

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

**October 2, 2023 - 3:30 PM
Council Chambers – City Hall**



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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion approving the Planning & Zoning meeting minutes for September 18, 2023.
3. Motion approving a Final Plat of Tahoe Lakes Addition, Section 5, being a Plat of a 4.29-acre tract of land located in Section 1, Block 39, T-2-S, T&P Co. Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of South Lamesa Road and Albert Avenue) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of Westridge Park Addition, Section 51, being an 8.677-acre tract of land located in the northeast quarter of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas (Generally located on the northwest corner of Leisure Drive and South Loop 250) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Lozoya Addition, Section 3, being a Replat of Lots 2 and 3, Block 1, Lozoya Addition, Section 2, Midland County, Texas. (Generally located on the west side of Farm-to-Market Road 1788, approximately 1,275-feet north of County Road 40) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

PUBLIC HEARINGS

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

MISCELLANEOUS

6. Motion approving a reinstatement with staff's recommended conditions an approved Preliminary Plat of Crestview Heights, Section 5, being a Replat of the north 14.92-feet of Lot 19, and all of Lots 20, 21, and 22, Block 26, Crestview Heights Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Illinois Avenue and North Midkiff Road **(DISTRICT 2) (DEVELOPMENT SERVICES)**)
7. Motion approving a Final Plat of Crestview Heights, Section 5, being a Replat of the north 14.92-feet of Lot 19, and all of Lots 20, 21, and 22, Block 26, Crestview Heights Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Illinois Avenue and North Midkiff Road **(DISTRICT 2) (DEVELOPMENT SERVICES)**)
8. Motion approving with staff's recommended conditions a Preliminary Plat of Pioneer Natural Resources USA Addition, being a Plat of an 87.55-acre tract of land out of Sections 33 and 40, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas (Generally located at the northwest corner of the intersection of North County Road 1140 and East State Highway 80) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**
9. Motion approving with staff's recommended conditions a Preliminary Plat of Hines Addition, Section 4, being a Replat of Lot 7 and 8, Block 6, Hines Addition, City and County of Midland, Texas (Generally located at the northwest corner of South L Street and Rhode Island Avenue) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
10. Motion approving with staff's recommended conditions a Preliminary Plat of Villa Industrial Park, being a 15.61-acre tract of land out of the southeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland, County, Texas (Generally located on the southwest corner of the intersection of West County Road 74 and Holdridge Road) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**
11. Motion approving with staff's recommended conditions a Preliminary Plat of YMCA Addition, Section 1, being a Plat of a 25.195-acre tract of land out of Sections 23 and 24, Block 40, T-1-S, T&P RR Co Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Golden Gate Drive and Mockingbird Lane) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Jeffrey S. Fisher
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**

September 18, 2023

Council Chambers – City Hall



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:32pm, September 18, 2023.

Commissioners present: Lucy Sisniega, Emily Holeva, Adrian Carrasco, Abraham Bejil, Steven Villela

Commissioners absent: Dianne Williams, Zachary Deck, Sallie Vega

Staff members present: Landon Ochoa, Rolandrea Russell, Jeffrey S. Fisher, Alexis M. Martinez, Daniel Humbert

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 & Zoning meeting minutes for September 5, 2023.

Steven Villela moved to approve; seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Sisniega, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Vega

3. Motion approving a Final Plat of Latell Addition, being a Plat of a 7.49 Acres in Section 22, Block 39, T-2-S, T&P, R.R. Co. Survey, Midland County, Texas (Generally located south side of West County Road 130, approximately 575 feet west of South County Road 1195) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

Steven Villela moved to approve this request; seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Sisniega, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Vega

4. Motion approving a Final Plat of Whataco Addition, Section 2, being a Replat of Lot 2, Block 1, Whataco Addition, City and County of Midland, Texas (Generally located on the southeast corner of South Fairgrounds Road and State Highway 158) (DISTRICT 2) (DEVELOPMENT SERVICES)

Steven Villela moved to approve this request; seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Sisniega, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Vega

5. Motion approving a Final Plat of Cooney Addition, being a Plat of a 4.23-acre tract of land out of the northeast quarter of Section 22, Block 39, T-2-S, T. & P. R.R. Co. Survey, County of Midland, Texas (Generally located on the west side of South State Highway 349, approximately 635-feet south of West County Road 130) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

Item was pulled from agenda by applicant.

6. Motion approving a request for a 30-Day Extension request for a Final Plat of Southwest Crossing, Section 20, being a Plat of a 60.008-acre tract of land out of Section 14, Block 40, T-2-S, T & P. R.R. Co. Survey, County of Midland, Texas (Generally located 500-feet west of the intersection of South County Road 1239 and West County Road 122) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Sisniega, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Vega

7. Motion approving a request for a 30-Day Extension request for a Final Plat of Southwest Crossing, Section 21, being a Plat of an 10.535-acre tract of land out of Section 13, Block 40, T-2-S, T & P. R.R. Co. Survey, Midland County, Texas. (Generally located on the intersection of South County Road 1235 and West County Road 122) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Sisniega, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Vega

PUBLIC HEARINGS

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

8. Consider a request by Permian Basin Behavioral Health Center for an Institution for the Care of Alcoholic, Psychiatric, or Narcotic Patients, on a 54.008-acre tract of land located in Section 42, Block 40, T-1-S, T&P RR. CO Survey, Midland County, Texas (Generally located approximately 1,550-feet south of State Highway 191 and approximately 1,725-feet east of North Farm-To-Market 1788) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

Commissioner Bejil left the dais.

The public meeting was opened at 3:45pm.

With no one wishing to speak.

The public meeting was closed at 3:46pm.

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

The motion passed by the following vote:

AYE: Sisniega, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: Bejil

ABSENT: Williams, Deck, Vega

MISCELLANEOUS

9. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Tahoe Lakes Addition, Section 5, being a Plat of a 4.29-acre tract of land located in Section 1, Block 39, T-2-S, T&P Co. Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of South Lamesa Road and Albert Avenue) (DISTRICT 2) (DEVELOPMENT SERVICES)

Commissioner Bejil returned to the dais.

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

The motion passed by the following vote:

AYE: Sisniega, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Vega

10. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Carrollwood Addition, Section 2, being a 31.58-tract of land out of Section 24, Block 40, T-2-S T&P RR Co. Survey, Midland County, Texas (Generally located on the east side of Antelope Trail, approximately 2,790-feet north of West Country Road 140 (DISTRICT: NONE) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Sisniega, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Vega

11. Motion approving with staff's recommended conditions, a proposed Preliminary Plat Redneck Retreat, Section 4, being a 10-acre tract out of the southwest quarter of Section 15, Block 38, T-2-S, T & P, RR Co. Survey, Midland County, Texas. Redneck Retreat, Section 4, being a 10-acre tract out of the southwest quarter of Section 15, Block 38, T-2-S, T & P, RR Co. Survey, Midland County, Texas.) (Generally located on the north side of East County Road 140, approximately 2,600-feet east of Farm-To-Market Road 715. (DISTRICT: NONE) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Sisniega, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Vega

12. Motion approving with staff's recommended conditions, a Preliminary Plat of Claydesta Plaza North, Section 6, being a Replat of the remainder of Lot 1, Block 14, Claydesta Plaza, Section Two, Lot 2B, Block 14, Claydesta Plaza, Section 14, and a 47.44-acre tract of land, located in Section 14, Block 39, T-1-S, T&P RY CO Survey, City and County of Midland, Texas. (Generally located west of North Big Spring Street, approximately 300-feet north of Veterans Airpark Lane) (DISTRICT 3) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve this request; seconded by Steven Villela.

The motion passed by the following vote:

AYE: Sisniega, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Vega

13. Motion approving with staff's recommended conditions, a Preliminary Plat of Permian Basin Health Center, Section 1, being a 50.31-acre tract of land, located in Section 42,

Block 40, T-1-S, T&P RR CO Survey, County of Midland, Texas (Generally located approximately 1,550-feet south of State Highway 191, and approximately 1,725-feet east of North Farm-to-Market Road 1788) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

Commissioner Bejil left the dais.

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

The motion passed by the following vote:

AYE: Sisniega, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: Bejil

ABSENT: Williams, Deck, Vega

14. Motion approving with staff's recommended conditions, a Preliminary Plat of East Midland Addition, Section 22, being a Residential Replat of Lot 1-6, Block 9, East Midland Addition, a 0.03-acre portion of adjacent North Madison Street right-of-way, and a 0.03-acre portion of adjacent North Carver Street right-of-way, City and County of Midland, Texas. (Generally located at the southeast corner of North Madison Street and Garden Lane) (DISTRICT 2) (DEVELOPMENT SERVICES)

Commissioner Bejil returned to the dais.

Adrian Carrasco moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Sisniega, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Vega

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 4:00pm

Lucy Sisniega, Chair

Date

Jeffrey S. Fisher, Planning Division Manager
Department of Development Services

Date



Planning and Zoning Commission

Approved for Agenda:
Jeffrey Fisher

MEETING DATE: October 2, 2023

TO: Planning and Zoning Commission

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a Final Plat of Tahoe Lakes Addition, Section 5, being a Plat of a 4.29-acre tract of land located in Section 1, Block 39, T-2-S, T&P Co. Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of South Lamesa Road and Albert Avenue) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District.

Preliminary Plat Approval:

The Preliminary Plat was approved at the September 18, 2023, Planning and Zoning Commission meeting. The property owner is final platting the unplatted tracts into a single lot.

Final Plat Requirements:

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

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

Below are the departments' comments.

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, oil and gas considerations, 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.

ENGINEERING: (Approved)

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

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

PAVING: S Lamesa Road okay as is. Albert Avenue okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 12" water line exists in S Lamesa Road west of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 8" sewer line exists in S Lamesa Road west of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Drainage letter is approved for plating purposes. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas well concerns. 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 plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

GIS: (Approved)

No comments.

PLANNING: (Approved)

No comments.

