

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

**May 2, 2022 - 3:30 PM
Council Chambers – City Hall**



Notice is hereby given that a public meeting will be held by the Planning and Zoning Commission of the City of Midland, in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas and via videoconference. A quorum of the Planning and Zoning Commission intends to be physically present at the aforementioned location.

VIDEOCONFERENCE INFORMATION

Please click the link below to join the webinar:

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Webinar ID: 860 2769 7671

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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 the Planning and Zoning Commission Meeting minutes for April 18, 2022.

PUBLIC HEARINGS

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

3. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Lindsay Acres, Section 11, being a replat of a 1.494-acre tract of land out of the west half of Tract 5, and a 0.14-acre tract of land out of the west half of Tract 6, Lindsay Acres Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of W. Montgomery Avenue and Moran Street - District 2) (DEVELOPMENT SERVICES)

MISCELLANEOUS

4. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Greenwood Addition, Section 15 being a re-plat of Lots 4 and 5, Block 42, Greenwood Addition Third, Fourth and Fifth Sections, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Webster Street and Cloverdale Road – Council District 2) (DEVELOPMENT SERVICES)
5. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Sundial East, Section 2, being a 2.25-acre tract of land out of 280.272 acres located in Section 27, Block 38, T-1-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located on the south side of East County Road 60, approximately 270-feet west of North County Road 1135 - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
6. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of 349 Ranch Estates, Section 24 being a replat of Lots 11-14, Block 2, 349 Ranch Estates, Lots 24-27, 30 and 31, Block 2, 349 Ranch Estates, Section 2, and Lot 28A, Block 2, 349 Ranch Estates, Section 14, 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)
7. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Greathouse Addition, Section 19, being a replat of Lots 30F and 30G, Block 5, Greathouse Addition, Section 17, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Briarwood Avenue and Spence Drive - District 1) (DEVELOPMENT SERVICES)
8. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Empire Heights, Section 3, being a plat of 3.00-acres out of Section 47, Block 38, T-1-S, T&P RR. CO. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1123, approximately 500-feet west of East County Road 94 - Extraterritorial Jurisdiction)
9. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Voltagrid Addition, being a plat of a 1.8-acre tract of land out of Section 17 and 7.2-acre tract of land out of Section 20, Block 40, T-2-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located 2,800 feet east of S Farm to Market Rd 1788 & 2,100 feet south of W I-20 Frontage Road - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
10. Motion to approve with staff's recommended conditions, a proposed Preliminary Plat of

Veteran Development, Section 3, being a 6.70-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the east side of Antelope Trail, approximately 910-feet south of West County Road 120 - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Elizabeth Shaughnessy
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
April 18, 2022
Council Chambers – City Hall**



The Planning & Zoning Commissioner convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30 p.m., April 18, 2022.

Commissioners present: Williams, Karmen Bryant, Stacy Grosse, Emily Holeva, Adrian Carrasco, Beverly Dillow

Commissioners absent: Lucy Sisniega, Chase Gardaphe, Zachary Deck

Staff members present: Charles Harrington, Elizabeth Shaughnessy, Kelly Martinez, Cole Furqueron, Paul Rodriguez, Justin Smith, Dalia Salinas

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

Commissioner Williams opened the public comment period at 3:31 p.m. With no one wishing to speak, the public comment period was closed at 3:32 p.m.

CONSENT ITEMS

Commissioner Carrasco moved to approve; seconded by Commissioner Bryant.

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

2. Motion approving the Planning and Zoning Commission Meeting minutes for April 4, 2022.
3. Motion approving a Final Plat of Amaron Addition, Section 10, being a re-plat of Lots 1 & 2, Block 4, Amaron Addition, Section 5, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection side of Rankin Highway and Stokes Avenue - District 2)

PUBLIC HEARINGS

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

4. Consider a request by Midland Habitat for Humanity for a zone change from PD, Planned Development District for a Housing Development to an Amended PD, Planned Development District for a Housing Development on Lots 14-21, Block 7, and Lots 1-8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas. (Generally located on the east and west side of S. Benton Street, approximately 217-feet north of Orchard Lane - Council District 2)

Senior Planner Kelly Martinez gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:35 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:36 p.m.

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

The motion passed by the following vote: 6 to 0
AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Sisniega, Gardaphe, Deck

5. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Nueva La Jolla Addition, Section 5, being a replat of Lots 14-21, Block 7, and Lots 1-8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas. (Generally located on the east and west side of Benton Street, approximately 217-feet north of Orchard Lane. Council District 2)

Senior Planner Kelly Martinez gave an overview of the project. With no letters of objection received, staff recommended approval.

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

The applicant was present but deferred to staff.

The public hearing was closed at 3:38 p.m.

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

The motion passed by the following vote: 6 to 0
AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Sisniega, Gardaphe, Deck

6. Motion approving a request by Newton Engineering for a zone change from AE, Agricultural Estates District to SF-3 Single Family Dwelling District on a 20.719-acre tract of land out of a 331.25-acre tract of land all out of Section 8, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the east side of Midland Drive, approximately 475 feet south of Greentree Boulevard - Council District 1)

Senior Planner Cole Furqueron gave an overview of the project. With no letters of objection received, staff recommended approval.

Commissioner Carrasco asked if it connects to Mockingbird Heights.

Staff explained that will actually be connecting to Valwood

The public hearing was opened at 3:41 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:42 p.m.

Commissioner Bryant moved to approve this request; seconded by Commissioner Holeva.

The motion passed by the following vote: 6 to 0
AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Sisniega, Gardaphe, Deck

7. Motion approving a request by Newton Engineering for a zone change from AE, Agricultural Estates District to O-1 Office District on a 5.720-acre tract of land out of a 331.25-acre tract of land all out of Section 8, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Midland Drive and Greentree Boulevard - Council District 1)

Senior Planner Cole Furqueron gave an overview of the project. With no letters of objection received, staff recommended approval.

Commissioner Williams asked how far Greentree would be extended.

Staff explained that they do not have that information at this time but Traffic is working on extending it to the East.

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

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

8. Motion approving with staff recommended conditions a proposed Preliminary Plat of Mockingbird Heights, Section 16 being a plat of a 26.46-acre tract of land out of a 331.25-acre tract of land all out of Section 8, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Green Tree Boulevard and N. Midland Drive - Council District 1)

Senior planner Cole Furqueron gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:49 p.m.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

9. Motion approving a request by Mellen Family Investments, LLC for a zone change from O-1 Office District, in part and SF-2, Single Family Dwelling District, in part to O-1, Office District on a 1.38-acre tract of land out of Lots, 1, 2, 3 and 4, Block 4, West Midland Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of F Street and Illinois Avenue - Council District 3)

Planner Justin Smith gave an overview of the project. With three letters of objection received, staff recommended approval.

Commissioner Carrasco asked if does or does not conform to the Tall City Tomorrow Plan.

Staff explained that is does not conform to the Tall City Tomorrow Plan.

Commissioner Williams asked if there had been a building plan submitted.

Staff explained where the location of the building is going to be but that a building plan has not been submitted.

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

The applicant was not present.

Resident, Katheryn Menawl (1305 W. Ohio, Midland, Texas) addressed the commission with question in regards to how the traffic is going to be handled.

Commissioner Williams explained that this request is only for the zone change. Staff also explained that the applicant would be able to continue with their plans while staying in the current zoning, the only reason for the zone change is to clean up the area. Staff gave Mrs. Menawl the date for the next council meeting.

The public hearing was closed at 4:02 p.m.

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

The motion passed by the following vote: 6 to 0
AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Sisniega, Gardaphe, Deck

10. Motion approving a request by Midland Visions 2000 for a zone change from C, Commercial District to TH, Townhouse Dwelling District on Lots 4-7, Block 42, Greenwood Addition, Section 3, 4, and 5, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of S. Webster Street and Cloverdale Road – Council District 2)

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

The public hearing was opened at 4:06 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 4:07 p.m.

Commissioner Bryant moved to approve this request; seconded by Commissioner Holeva.

The motion passed by the following vote: 6 to 0
AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Sisniega, Gardaphe, Deck

11. Motion approving 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 1, Block 1, Eastover Second Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Jesse Street and E. Illinois Avenue – Council District 3)

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

The public hearing was opened at 4:11 p.m.

The applicant was not present.

The public hearing was closed at 4:11 p.m.

Commissioner Carrasco moved to approve; seconded by Commissioner Bryant.

The motion passed by the following vote: 6 to 0
AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Sisniega, Gardaphe, Deck

12. Motion approving a request by Debra Holt, d/b/a Spitz Mediterranean for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, a 4, 800 square foot

portion of Lot 1-J, Block 5, Colony Place, Section 5, City and County of Midland, Texas. (Generally located south side of Wadley Avenue, approximately 254-feet east of N. Garfield - Council District 3)

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

The public hearing was opened at 4:15 p.m.

The applicant, Debra Holt, gave a summary of her project and was open for questions.

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

Commissioner Carrasco moved to approve; seconded by Commissioner Bryant.

The motion passed by the following vote: 6 to 0
AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Sisniega, Gardaphe, Deck

13. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Lindsay Acres, Section 12, being a residential replat of the west 0.16 acres out of Lot 9, Block E5, Lindsay Acres, City and County of Midland Texas. (Generally located on the south side of Montgomery Ave., approximately 155- feet east of Camp Street - Council District 2)

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

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

The applicant was not present.

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

Commissioner Bryant moved to approve this request; seconded by Commissioner Holeva.

The motion passed by the following vote: 6 to 0
AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Sisniega, Gardaphe, Deck

14. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Stallion Park Addition being a 4.570-acre Tract of Land out of Section 9, Block 39, T-2-S, T&P, RR. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Country Road (W. Sunglo), approximately 150-ft east of South County Road 1205 - Council District 2) (DEVELOPMENT SERVICES)

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

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

The applicant was not present.

Resident, Jim Baker, (2609 County Road 110, Midland, Texas). Spoke against the project due to construction and the trucks being parked in the area.

Commissioner Williams explained to Mr. Baker that the P&Z commission is the first step in the approval process and that next it will go to the City Council. Commissioner Williams also suggested Mr. Baker reach out to his City Council Representative.

The public hearing was closed at 4:37 p.m.,

Commissioner Carrasco asked for clarification on what is included in the applicants request.

Staff explained that this application is just to approve the preliminary plat and that the applicant does not have to provide a desired zoning or give plans for development.

Director of Development Services also explained that only the preliminary plat is being requested for approval. They have to come back with a new application in order to change the zoning and at that time the land use will be discussed.

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

MISCELLANEOUS

15. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Highland Park Addition, Section 3, being a replat of Lots 1-8, Block 3, Highland Park Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of N. Garfield Street and W. Louisiana Avenue. Council District 1)

Commissioner Bryant moved to approve this request; seconded by Commissioner Holeva.

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

16. Motion approving with staff's recommended conditions a proposed Final Plat of Stonebridge Addition, Section 4, being a 49.512-acre tract of land out Section 1, Block X, H.P. Hilliard Survey, City of Midland, Midland County, Texas. (Generally located on the northeast corner of the intersection of Loop 250 North and Lamesa Road - Council District 1)

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

17. Motion approving with staff's recommended conditions of a proposed Preliminary Plat of Galindo Addition, Section 1 being a 7.532 -acres tract of land out of S.W/4 of Section 21, Block 39, T-2-S, T & P RR Co Survey, County of Midland, Texas. (Generally located on the northeast corner of the intersection of County Road 1210 and County Road 140 – Extraterritorial Jurisdiction)

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

18. Motion approving with staff's recommended conditions a proposed Preliminary Plat of West 1788 Industrial Park, Section 9, being a 10 -acres tract of land out of N.E./4 of Section 48, Block 41, T-1-S, T & P RR Co Survey, City and County of Midland, Texas. (Generally located on the west side of Farm Road 1788, 1,290 feet south of Onyx Drive – Council District 4)

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

19. Motion approving with staff's recommended conditions of a proposed Final Plat of Lone Star Trails II, Section 13, being a plat of a 14.53-acre tract of land located in Section 7, Block 38, T-1-S, T&P, R.R. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Occidental Parkway, approximately 1, 335 - feet east of Carriage Road. Council District 1)

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

20. Motion approving with staff's recommended conditions of a proposed Final Plat of Lone Star Trails II, Section 14, being a plat of a 9.69-acre tract of land located in Section 7, Block 38, T-1-S, T&P, R.R. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Occidental Parkway, approximately 1, 335 - feet east of Carriage Road. Council District 1)

Commissioner Bryant moved to approve this request; seconded by Commissioner Holeva.

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

21. Motion approving with staff's recommended conditions of a proposed Final Plat of Park Avenue Heights, Section 3, being a residential replat of Lots 19 & 20, Block 64, Park Avenue Heights, Section 2, City and County of Midland Texas. (Generally located on the northeast corner of the intersection of Bunche Street & E. California Avenue - Council District 2)

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

With no further items to come before the Commission, Vice Chairman Williams adjourned the meeting at 5:05 p.m.

Lucy Sisniega, Chairman

Date



Planning and Zoning Commission

Approved for
Agenda:
Elizabeth Shaughnessy

MEETING DATE: May 02, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Kelly Martinez, Senior Planner

SUBJECT: Motion approving with staff's recommended conditions a proposed Preliminary Plat of Lindsay Acres, Section 11, being a replat of a 1.494-acre tract of land out of the west half of Tract 5, and a 0.14-acre tract of land out of the west half of Tract 6, Lindsay Acres Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of W. Montgomery Avenue and Moran Street - District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Schumann Engineering, is proposing to replat a 1.494-acre tract of land out of the west half of Tract 5, and a 0.14-acre tract of land out of the west half of Tract 6, Lindsay Acres Addition, City and County of Midland, Texas, into eleven (11) lots for future development. This is considered a residential replat, which requires a public hearing.

Current Zoning:

SF-3, Single Family Dwelling

Departmental Review:

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

Engineering: (Approved with Conditions)

ROW: Okay as shown

PAVING: Paving requirements were administratively deferred on 03/01/2022. The obligated paving improvements along the platted frontage of both Moran St. and Camp St. will be installed by the City as a Compass Project.

WATER: Water requirements were administratively deferred on 03/01/2022. The City will be installing the obligated water improvements in Camp St. and Moran St. as part of the same Citywide Utility Project as mentioned above. The City will not be installing a water main in the alley but rather in Moran St, Camp St., and Marlin Ave in accordance with City of Midland Policies. This would require the developer to install individual taps for each lot off the water main in Montgomery which in turn would require the developer to repave a whole block length of Montgomery per City Code Sect. 9-1-1(I).

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: Wastewater requirements were administratively deferred on 03/01/2022. The City of Midland will be installing the obligated wastewater improvements in the alley as part of the Citywide Utility Project that will be doing work in this area.

DRAINAGE: Drainage study Approved by City of Midland.

EASEMENTS: Call out the remaining 20' alley dedication on the plat face.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

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

Fire: (Approved)

No comments.

Code Compliance: (Approved)

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

Building: (Approved)

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

Surveyor: (Approved)

No comments.

GIS: (Approved with Conditions)

The meets and bounds does not close by 10 feet. We have several property corners in this area. Southeast corner is 10 feet away from property corner. The alley is also off by 10 feet according to existing property corners. I did not see a block number.

Planning (Approved with Conditions)

Verify meets and bounds. Plat is slightly off from what is existing. See GIS Comments. Midland City Code 11-2-3(D)4(h)

Enclose the block number. For Applicant's Information Only

Under certificate of approval, change the secretary's name to Elizabeth Shaughnessy. Midland City Code 11-2-3(H)3(m)3

Under the owner's certificate, the plat name should read Lindsay Acres, Section 11. Midland City Code 11-2-3(H)3(m)1.

According to MCAD, the property owner for tract 5 is Lira North and Lira Daniel for Tract 6. Include both on the plat or provide a deed for proof of ownership. For Applicant's Information Only

Label the proposed alley right-of-way dedication. For Applicant's Information Only

Staff recommends approval of this preliminary plat for Lindsay Acres, Section 11 subject to conditions A through C.

Conditions:

- A. Approval of this preliminary plat is subject to the final plat including a drawing of the boundary description which has been prepared by a registered surveyor and shall bear his seal, signature and date on each sheet and a statement that the boundary description shown thereon accurately describes the survey of the tract boundary conducted by said surveyor. [Midland City Code 11-2-3(D)4.]
- B. Approval of the preliminary plat is conditioned upon the final plat containing a complete owner's certificate. Midland City Code 11-2-3(H)3(m)1.
- C. Approval of the preliminary plat is conditioned upon the final plat containing a complete certificate of approval. Midland City Code 11-2-3(H)3(m)3.

Attachments:

Proposed Preliminary Plat
Application
Maps



Preliminary Plat Application

Project Number: SUB-P-0239
Case Number: P-22-1322

Proposed Subdivision Plat Name: Lindsay Acres Section 11

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF A 1.494 ACRE TRACT OF LAND OUT OF THE WEST 1/2 OF TRACT 5, AND THE 0.140 ACRE TRACT OF LAND OUT OF THE WEST 1/2 OF TRACT 6, LINDSAY ACRES, AN ADDITION TO THE CITY OF MIDLAND, AS PER PLAT OF RECORD IN VOLUME 101, PAGE 85, DEED RECORDS, CITY AND COUNTY OF MIDLAND, TEXAS.

Property Owner

Printed Name: GREEK SOLUTIONS, LLC

Phone (432) 528-5902

Email georgesosa3@yahoo.com

Address 1206 STOREY AVE

City MIDLAND

State TX

Zip 79701

Developer (if different than

Owner) Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2) Firm: Schumann Engineering Co., Inc.

Printed Name: Eduardo L. Aleman

Phone (432) 684-5548

Email

ealeman@schumannonline.net

Address 800 N. Marienfeld Suite 100

City Midland

State TX

Zip 79701

Current Zoning:

Reason for Platting: To divide tracts into 1 lots.

Plat Information

Total Acreage: 1.63

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 11

Number of Multi-Family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): George Sosa

Date: 4-6-22

Property Owner (printed): George Sosa

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

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

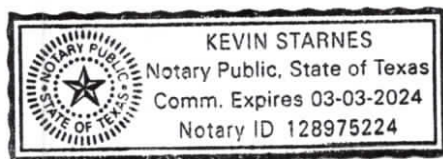
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

George Sosa
Authorized Agent (signature)

Subscribed and sworn to before me, this 6th day of April, 2022, to certify which witness my hand and seal of office.



