ Plans in Digital Format (PDF/JPEG)
Check # _____	
Received By: <u>[Signature]</u>	Date: <u>NOV 06 2024</u>

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

82' w

140' w

N

Site plan

Property line

(ME)

Front Porch

Front Porch

Family Home

58'

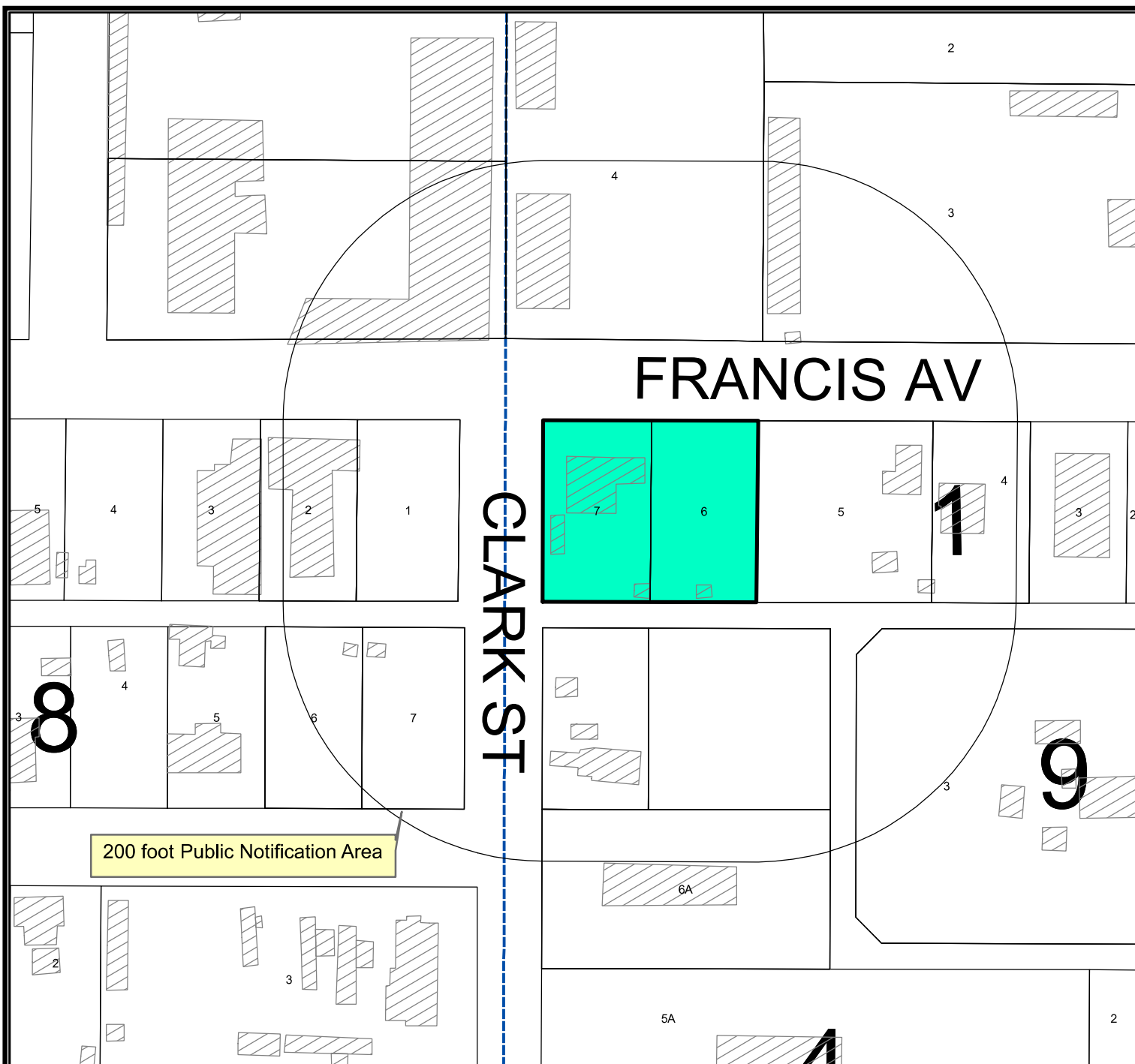
46'