Staff recommends approval of a Final Plat of Tahoe Lakes Addition, Section 5, 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:

Proposed Final Plat
Application
Maps

TAHOE LAKES ADDITION, SECTION 5

BEING A PLAT OF A 4.29-ACRE TRACT OF
LAND LOCATED IN SECTION 1, BLOCK 39,
T-2-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 4.29 ACRE TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, BLOCK 39, T-2-S, T&P RR CO SURVEY, MIDLAND COUNTY TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

BEING A 4.29 ACRE TRACT OF LAND, OUT OF SECTION 1, BLOCK 39, T-1-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS, SAID 4.29 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND IN THE SOUTH RIGHT OF WAY OF ALBERT AVENUE, FOR THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 1 BEARS NORTH 14°20'29" WEST 480.01 FEET, NORTH 75°39'31" EAST 330.00 FEET AND NORTH 14°23'01" WEST 3135.19 FEET; THENCE SOUTH 14°20'29" EAST 865.18 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE SOUTH 75°41'31" WEST, 160.00 FEET TO A REINF BAR SET IN THE EAST RIGHT OF WAY OF LAMESA ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH 14°20'29" WEST, ALONG SAID EAST RIGHT OF WAY, 431.81 FEET TO A REINF BAR SET FOR AN INTERIOR CORNER OF THIS TRACT; THENCE SOUTH 75°34'39" WEST, ALONG SAID EAST RIGHT OF WAY, 107.88 FEET TO A REINF BAR SET FOR AN INTERIOR CORNER OF THIS TRACT; THENCE NORTH 20°25'08" WEST, ALONG SAID EAST RIGHT OF WAY, 124.75 FEET TO A REINF BAR SET FOR AN INTERIOR CORNER OF THIS TRACT; THENCE NORTH 75°38'24" EAST, ALONG SAID EAST RIGHT OF WAY, 10.55 FEET TO A REINF BAR SET FOR AN INTERIOR CORNER OF THIS TRACT; THENCE NORTH 14°20'15" WEST, ALONG SAID EAST RIGHT OF WAY, 309.40 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE NORTH 75°39'42" EAST, ALONG SAID SOUTH RIGHT OF WAY, 270.55 FEET TO THE PLACE OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS CITY TAHOE LAKES ADDITION, SECTION 5, 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____.

PERMIDEV, LLC.

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, PERMIDEV, LLC.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

OWNER:

PERMIDEV, LLC
800 N. MARLENFELD, SUITE 100
MIDLAND, TX 79710
(501) 733-5019

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



October 2, 2023

Office (432) 684-5548

TAHOE LAKES ADDITION, SECTION 5

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 4.29 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 "X" AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48329-0206F WITH THE EFFECTIVE DATE OF SEPTEMBER, 16, 2005.

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF TAHOE LAKES ADDITION, SECTION 5, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____ DAY OF _____, 2023.

SIGNED: _____
CHAIRMAN LUCY SISNIEGA

ATTEST: _____
SECRETARY JEFF FISHER

THAT I, R.J. 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



THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVER COMPANY

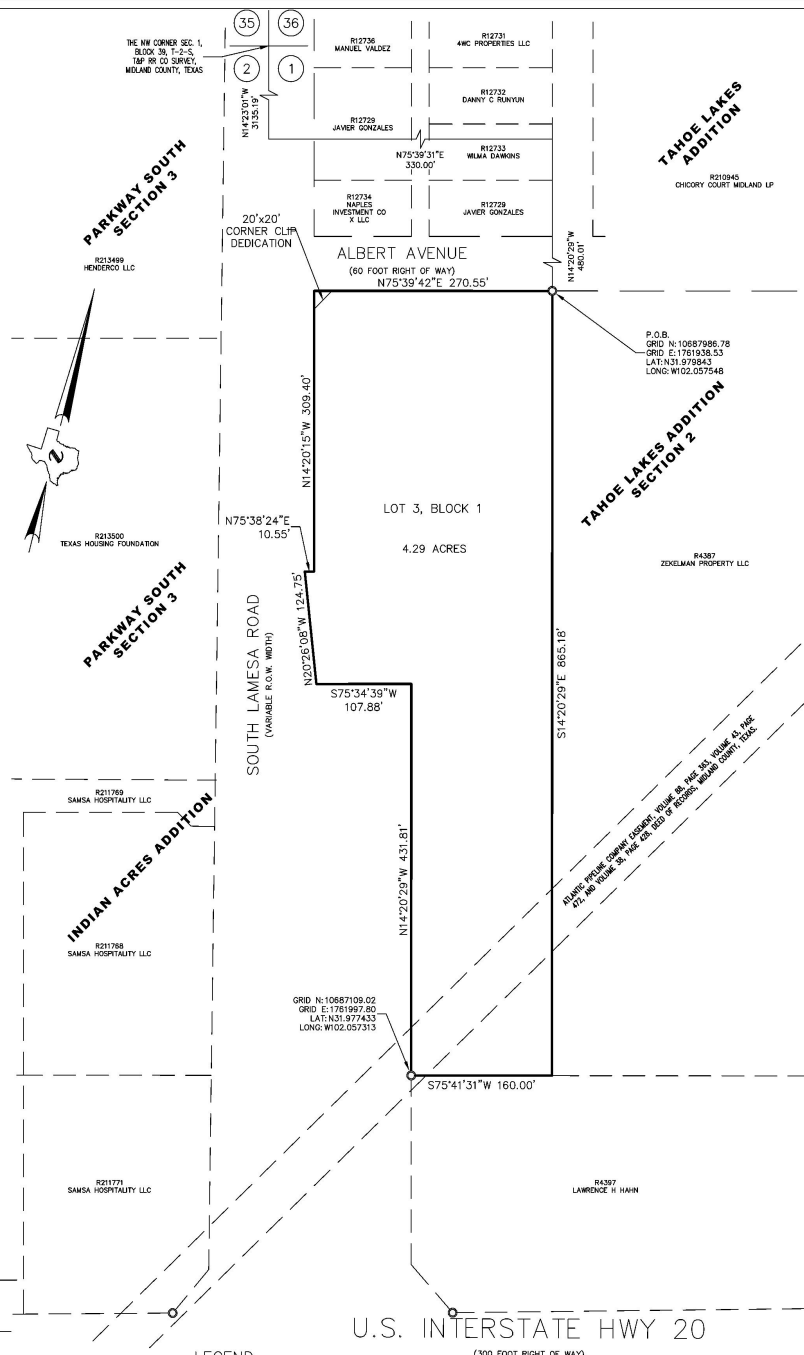
SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

PACKET





Final Plat Application

Project Number: SUB-21-0464
Case Number: P-23-1767

Proposed Subdivision Plat Name: **Tahoe Lakes Addition Section 5**

Legal Description (attached sealed Metes and Bounds): **BEING A PLAT OF A 4.29-ACRE TRACT OF LAND LOCATED IN SECTION 1, BLOCK 39, T-2-S, T & P, RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.**

Property Owner

Printed Name: **PERMIDEV, LLC**

Phone (**501**) **733-5019**
Email

Address **800 N. MARIENFELD, SUITE 100**

City **MIDLAND,**

State **TX 79710** Zip

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

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: **RR**

Reason for Platting: **To combine Lots into 1**

Plat Information

Total Acreage: **4.29**

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots:

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): [Signature] Date: 9-1-23
Property Owner (printed): Chase Florio

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

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

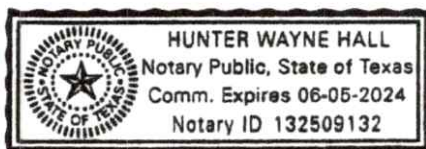
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 1st day of September, 20 23, to certify which witness my hand and seal of office.

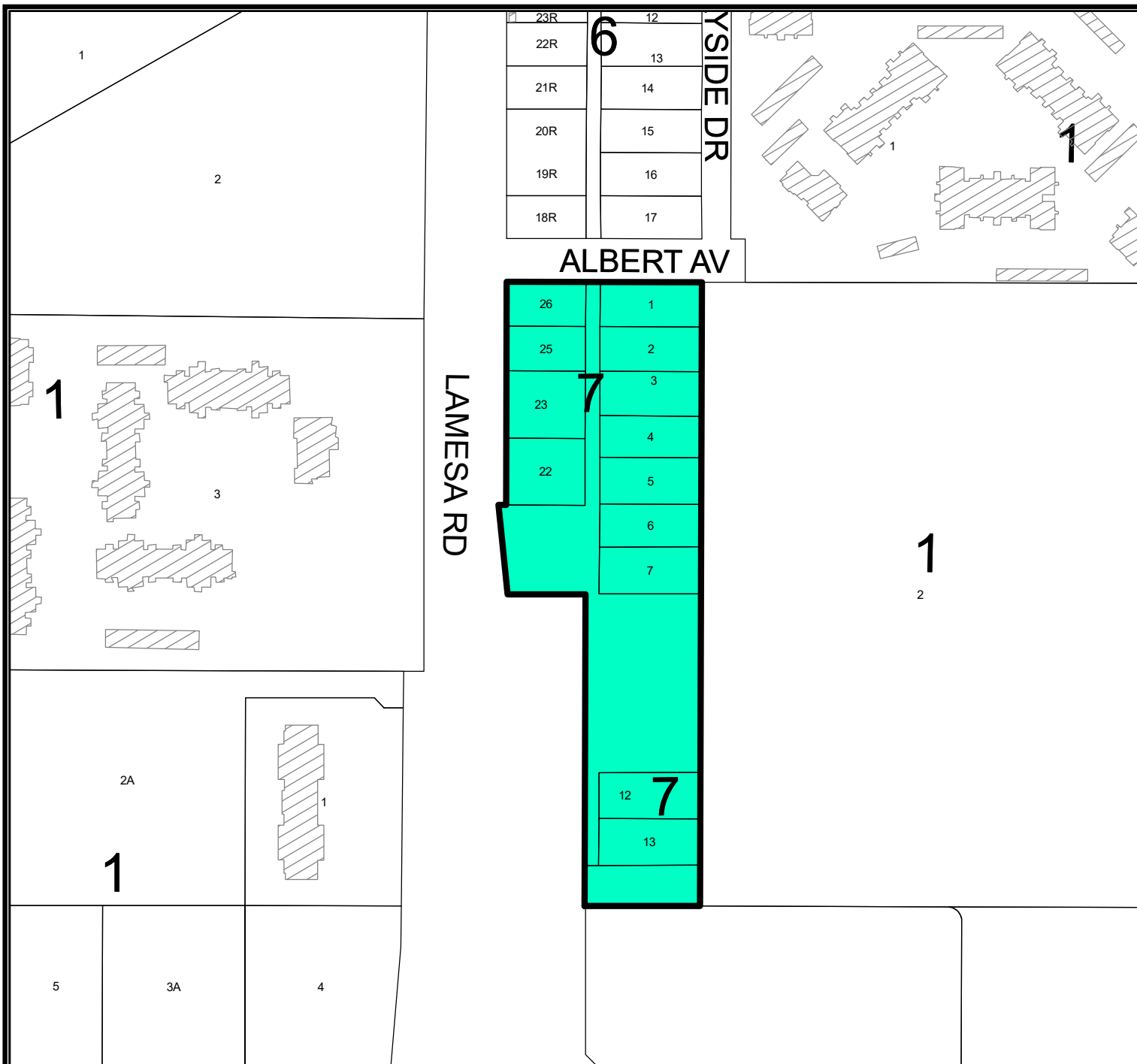


[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☐ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☒ CADD File
☒ Application Fee	☐ Title Opinion	☐ Public Improvement
Check # _____	☒ Tax Certificates	☒ Recording Fee
Received By: <u>Daniel Humbert</u>		Check # _____
		Date: <u>9-5-23</u>

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



LOCATION MAP

SUB-21-0464

Scale: 1" = 200'

Proposed plat of Tahoe Lakes, Section 5, being a Plat of a 4.29-acre tract of land located in Section 1, Block 39, T-2-S, T&P, RR Co. Survey, City and County of Midland, Texas.