Kevin Starnes
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☒ Application Fee

☒ 1 Copy of Plat (11x17)

Check # 1814

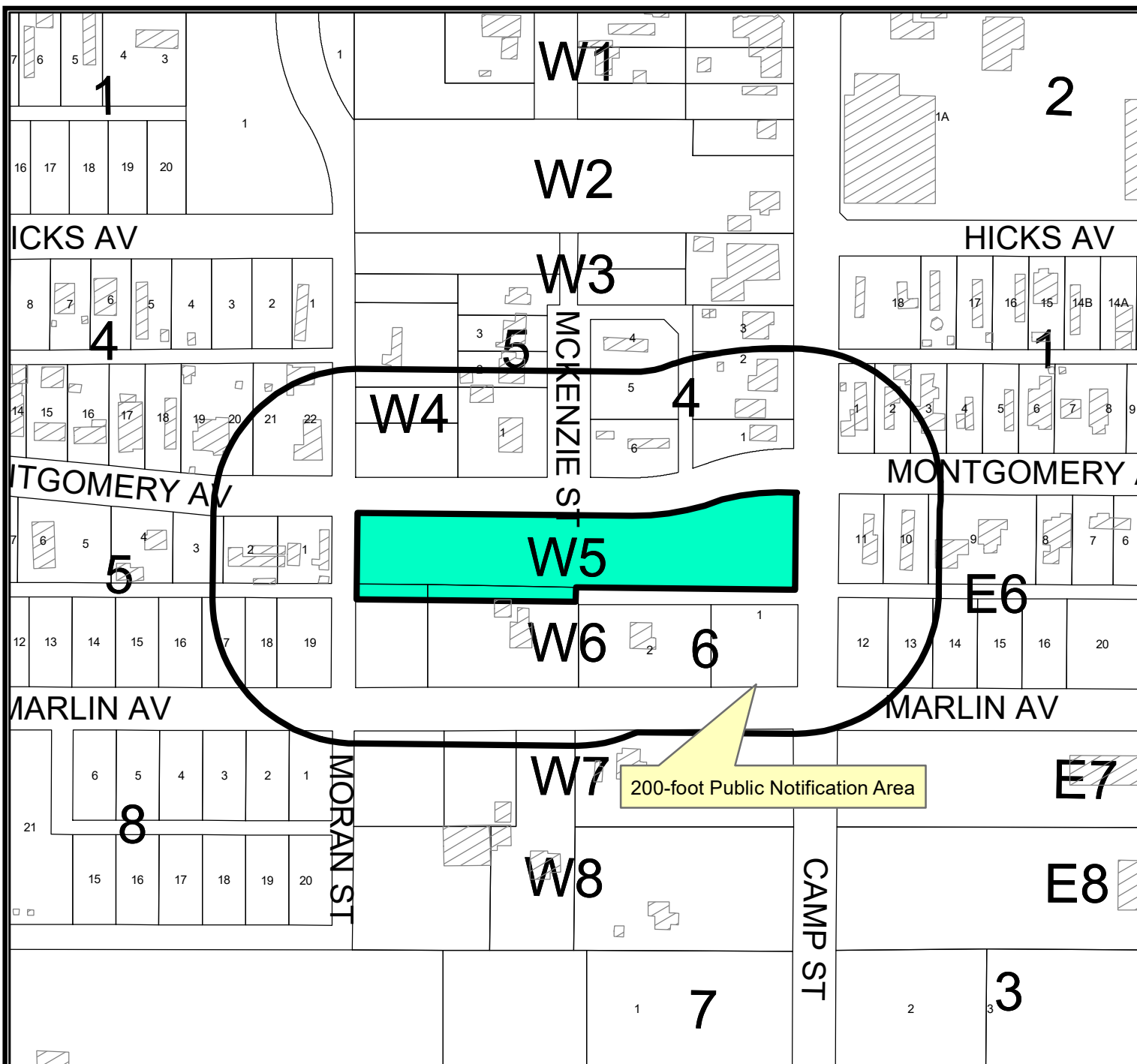
Received By: KM

Date: APR 06 2022

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

BEING A REPLAT OF A 1.494 ACRE TRACT OF
LAND OUT OF THE WEST/2 OF TRACT 5, AND
THE. 0.140 ACRE TRACT OF LAND OUT OF
THE WEST/2 OF TRACT 6, LINDSAY ACRES,
AN ADDITION TO THE CITY OF MIDLAND, AS
PER PLAT OF RECORD IN VOLUME 101, PAGE
85, DEED RECORDS, CITY AND COUNTY OF
MIDLAND, TEXAS.

PACKET
 Page 3.18
 May 2, 2022



LOCATION MAP

SUB-19-0239

Scale: 1" = 200'

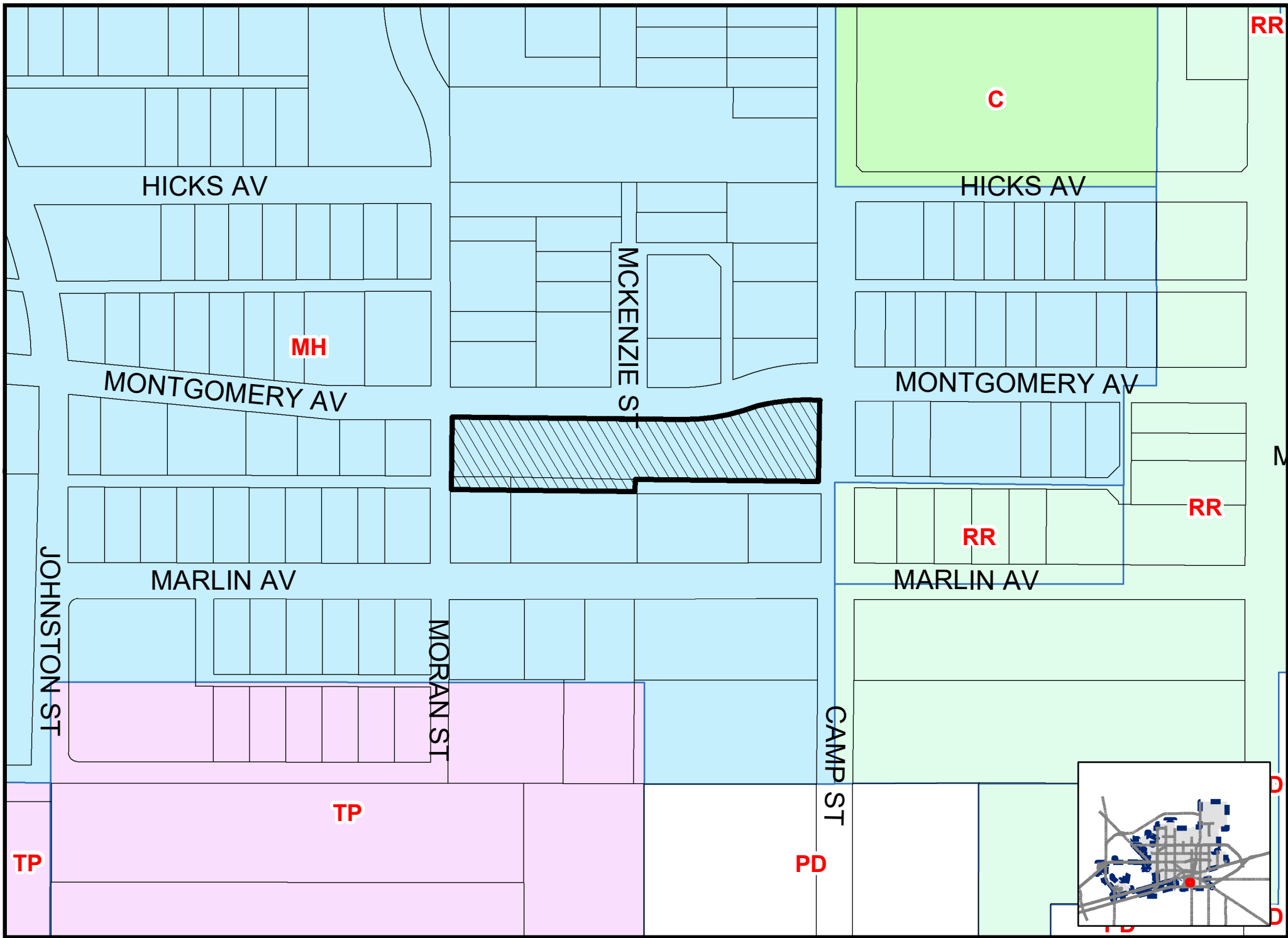
Proposed plat of Lindsay Acres, Section 11, being a replat of a 1.494-acre tract of land out of the west half of Tract 5, and a 0.14-acre tract of land out of the west half of Tract 6, Lindsay Acres Addition, City and County of Midland, Texas.

Generally located on the southeast corner of the intersection of Montgomery Avenue and Moran Street.
(Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS















Planning and Zoning Commission

Approved for
Agenda:
Elizabeth Shaughnessy

MEETING DATE: May 02, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: James Reber, Planner

SUBJECT: Motion approving with staff's recommended conditions a proposed Preliminary Plat of Greenwood Addition, Section 15, being a re-plat of Lots 4 and 5, Block 42, Greenwood Addition Third, Fourth and Fifth Sections, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Webster Street and Cloverdale Road -District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, Schuman Engineering, is seeking to replat Lots 4 and 5, Block 42, Greenwood Addition Third, Fourth, and Fifth Sections, City and County of Midland, Texas for the purposes of developing affordable housing.

Current Zoning:

C, Commercial District

Departmental Review:

This plan was routed out to the City Departments and their comments are below.

Engineering: (Approved)

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

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

PAVING: South Webster St is sub-standard, construct to City Standards for entire platted frontage or request a deferral. [For the Applicant's information only.]

WATER: 6" water main exists in S Webster St west of tract, okay as is. 6" water exists in Cloverdale Rd south west of tract, okay as is. No public water improvements required. [For the Applicant's information only.]

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

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

SEWER: 8" sewer exists in S Webster St west of tract, okay as is. 6" sewer exists in the alley north of tract, okay as is. No public wastewater improvements required. [For the Applicant's information only.]

DRAINAGE: Drainage study not required for infill development of residential lots. [For the Applicant's information only.]

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

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

DIMENSION: * * *

OTHER: * * *

Fire: (Approved)

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

Oil and Gas: (Approved)

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

Planning: (Approved with Conditions)

Rename the plat: "Greenwood Addition, Section". [For the Applicant's information only.]

Provide a second northings and eastings. Label one of them the point of beginning. [For the Applicant's information only.]

These properties were zoned C, Commercial District. However, on April 26, 2022, City Council approved the zone change from C, Commercial District to TH, Townhouse Dwelling District.

Staff recommends approval of the Preliminary Plat of Greenwood Addition, Section 15 subject to condition A:

Conditions:

- A. 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.

Attachments:

Application
Plat
Maps



Preliminary Plat Application

Project Number: 36B-22-0491
Case Number: P-22-1324

Proposed Subdivision Plat Name: Greenwood Addition, Section 15

Legal Description (attached sealed Metes and Bounds): BEING A RE-PLAT OF LOTS 4 AND 5, GREENWOOD ADDITION THIRD, FOURTH AND FIFTH SECTIONS, CITY AND COUNTY OF MIDLAND, TEXAS.

Property Owner Printed Name: <u>Midland Visions 2000</u>		Phone <u>432-978-1622</u> Email <u>carylove@sbcglobal.net</u>	
Address <u>112 SOUTH LORAIN STREET SUITE 555</u>	City <u>MIDLAND</u>	State <u>TX</u>	Zip <u>79701</u>

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

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

Current Zoning: Currently in the process of rezone

Reason for Platting: To change orientation of the lots.

Plat Information	Total Acreage: <u>0.44</u>
Type: ☐ Single-Family Residential ☐ Commercial	☐ Multi-Family Residential ☐ Extraterritorial Jurisdiction (ETJ)
Number of Lots: <u>6</u>	Number of Multi-Family Dwelling Units:

Submittal and Fees Items to be submitted with this application form: 1 FOLDED Copy of Dimensioned Plat 1 Extra Copy (11x17) - Digital Files (JPEG & PDF) - Application Fee – Payable to the 'City of Midland'

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

Provisions

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

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

Property Owner (signature):

Date: 4-7-22

Property Owner (printed): Midland Visions-Roland Espinoza

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

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

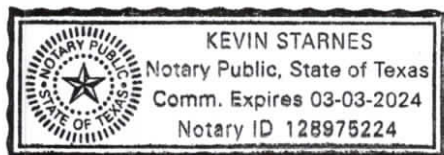
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Eduardo Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 7th day of April, 2022, 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 # 1819

Received By: KM

Date: APR 07 2022
KM

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

PRELIMINARY PLAN

GREENWOOD ADDITION SECTION 14

BEING A RE-PLAT OF LOTS 4 AND 5,
GREENWOOD ADDITION THIRD, FOURTH AND
FIFTH SECTIONS, CITY AND COUNTY OF
MIDLAND, TEXAS."

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I AM THE RECORD OWNER OF A TRACT OF LAND BEING LOTS 4-7, BLOCK 42, GREENWOOD ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS GREENWOOD ADDITION SECTION 14, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

CARY LOVE-MIDLAND VISIONS 2000

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____, CARY LOVE-MIDLAND VISIONS 2000.

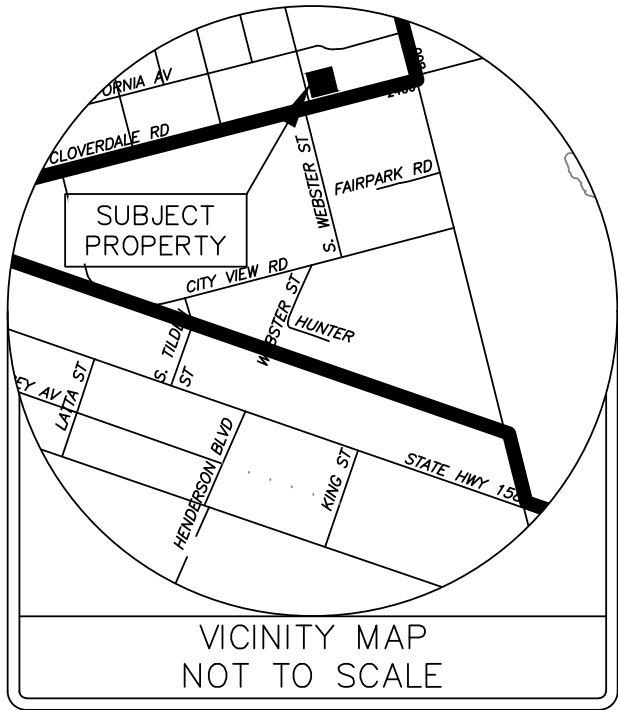
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

OWNER:

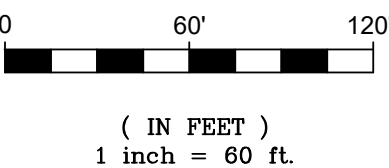
CARY LOVE-MIDLAND VISIONS 2000
112 SOUTH LORAIN STREET SUITE 555
MIDLAND TX 79701
(432) 978-1622
caryllove@sbcglobal.net

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 0.44 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
6. THIS PROPERTY LIES WITHIN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48329-C0206F WITH THE EFFECTIVE DATE OF SEPTEMBER 16, 2005.