E

PACKET

Page 7.103

January 6, 2025



Location Map

Z-24-0399

Scale: 1" = 800'

Consider a request by Alonzo Talamantes for a zone change from C, Commercial District, to SF-1, Single-Family Dwelling District, on Lots 6 and 7, Block 1, Snively Resubdivision, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of West Francis Avenue and Clark Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



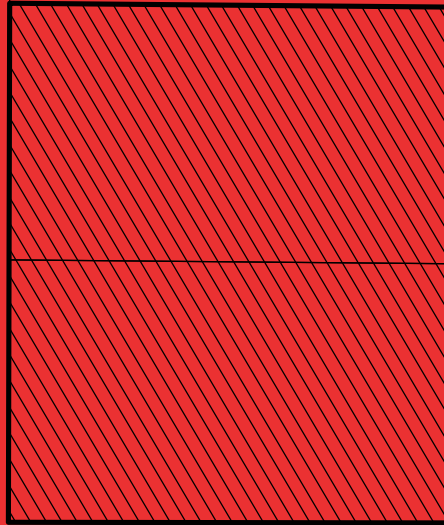
©THE CITY OF MIDLAND - 2021

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

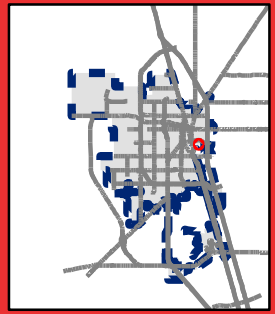
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

FRANCIS AV

6



CLARK ST





FRANCIS AV



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: January 6, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Saddleback Estates Addition, Section 3, being a replat of Lots 10A and 11A, Block 1, Saddleback Estates Addition, Section 2, Midland County, Texas. (Generally located on the north side of East County Road 93, approximately 440 feet west of South County Road 1132.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve ☐ Deny ☐ Direction/Informational

Details of Request:

Maverick Engineering, on behalf of Jared and Amanda Hobbs and Kingdom Developers, LLC, is requesting to replat to abandon and relocate an emergency turnaround cut from a property located at 4601 East County Road 93 to 5521 East County Road 93.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

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

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

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

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

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

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

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

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

DIMENSION: * * * OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

ETJ; No comments.

OIL AND GAS: (Approved)

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

GIS: (Approved with Conditions)

Calls do not match Saddleback Estates Addition, Sec 2. (Cutout is in Lot 10A) Provide recording information for easement to be abandoned.

PUBLIC WORKS: (Approved)

No comment.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 1 proposed lots of Saddleback Estates, Section 3, RE-PLAT OF LOTS 10A AND 11A, BLOCK I SADDLEBACK ESTATES ADDITION SECTION 2, the lots is 1 acre must be installed by a Texas OSSF licensed installer to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

Therefore, staff recommends approval of the Preliminary Plat of Saddleback Estates Addition, Section 3 subject to condition A.

Conditions:

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

Attachments:

Preliminary Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number: P-24-2154
Case Number: _____

Proposed Subdivision Plat Name: Saddleback Estates Addition, Section 3

Legal Description (attached sealed Metes and Bounds): _____

BEING A RE-PLAT OF LOTS 10A AND 11A, BLOCK 1, SADDLEBACK ESTATES ADDITION, SECTION 2, AN ADDITION TO MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: **JARED W. & AMANDA HOBBS**

Phone (432) 262-0999

Email

Address **5601 E COUNTY ROAD 93**

City **Midland**

State **TX**

Zip **79706**

Developer (if different than Owner)

Printed Name:

Phone (432) 262-0999

Email

Address

City

State

Zip

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

Firm: Maverick Engineering

Printed Name: **Ashlee Devine**

Phone (432) 262-0999

Email

adevine@maverick-eng.com

Address **1909 W Wall St Ste K**

City **Midland**

State **TX**

Zip **79701**

Current Zoning: ETJ

Reason for Platting: To abandon the emergency turnaround cut out and setback lines on previous lot 10A and replace on new lot 11B

Plat Information

Total Acreage:

1.426

Type: ☒ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **2**

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): Amanda Hobbs Date: 12/4/2024

Property Owner (printed): Amanda Hobbs

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

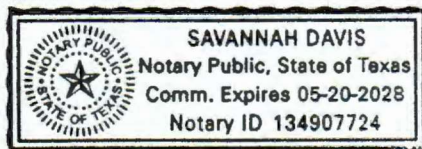
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared ASHLEE DAVINE who, being by me duly sworn, upon oath says: That (s)he is the owner of SBE. Sec. 3 or is authorized by Amanda Hobbs the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

ASHLEE DAVINE
Authorized Agent (signature)

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



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Check # 5060

Received By: [Signature]

Date: 12/4/2024

RECEIVED
DEC 10 2024

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

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):

Jared Hobbs
Jared Hobbs

Date: 12/4/24

Property Owner (printed):

Jared Hobbs

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

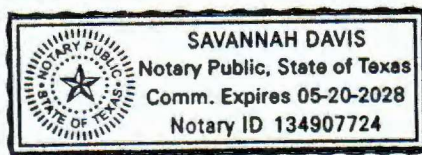
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of SBE section 3 or is authorized by Jared Hobbs the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Ashlee Devine
Authorized Agent (signature)

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



S. Davis
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 # 5060

Received By:

Bert O...

Date:

RECEIVED
DEC 10 2024

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



Preliminary Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Saddleback Estates Addition, Section 3

Legal Description (attached sealed Metes and Bounds): _____

BEING A RE-PLAT OF LOTS 10A AND 11A, BLOCK 1, SADDLEBACK ESTATES ADDITION, SECTION 2, AN ADDITION TO MIDLAND COUNTY, TEXAS

Property OwnerPrinted Name: **Kingdom Developers LLC**

Phone (432) 262-0999

Email

Address **2007 N. COUNTY ROAD 1120**City **Midland**State **TX**Zip **79706****Developer (if different than Owner)**

Printed Name:

Phone (432) 262-0999

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)Firm: Maverick EngineeringPrinted Name: **Ashlee Devine**

Phone (432) 262-0999

Email

adevine@maverick-eng.comAddress **1909 W Wall St Ste K**City **Midland**State **TX**Zip **79701**Current Zoning: ETJReason for Platting: To abandon the emergency turnaround cut out and setback lines on previous lot 10A and replace on new lot 11B**Plat Information**

Total Acreage:

1.426Type: ☒ Single-Family Residential☐ Multi-Family Residential☐ Commercial☒ Extraterritorial Jurisdiction (ETJ)Number of Lots: **2**

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

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

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

Provisions

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

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

Property Owner (signature): [Signature] Date: 12/4/24

Property Owner (printed): Shayel Johnson

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

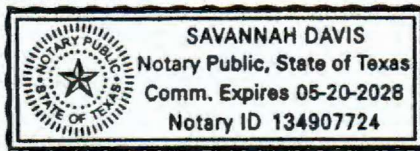
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared ASHLEE DAVIS who, being by me duly sworn, upon oath says: That (s)he is the owner of SB.E. Sec 3 or is authorized by Shayel Johnson the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

[Signature]
Authorized Agent (signature)

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



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Check # 5060

Received By: [Signature]