Generally located on the southeast corner of the intersection of S. Lamesa Road and Albert Avenue. (Council District 2)

LEGEND

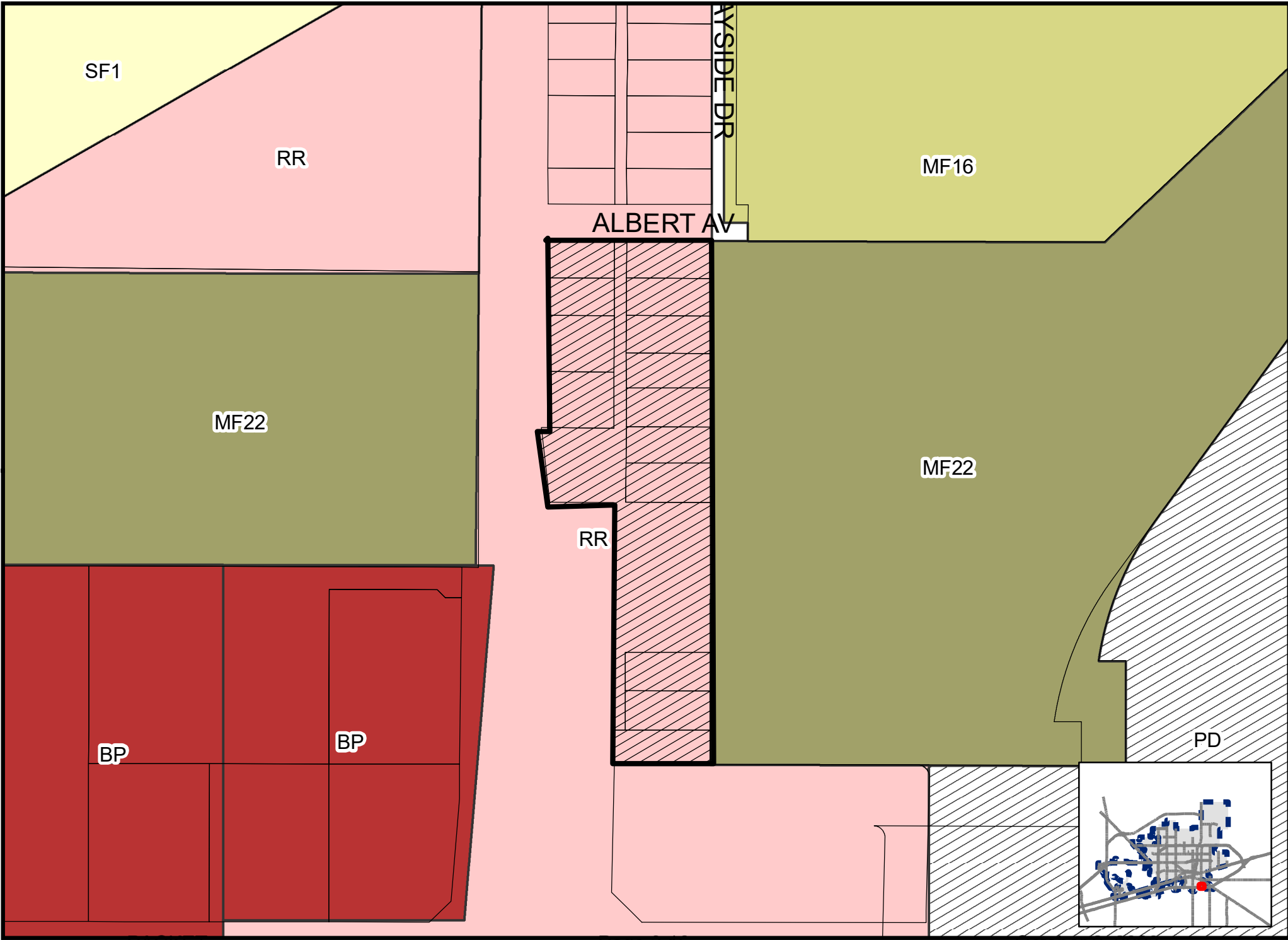
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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





Planning and Zoning Commission

Approved for
Agenda:
Jeff Fisher

MEETING DATE: October 2, 2023

TO: Planning and Zoning Commission

FROM: Jeff Fisher, Planning Manager

SUBJECT: Motion approving a Final Plat of Westridge Park Addition, Section 51, being an 8.677-acre tract of land located in the northeast quarter of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas (Generally located on the northwest corner of Leisure Drive and South Loop 250) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center (Ordinance No. 10367).

Preliminary Plat Approval:

On April 3, 2023, the Planning and Zoning Commission recommended that the preliminary plat be approved by City Council. On April 11, 2023, City Council approved the preliminary plat. The property owner is final platting only Lot 1 and Lot 1-OS (Drainage Reserve) on the preliminary plat. Lot 2 on the preliminary plat is not part of this final plat.

Final Plat Requirements:

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

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

Below are the departments' comments.

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, oil and gas considerations, 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.

ENGINEERING: (Approved)

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

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

PAVING: S. LOOP 250 Frontage Road is TxDOT facility, built and maintained by TxDOT, no improvements required. Thomason roadway okay as is. Tradewinds roadway okay as is. Leisure roadway okay as is. No public paving improvements required. [For the Applicant's information only.]

WATER: 12" water exists in S. Loop 250, okay as is. 16" water exists in Thomason, okay as is. 16" water exists in Tradewinds, okay as is. 12" water exists in Leisure, 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 Thomason, okay as is. 12" sewer exists in Tradewinds, okay as is. 8" sewer exists in Leisure, okay as is. No public wastewater improvements required. [For the Applicant's information only.]

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

Driveway permitting within city limits on I-20, LP 250, SH 191, and FM 1788 is under the jurisdiction of TxDOT. A copy of an approved TxDOT driveway permit must be provided to the City with the building permit application before a City building permit can be issued. The TxDOT Driveway Permit Coordinator is Rachael Ramirez (Rachael.Ramirez@txdot.gov, 432-498-4789). [For the Applicant's information only.] No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review. [For the Applicant's information only.] No objections to plat. [For the Applicant's information only.]

FIRE: (Approved)

No comments.

OIL AND GAS: (Approved)

No Oil & Gas well concerns. 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 plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

GIS: (Approved)

No comments.

PLANNING: (Approved)

No comments.

Staff recommends approval of a Final Plat of Westridge Park Addition, Section 51, subject to Condition A.

Condition:

- 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 Final Plat
Application
Maps

WESTRIDGE PARK ADDITION SECTION 51

Being an 8.677-acre tract of land located in the Northeast quarter of Section 48, Block 40, T-1-S, T-8P, RR. Co. Survey City and County of Midland, Texas

1" = 60'

LEGEND:

- SET 1/2" IRON ROD WITH CAP "PARKHILL RPLS 6885"
- FOUND 1/2" IRON ROD
- FOUND TYPED CONCRETE MONUMENT
- PLAT LIMITS BOUNDARY LINE
- TRACT/DEED/PLAT ALIGNER LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE

NOTES:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHDRAWALS OF UTILITIES AND BUILDING PERMITS.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. INFRASTRUCTURE 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.
- 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.
- A BLANKET EASEMENT OF INGRESS AND EGRESS IS HEREBY GRANTED FOR WESTRIDGE PARK ADDITION, SECTION 51 TO THE CITY OF MIDLAND FOR PARKING AND TRASH COLLECTION AND LOCATION AND MAINTENANCE OF TRASH CONTAINERS, SAID AND EXCEPT THESE AREAS OCCUPIED BY A BUILDING OR STRUCTURE SAID EASEMENT IS CONTINGENT SUCH THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT UNTIL EXACT LOCATION OF SAID CONTAINERS AND THE EASEMENTS IN CONNECTION THEREWITH HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.
- RELATIVE TO THE EXISTING DRAINAGE EASEMENT: THE MAINTENANCE OF ANY STORMWATER FACILITY IN THIS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. PROPERTY OWNER AGREES TO MAINTAIN THE FACILITY IN WORKING ORDER, WITH INSPECTIONS AND CORRECTIVE ACTION MADE AT LEAST ANNUALLY. REPORTS OF SUCH INSPECTIONS AND MAINTENANCE SHALL BE KEPT FOR INSPECTION BY THE CITY OF MIDLAND STORMWATER ADMINISTRATION ON REQUEST, OR MAY BE FORWARDED TO THE CITY ENGINEER'S OFFICE.
- RELATIVE TO THE EXISTING DRAINAGE EASEMENT: THE CITY OF MIDLAND SHALL HAVE THE RIGHT TO MITIGATE DEFICIENCIES IN THE FUNCTION OF THE STORMWATER FACILITY, AND TO BE REIMBURSED BY THE PROPERTY OWNER, IF THE CITY FINDS IT NECESSARY FOR PUBLIC HEALTH AND SAFETY.
- RELATIVE TO THE EXISTING DRAINAGE EASEMENT: THE CITY OF MIDLAND AND ITS EMPLOYEES, CONTRACTORS, AGENTS, SUCCESSORS, AND ASSIGNS, SHALL HAVE THE FREE AND UNRESTRICTED RIGHT OF PASSAGE IN, ON, OVER, UNDER, ACROSS, ADJACENT, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSES OF ESTABLISHING, LAINING, CONSTRUCTING, RECONSTRUCTING, INSTALLING, REPAIRING, MAINTAINING, REPLACING, IMPROVING, ALTERING, OPERATING, MAINTAINING, ACCESSING, INSPECTING, REPAIRING, RELOCATING AND REMOVING SAID FACILITIES, INCLUDING BUT NOT LIMITED TO THE RIGHT TO CUT AND TRIM BUSHES AND TREES, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REDRESS FOR SUCH PURPOSES IN, ON, UPON, OVER, UNDER, ACROSS, ADJACENT, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN.
- RELATIVE TO THE EXISTING DRAINAGE EASEMENT: DEVELOPER MAY NOT USE ANY PART OF THE PROPERTY DESCRIBED HEREIN IF SUCH USE WILL DAMAGE, DESTROY, INJURE, AND/OR UNLAWFULLY INTERFERE WITH THE CITY OF MIDLAND'S USE OF THE PROPERTY. DEVELOPER EXPRESSLY COVENANTS AND AGREES FOR ITSELF, ITS LEGAL REPRESENTATIVES, SUCCESSORS AND/OR ASSIGNS, THAT NO BUILDING, ROADWAYS, OR CONES AND ELEVATORS OF ANY KIND WILL BE PLACED ON THE PROPERTY DESCRIBED HEREIN, WITHOUT PERMISSION FOR ABOVE-GROUND APPEARANCES MUST BE OBTAINED FROM THE CITY OF MIDLAND, PRIOR TO INSTALLATION.