GRAPHIC SCALE



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



**SCHUMANN
ENGINEERING CO.**
A LATERAL LAND COMPANY

CIVIL ENGINEERING - LAND SURVEYING
TEXAS FIRM No. P1880 - TEXAS FIRM No. 10149500

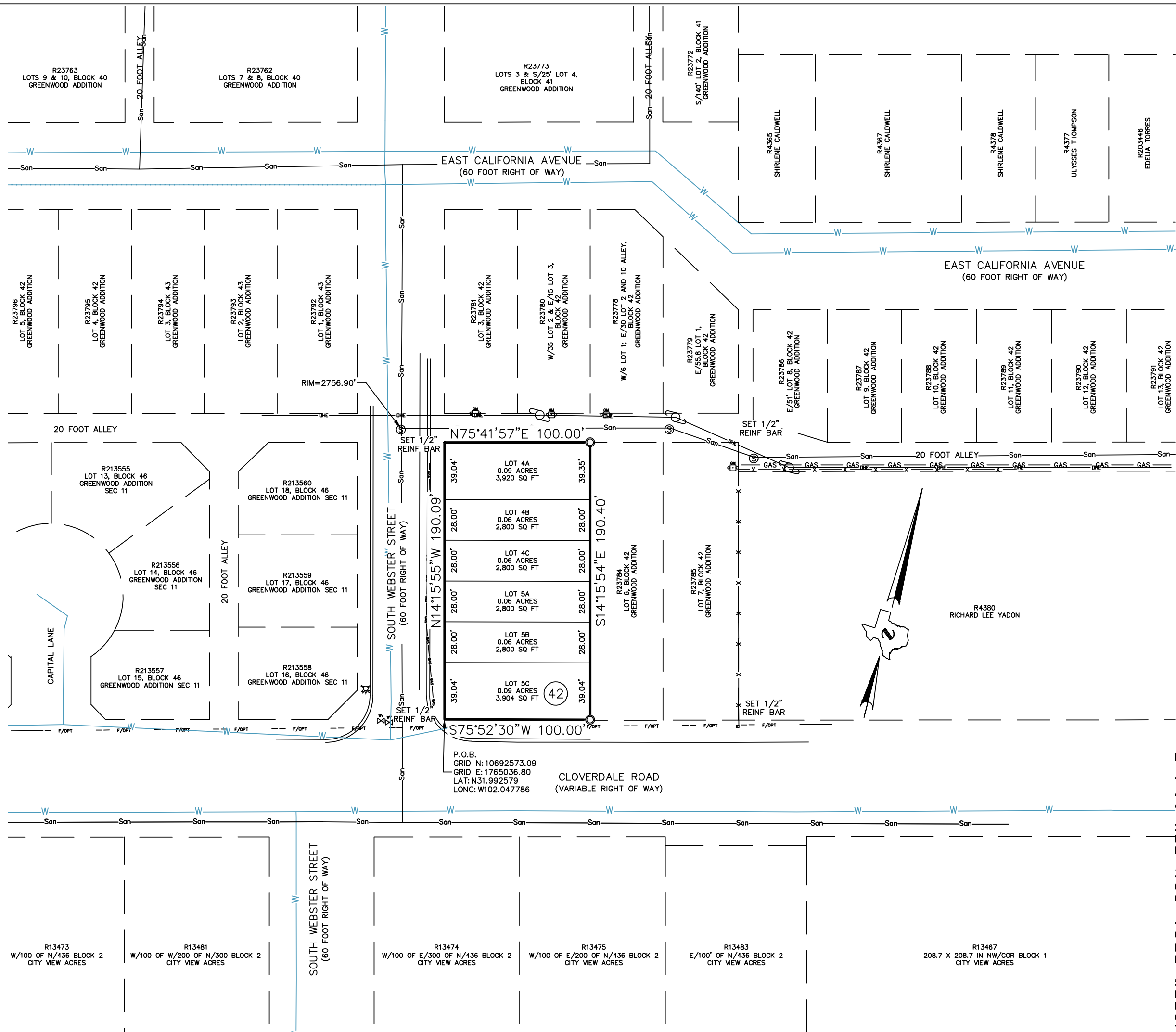
800 N. WARRENFIELD STREET
SUITE 100
MIDLAND, TEXAS 79701

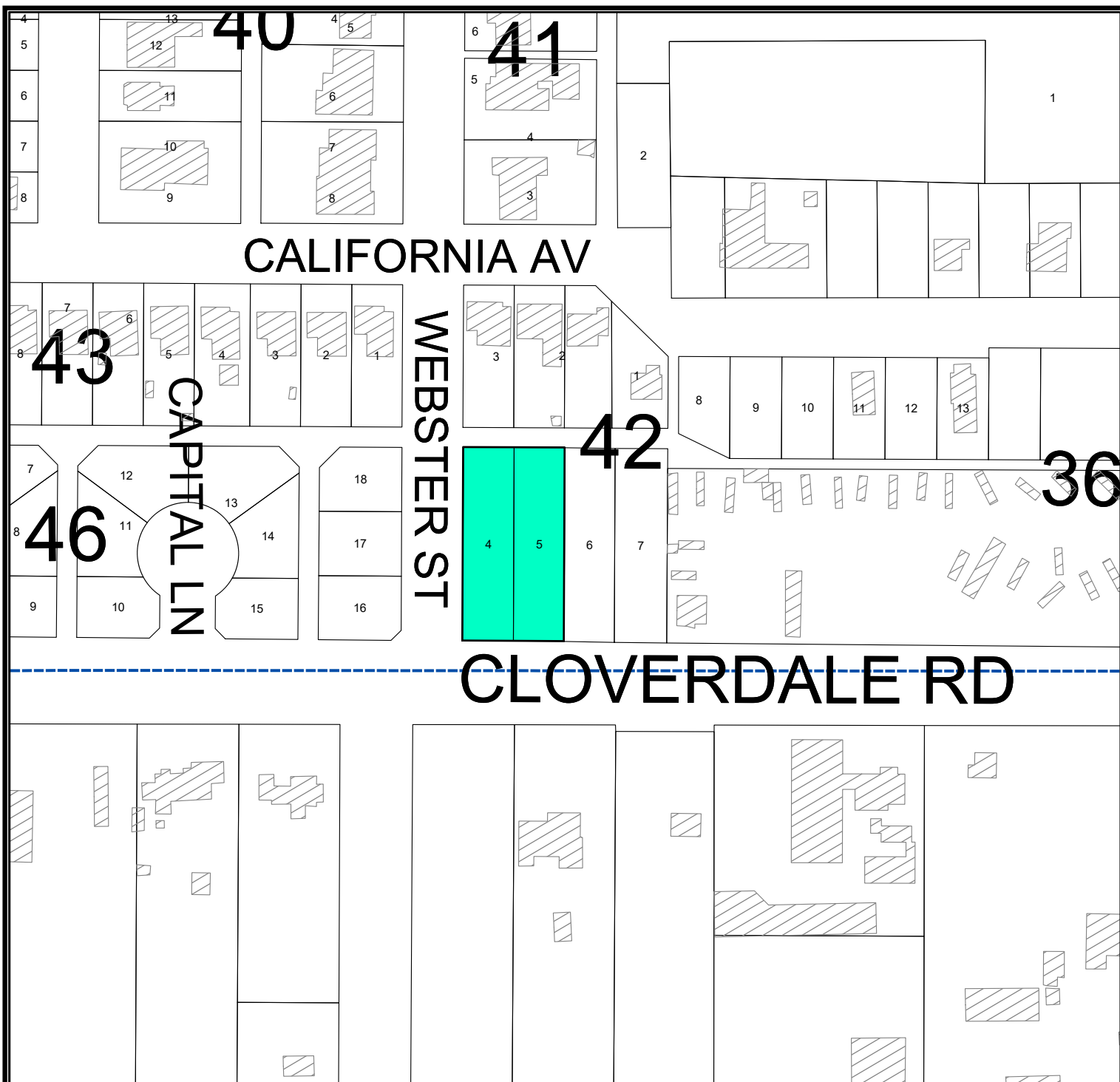
Office (432) 684-5548

GREENWOOD ADDITION SECTION 14

GREENWOOD ADDITION SECTION 14

 Packet
Page 4.30
May 2, 2022





LOCATION MAP

SUB-22-0491

Scale: 1" = 250'

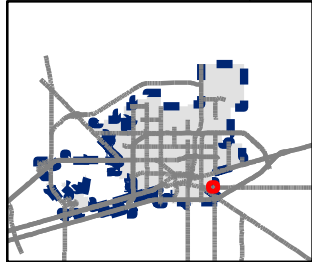
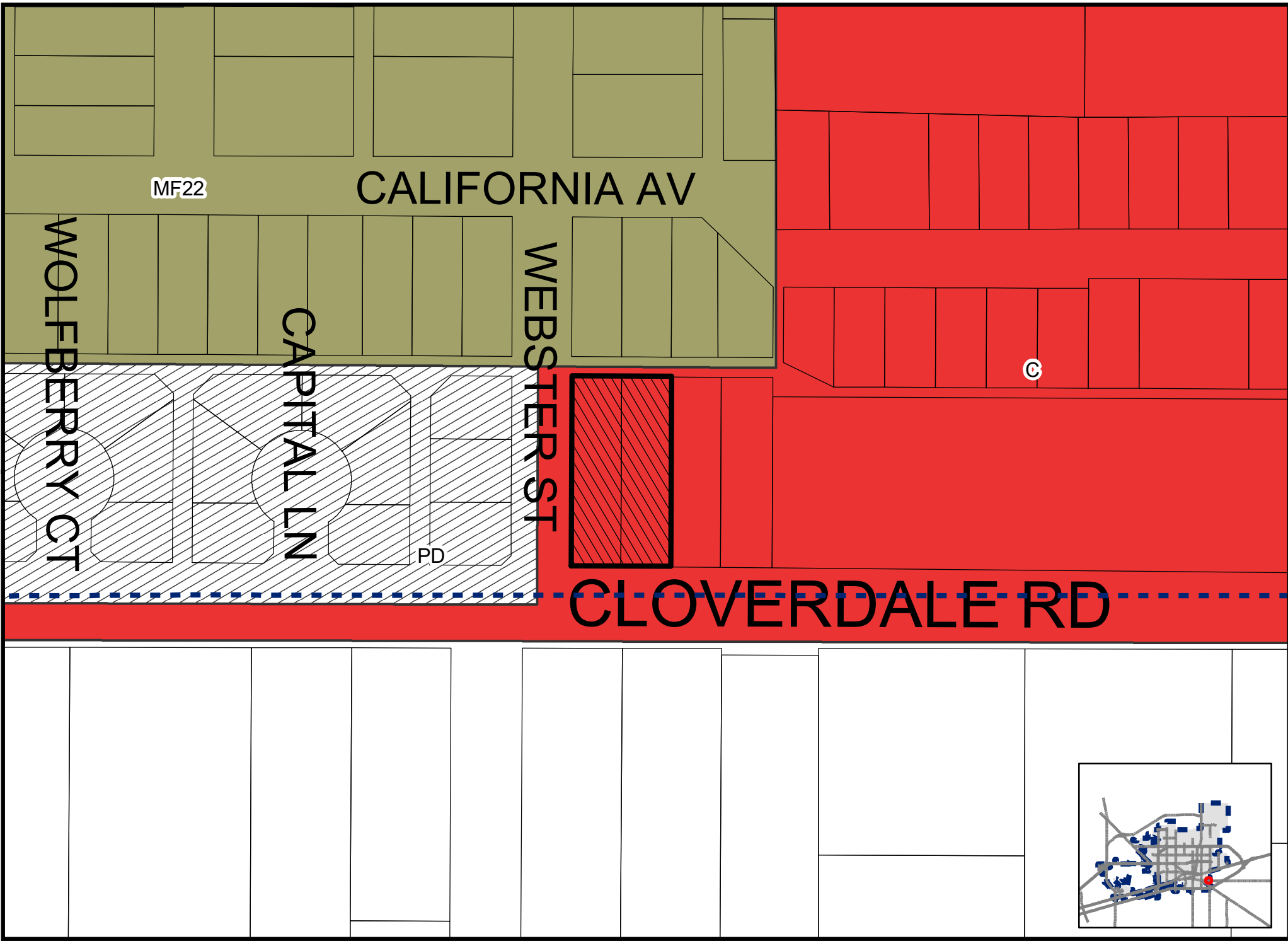
Proposed Plat of Greenwood Addition, Section 15, being a re-plat of Lots 4 and 5, Block 42, Greenwood Addition, City and County of Midland, Texas.

Generally located on the northeast corner of the intersection of Webster Street and Cloverdale Road. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS







Planning and Zoning Commission

Approved for
Agenda:
Elizabeth Shaughnessy

MEETING DATE: May 02, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Kelly Martinez, Senior Planner

SUBJECT: Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Sundial East, Section 2, being a 2.25-acre tract of land out of 280.272 acres located in Section 27, Block 38, T-1-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located on the south side of East County Road 60, approximately 270-feet west of North County Road 1135 - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Schumann Engineering, is requesting to plat a 2.25-acre tract of land out of 280.272 acres located in Section 27, Block 38, T-1-S, T&P, RR Co. Survey, Midland County, Texas to obtain septic permits.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Departmental Review:

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction. All septic systems are permitted and regulated by the City of Midland Health Department.

SURVEYOR: (Approved)

Show state plane coordinates for two plat corners.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Parcel is outside of City limits; therefore, impact fees do not apply. [For the Applicant's information only.]

ROW: Provide this project's share of a 120 ft total right-of-way (60 ft half-street right-of-way) on major arterial road frontages. [Reference City Code Section 11-2-5(C)2.]

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.]

PAVING: Deferral has been submitted and is currently under review. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

WATER: Deferral has been submitted and is currently under review. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

SEWER: Deferral has been submitted and is currently under review. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

Per TAC Title 30, Part 1 Chapter 285 Subchapter A, Rule 285.4(a) (1) (A) Areas served by public water systems shall have lots of at least ½ acre.

Per TAC Title 30, Part 1 Chapter 285 Subchapter A, Rule 285.4(a) (1) (B) Areas NOT served by public water systems shall have lots of at least 1 acre.

DRAINAGE: Drainage report has been reviewed by the City but is pending comments, if any, from County. All comments, if any, must be addressed prior to final plat. FEMA Firm data to be on plat face. [For the Applicant's information only.]

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

SIDEWALKS: Required at building permit. However, subdivision located in county so request a deferral. [Reference City Code Sect. 11-2-3(G)1 & 11-2-4(A)2(a)]

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

Sketch Plat comments not addressed, "Provide this project's share of a 120 ft total right-of-way (60 ft half-street right-of-way) on major arterial road frontages. [Reference City Code Section 11-2-5(C)2.]"

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)

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

CODE COMPLIANCE: (Approved)

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

Midland County: (Approved with Conditions)

Ensure to get driveway permits when tying into CR 60. Need to reference that NCR 1135 is a private county road.

Health Department: (Approved)

Yes, the health department will review application from the 1 proposed lot of SUNDIAL EAST SECTION 2, PLAT OF A 2.25 ACRE TRACT OF LAND OUT OF 2800.27 ACRES LOCATED IN SECTION 27, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY the lot is 2.25 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

GIS: (Approved with Conditions)

There is no beginning point. The current survey is not at the same location as the plat before. The lot and block have to be new numbers since there is already a Section 1 with lot and block 1.

PLANNING: (Approved with Conditions)

Under the owners' certificate, the acreage does not match the proposed acreage in the legal description. [For Applicant's Information Only]

Under the Certificate of Approval, change the year date to 2022. [For Applicant's Information Only]

Provide two northings and eastings and label one of them the point of beginning. [For Applicant's Information Only]

Verify meets and bounds. See GIS comments

Under the Utilities Certificate, add Grande Communications. [Midland City Code 11-2-3(H)3(m)4]

The lot and block number should be Block 6, Lot 1. [For Applicant's Information Only]

According to the Midland Central Appraisal District, the property owner is Koonce L G. Provide a deed for proof of ownership. [Midland City Code 11-2-3(A)1(a)2]

Staff recommends approval of this Preliminary Plat for Sundial East, Section 2 subject to conditions A through C.

Conditions:

- A. Approval of this preliminary plat is conditioned upon the final plat containing a complete utility's certificate. [Midland City Code 11-2-3(H)3(m)4]
- B. Approval of this preliminary plat is subject to the final plat containing the accurate property owner. [Midland City Code 11-2-3(A)1(a)2]
- C. Approval of this preliminary plat is conditioned upon providing this project's share of a 120 ft total right-of-way (60 ft half-street right-of-way) on major arterial road frontages. [Midland City Code Section 11-2-5(C)2]

Attachments:

Proposed Preliminary Plat
Maps
Application



Preliminary Plat Application

Project Number:

Case Number:

SUB-21-0463
P-22-1323

Proposed Subdivision Plat Name: SUNDIAL EAST, SECTION 2

Legal Description (attached sealed Metes and Bounds): BEING A PLAT OF A 2.25 ACRE TRACT OF LAND OUT OF 280.27 ACRES LOCATED IN SECTION 27, BLOCK 38, T-1-S, T&P RR CO SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

Property Owner

Printed Name: **NORTHEAST MIDLAND COUNTY VFD**

Phone **(432) 553-6057**

Email **justin_lang82@outlook.com**

Address **3810 North County Road 1130**

City **Midland**

State **TX**

Zip **79705**

Developer (if different than
Owner) Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: **Schumann Engineering Co., Inc.**

Printed Name: **Eduardo L. Aleman**

Phone **(432) 684-5548**

Email
ealeman@schumannonline.net

Address **800 N. Marienfeld Suite 100**

City **Midland**

State **TX**

Zip **79701**

Current Zoning:

Reason for Platting: To obtain Septic permits

Plat Information

Total Acreage: **2.25**

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **1**

Number of Multi-Family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): Zack Czelada Date 4-6-22

Property Owner (printed): NORTHEAST MIDLAND COUNTY VFD

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

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

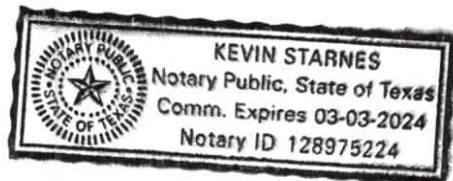
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ed Aleman who, being by me duly sworn, upon oath says: That (s)he is authorized by NORTHEAST MIDLAND COUNTY VFD, 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 6th day of April, 20 22, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

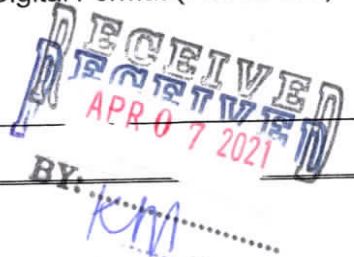
FOR OFFICE USE ONLY

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

Check # 1737

Received By: KM

Date: _____



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

PRELIMINARY PLAN
SUNDIAL EAST, SECTION 2

BEING A PLAT OF A 2.25 ACRE TRACT OF
LAND OUT OF 280.27 ACRES LOCATED IN
SECTION 27,
BLOCK 38, T-1-S,
T&P RR CO SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS.

STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, I AM THE RECORD OWNER OF A PLAT OF A 1.00 ACRE TRACT OF LAND OUT OF 280.272 ACRES LOCATED IN SECTION 27, BLOCK 38, T-1-S, T&P RR CO SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

Northeast Midland County VFD

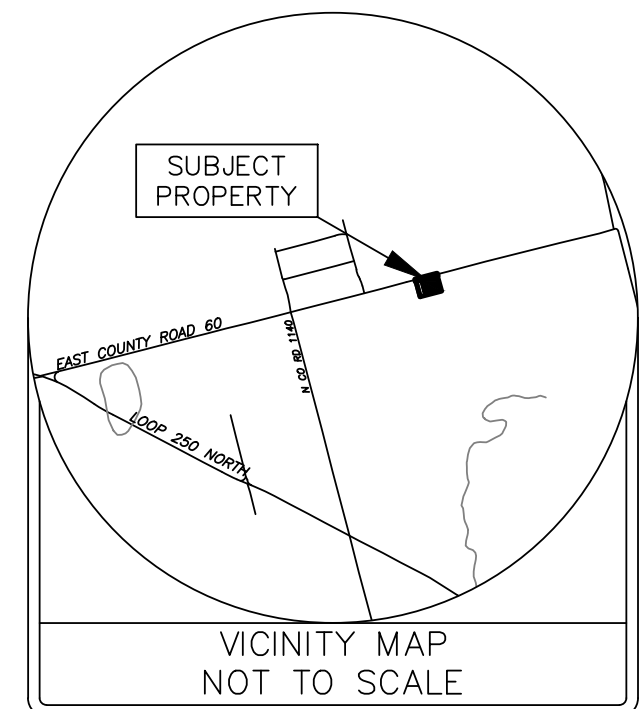
STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____, Northeast Midland County VFD

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

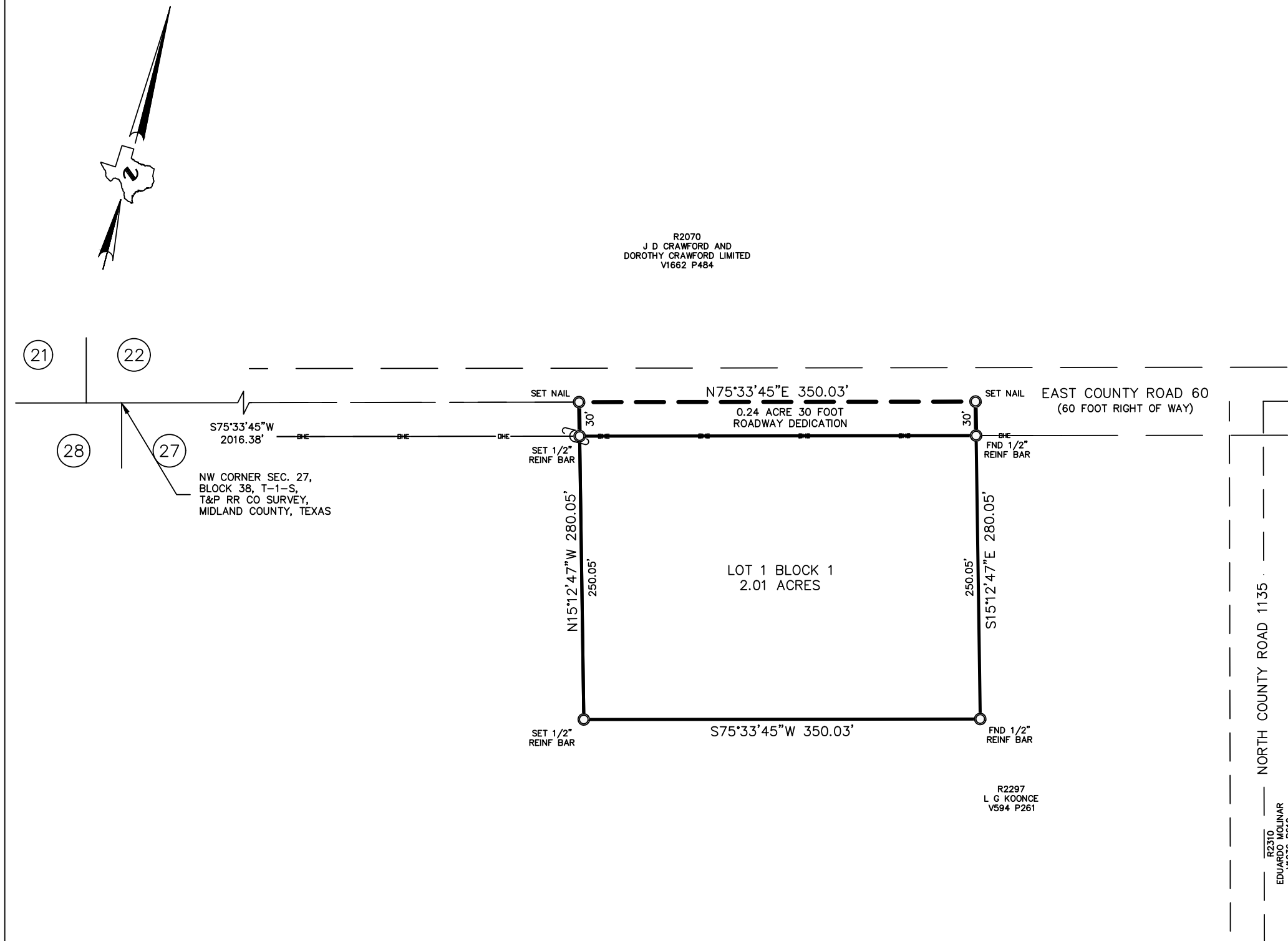
NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 2.25 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
6. THIS PROPERTY LIES IN ZONES "A" AND "X" AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48329-C0100F WITH THE EFFECTIVE DATE OF SEPTEMBER, 16, 2005.



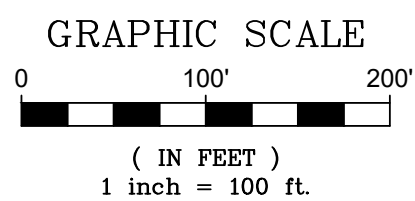
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CABINET _____
DATE _____ PAGE _____

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



LEGEND

- PROPERTY CORNER
- x— WIRE FENCE
- ⊙ WATER WELL
- ⊙ POWER POLE
- LOT LINES
- OVERHEAD ELECTRIC
- PROPERTY LINE
- ☐ TELEPHONE PEDESTAL
- ⊙ GAS METER
- ⊙ SEWER MANHOLE



THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
SUDDENLINK COMMUNICATIONS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SUNDIAL EAST, SECTION 2, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF _____, 2021.

SIGNED: _____
CHAIRMAN LUCY SISNIEGA

ATTEST: _____
SECRETARY ELIZABETH SHAUGHNESSY

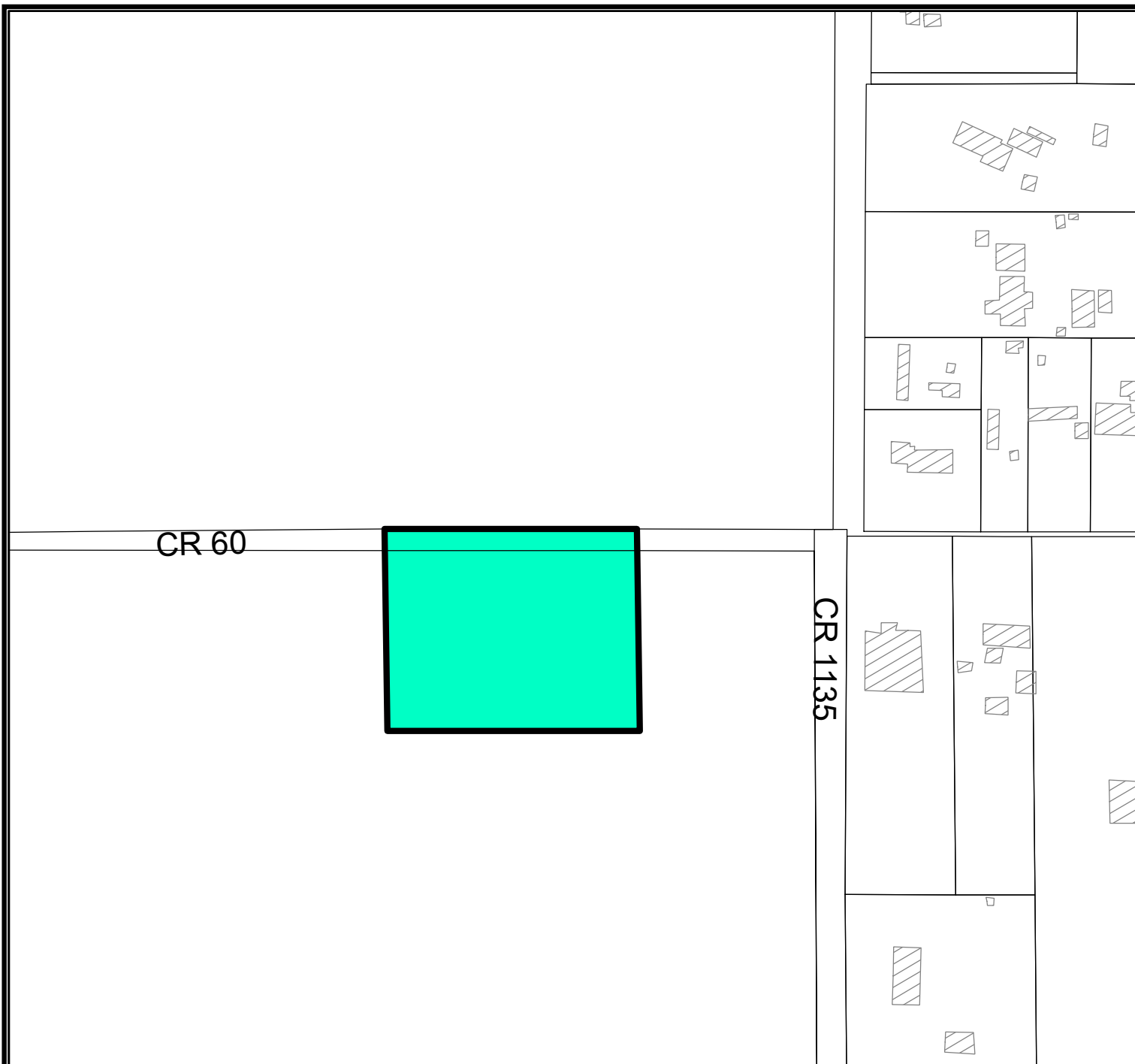
THAT I, RJ DAUM, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY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

RJ DAUM
TEXAS RPLS 4826

NO.	DATE	DESCRIPTION	BY	JOB NO.	

DRAWN BY: KDS
CHECKED BY: RJD
DATE: 9/14/2021
DRAWING NO.: 78,047
SHEET 1 OF 1

SUNDIAL EAST, SECTION 2



LOCATION MAP

SUB-21-0463

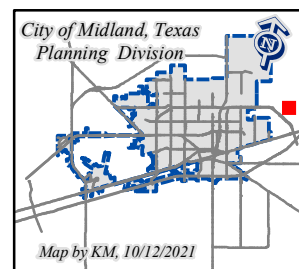
Scale: 1" = 200'

Proposed plat of Sundial East, Section 2, being a plat of a 2.25-acre tract of land out of 280.272 acres located in Section 27, Block 38, T-1-S, T&P, RR Co. Survey, Midland County, Texas.

Generally located on the north side of East County Road 60, approximately 270-feet west of North County Road 1135. (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.



Planning and Zoning Commission

Approved for
Agenda:
Elizabeth Shaughnessy

MEETING DATE: May 02, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Kelly Martinez, Senior Planner

SUBJECT: Motion approving with staff's recommended conditions, a proposed Preliminary Plat of 349 Ranch Estates, Section 24 being a replat of Lots 11-14, Block 2, 349 Ranch Estates, Lots 24-27, 30 and 31, Block 2, 349 Ranch Estates, Section 2, and Lot 28A, Block 2, 349 Ranch Estates, Section 14, City and County of Midland, Texas. Generally located on the northeast corner of the intersection of North State Highway 349 and Pueblo Street. (Council District 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Maverick Engineering, is requesting to replat of Lots 11-14, Block 2, 349 Ranch Estates, Lots 24-27, 30 and 31, Block 2, 349 Ranch Estates, Section 2, and Lot 28A, Block 2, 349 Ranch Estates, Section 14, City and County of Midland, Texas.

Current Zoning:

RR, Regional Retail District

Departmental Review:

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

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2020 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, and

floodplain requirements if necessary. Code versions are subject to change depending on time of new code edition adoption in the City of Midland and date of permit application.

SURVEYOR: (Approved)

No Comments.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Deferral request has been submitted for pavement improvement requirements. Review is currently in progress. [For the Applicant's information only.]

WATER: 12" water main exists in N State Hwy 349, 6" water main exists in Washita Street, and a 8" water main existing in Pueblo Street, okay as is. No public water improvements required. [For the Applicant's information only.]

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

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

SEWER: Deferral request has been submitted for wastewater improvement requirements. Review is currently in progress. [For the Applicant's information only.]

DRAINAGE: No Drainage Report 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 the Applicant's information only.]

SIDEWALKS: Deferral request has been submitted for sidewalk improvement requirements. Review is currently in progress. [For the Applicant's information only.]

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

TxDOT comments, "No access allowed from Big Spring ST.). If additional development occurs from existing natural ground, post-development runoff/drainage should not be increased from pre-development conditions."

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)

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

CODE COMPLIANCE: (Approved)

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

GIS: (Approved with Conditions)

the point of beginning is almost 2 feet from a property corner.

PLANNING: (Approved with Conditions)

The legal description on the final plat should be "being a replat of Lots 11-14, Block 2, 349 Ranch Estates, Lots 24-27, 30 and 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 right-of-way located adjacent to said lots, City and County of Midland, Texas." [For Applicant's Information only]

Verify meets and bounds. The point of beginning is off by 2 feet. Midland City Code 11-2-3(D)4.

Final plat cannot be completed until vacation is approved. Include the ordinance number for the vacation on the final plat. [For applicant's Information Only]

Staff recommends approval of this Preliminary Plat for 349 Ranch Estates, Section 24 subject to conditions A and B.

Conditions:

- A. Approval of this preliminary plat is subject to the final plat including a drawing of the boundary description which has been prepared by a registered surveyor and shall bear his seal, signature and date on each sheet and a statement that the boundary description shown thereon accurately describes the survey of the tract boundary conducted by said surveyor. [Midland City Code 11-2-3(D)4.]

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

Attachments:

Proposed Preliminary Plat
Maps
Application



Preliminary Plat Application

Project Number: 34B-22-0500
Case Number: P-22-1320

Proposed Subdivision Plat Name: 349 Ranch Estates, Section 24

Legal Description (attached sealed Metes and Bounds): Being a Replat of Lots 11-24, Block 2, 349 Ranch Estates, Lots 24-27, 30, and 31, Block 2, 349 Ranch Estates, Section 2, and Lot 28A, Block 2, 349 Ranch Estates, Section 14, City and County of Midland, Texas

Property Owner
Printed Name: **5 Figure Five LLC**

Phone (432) 262-0999
Email

Address **PO Box 52188**

City **Midland**

State **TX**

Zip **79710**

Developer (if different than Owner)
Printed Name:

Phone (432) 262-0999
Email

Address

City

State

Zip

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

Firm: Maverick Engineering

Printed Name: **Paladin Huckaba**

Phone (432) 262-0999
Email

phuckaba@maverick-eng.com

Address **1909 W Wall St Ste K**

City **Midland**

State **TX**

Zip **79701**

Current Zoning: RR

Reason for Platting: ownership purposes

Plat Information

Total Acreage:

7.299

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **9**

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

Provisions

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

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

Property Owner (signature): _____

Date: _____

Property Owner (printed): _____

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

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

STATE OF TEXAS COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Andrew L. Mellen who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or is authorized by 5 Figure Five LLC the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Andrew L. Mellen
Authorized Agent (signature)

Subscribed and sworn to before me, this 16th day of April, 2022, to certify which witness my hand and seal of office.



Kelsey Ann Lewis
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 # 3714

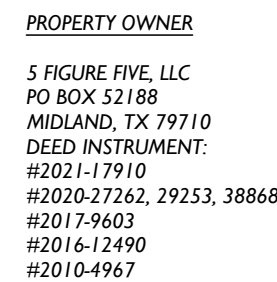
Received By: KM

Date: _____

RECEIVED
APR 06 2022
BY: KM

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

BEING A REPLAT OF LOTS 11-14, BLOCK 2, 349 RANCH ESTATES,
LOTS 24-27, 30, & 31, BLOCK 2, 349 RANCH ESTATES, SECTION 2,
AND LOT 28A, BLOCK 2, 349 RANCH ESTATES, SECTION 14,
CITY AND COUNTY OF MIDLAND, TEXAS



1. **SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF TITLITES AND BUILDING PERMITS.**
2. **APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.**
 - (1) THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS
 - (2) THE REPRESENTED LOTS ARE REPAIRED FOR SUBDIVISION INTO MORE THAN ONE LOT OR
 - (3) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. **IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS ON THE TRACT INCREASES ON THE DATE OF THE FINAL PLATTING PROCESS.**

1. BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT.
2. 1/2 IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" WILL BE SET AT ALL CORNERS, UNLESS OTHERWISE SPECIFIED.
3. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0100F, DATED SEPTEMBER 16, 2005, A PORTION OF THIS PROPERTY IS WITHIN ZONE "AH" WITH A BASE FLOOD ELEVATION OF 2807 FEET. ZONE "AH" IS DESIGNATED AS AREAS "SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE SHALLOW FLOODING WHERE AVERAGE DEPTHS ARE BETWEEN ONE AND THREE FEET."

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

KNOW ALL MEN BY THESE PRESENTS

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

GREGORY W. SHOULTS RPLSH536
Maverick Engineering (Y-Firm #1495)
1909 W. Wall Street, Suite K
Midland, TX 79701

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS 5 FIGURE FIVE, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 12, BLOCK X, HILLIARD, SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THIS FIGURE FIVE, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS 349 RANCH ESTATES, SECTION 24, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON, TO ADDITION TO THE EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THEREON, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____ - _____ M.
THE _____ DAY OF _____

BY JOHN SCHARRAUER

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

THE DAY OF , 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES

ATMOS ENERGY
BY:

AT&T
BY:

SUDDENLINK COMMUNICATION
BY:

GRANDE COMMUNICATION
BY:

ONCOR ELECTRIC DELIVERY
BY:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF 349 RANCH ESTATES, SECTION 24, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

DAY OF 2022.