Date: DEC 10 2024

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

PACKET

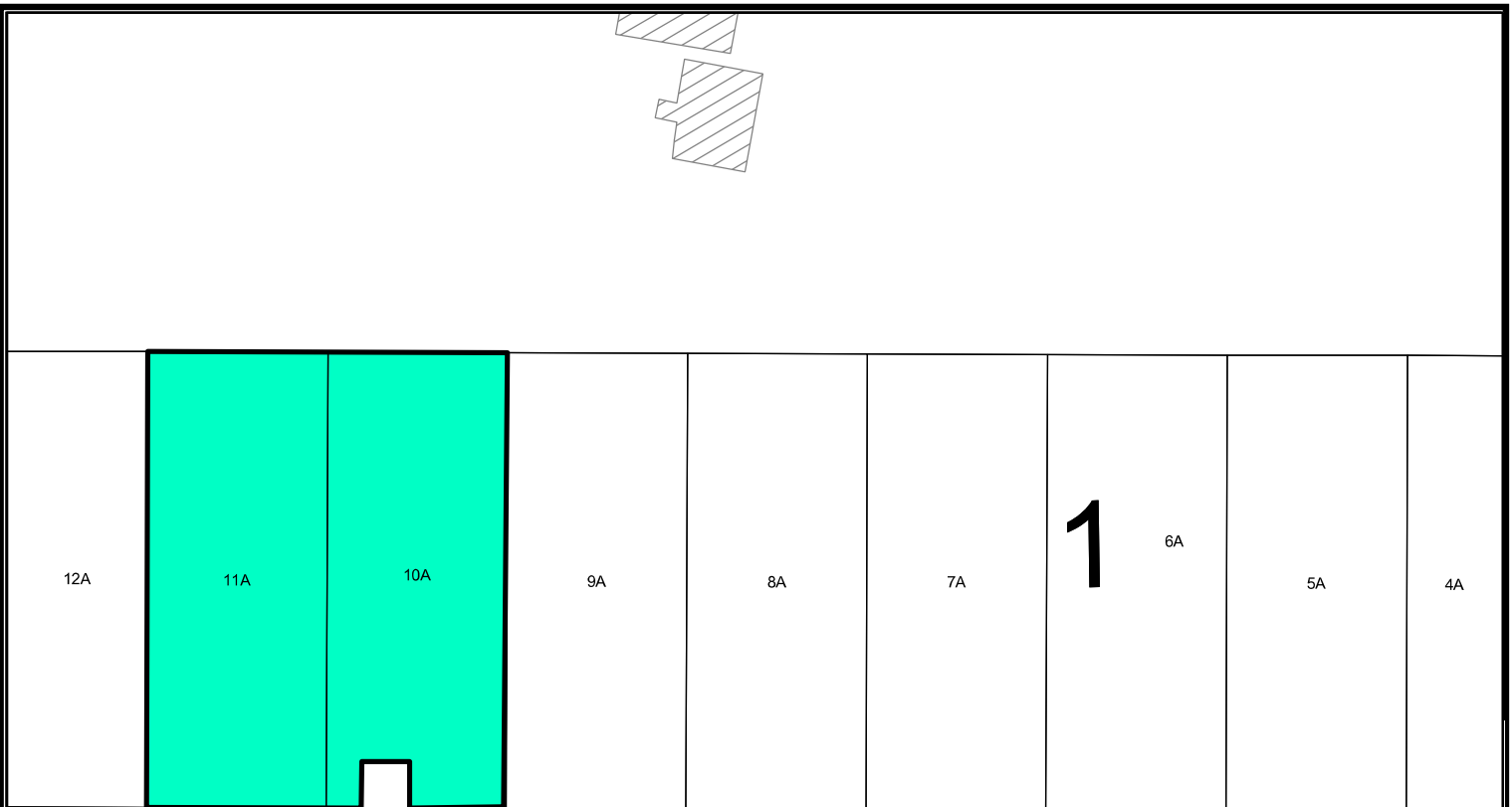
Page 8.116



1999 W. WALL STREET
HARTFORD, CT 06101

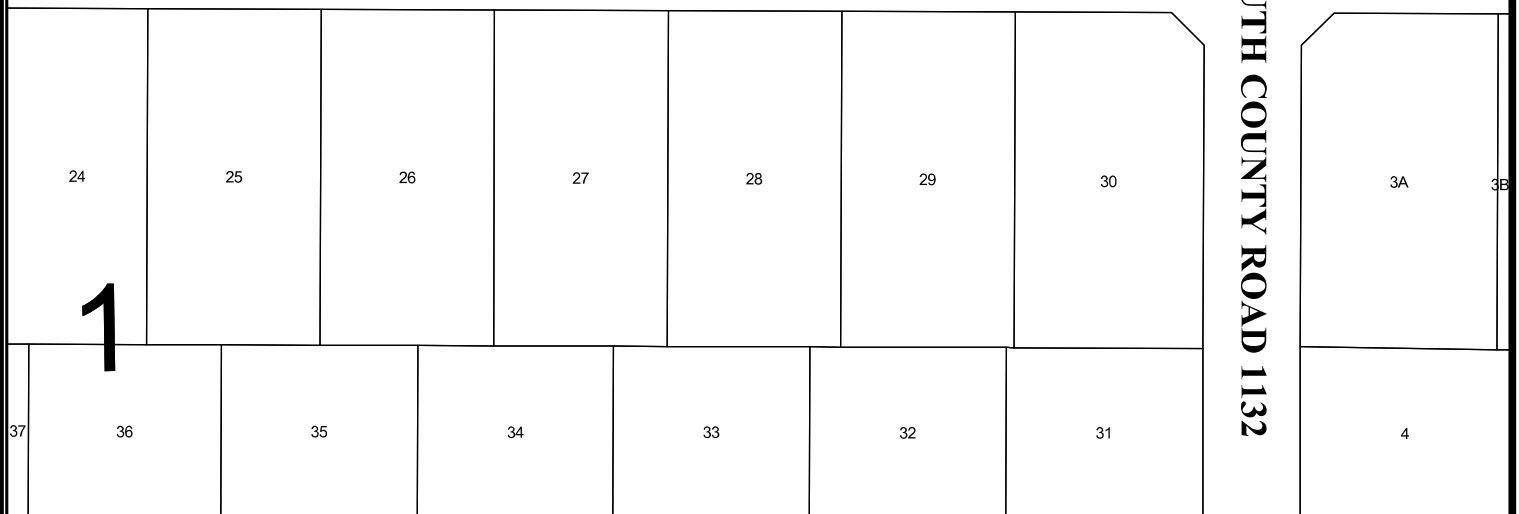
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APPENDIX B



EAST COUNTY ROAD 93

SOUTH COUNTY ROAD 1132



Location Map

SUB-24-0788

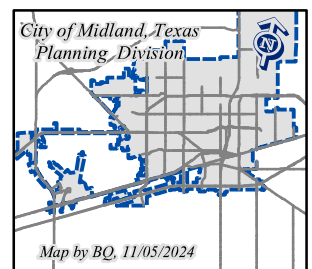
Scale: 1" = 800'

Proposed plat of Saddleback Estates Addition, Section 3, being a replat of Lots 10A and 11A, Block 1, Saddleback Estates Addition, Midland County, Texas.

Generally located on the north side of East County Road 93, approximately 440 feet west of South County Road 1132. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

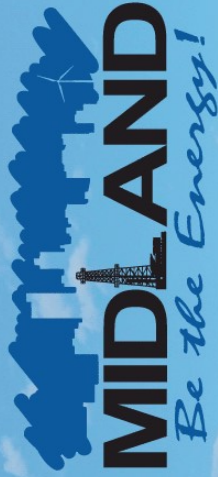


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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