OWNER'S CERTIFICATES

STATE OF TEXAS
COUNTY OF MIDLAND:
WHEREAS, WESTRIDGE VILLAGE, LP is the record owner of 1.606-Acres of Land Located in Section 48, Block 40 T-1-S, T-8P, RR. Co. Survey Midland County Texas and more particularly described hereon.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That we, WESTRIDGE VILLAGE, LP, do hereby adopt this plat designating the hereinabove described 1.606-Acres of Land, being the 1-05 Drainage Reserve, as WESTRIDGE PARK ADDITION, SECTION 51 to the City of Midland, Texas; and we do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon.

20.23. WITNESS our hands at Midland, Texas, this August 23 day of 2023
By Alan D. Feinsilver
Alan D. Feinsilver, President

STATE OF Texas
COUNTY OF Midland

This instrument was acknowledged before me on August 23, 2023, by Alan D. Feinsilver president of WESTRIDGE GP, LLC, it's general partner
David D. Turner
Notary Public Signature



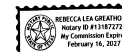
OWNER'S CERTIFICATES

STATE OF TEXAS
COUNTY OF MIDLAND:
WHEREAS, MID PARTNERS, LTD is the record owner of 7.071-Acres of Land Located in Section 48, Block 40 T-1-S, T-8P, RR. Co. Survey Midland County Texas and more particularly described hereon.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That we, MID PARTNERS, LTD, do hereby adopt this plat designating the hereinabove described 7.071-Acres of Land, being Lot 1, as WESTRIDGE PARK ADDITION, SECTION 51 to the City of Midland, Texas; and we do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon.

20.23. WITNESS our hands at Midland, Texas, this August 21 day of 2023
By Joseas Garbardo
Joseas Garbardo, Vice President

STATE OF Texas
COUNTY OF Midland

This instrument was acknowledged before me on August 21, 2023, by Joseas Garbardo on behalf of MID PARTNERS, LTD
Rebecca Lea Grathwohl
Notary Public Signature



SPECIAL STATE PLANE COORDINATE NOTE

Bearings, coordinates, distances and areas are relative to the Texas State Plane Coordinate System (Central Zone) 83 (NAD), with a combined scale factor of 0.99999260 and a theta angle equal to -0°56'9.83" at a 1/2-inch iron rod with a plastic cap equal to -0°56'9.83" at a 1/2-inch iron rod with a plastic cap marked "PSC CONTROL", said control point having the following coordinates: NORTHING = 10,686,877.94 and EASTING = 1,733,007.82 in U.S. Survey Feet.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Franklin Leamos, 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.

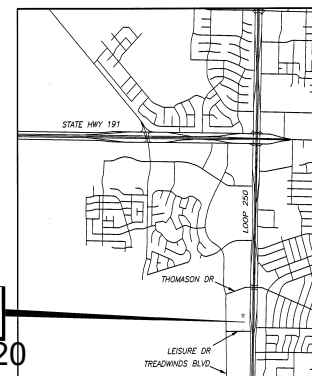


Franklin Leamos
Franklin Leamos, R.P.L.S. #6889

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of WESTRIDGE PARK ADDITION, SECTION 51 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this day of , 20 .

Chairman - Lucy Slaniga
Secretary - Jeffery Fisher



LOCATION MAP

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Jeffrey R. Henderson
On Behalf of Utility Service (PLEASE PRINT)
Digitally signed by Melissa McElyea
Date: 2023.08.08 14:07:20 -0500
AT&T Texas (PLEASE PRINT)

Mark Lyle Mark Lyle
Altus Energy (PLEASE PRINT)
Anna Gonzalez Anna Gonzalez
Algodon Broadband (PLEASE PRINT)

Alfonso Luis Montez
Optimum (PLEASE PRINT)

PLAT FILED FOR RECORD
MIDLAND COUNTY
NO.
DATE

OWNER & DEVELOPER:

MID PARTNERS, LTD
1101 State Highway 114
Grapevine, Texas 76051
Contact: Joseas Garbardo

OWNER & DEVELOPER:

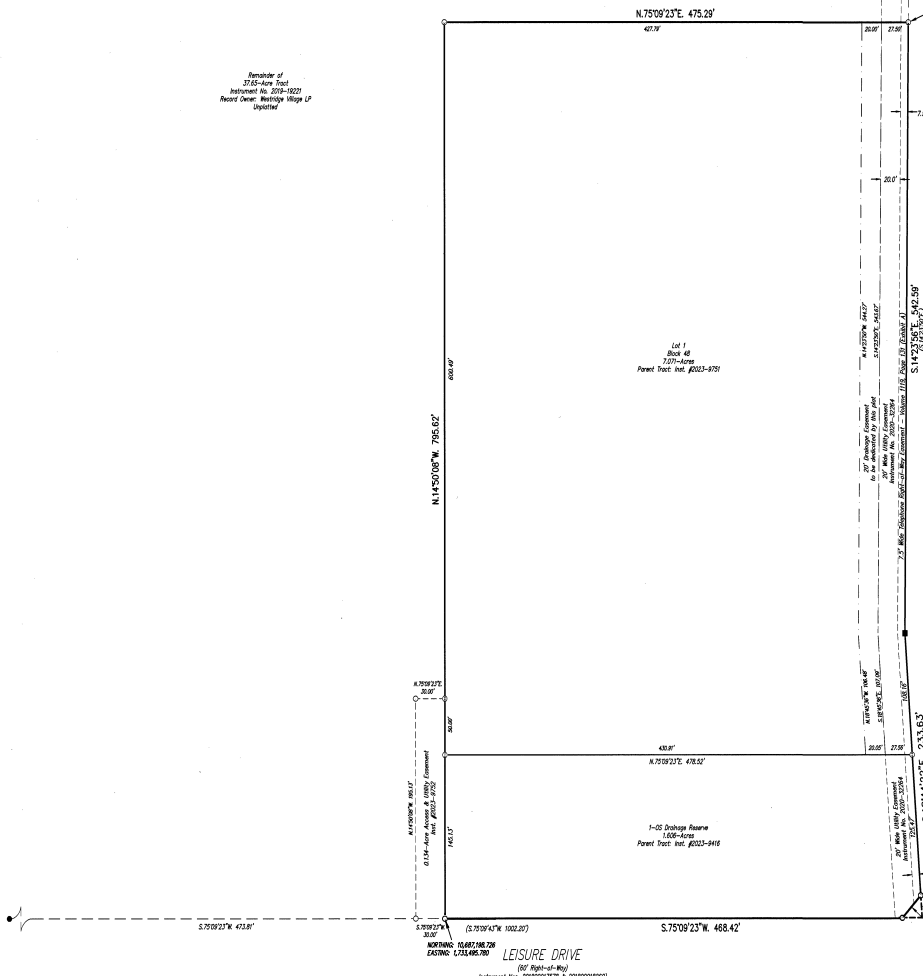
WESTRIDGE GP, LLC
1885 Saint James Place, Suite 1100
Houston, Texas 77056
Contact: Alan D. Feinsilver
(713) 266-1101
ENGINEER:
PARKHILL
1700 W. Wall Street, #100
Midland, Texas 79701
Contact: Josh Walander
(432) 697-1447

WESTRIDGE PARK ADDITION SECTION 51

Parkhill
Parkhill.com

TBPLS FIRM REGISTRATION NO. 10194091

Remainder of
27.65-Acre Tract
Instrument No. 2019-1822
Record Owner: Westridge Village LP
Unplatted



FLOOD ZONE INFORMATION
BASED ON THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION (FEMA) BOUNDARY MAP, COMMUNITY NUMBER 481230, SHEET NUMBER 481230C01820, REVISED SEPTEMBER 16, 2005, THE SURVEYED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MAP. THE CURRENT FLOOD ZONE CLASSIFICATION FOR THE SURVEYED PROPERTY IS ZONE X.

PACKET

WESTRIDGE PARK
ADDITION
SECTION 51

Page 4.20



Final Plat Application

Project Number: SUB-22-0554
Case Number: P-23-1770

Proposed Subdivision Plat Name: Westridge Park Addition, Section 51

Legal Description (attached sealed Metes and Bounds): Being a 38.22 Ac. tract of land located in Northeast Quarter of Section 48, Block 40, T-1-S, T. & P. RR. Co. Survey, City and County of Midland, Texas

Property Owner

Printed Name: Westridge Village, LP

Phone (713) 266-1101

Email

Address 1885 St James Place, Suite 1100

City Houston

State Tx

Zip 77056

Property Owner

Printed Name: Mid Partners, LTD.

Phone ()

Email

Address 1101 State Highway 114

City Grapevine

State TX

Zip 76051

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Parkhill

Printed Name: Josh Wallender

(PSC PROJ # 6883.19)

Phone (432) 697-1447

Email

jwallender@Parkhill.com

Address 1700 West Wall, Suite 100

City Midland

State Texas

Zip 79701

Current Zoning: PD - Ordinance 9949

Reason for Platting: Dividing into lots for commercial use

Plat Information

Total Acreage: 8.677 AC.

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

☐ Applicant would like a reproduction made for their records

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Alan D Feinsilven Date: August 23, 2023

Property Owner (printed): ALAN D FEINSILVEN

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

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

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

Property Owner (signature): JOEY GABARDA Date: 09/05/2023

Property Owner (printed): JOEY GABARDA

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

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

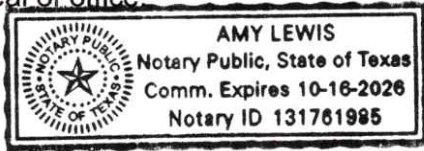
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Shelby Freeman
Authorized Agent (signature)

Subscribed and sworn to before me, this 5th day of September, 2023, to certify which witness my hand and seal of office.



Amy Lewis

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

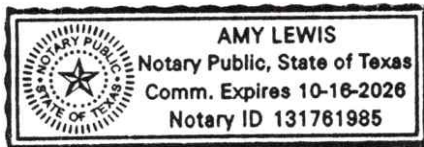
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Shelby Freeman
Authorized Agent (signature)

Subscribed and sworn to before me, this 5th day of September, 2023, to certify which witness my hand and seal of office.