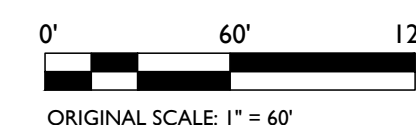
LUCY SISNIEGA, CHAIRMAN

ELIZABETH SHAUGHNESSY, SECRETARY

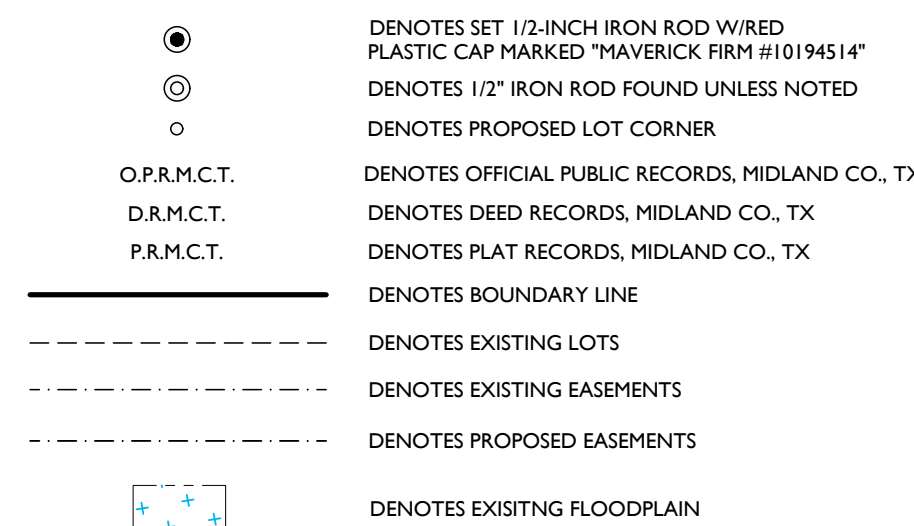
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

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DATE _____ PAGE _____

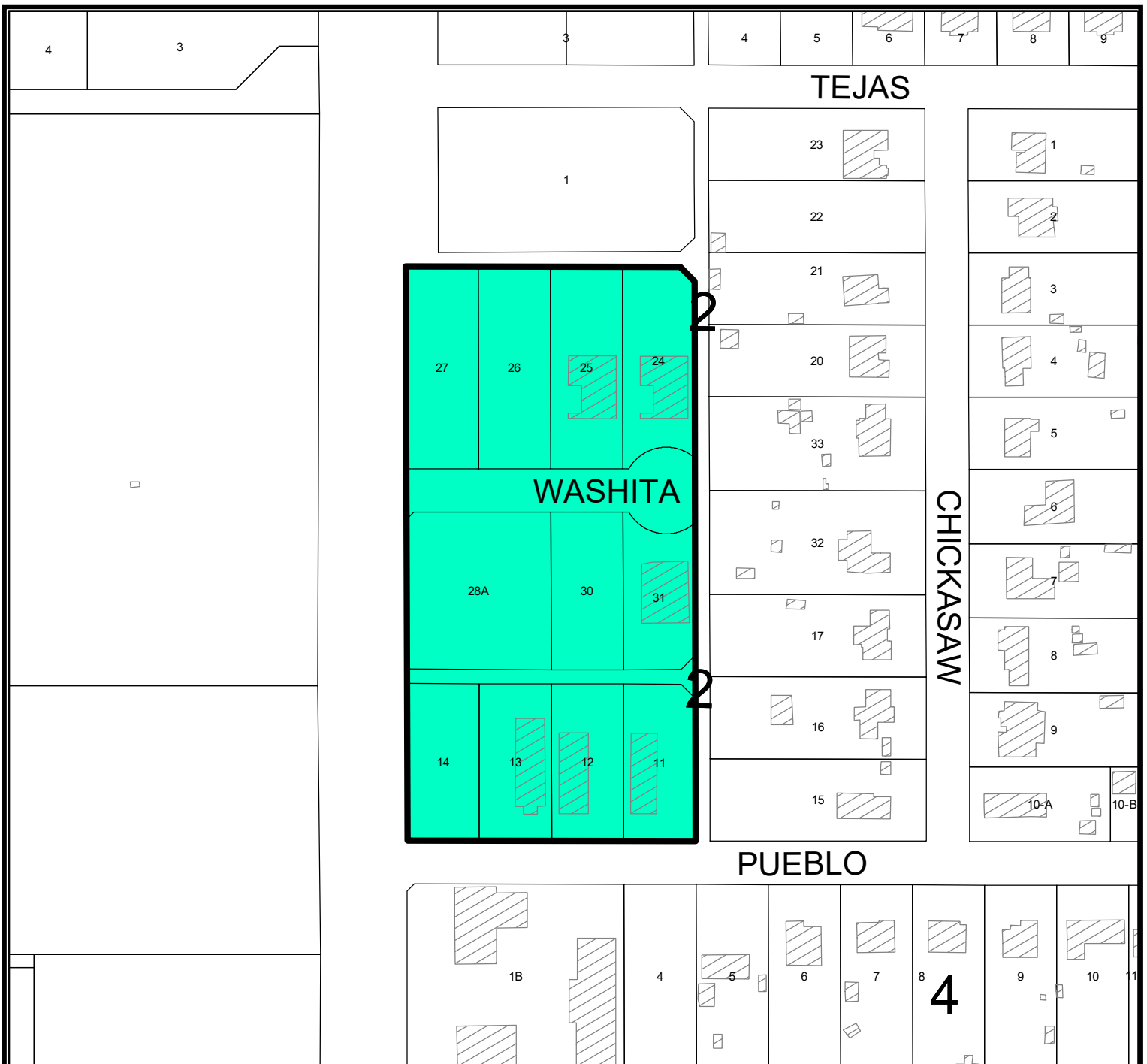


LEGEND



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

349 RANCH ESTATES, SECTION 24



LOCATION MAP

SUB-22-0500

Scale: 1" = 200'

Request by Chuy's Opco, Inc. for a Specific Use Designation with Term for on-premises consumption, in a 8,126 square foot portion of Lot 6, Block 44, Fairmont Park Addition, Section 25, City and County of Midland, Texas.

Generally located on the east side of W. Loop 250 North, approximately 1,200 feet west of N. Midland Dr. (Council District)

LEGEND

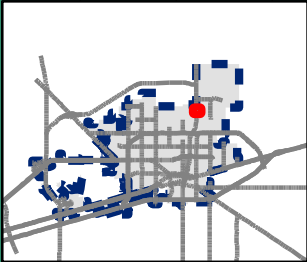
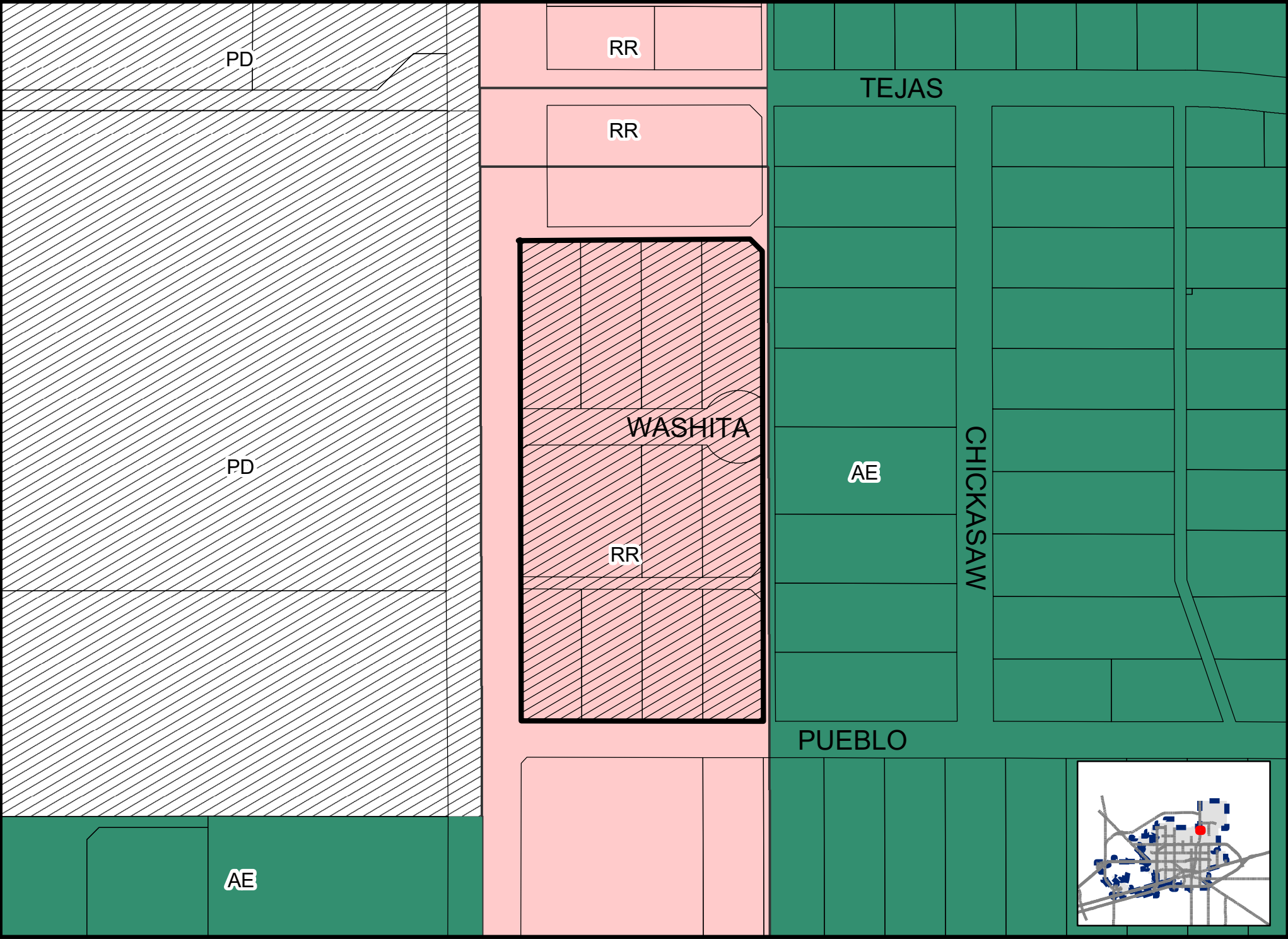
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





**Planning and Zoning
Commission**

Approved for
Agenda:
Elizabeth Shaughnessy

MEETING DATE: May 2, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Cole Furqueron, Senior Planner

SUBJECT: Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Greathouse Addition, Section 19, being a replat of Lots 30F and 30G, Block 5, Greathouse Addition, Section 17, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Briarwood Avenue and Spence Drive - District 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, WTC Engineering, is requesting to replat Lots 30F and 30G, Block 5, Greathouse Addition, Section 17, City and County of Midland, Texas, for commercial development.

Current Zoning:

RR, Regional Retail District.

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

BUILDING CODE: (Approved)

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

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved)

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

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

PAVING: Briarwood Ave okay as is. Spence Dr. okay as is. No public paving improvements required. [For the Applicant's information only.]

WATER: 8" water main exists in Briarwood Dr. south of tract, okay as is. 8" water main exists in Spence Dr. east of tract, okay as is. No public water improvements required. [For the Applicant's information only.]

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

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

SEWER: 18" sewer exists in Briarwood Ave south of tract, okay as is. No public wastewater improvements required. [For the Applicant's information only.]

DRAINAGE: Note was added showing compliance with Drainage Report. Okay as shown. [For the Applicant's information only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

No Oil and Gas issues.

GIS: (Approved)

The next section number is 18.

PLANNING:

No comments.

Staff recommends approval of the Preliminary Plat of Greathouse Addition, Section 19 subject to condition A.

Conditions:

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

Attachments:

Application
Proposed Plat
Maps



Preliminary Plat Application

Project Number:

Case Number:

SUB-22-0497
P-22-1314**Proposed Subdivision Plat Name:** GREATHOUSE ADDITION, SECTION 19**Legal Description (attached sealed Metes and Bounds):** BEING A RE-PLAT OF LOTS 30F AND 30G, BLOCK 5, GREATHOUSE ADDITION, SECTION 17 ACCORDING TO A MAP RECORDED IN CABINET M, PAGE 3, P.R.M.C. CITY AND COUNTY OF MIDLAND TEXAS.**Property Owner**

Printed Name: The Black Family Partnership, LTD. and Crump Family Partnership, LTD.

Phone ()

Email

Address 5300 Briarwood Avenue

City Midland

State Texas

Zip 79703

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: FIRM F-2746

Printed Name: WTC, INC.

Phone ()

Email Chad.tompkins@wtcinc.com

Address 405 S.W. 1st Street

City Andrews

State Texas

Zip 79714

Current Zoning: RR (REGINAL RETAIL DISTRICT)**Reason for Platting:** Commercial development**Plat Information**

Total Acreage:

1.92

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 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): Michael E. Black Date: 3-22-22

Property Owner (printed): Michael E. Black

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.

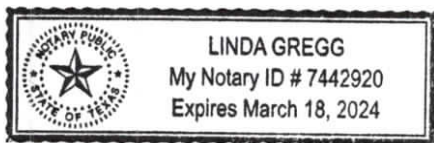
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

Subscribed and sworn to before me, this 22nd day of March, 20 22, to certify which witness my hand and seal of office.



Linda Gregg
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Check # _____

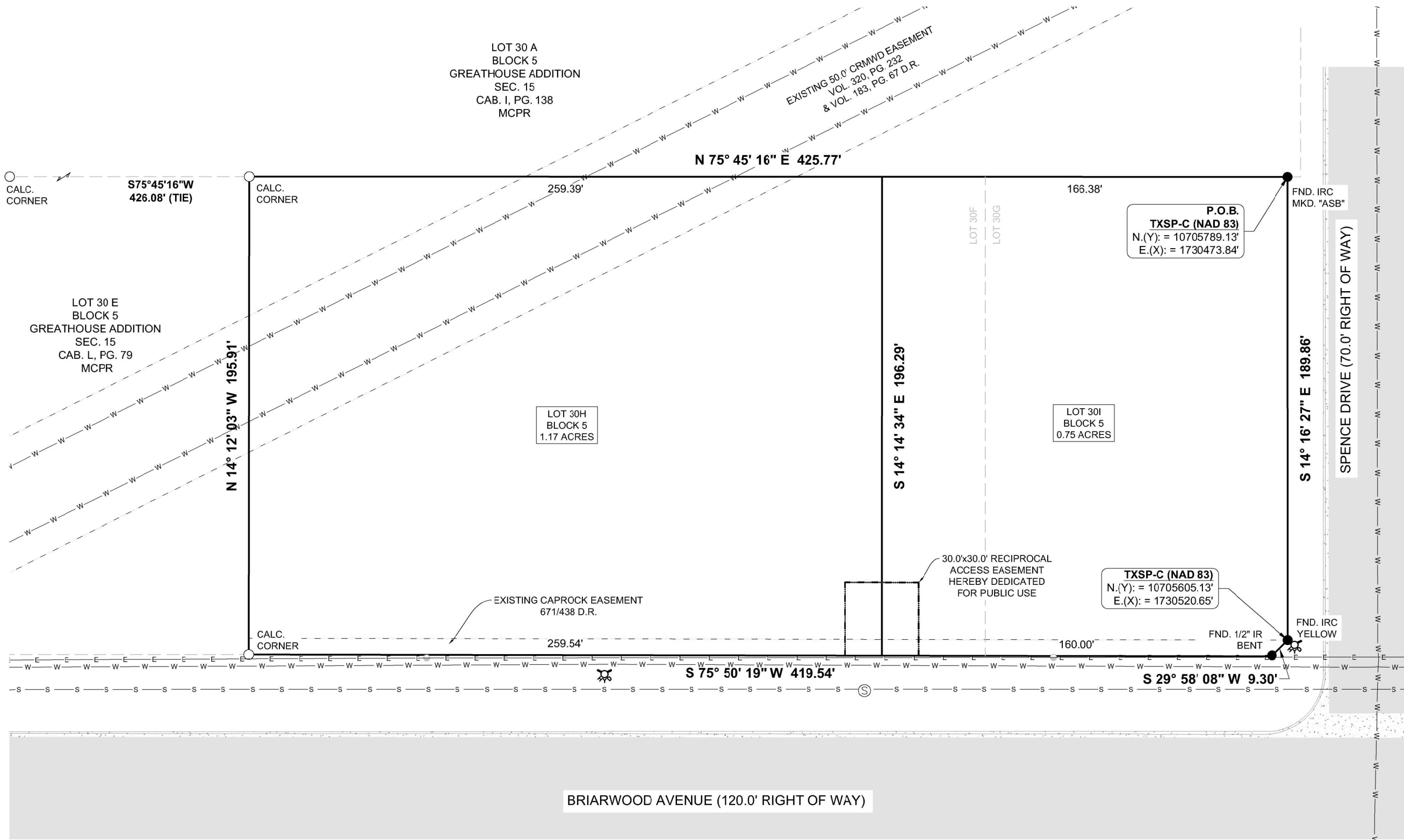
Received By: _____

Date: APR 04 2022

BY: 05

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

GREATHOUSE ADDITION, SECTION 19
BEING A RE-PLAT OF LOTS 30F AND 30G, BLOCK 5, GREATHOUSE ADDITION, SECTION 17,
CITY AND COUNTY OF MIDLAND TEXAS.



FLOOD NOTE:

This property is in Zone X and DOES NOT LIE within a Special Flood Hazard Area as graphically scaled onto FEMA Map No. 48329C0068F, Dated September 16, 2005, Prepared for Midland County Texas.

DRAINAGE NOTE:

Plat complies with Drainage Study for "Greathouse Addition Section 7, as prepared by Parkhill, Smith & Cooper, and approved by the City of Midland on 12/27/2013.

PLANNING NOTE:

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

THIS PLAT HAS BEEN CHECKED FOR
ACCESSIBILITY OF UTILITIES.

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
SUDDENLINK COMMUNICATIONS

SIGNED: _____
GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "Greathouse Addition, Section 19" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____, 20____.

SIGNED: _____

PRINT: _____
Chairman

ATTEST: _____

PRINT: _____
Secretary

LEGEND

- Calculated Corner
- FND. Iron Rod (As Noted)
- FND. Iron Pipe (As Noted)
- W — W — Buried Water Line
- S — S — Buried Sewer Line
- E — E — Electric Line
- Easement
- Concrete
- Fire Hydrant
- Manhole

LEGEND AS DESCRIBED UNLESS NOTED OTHERWISE ON PLAT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I, _____, of The Black Family Partnership, LTD as the recorded owner of Lot 30F and Lot 30G, Block 5, Greathouse Addition, Section 17, City and County of Midland, Texas, and more particularly shown hereon:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, I, _____, of The Black Family Partnership, LTD, do hereby adopt this plat designating the herein above described property as Greathouse Addition, Section 19, an addition to the City of Midland, Texas, and, hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS our hands at (Midland, Texas), this the _____ day of _____, 20____.

of The Black Family Partnership, LTD.

ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared _____, of The Black Family Partnership, LTD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act as owner, and that he executed the same as the act for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I, _____, of The Crump Family Partnership, LTD as the recorded owner of Lot 30F and Lot 30G, Block 5, Greathouse Addition, Section 17, City and County of Midland, Texas, and more particularly shown hereon:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, I, _____, of The Crump Family Partnership, LTD, do hereby adopt this plat designating the herein above described property as Greathouse Addition, Section 19, an addition to the City of Midland, Texas, and, hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS our hands at (Midland, Texas), this the _____ day of _____, 20____.

of The Crump Family Partnership, LTD.

ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared _____, of The Crump Family Partnership, LTD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act as owner, and that he executed the same as the act for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas.

SURVEYOR'S CERTIFICATE

That I, James C. Tompkins, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Midland, Texas.



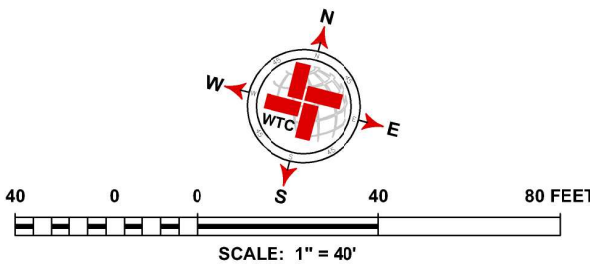
JAMES C. TOMPKINS, RPLS, NO. 6768

03/15/2022
Date

"PRELIMINARY PLAT - FOR REVIEW
PURPOSES ONLY"

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____
DATE _____ PAGE _____

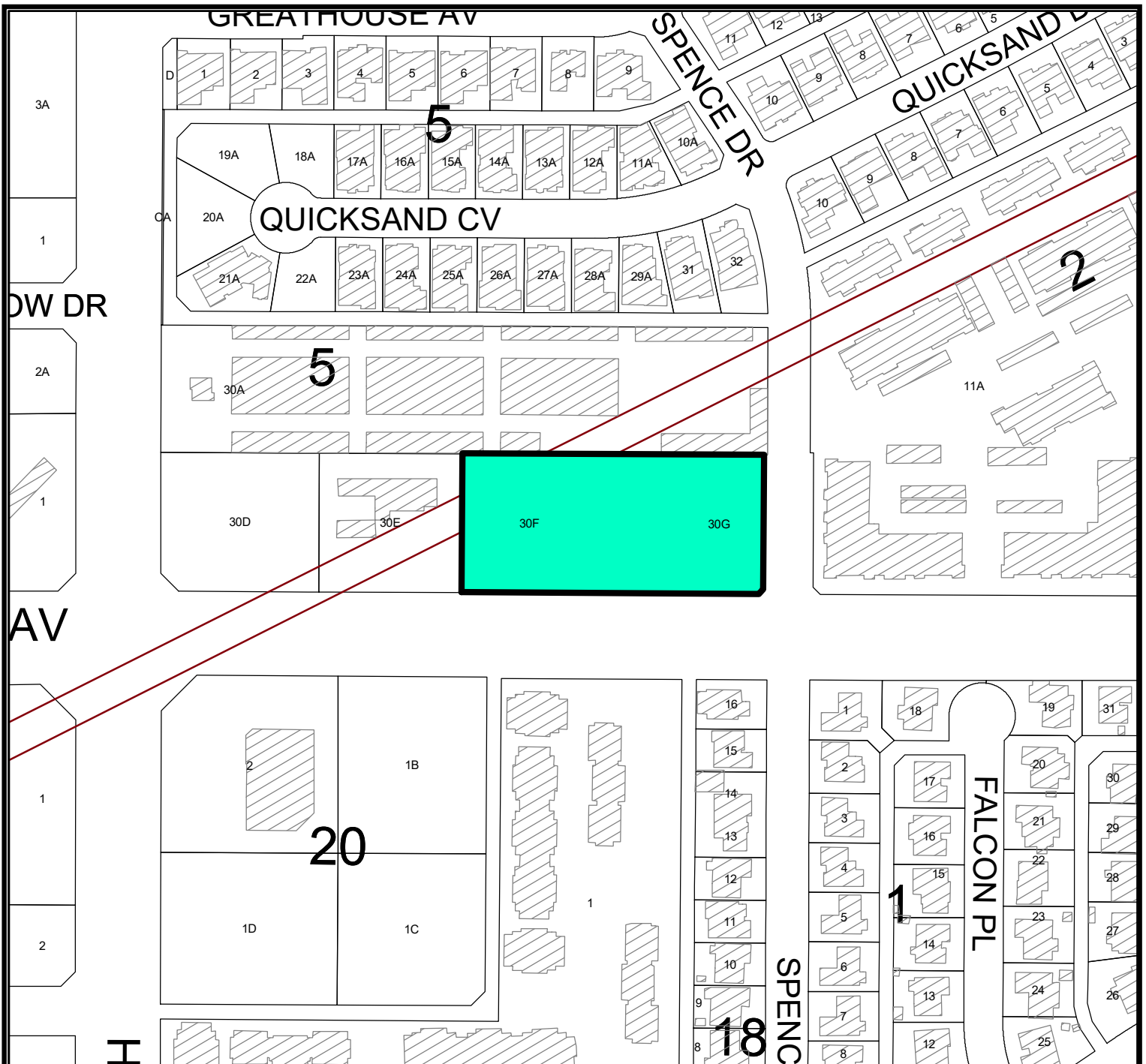


GREATHOUSE ADDITON,
SECTION 19

OWNER 1: The Black Family Partnership, LTD. PHONE #: _____
OWNER 2: The Crump Family Partnership, LTD. PHONE #: _____
ADDRESS: 5300 Briarwood Avenue, Midland, Texas 79703



W T C, INC.
405 S.W. 1st Street
Andrews, TX 79714
(432) 523-2181
TEXAS REGISTERED ENGINEERING FIRM F-2746
TEXAS REGISTERED SURVEYOR FIRM #100792-00
SURVEY DATE: 01/11/2022 DRAFT: HR
JOB NO.: WTC55164 SHEET: 01 OF 01



LOCATION MAP

SUB-22-0497

Scale: 1" = 200'

A proposed Preliminary Plat of Greathouse Addition, Section 19, being a replat of Lots 30F and 30G, Block 5, Greathouse Addition, Section 17, City and County of Midland, Texas.

Generally located on the northwest corner of the intersection of Briarwood Avenue and Spence Drive - (Council District 1)

LEGEND

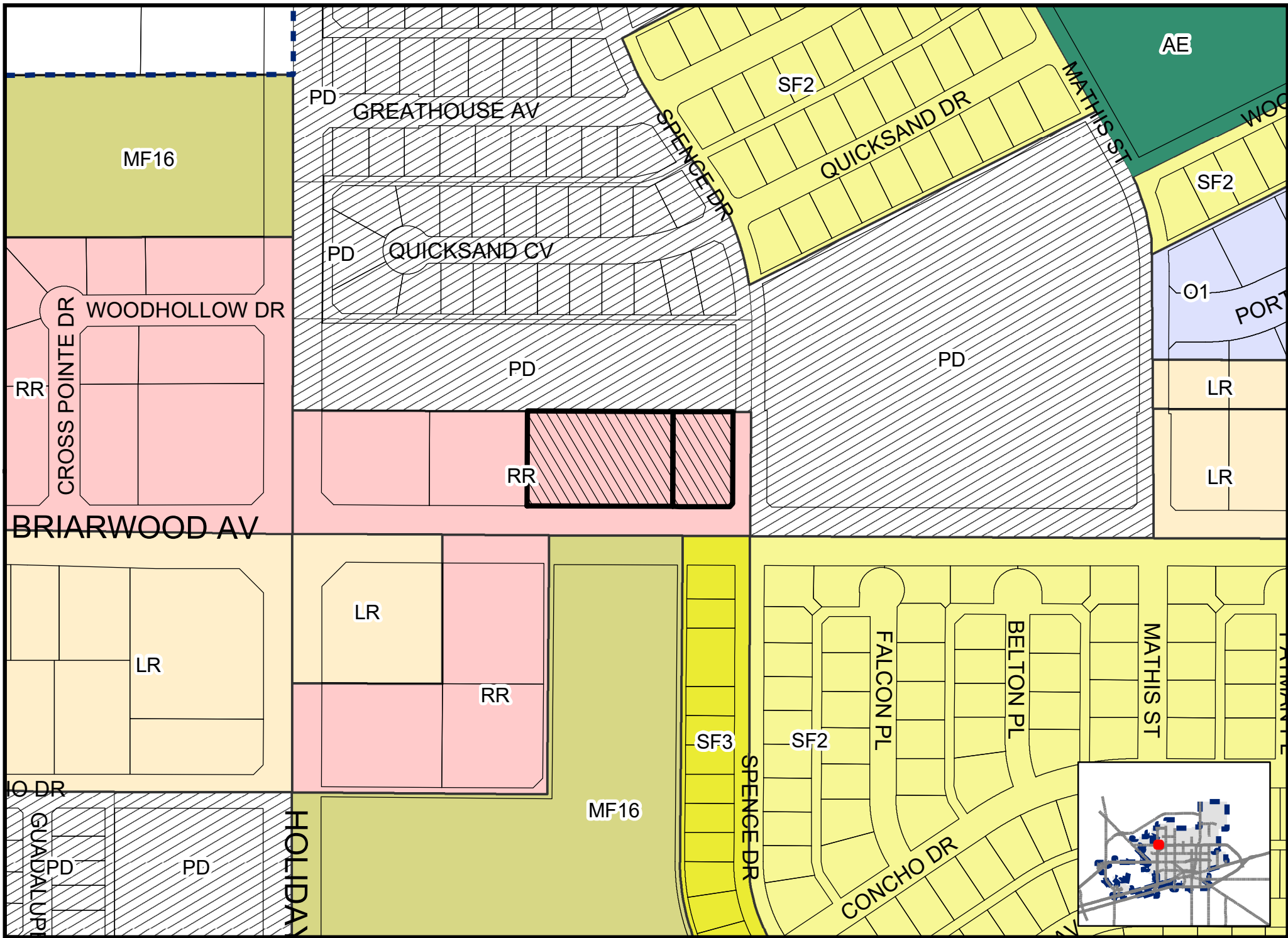
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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.





Planning and Zoning Commission

Approved for
Agenda:
Elizabeth Shaughnessy

MEETING DATE: May 2, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Paul Rodriguez, Planner

SUBJECT: Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Empire Heights, Section 3, being a plat of 3.00-acres out of Section 47, Block 38, T-1-S, T&P RR. CO. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1123, approximately 500-feet west of East County Road 94 - Extraterritorial Jurisdiction)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Schumann Engineering, is proposing to plat three (3) 1-acre non-continuous lots, out of Section 47, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas for ownership purposes.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Departmental Review:

Engineering: (Approved with conditions)

IMPACT FEES: Not implemented outside city limits. Remove Impact fee note. [For the Applicant's information only.]

ROW: Provided public R.O.W. or an access easement for Lots 2 & 3 as they are currently land locked. [For the Applicant's information only.]

PAVING: Deferral has been submitted and is currently under review. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

WATER: Deferral has been submitted and is currently under review. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

SEWER: Deferral has been submitted and is currently under review. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: Drainage report has been reviewed by the City but is pending comments, if any, from County. All comments, if any must be addressed prior to final plat. [For the Applicant's information only.]

EASEMENTS: Show existing and proposed. Provide an access easement or R.O.W. for land locked lots. [For the Applicant's information only.]

SIDEWALKS: Required at building permit. However, subdivision located in county so request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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.]

GIS: (Approved with Conditions)

Lot 1 block 1 is already taken. The next available lot number is 27. We also already have a block 2 and lot 2.

Fire: (Approved)

No comments.

Code Compliance: (Approved)

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

Building: (Approved)

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

Surveyor: (Approved)

Check closure on Lot 1 (bearings and distances) [Midland City Code 11-2-3(D)4]

Health Department: (Approved with conditions)

Yes, the health department will review applications from the 3 proposed lots of Empire Heights, Section 3, PLAT OF A 3 - 1 ACRE NON-CONTIGUOUS TRACT IN SECTION 47, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY each lot 1 is 1 acre, lot 2 is 1 acre, and lot 3 is 1 acre, the 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.

Midland County: (Approved)

No comments.

Planning: (Approved)

Rename Lot 1 from Block 1, Lot 27, and Lots 3 and 2 from Block 2 Lots 4 and 3. [Informational]

Staff recommends approval of the Preliminary Plat of Empire Heights, Section 3 subject to conditions A through C.

Conditions:

- A. Approval of this preliminary plat is subject to the plat including a drawing of the boundary description which has been prepared by a registered surveyor and shall bear his seal, signature and date on each sheet and a statement that the boundary description shown thereon accurately describes the survey of the tract boundary conducted by said surveyor. Midland City Code 11-2-3(D)4.
- B. Approval of this preliminary plat is conditioned upon the approval of the preliminary drainage plan by the City Engineer. Midland City Code 11-2-3(D)8(a).
- C. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception

when waived or deferred by the Council. Midland City Code 11-2-3(G)1 & 11-2-4(A)2(a).

Attachments:

Proposed Preliminary Plat
Application
Map



Preliminary Plat Application

Project Number:

Case Number:

SUB-19-0297
P-22-1321

Proposed Subdivision Plat Name: *Empire Heights , Section 3*

Legal Description (attached sealed Metes and Bounds): *Being a plat of 3-1.00 acre tracts of land out of the Northeast/4 of Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.*

Property Owner

Printed Name: *Ariel Herrera*

Phone (432) 517-7496

Email *arielherrerassr@gmail.com*

Address *6720 E County Road 94*

City *Midland*

State *TX*

Zip *79705*

Developer (if different than Owner) Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: *Schumann Engineering Co., Inc.*

Printed Name: *Eduardo L. Aleman*

Phone (432) 684-5548

Email
ealeman@schumannonline.net

Address *800 N. Marienfeld Suite 100*

City *Midland*

State *TX*

Zip *79701*

Current Zoning: -

Reason for Platting: *asd*

Plat Information

Total Acreage: **3**

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **3**

Number of Multi-Family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

RECEIVED
APR 06 2022

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): AH Date: 2-10-22

Property Owner (printed): Ariel Herrera

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

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

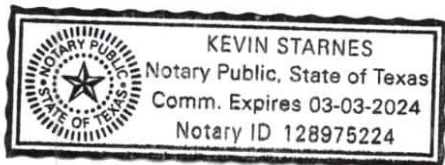
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Eduardo J. Roman
Authorized Agent (signature)

Subscribed and sworn to before me, this 10th day of February, 2022, to certify which witness my hand and seal of office.



Kristina

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 # 1818

Received By: Paul Rodriguez Date: 04/06/22

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

EMPIRE HEIGHTS, SECTION 3

VICINITY MAP
NOT TO SCALE



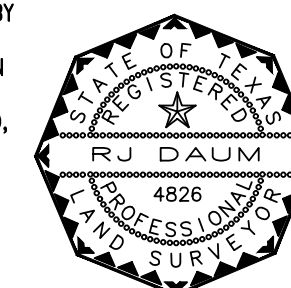
SCHUMANN
ENGINEERING CO.
A LATERAL LAND COMPANY

CIVIL ENGINEERING - LAND SURVEYING
TEXAS FIRM No. F1800 - TEXAS FIRM No. 10149600

800 N. MARENFIELD STREET
SUITE 100
WILLOW, TEXAS 79701

Office (432) 684-5548

PACKET
 Page 8.64
 May 2, 2022

EMPIRE HEIGHTS, SECTION 3

DRAWN BY: KDS	DATE: 8/17/21
CHECKED BY: RJD	PROJECT: 78030
JOB NO.: 78030	SHEET 1 OF 1

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

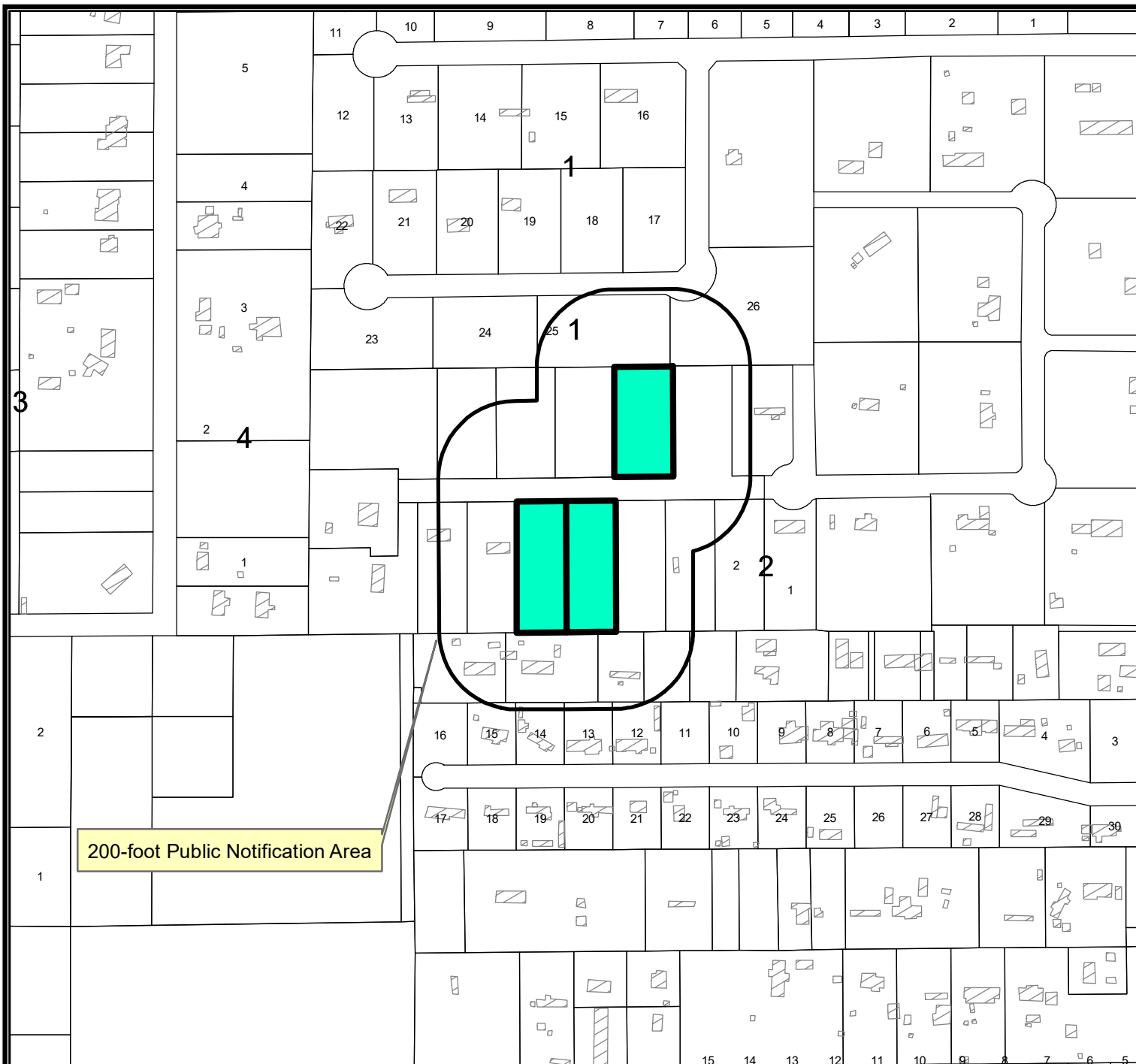
SIGNED: _____
ATMOS ENERGY

SIGNED: _____
SUDDENLINK COMMUNICATIONS

SIGNED: _____
GRANDE COMMUNICATIONS

ATTEST: _____
SECRETARY ELIZABETH SHAUGHNESSY

RJ DAUM
TEXAS RPLS 4826



LOCATION MAP

SUD-19-0297

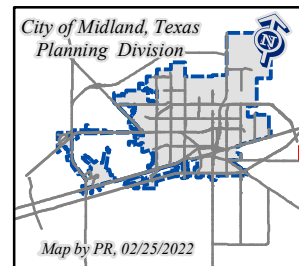
Scale: 1" = 200'

Consider a proposed Preliminary Plat of Empire Heights, Section 3, being a plat of a 3-acre tract of land out of Section 47, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas.