Saddleback Estates Addition, Section 3

ITEM —

PRELIMINARY PLAT

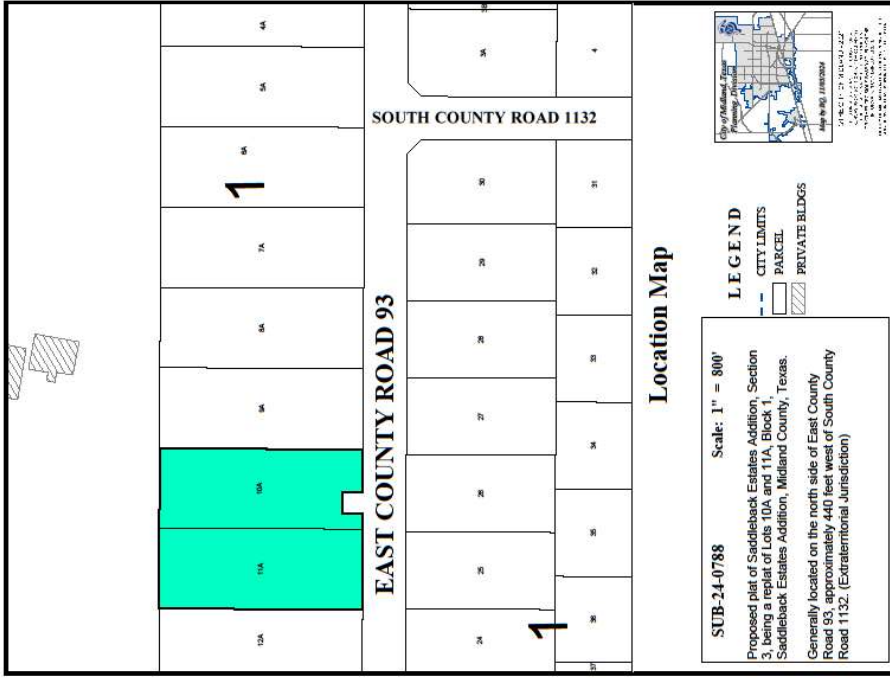


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APPLICATION SUMMARY

- **Property Owner:** Kingdom Developers, LLC & Jared W. & Amanda Hobbs
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Preliminary Plat
- **Address:** Generally located on the north side of East County Road 93, approximately 440 feet west of South County Road 1132. (Extraterritorial Jurisdiction)



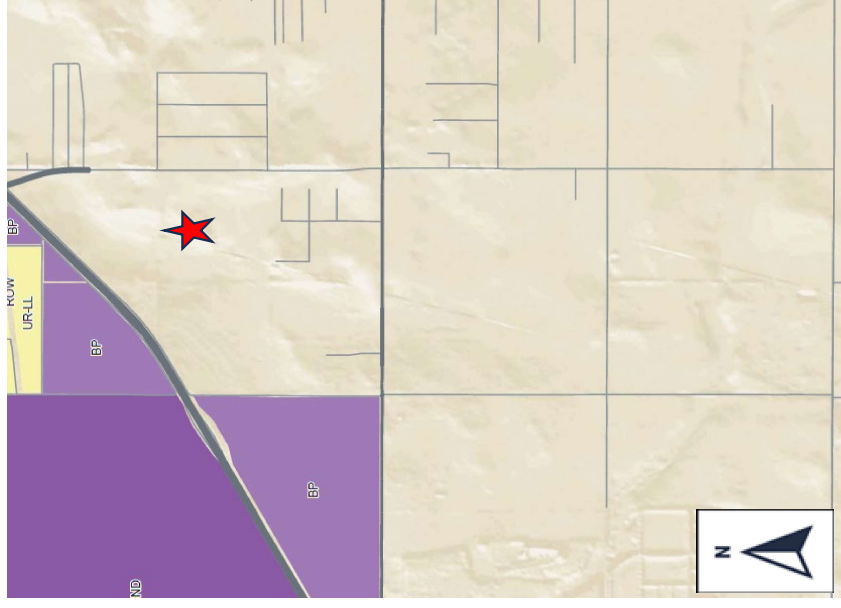
LAND USE

- Current Use: Residential
- Surrounding Uses:
 - North/East: Residential
 - South/West: Vacant



COMPREHENSIVE PLAN ANALYSIS

- TCT Land Use Designation:
 - Not designated



STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Preliminary plat of Saddleback Estates, Section 3 subject to the following condition:

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

MISSION

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