Amy Lewis

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

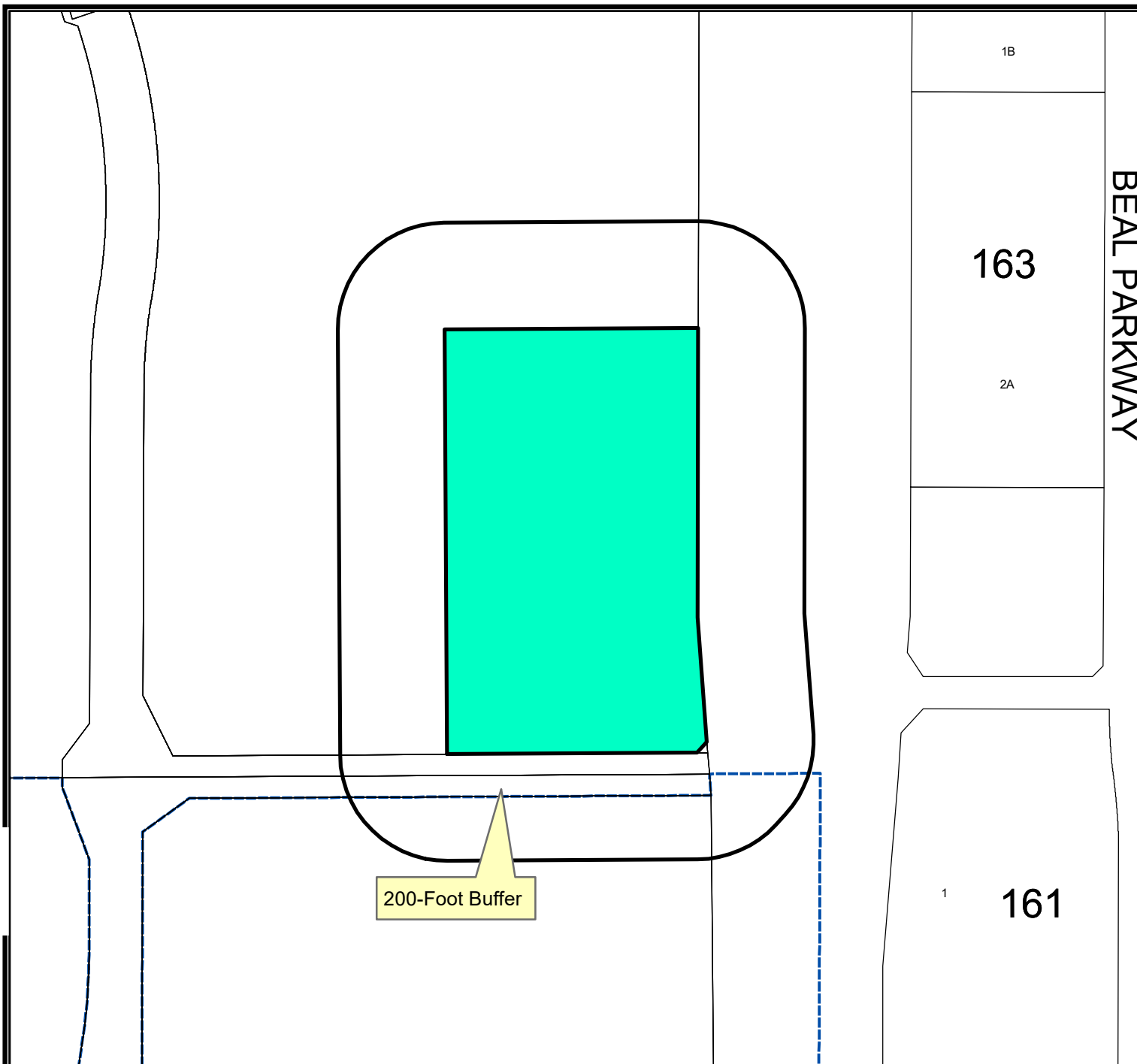
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☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☐ CADD File
☒ Application Fee	☒ Title Opinion	☒ Public Improvement
Check # <u>001589</u>	☒ Tax Certificates	☒ Recording Fee
		Check # <u>001591</u>

Received By: Jeff Fisher

Date: Sept 5/2023

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



BEAL PARKWAY

1B

163

2A

1

161

200-Foot Buffer

OBJECTION MAP

P-23-1776

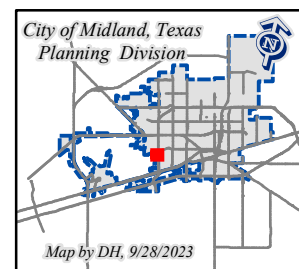
Scale: 1" = 3,243'

Motion Approving A Final Plat Of Westridge Park Addition, Section 51, Being An 8.677-Acre Tract Of Land Located In The Northeast Quarter Of Section 48, Block 40, T-1-S, T&P Rr Co. Survey, City And County Of Midland, Texas.

Generally Located On The Northwest Corner Of Leisure Drive And South Loop 250 (Council District 2)

LEGEND

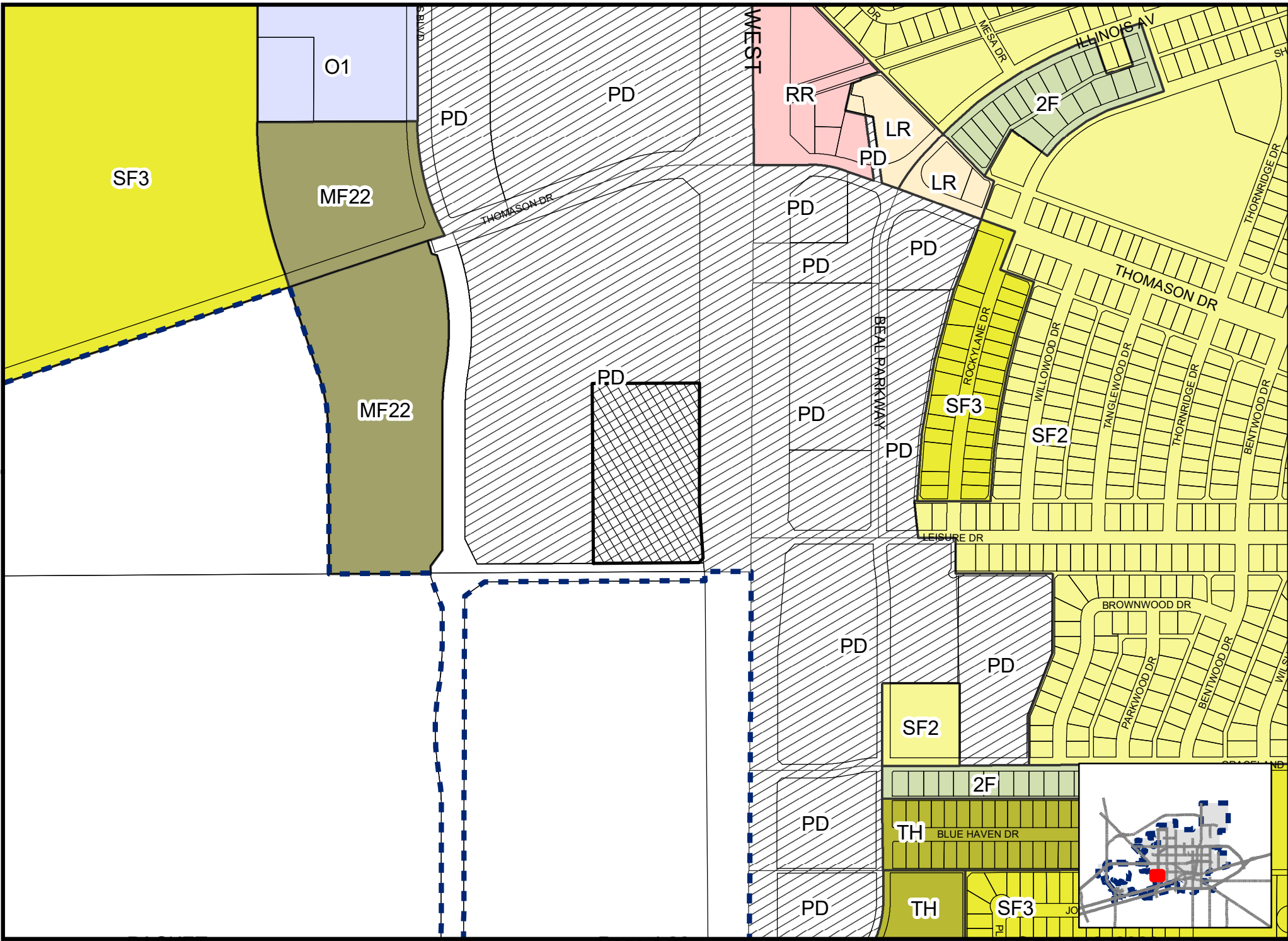
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





Planning and Zoning Commission

Approved for Agenda:
Jeff Fisher

MEETING DATE: October 2, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion approving a Final Plat of Lozoya Addition, Section 3, being a Replat of Lots 2 and 3, Block 1, Lozoya Addition, Section 2, Midland County, Texas. (Generally located on the west side of Farm-to-Market Road 1788, approximately 1,275-feet north of County Road 40) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

The preliminary plat was approved at the August 21, 2023, Planning and Zoning Commission meeting. The property owner is requesting to replat Lots 2 and 3, Block 1, Lozoya Addition, Section 2, Midland County, Texas, into different configurations for ownership purposes.

Final Plat Requirements:

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

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

Below are the departments' comments.

ENGINEERING: (Approved)

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

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

PAVING: FM 1788 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: Deferral request for water improvement were administratively approved on 11/11/2020. [For Applicant's Information Only.]

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

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

SEWER: Deferral request for sewer improvement were administratively approved on 11/11/2020. [For Applicant's Information Only.]

DRAINAGE: Drainage Letter, prepared by Maverick Engineering has been approved by City on 12/16/2020. [For Applicant's Information Only.]

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

SIDEWALKS: Deferral request for sidewalk improvement were administratively approved on 11/11/2020. [For Applicant's Information Only.]

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

Driveway permitting within city limits on I-20, LP 250, SH 191, and FM 1788 is under the jurisdiction of TxDOT. A copy of an approved TxDOT driveway permit must be provided to the City with the building permit application before a City building permit can be issued. The TxDOT Driveway Permit Coordinator is Rachael Ramirez (Rachael.Ramirez@txdot.gov, 432-498-4789). [For the Applicant's information only.]

FIRE: (Approved)

No comments.

OIL AND GAS: (Approved)

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

BUILDING CODE: (Approved)

ETJ, No jurisdiction.

GIS:

No comments.

PUBLIC WORKS:

No comments.

CRMWD:

No comments.

HEALTH DEPARTMENT:

Yes, the health department will review applications from the 2 proposed lots of Lozoya Addition, Section 3, BEING A REPLAT OF A LOTS 2 AND 3, BLOCK 1 LOZOYA ADDITION, SECTION 2, MIDLAND COUNTY TEXAS, lot 3a is 2.8 acre and lot 2a is 1.5 acre to ensure the proposed plans on the application for the septic system and the existing structures on the properties will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

Planning: (Approved)

No comments.

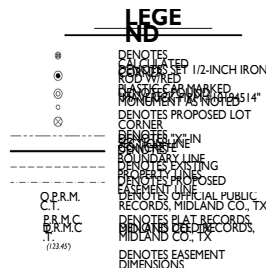
Staff recommends approval of the Preliminary Plat of Lozoya Addition, Section 3, subject to condition A.