Generally located on the west side of S. County Road 1123, approximately 230-feet west of E. County Road 94. 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.



Planning and Zoning Commission

Approved for
Agenda:
Elizabeth Shaughnessy

MEETING DATE: May 02, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Paul Rodriguez, Planner

SUBJECT: Motion approving with staff's recommended conditions a proposed Preliminary Plat of Voltagrid Addition, being a plat of a 1.8-acre tract of land out of Section 17 and 7.2-acre tract of land out of Section 20, Block 40, T-2-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located 2,800 feet east of S Farm to Market Rd 1788 & 2,100 feet south of W I-20 Frontage Road - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, West Company of Midland, LLC, is proposing to plat a 1.8-acre tract of land out of Section 17, and 7.2-acre tract of land out of Section 20, Block 40, T-2-S, T&P, RR Co. Survey, Midland County, Texas for ownership purposes.

Current Zoning:

ETJ (Extra-Territorial Jurisdiction).

Departmental Review:

Engineering: (Approved with conditions)

IMPACT FEES: Property is outside of designated service areas. Remove impact fee language. [For applicant's information only.]

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

PAVING: No frontage along Public ROW. [For the Applicant's information only.]

WATER: No frontage along Public ROW. [For the Applicant's information only.]

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

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

SEWER: No frontage along Public ROW. [For the Applicant's information only.]

DRAINAGE: Preliminary drainage report has been submitted and reviewed. A complete drainage report will be required before final approval of plat. FEMA Firm data to be on plat face.

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

SIDEWALKS: No frontage along Public ROW. [For the Applicant's information only.]

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

GIS: (Approved with Conditions)

It has lot 9, and this is the first section for this plat.

Surveyor: (Approved)

No comments.

Fire: (Approved)

Recommend following the requirements of IFC 2015 ed.

Code Compliance: (Approved)

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

Building: (Approved)

ETJ, no jurisdiction.

Surveyor: (Approved)

No comments.

Health Department:

Yes, the health department will review application from the 1 proposed lot of Voltagrid Addition, PLAT OF A 7.2 ACRE TRACT OF LAND OUT OF SECTION 17, A 7.2 ACRE TRACT OF LAND OF SECTION 20 BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY the lot is 7.2 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

Colorado River Municipal Water District: (Approved)

We have no comments.

Midland County: Approved

No comments.

Planning: (Approved with Conditions)

The Midland Central Appraisal District shows only Entrada Business Center, LTD. as owner. Include Entrada Business Center, LTD under the 'Owner's Certificate'. Provide proof of ownership for VoltaGrid, LLC if you are to include it under the 'Owner's Certificate'. [Informational]

If there is Declaration of Restrictive Covenants, it must be approved by P&Z prior to final plat. [Informational]

Staff recommends approval of the Preliminary Plat of Voltagrid Addition subject to conditions A.

Conditions:

- A. 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.

Attachments:

Proposed Preliminary Plat
Application
Map



Preliminary Plat Application

Project Number:

SUB-22-0495
P-22-1315

Case Number:

Proposed Subdivision Plat Name: VoltaGrid, LLC

Legal Description (attached sealed Metes and Bounds): Proposed plat of VoltaGrid Addition, being a plat of a 1.8-acre tract of land out of Section 17 and 7.2-acre tract of land out of Section 20, Block 40, T-2-S, T&P, RR Co. Survey, Midland County, Texas.

Property Owner

Printed Name: T.J. GILL, DIRECTOR OF FACILITIES

Phone (432) 528-3159

Email tj.gill@voltagrid.com

Address 917 Mulberry Lane

City Belaire

State TX

Zip 77401

Developer (if different than Owner)

Printed Name: VOLTAGRID, LLC

Phone (432) 528-3159

Email

Address 917 Mulberry Lane

City Belaire

State TX

Zip 77401

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

Firm: WEST COMPANY OF MIDLAND, LLC

Printed Name: Larry H. Walker, PE

Phone (432) 528-3159

Email lwalker@team-west.com

Address 110 W. Louisiana Street Suite 110

City Midland

State TX

Zip 79701

Current Zoning: _____

Reason for Platting: Developing site plan within the ETJ

Plat Information

Total Acreage: 9.0 acres

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

Number of Lots: 1

Number of Multi-family Dwelling Units: 0

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development 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): TJ Gill Date: March 29, 2022

Property Owner (printed): TJ Gill, Director Facilities

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.

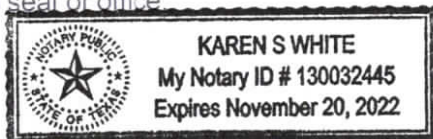
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Larry Walker who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or is authorized by TJ Gill 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 29th day of March, 2022, to certify which witness my hand and seal of office.



Karen S. White
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Check # _____

Received By: _____

Date: _____

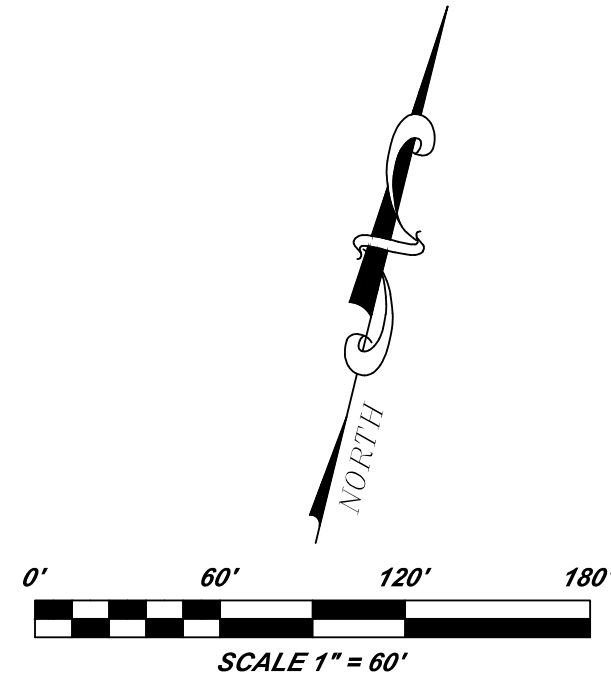
RECEIVED
APR 04 2022

BY: JS

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



VICINITY MAP
(NOT TO SCALE)



LEGEND

- DENOTES SET 1/2" IRON ROD w/ RED PLASTIC CAP MARKED "WEST CO. MIDLAND"
- DENOTES BOUNDARY LINE
- DENOTES SECTION LINE
- DENOTES ADJACENT DEED OR PROPERTY LINE
- - - DENOTES EXISTING EASEMENT
- - - DENOTES PROPOSED EASEMENT
- O.P.R.M.C.T. OFFICIAL PLAT RECORDS, MIDLAND COUNTY, TEXAS

NOTICE:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
- WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0182F, EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X" WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.
- A PORTION OF THIS PLAT IS LOCATED IN THE A02-4, AIRPORT OVERLAY ZONING DISTRICT. ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE, OR ENLARGE AN EXISTING STRUCTURE OR ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE A02-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARDOUS OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-8, 11-11-9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY Print Name:

ONCOR ELECTRIC DELIVERY Print Name:

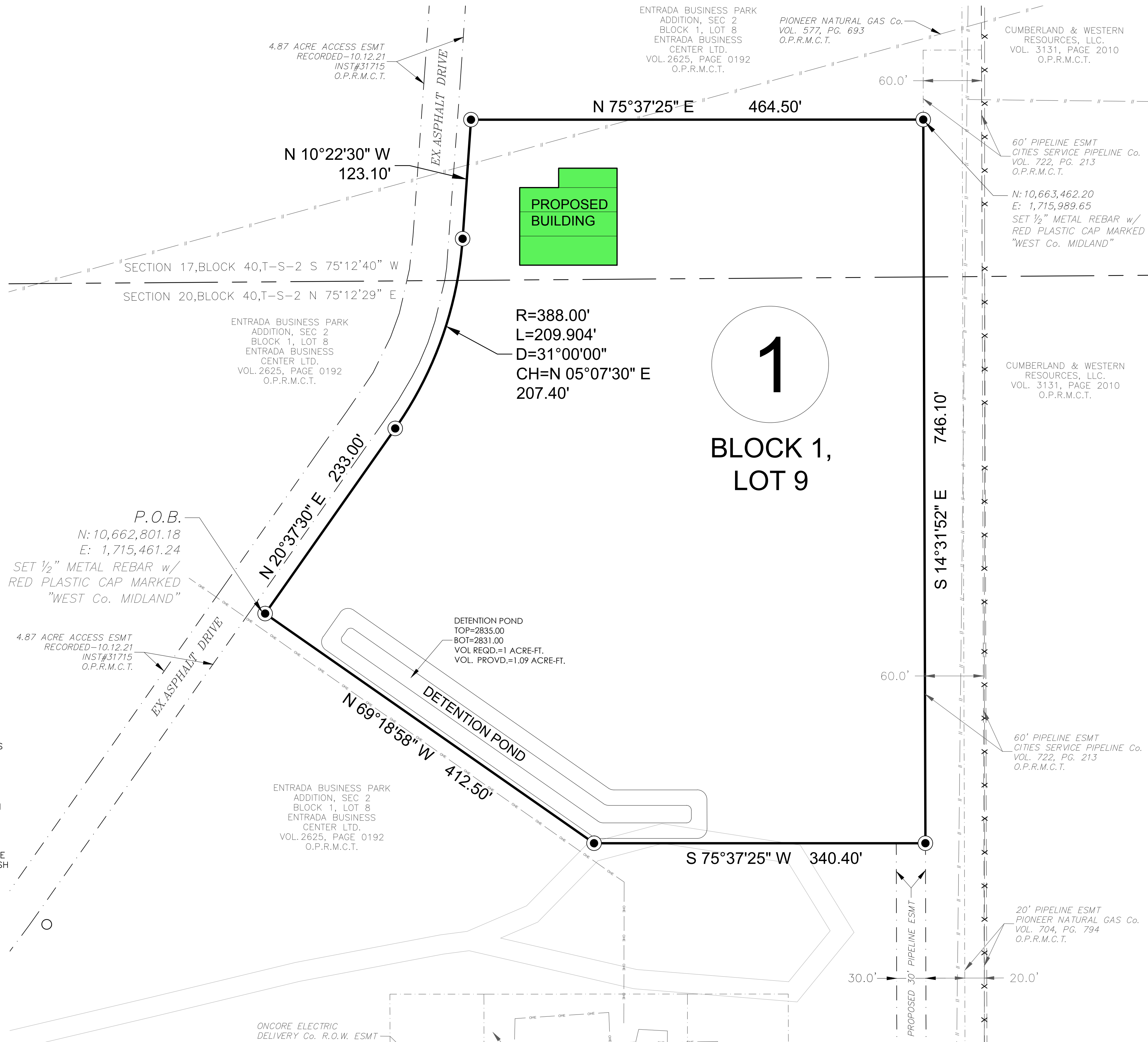
SUDDENLINK Print Name:

GRANDE COMMUNICATIONS Print Name:

PRELIMINARY PLAT

VOLTAGRID ADDITION

BEING A PLAT OF A 1.8-ACRE TRACT OF LAND OUT OF SECTION 17, & A 7.2-ACRE TRACT OF LAND OUT OF SECTION 20, BLOCK 40, T-2-S, T&P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS.



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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE: _____ PAGE _____

OWNER'S CERTIFICATE(S)

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, VOLTAGRID, LLC is the record owner of a 1.8-acre tract of land out of Section 17, & a 7.2-acre tract of land out of Section 20, Block 40, T-2-S, T&P, RR Co. Survey, Midland County, Texas,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, TJ GILL of VOLTAGRID, LLC, being the owner of the land shown on this plat designated as VOLTAGRID ADDITION, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities. WITNESS my hand at Midland, Texas, this

the _____ day of _____, 2022.

By: TJ GILL for VOLTAGRID, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, TJ GILL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent of VOLTAGRID, LLC, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

the _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY, NOT TO BE FILED OF RECORD FOR
ANY PURPOSE.

LINDSAY GYGAX, RPLS 46434
110 W. LOUISIANA AVE., SUITE 110
MIDLAND, TX 79701
432.687.0865

CERTIFICATE OF APPROVAL

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

the _____ day of _____, 2022.

LUCY SISNIEGA, CHAIRMAN

ELIZABETH SHAUGHNESSY, SECRETARY

COUNTY CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "VOLTAGRID ADDITION", was approved by proper action of the County Clerk's Official Public Records office of the Midland County, Texas on this

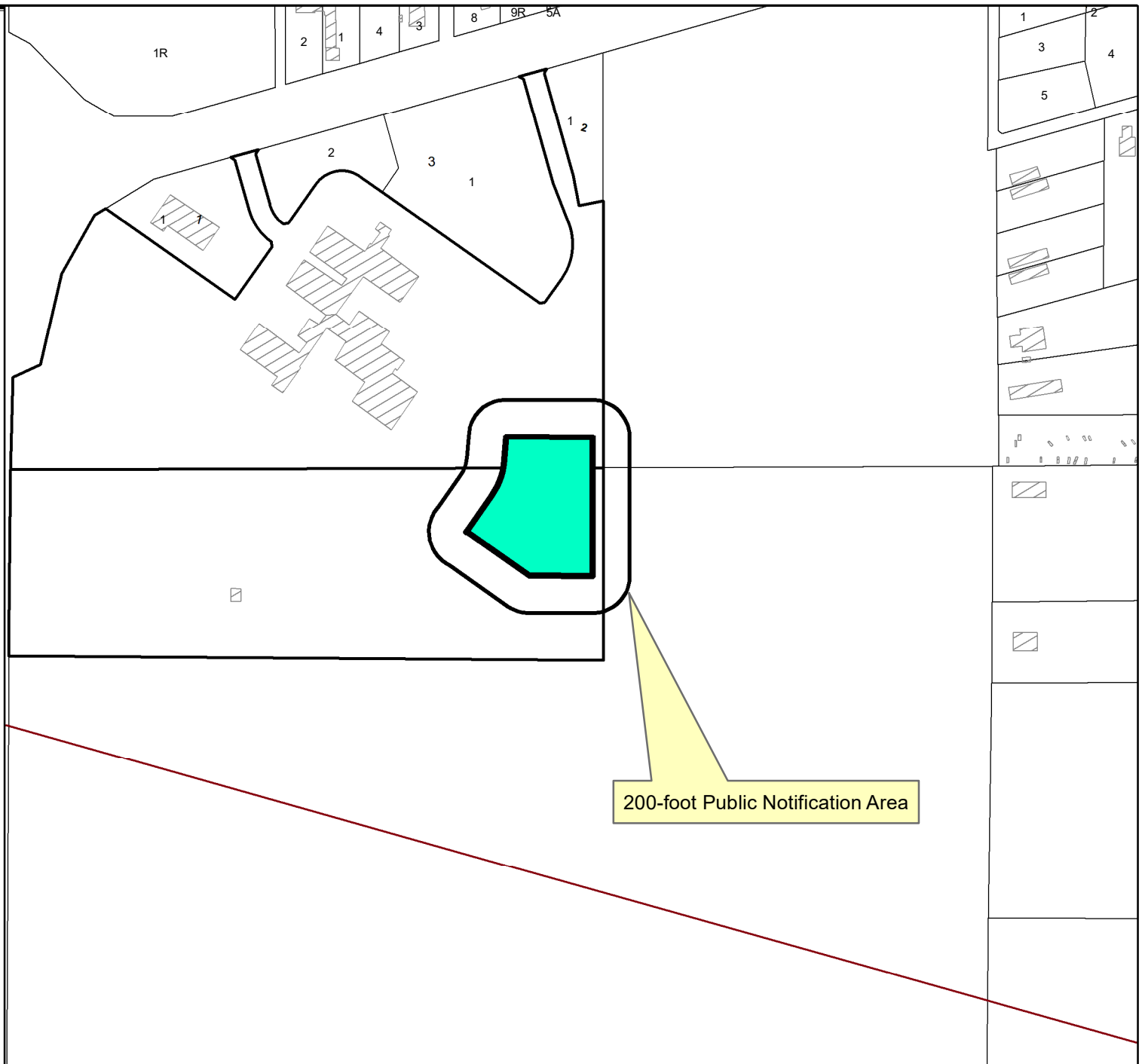
the _____ day of _____, 2022.