Condition:

- 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 Final Plat
Application
Maps



ONCOR ELECTRIC
DELIVERY
BY: _____

DATE _____

M A V E R I C I
CIVIL ENGINEERING /
LAND SURVEYING
1909 West Wall Street,
Suite "K"
Midland, Texas
79701
ENGINEER FIRM # : F-
15089
SURVEY FIRM # :
LOZOVY
Tel: (806) 221-0999 Fax:

LOZOYA
Tel: (212) 693-0999 Fax: (212) 693-0999
E-mail: lozo@lozo.com
www.lozo.com

OWNER'S
CERTIFICATE
THE STATE OF
MISSISSIPPI
COUNTY OF
OF AN ELITE REAL ESTATES HOLDINGS, LTD., IS THE RECORD
OWNER OF A TRACT OF LAND SITUATED IN
SECTION 16, TOWNSHIP 10N, RANGE 10E, CO. SURVEY, MIDLAND COUNTY,
MISSISSIPPI. KNOW ALL MEN THAT
I, THESE ELITE REAL ESTATES HOLDINGS, LTD., BEING THE
OWNER OF THE COZMINI AND COZMINI PLAT, AN ADDITION TO THE
SOUTH OF MIDLAND AND MIDLAND COUNTY, MISSISSIPPI, HAVE
AND DO HEREBY GIVE AND DO HEREBY DEDICATE
ALL THE RIGHT OF THE REFERRED TO HEREIN, TO DO HEREBY GIVE
ALL THE RIGHT OF THE REFERRED TO HEREIN, TO DO HEREBY GIVE
THE CITY OF MIDLAND FOR GARAGE COLLECTION, UTILITY FACILITY
MAINTENANCE, AND EASES, CONTAINERS, AND ACCESS THEREOF, AND
FOR THE PROTECTION OF THE PUBLIC. I, SAID LOT OR LOTS UNTIL
THE CITY OF MIDLAND HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF
UTILITIES.

JEFFREY FISHER,
SECRETARY

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48020,00050, DATED 10/01/2004, THIS PROPERTY IS WITHIN THE UNSHADED FLOOD ZONE. THERE IS NO EVIDENCE THAT THE PROPERTY IS PROTECTED 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. SEE NATIONAL MAPS FOR FLOOD DAMAGE SURVEY LLC

TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INTERUMBURY AND ACKNOWLEDGED TO ME THAT HE WAS ACTING AS OWNER AND THAT HE EXECUTED THE SAME FOR THE FOREGOING PURPOSES AND CONSENTATION THEREIN. I HEREBY CERTIFY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15TH DAY OF MAY 1964.

Drawing : F:\2023\230072-ELITE REAL ESTATE HOLDINGS-6801 N FM 1788 RE-
PLAT\DRAWINGS\PLAT\230072 - FINAL PLAT.DWG Last Saved By: ADevine on 8/8/23



Final Plat Application

Project Number: SUB-23-0636

Case Number: _____

Proposed Subdivision Plat Name: Lozoya Addition, Section 3Legal Description (attached sealed Metes and Bounds): Being a Replat of Lots 2 and 3, Block 1, Lozoya Addition, Section 2, Midland County, Texas**Property Owner**Printed Name: GF Elite Real Estate Holdings

Phone ()

Email

Address PO Box 80400City MidlandState TXZip 79708**Developer (if different than Owner)**

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)Firm: Maverick EngineeringPrinted Name: Paladin HuckabaPhone (432) 262-0999

Email

phuckaba@maverick-eng.comAddress 1909 W Wall St Ste KCity MidlandState TXZip 79701Current Zoning: ETJReason for Platting: ownership purposes**Plat Information**Total Acreage: 4.416Type: ☐ Single-Family Residential☐ Multi-Family Residential☐ Commercial☒ Extraterritorial Jurisdiction (ETJ)Number of Lots: 2

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): [Signature]

Date: SEP/5/2023

Property Owner (printed): Fily Lozoya

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

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

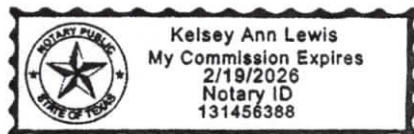
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS COUNTY OF MIDLAND

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

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 10th day of September, 2023, to certify which witness my hand and seal of office.



[Signature]

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Mylar To be provided

☒ Application Fee

Check # 4388

☒ 1 Copy of Dimensioned Plat

☒ 1 Copy of Plat (11x17)

☒ Title Opinion

☒ Tax Certificates

☒ Plat in Digital Format (PDF/JPEG)

☒ CADD File

☒ Public Improvement

☒ Recording Fee

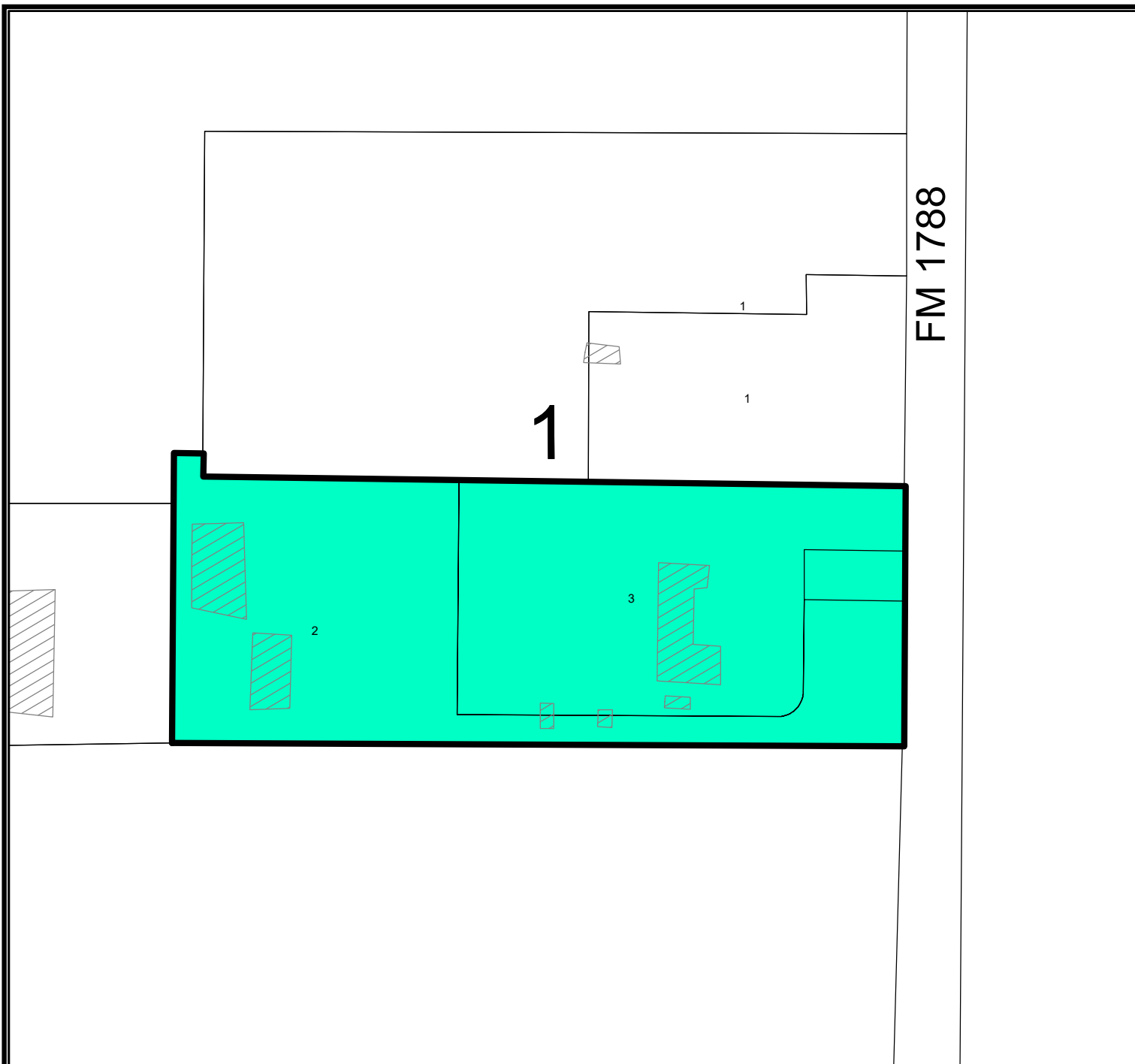
Check # 4389

Received By:

Date:

SEP 06 2023

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



LOCATION MAP

SUB-23-0636

Scale: 1" = 200'

Plat of Lozoya Addition, Section 3, being a Replat of Lot 2 and 3, Block 1, Lozoya Addition, Section 2, Midland County, Texas.

Generally located on the west side of FM 1788, approximately 1275-feet north of CR 40.
(Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Planning and Zoning Commission

Approved for Agenda:
Jeff Fisher

MEETING DATE: October 2, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a reinstatement with staff's recommended conditions an approved Preliminary Plat of Crestview Heights, Section 5, being a Replat of the north 14.92-feet of Lot 19, and all of Lots 20, 21, and 22, Block 26, Crestview Heights Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Illinois Avenue and North Midkiff Road (DISTRICT 2) (DEVELOPMENT SERVICES))

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Newton Engineering, PC, is requesting to reinstate an approved preliminary plat replat of the north 14.92-feet of Lot 19, and all of Lots 20, 21, and 22, Block 26, Crestview Heights Addition, City and County of Midland, Texas for future development. This Preliminary Plat was previously approved by the Planning and Zoning Commission on August 16, 2021, however, a Final Plat was not submitted and approved within one year of the Preliminary Plat's approval time.

Pursuant to Chapter 2 of Title XI of the Midland City Code, the applicant may request to reinstate the Preliminary Plat with a lapsed approval, and the Planning and Zoning Commission may approve this reinstatement at its discretion.

Current Zoning:

LR, Local Retail District.

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

BUILDING CODE: (Approved)

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

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved)

IMPACT FEES: Note has been included on the face of the plat.

ROW: ROW widths along Midkiff and Illinois are fine as shown.

PAVING: Midkiff Rd. and Illinois Ave. roadway are okay as is. No public paving improvements required.

WATER: 12" water exists in Midkiff Rd. west of tract; 30" and 6" water exist in Illinois Ave. north of tract, okay as is. No public water improvements required.

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

PRO RATA: None.

SEWER: 10" sewer exists in Midkiff Rd. west of tract, 6" sewer exists in Illinois Ave. north of tract, 8" sewer exists in alley all are okay as is. No public wastewater improvements required.

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

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review. [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 or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat.

GIS: (Approved with Conditions)

No comments.

PLANNING: (Approved with Conditions)

The lot number should be 20A. [Informational]

Provide the field notes on the plat face. [Informational]

Add the following not to the face of the plat: "Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document." [Informational]

The owner's certificate and acknowledgment should indicate the same owner as the owner information on the face of the plat.

Under Certificate of Approval, please change the name to Jeff Fisher.

Verify acreage, proposed coordinates create a 1-acre tract of land.

Staff recommends approval of a reinstatement of a Preliminary Plat of Crestview Heights Addition, Section 5, subject to condition A.

Condition:

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

Attachments:

Request for Reinstatement
Proposed Preliminary Plat
Application
Maps



NEWTON ENGINEERING, PC

4501A Santa Rosa Dr.
Midland, Texas 79707
(432) 770-0499

F-13856
F-10194809

2481 E. 2nd St.
Odessa, Texas 79761
(432) 935-0707

September 5, 2023

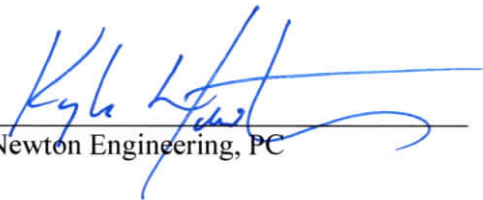
City of Midland
300 N. Loraine
Midland, Texas 79701

RE: Reinstatement of Preliminary Plat for Crestview Heights Addition, Section 5

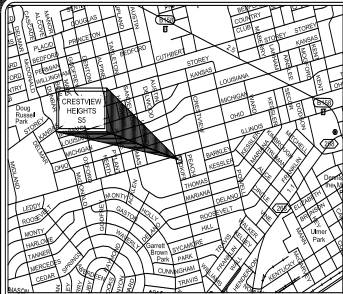
To Whom it May Concern:

On behalf of Sweet Commercial Properties LLC, please accept this letter as our request to reinstate the preliminary plat for Crestview Heights Addition, Section 5 for the purpose of considering and approving a final plat for said subdivision.

Sincerely,



Newton Engineering, PC



LOCATION MAP
N.T.S.

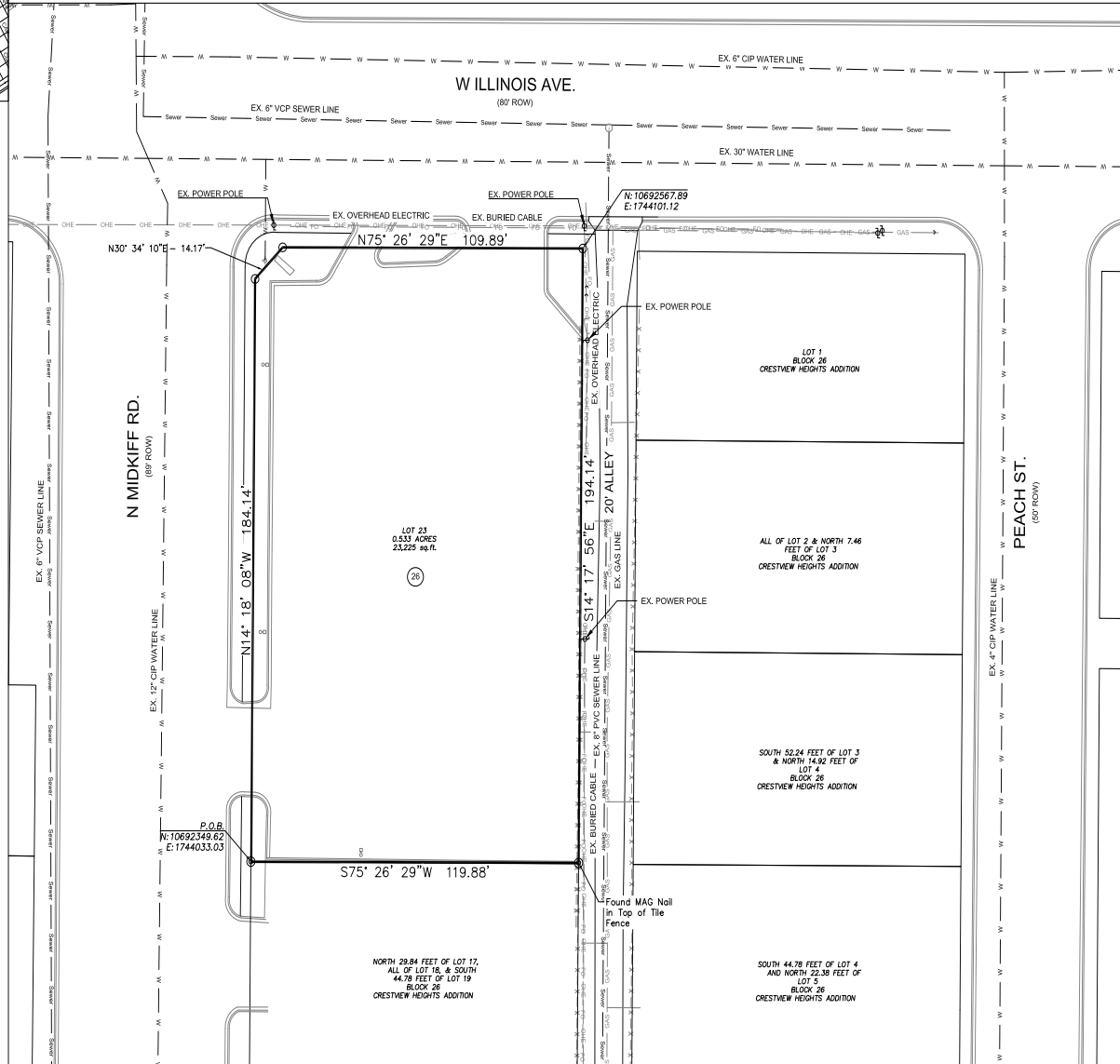
PRELIMINARY PLAT
CRESTVIEW HEIGHTS ADDITION, SECTION 5
BEING A REPLAT OF THE NORTH 14.92 FEET OF LOT 19 AND ALL OF LOTS 20, 21, AND 22,
BLOCK 26,
CRESTVIEW HEIGHTS ADDITION
AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

LEGEND

- = SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "PLS 1974" UNLESS NOTED OTHERWISE
- ⊙ = FOUND 1/2" IRON ROD UNLESS NOTED OTHERWISE

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, SWEET COMMERCIAL PROPERTIES, LLC, is the record owner of the north 14.92 feet of Lot 19 and all of Lots 20, 21, and 22, Block 26, Crestview Heights Addition, on addition to the City of Midland, Texas, as per plat recorded in Cabinet 10, Page 249, Plat Records, Midland County, Texas and being more particularly shown hereon:

Now, therefore, know all men by these presents:

That I, JAMES C. GEREY, do hereby adopt this plat designating the hereinabove described property as CRESTVIEW HEIGHTS ADDITION, SECTION 5, on addition to the City of Midland, Texas, and hereby dedicate to the public use forever of the streets and easements shown hereon.

WITNESS my hand at Midland, Texas, this _____ day of _____, 2021.

SWEET COMMERCIAL PROPERTIES, LLC
JAMES C. GEREY, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____, 2021 by JAMES C. GEREY.

Notary Public, State of Texas

OWNER:
SWEET COMMERCIAL PROPERTIES, LLC
4519 N GARFIELD ST., STE. 17
MIDLAND, TEXAS 79705

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:
For approval by the Commission:

This is to certify that the above and foregoing plat of CRESTVIEW HEIGHTS ADDITION, SECTION 5 was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____, 2021.

Signed: Reggie Lawrence, Chairman

Signed: Christine Odenberg Burns, Secretary

SURVEYOR'S CERTIFICATE

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

Page 6.40

J. STAN PIPER, R.P.L.S. #1974
PIPER SURVEYING COMPANY, INC., P.O. BOX 60432, MIDLAND, TEXAS 79711
FIRM # 10155200

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

Signed: _____
Oncor Electric Delivery Company

Signed: _____
Suddenlink

Signed: _____
A. T. & T.

Signed: _____
Grande Communications

Signed: _____
Atmos Energy

PACKET

October 2, 2023

CRESTVIEW HEIGHTS SECTION 5

SCALE: 1" = 20' DRAWN BY: CSD
DATE: JUNE 2021 FILE NAME:

NEWTON ENGINEERING, PC
4501-A Santa Rosa Dr.
Midland, Texas 79707
4327704669

PRELIMINARY PLAT PROJECT NUMBER
21-ME0081



Final Plat Application

Project Number: SUB-21-0435

Case Number: _____

Proposed Subdivision Plat Name: Crestview Heights Addition, Section 5**Legal Description (attached sealed Metes and Bounds):** see attached**Property Owner**

Printed Name: Sweet Commercial Properties LLC

Phone (432) 967-3030

Email james@teamgerety.net

Address 606 N. Weatherford

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)Firm: Newton Engineering, PCPrinted Name: Kyle L. Newton, PE

Phone (432) 935-0707

Email

kyle@newtoncivil.com

Address 4501A Santa Rosa Drive

City Midland

State TX

Zip 79707

Current Zoning: LR**Reason for Platting:** Combine into a single lot for development purposes**Plat Information**

Total Acreage: 0.53

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

Number of Lots: 1

Number of Multi-Family Dwelling Units: 0

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

[Signature]

Date: 8/30/2023

Property Owner (printed): James Gerety (Managing Member - Sweet Commercial Properties LLC)

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

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

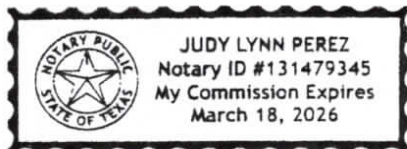
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Kyle Newton who, being by me duly sworn, upon oath says: That (s)he is authorized by Sweet Commercial Properties 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.

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 5 day of Sept, 2023, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

- ☒ Property Owner Authorization
☒ Mylar
☒ Application Fee

Check # 1566

- ☒ 1 Copy of Dimensioned Plat
☒ 1 Copy of Plat (11x17)
☒ Title Opinion
☒ Tax Certificates

- ☒ Plat in Digital Format (PDF/JPEG)
☒ CADD File
☒ Public Improvement
☒ Recording Fee
Check # 1567

Received By: Jeff Fisher

Date: 9-5-2023

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



LOCATION MAP

SUB-21-0435

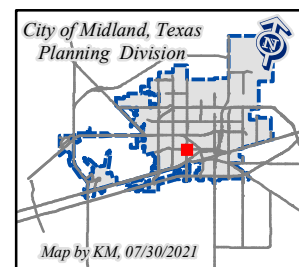
Scale: 1" = 200'

Proposed plat of Crestview Heights Addition, Section 5, being a re-plat of the north 14.92 feet of Lot 19, and all of Lots 20, 21, and 22, Block 26, Crestview Heights Addition, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of North Midkiff Road and West Illinois Avenue. (Council District 2)