TERRY JOHNSON, COUNTY JUDGE

OWNER:
VOLTAGRID, LLC.
917 Mulberry Lane
Bellaire, Texas 77401

SURVEYORS - ENGINEERS - PLANNERS ,
ENGINEER REGISTRATION: FIRM 2184
SURVEYOR REGISTRATION: FIRM 100682-00
110 W. LOUISIANA AVE., SUITE 110,
MIDLAND, TEXAS 79701
(432) 687-0865 - FAX (432) 687-0868

MARCH 2022
VOLTAGRID ADDITION



LOCATION MAP

SUB-22-0495

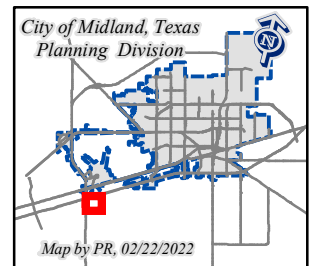
Scale: 1" = 200'

Proposed plat of 9-Acre Tract of VoltaGrid Addition, being a plat of a 1.8-acre tract of land out of Section 17 and 7.2-acre tract of land out of Section 20, Block 40, T-2-S, T&P, RR Co. Survey, Midland County, Texas.

Generally located 2,800 ft east of S Farm to Market Rd 1788 & 2,100 feet south of W I-20 Frontage Rd (Extra-Territorial Jurisdiction).

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Planning and Zoning Commission

Approved for
Agenda:
Elizabeth Shaughnessy

MEETING DATE: May 02, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: James Reber, Planner

SUBJECT: Motion to approve with staff's recommended conditions, a proposed Preliminary Plat of Veteran Development, Section 3, being a 6.70-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the west side of Antelope Trail, approximately 910-feet south of West County Road 120 - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve ☐ Deny ☐ Directional/Informational

Details of Request:

The applicant, Veteran's Development, is requesting a 6.70-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR. Co. Survey, Midland County, Texas, for ownership purposes.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Departmental Review:

BUILDING CODE: (Approved)

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

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Property is outside of the designated service areas. Impact fee note not required. [For the Applicant's information only.]

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

PAVING: S CR 1232 are sub-standard, construct to City Standards for entire platted frontage or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

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

SEWER: Construct wastewater improvements to City standards along their western platted frontage along S CR 1232/Antelope Trails or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

Per TAC Title 30, Part 1 Chapter 285 Subchapter A, Rule 285.4(a) (1) (A) Areas served by public water systems shall have lots of at least ½ acre.

Per TAC Title 30, Part 1 Chapter 285 Subchapter A, Rule 285.4(a) (1) (B) Areas NOT served by public water systems shall have lots of at least 1 acre.

DRAINAGE: Drainage report has been reviewed by the City but is pending comments, if any, from County. All comments, if any, must be addressed prior to final plat. FEMA Firm data to be on plat face. [For the Applicant's information only.]

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

SIDEWALKS: Required at building permit. However, subdivision located in county so request a deferral [For the Applicant's information only.]

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments

CODE COMPLIANCE: (Approved)

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

Health: (Approved)

Yes, the health department will review application from the 1 proposed lot of Veteran Development SECTION 3, PLAT OF A 6.7 ACRE TRACT OF LAND OF SECTION 13, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY the lot is 6.7 acre the review of septic plans 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.

GIS: (Approved)

No comments yet.

MIDLAND COUNTY: (Approved)

No comments.

PLANNING: (Approved with Conditions)

According to the Midland Central Appraisal District, the property owner is Veteran Fabrication Inc. The property owner should be the same throughout the face of the plat. [Informational]

Staff recommends approval of the Preliminary Plat of Veteran Development, Section 3, subject to conditions A and B.

Conditions:

- A. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception when waived or deferred by the Council. Midland City Code 11-2-3(G)1 & 11-2-4(A)2(a).**
- B. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.**

Attachments:

Proposed Preliminary Plat
Maps
Application



Preliminary Plat Application

Project Number:

Case Number:

SUB-22-0499
P-22-1319

Proposed Subdivision Plat Name: Veteran Development Addition, Section 3

Legal Description (attached sealed Metes and Bounds): Being a 6.70 Acre Tract of Land Located in Section 13, Block 40
T-2-S, T&P RY. Co. Survey, Midland County, Texas

Property Owner

Printed Name: Willa Villa LLC

Phone (432) 262-0999

Email

Address 4511 Cardinal Lane

City Midland

State TX

Zip 79707

Developer (if different than Owner)

Printed Name:

Phone (432) 262-0999

Email

Address

City

State

Zip

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

Firm: Maverick Engineering

Printed Name: Paladin Huckaba

Phone (432) 262-0999

Email

phuckaba@maverick-eng.c
om

Address 1909 W Wall St Ste K

City Midland

State TX

Zip 79701

Current Zoning: ETJ

Reason for Platting: ownership purposes

Plat Information

Total Acreage: 6.70

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): _____

Date: _____

Property Owner (printed) : _____

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

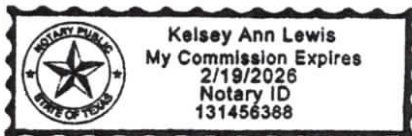
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Andrew L. Mellen
Authorized Agent (signature)

Subscribed and sworn to before me, this 16th day of April, 2022, to certify which witness my hand and seal of office.



Kelsey Ann Lewis

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 # 3713

Received By: JR

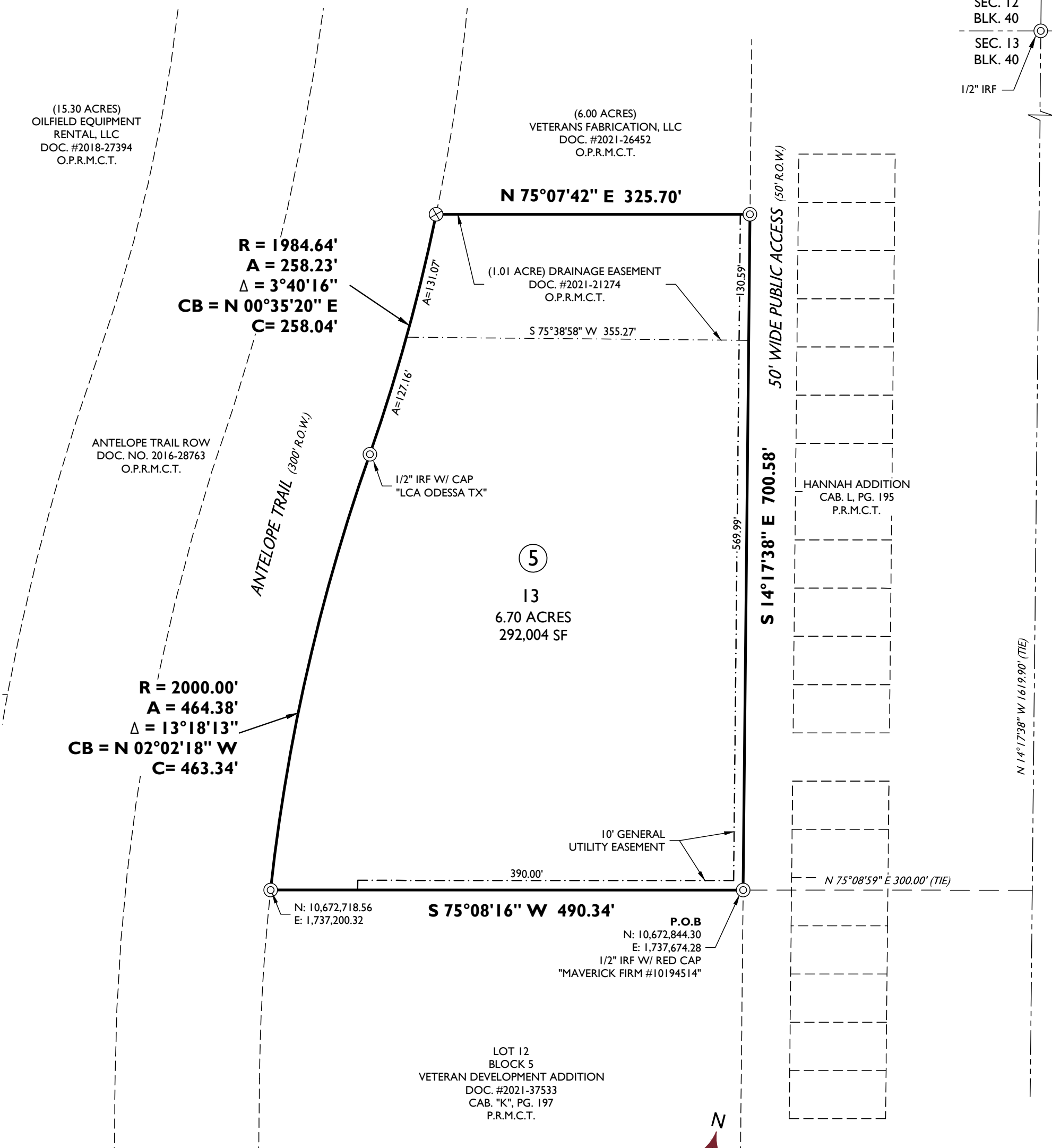
Date: JR APR 06 2022

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

PRELIMINARY PLAT

VETERAN DEVELOPMENT ADDITION, SECTION 3

BEING A 6.70 ACRE TRACT OF LAND LOCATED IN SECTION 13, BLOCK 40, T-2-S, T&P RY. Co. SURVEY, MIDLAND COUNTY, TEXAS



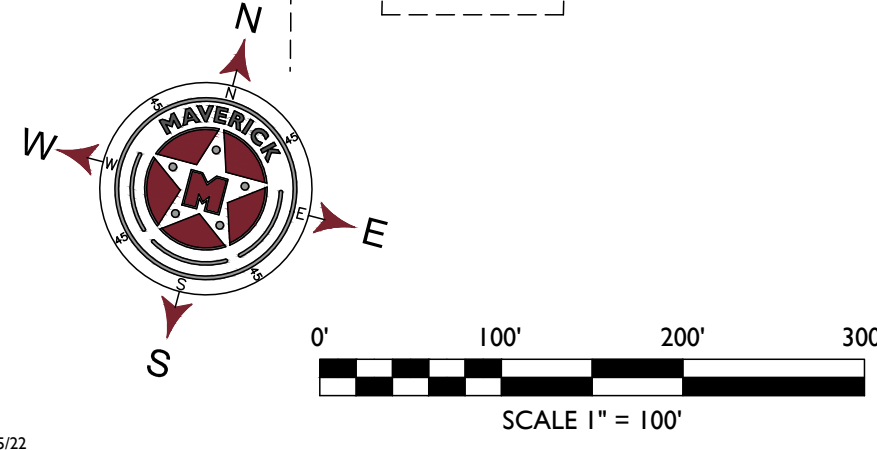
PROPERTY OWNER

WILLA VILLA, LLC
4511 CARDINAL LANE
MIDLAND, TX 79707
DEED INSTRUMENT #2022-1305

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____



Drawing: F:\2022\220024-WILLA VILLA (JARED BOOKER)-S CR 1232 PLAT\DRAWINGS\PLAT\220024 - PRELIM PLAT.DWG Last Saved By: ADevine on 4/5/22

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS WILLA VILLA, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 13, BLOCK 40, T-2-S, T&P RY. Co. SURVEY, COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WILLA VILLA, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS VETERAN DEVELOPMENT ADDITION, SECTION 3, AN ADDITION TO MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON;

WITNESS MY HAND AT MIDLAND, TEXAS, THIS

THE _____ DAY OF _____, 2022.

BY: WILLA VILLA, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

GREGORY W. SHOULTS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR #5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF VETERAN DEVELOPMENT ADDITION, SECTION 3, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____ DAY OF _____, 2022.

LUCY SISNIEGA, CHAIRMAN

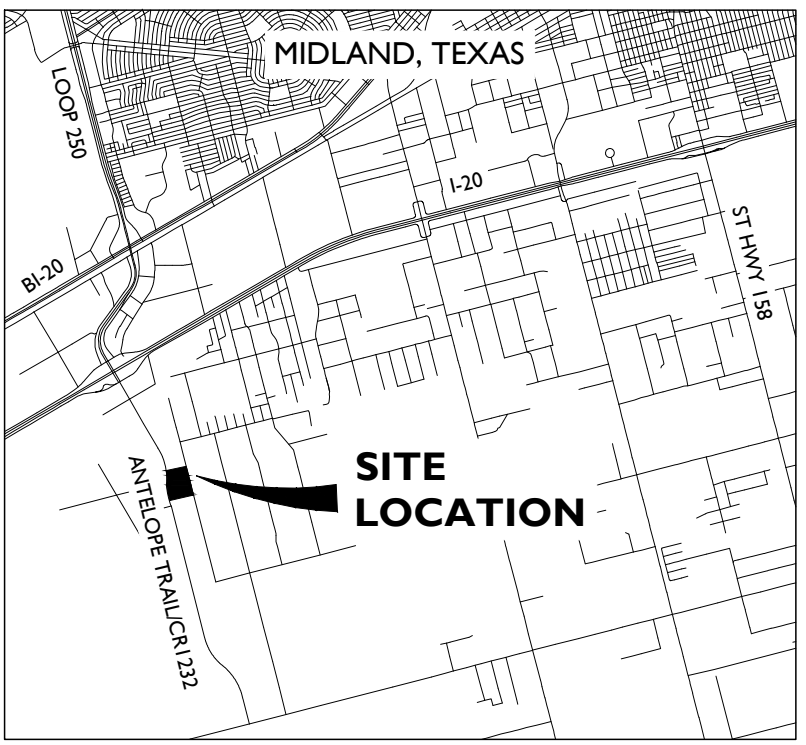
ELIZABETH SHAUGHNESSY, SECRETARY

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0200F AND #48329C0184F, BOTH DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

- DEVELOPMENT NOTES
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
 3. BASIS OF BEARINGS, DISTANCES AND COORDINATES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983, U. S. SURVEY FOOT.
 4. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOT IS REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR;
(2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
 5. THIS IS A PROVISIONAL PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.



VICINITY MAP	
N.T.S.	
LEGEND	
	DENOTES FOUND 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514", UNLESS NOTED
	DENOTES "X" IN CONCRETE
	DENOTES BOUNDARY LINE
	DENOTES EXISTING PROPERTY LINE
	DENOTES EXISTING SECTION LINE
	DENOTES EXISTING EASEMENT
	DENOTES PROPOSED EASEMENT
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

SUDENLINK COMMUNICATION

BY: _____

GRANDE COMMUNICATION

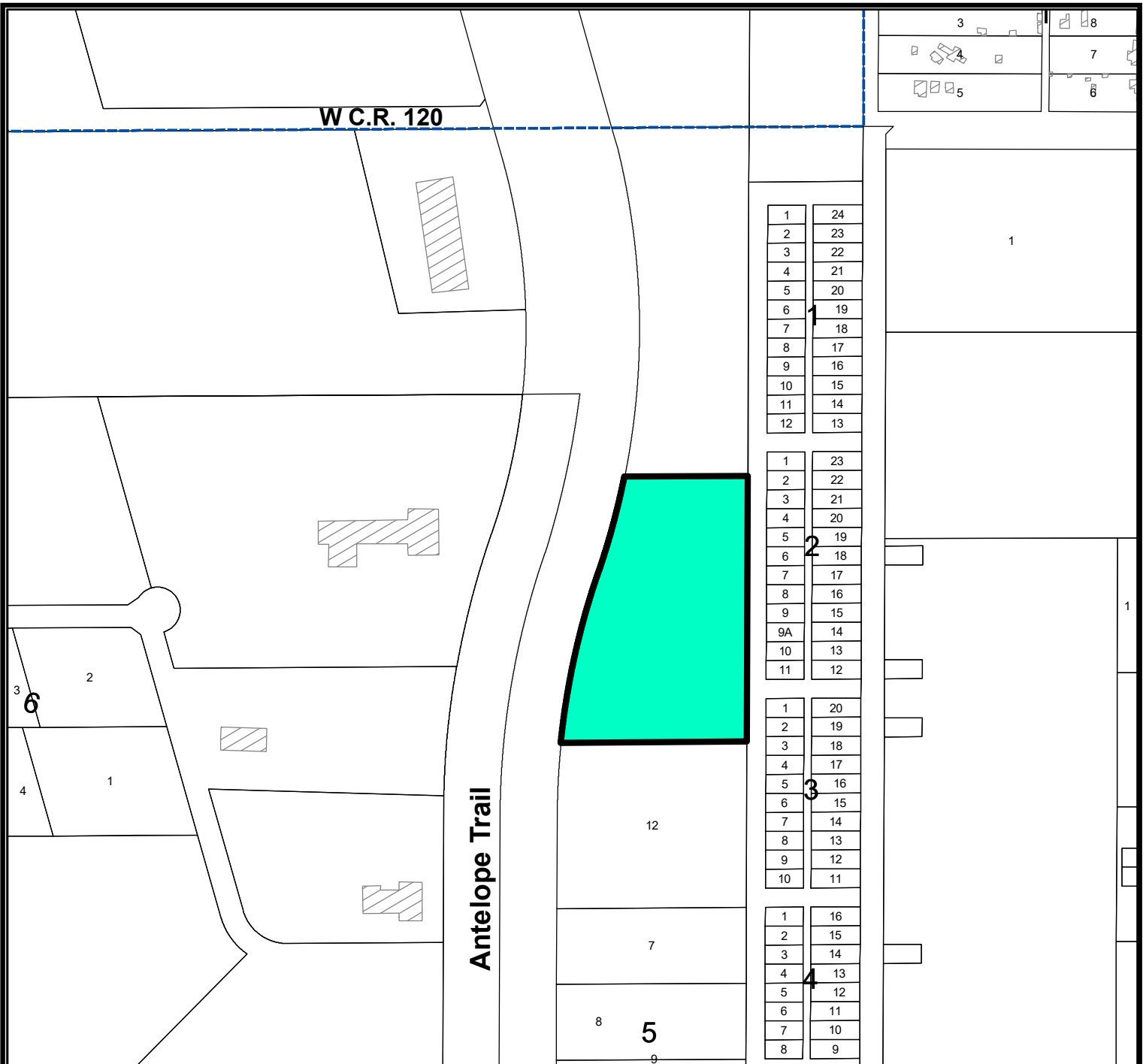
BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

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

VETERAN DEVELOPMENT ADDITION, SECTION 3



LOCATION MAP

SUB-22-0499

Scale: 1" = 200'

Proposed Plat of Veteran Development Addition,
Section 3 being a plat of a 6.7 acres tract of land
in Section 13, Block 40, T-2-S T&P RR CO
Survey, Midland County, Texas.

Generally located on the west side of Antelope
Trail, approxitmatly 910-feet south of West County
Road 120 - (Extraterritorial jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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