LEGEND

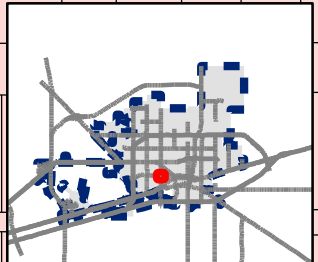
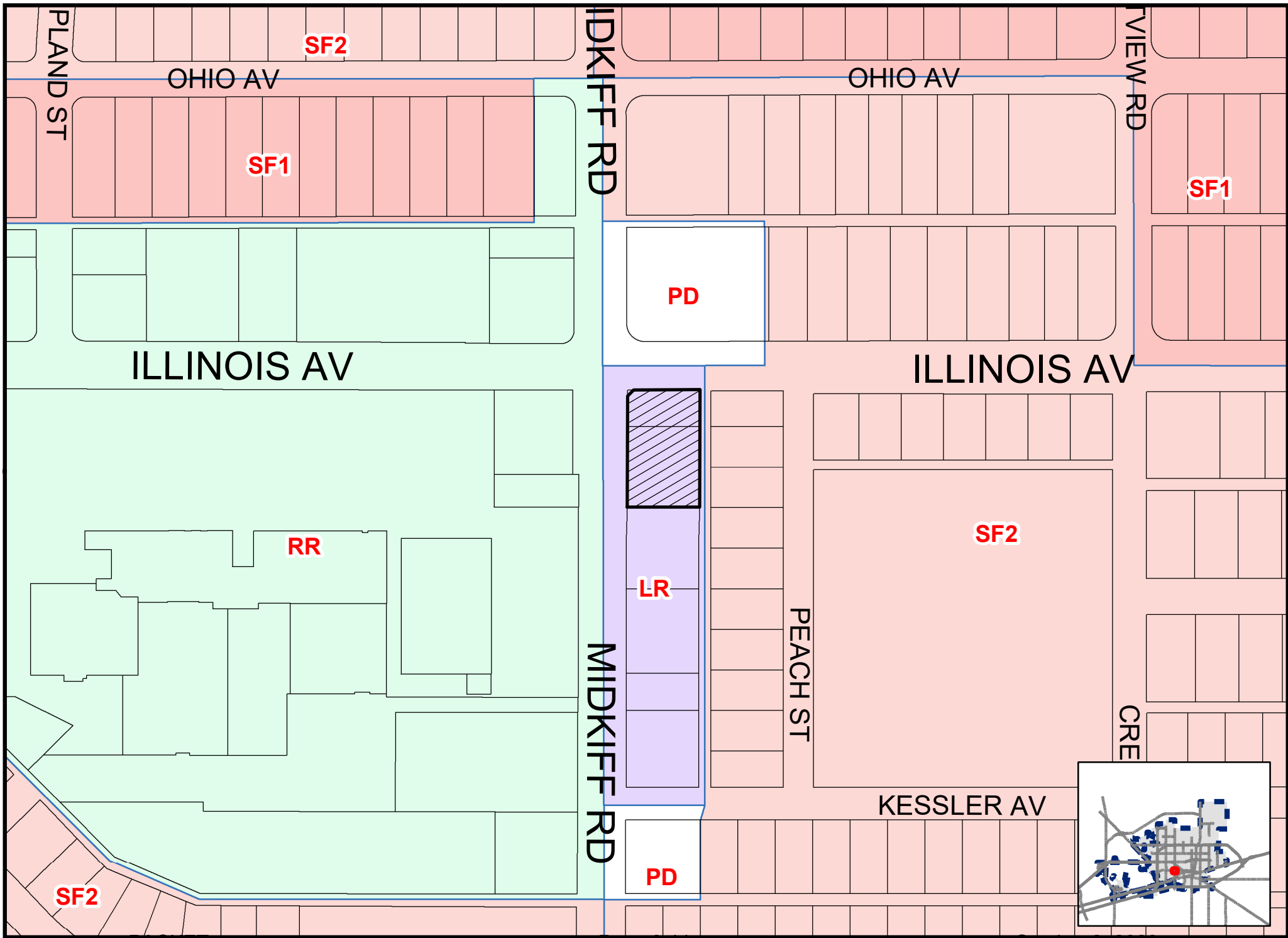
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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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:
Jeffrey Fisher

MEETING DATE: October 2, 2023

TO: Planning and Zoning Commission

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a Final Plat of Crestview Heights, Section 5, being a Replat of the north 14.92-feet of Lot 19, and all of Lots 20, 21, and 22, Block 26, Crestview Heights Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Illinois Avenue and North Midkiff Road (DISTRICT 2) (DEVELOPMENT SERVICES))

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

LR, Local Retail District.

Preliminary Plat Approval:

The Preliminary Plat was previously approved by the Planning and Zoning Commission on August 16, 2021, however, a Final Plat was not submitted and approved within one year of the Preliminary Plat's approval time. The applicant, Newton Engineering, PC, has requested to reinstate the approved preliminary plat replat of the north 14.92-feet of Lot 19, and all of Lots 20, 21, and 22, Block 26, Crestview Heights Addition, City and County of Midland, Texas for future development. The requested reinstatement of the approved Preliminary Plat is before the Planning and Zoning Commission at today's meeting on October 2, 2023, which will allow this Final Plat to be approved.

Final Plat Requirements:

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

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

Below are the departments' comments.

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, oil and gas considerations, 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.

ENGINEERING: (Approved)

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

ROW: ROW widths along Midkiff and Illinois are fine as shown. [For Applicant's Information Only.]

PAVING: Midkiff Rd. and Illinois Ave. roadway are okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 12" water exists in Midkiff Rd. west of tract; 30" and 6" water exist in Illinois Ave. north of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 10" sewer exists in Midkiff Rd. west of tract, 6" sewer exists in Illinois Ave. north of tract, 8" sewer exists in alley all are okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments.

OIL AND GAS: (Approved)

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

GIS: (Approved)

No comments.

Planning: (Approved)

No comments.

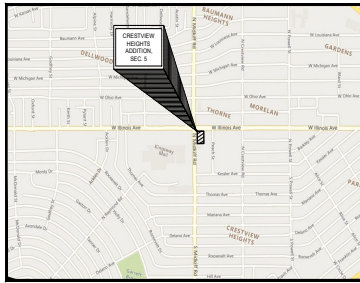
Staff recommends approval of a Final Plat Crestview Heights, Section 5, subject to Condition A.

Condition:

- 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 Final Plat
Application
Maps



LOCATION MAP
N.T.S.

CRESTVIEW HIEGHTS ADDITION, SECTION 5
BEING A REPLAT OF THE NORTH 14.92 FEET OF LOT 19,
AND ALL OF LOTS 20, 21 AND 22, BLOCK 26, CRESTVIEW HEIGHTS ADDITION
CITY AND COUNTY OF MIDLAND, TEXAS

LEGEND

- IRON ROD FOUND
- 1/2" IRON ROD SET WITH CAP OR "X" CUT IN CONC.
- BOUNDARY LINE
- - - ADJACENT PROPERTY

GRAPHIC SCALE
0 20' 40'
(IN FEET)
1 inch = 20 ft.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, SWEET COMMERCIAL PROPERTIES LLC, IS THE RECORD OWNER OF THE NORTH 14.92 FEET OF LOT 19 AND ALL OF LOTS 20, 21 AND 22, BLOCK 26, CRESTVIEW HEIGHTS ADDITION, AN ADDITION TO THE CITY OF MIDLAND, AS PER PLAT RECORDED IN CABINET 701, PAGE 248, PLAT RECORDS, MIDLAND COUNTY, TEXAS AND BEING MORE PARTICULARLY SHOWN HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES GERETY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CRESTVIEW HEIGHTS ADDITION, SECTION 5 AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS AT MIDLAND, TEXAS, THIS ____ DAY OF ____, 2023.

SWEET COMMERCIAL PROPERTIES LLC
JAMES GERETY, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON ____, 2023 BY JAMES GERETY.

NOTARY PUBLIC, STATE OF 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 AND DISTANCES COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, WITH A COMBINED GRID FACTOR OF 0.99999933 AND THETA ANGLE OF -90°00'00".
4. THE AREA SHOWN ON THIS PLAT IS IN FLOOD ZONE X ACCORDING TO FIRM MAP NUMBER 48329C021F DATED SEPTEMBER 16, 2005.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

OWNER:

SWEET COMMERCIAL PROPERTIES LLC
606 N. WEATHERFORD
MIDLAND, TEXAS 79701

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____

SURVEYOR'S CERTIFICATE:

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



NEWTON ENGINEERING, PC
4501A Santa Rosa Dr. P-13855 2481 E. 2nd St.
Midland, Texas 79707 F-10194509 Odessa, Texas 79761
(409) 720-0000 (409) 933-0707

October 2, 2023
DATE: SEPTEMBER 2023

SCALE: 1"=20'

FINAL PLAT

PROJECT NUMBER
21-ME06081

CERTIFICATE OF APPROVAL:
FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF CRESTVIEW HEIGHTS ADDITION, SECTION 5, WAS APPROVED BY PROPER ACTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS ____ DAY OF ____, 2023.

Signed: _____
Lucy Stanleaga, Chairman

Signed: _____
Jeff Fisher, Secretary

UTILITY COMPANY CERTIFICATE:

This plot has been checked for accessibility of utilities.

Signed: _____
Onco Electric Delivery Company

Signed: _____
Optimum

Signed: _____
A. T. & T.

Signed: _____
Astound Broadband

Signed: _____
Altos Energy

PACKET



Final Plat Application

Project Number: SUB-21-0435
Case Number: _____

Proposed Subdivision Plat Name: Crestview Heights Addition, Section 5

Legal Description (attached sealed Metes and Bounds): see attached

Property Owner

Printed Name: Sweet Commercial Properties LLC

Phone (432) 967-3030

Email james@teamgerety.net

Address 606 N. Weatherford

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Newton Engineering, PC

Printed Name: Kyle L. Newton, PE

Phone (432) 935-0707

Email

kyle@newtoncivil.com

Address 4501A Santa Rosa Drive

City Midland

State TX

Zip 79707

Current Zoning: LR

Reason for Platting: Combine into a single lot for development purposes

Plat Information

Total Acreage: 0.53

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units: 0

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

[Signature]

Date: 8/30/2023

Property Owner (printed): James Gerety (Managing Member - Sweet Commercial Properties LLC)

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

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

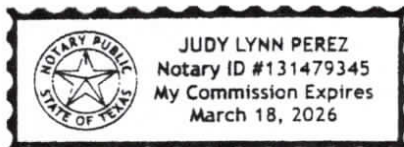
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Kyle Newton who, being by me duly sworn, upon oath says: That (s)he is authorized by Sweet Commercial Properties 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.

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 5 day of Sept, 2023, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

- ☒ Property Owner Authorization
☒ Mylar
☒ Application Fee

Check # 1566

- ☒ 1 Copy of Dimensioned Plat
☒ 1 Copy of Plat (11x17)
☒ Title Opinion
☒ Tax Certificates

- ☒ Plat in Digital Format (PDF/JPEG)
☒ CADD File
☒ Public Improvement
☒ Recording Fee
Check # 1567

Received By: Jeff Fisher

Date: 9-5-2023

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



LOCATION MAP

SUB-21-0435

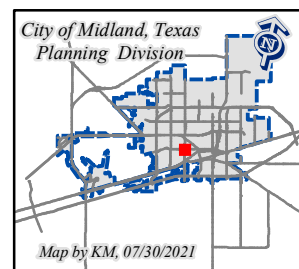
Scale: 1" = 200'

Proposed plat of Crestview Heights Addition, Section 5, being a re-plat of the north 14.92 feet of Lot 19, and all of Lots 20, 21, and 22, Block 26, Crestview Heights Addition, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of North Midkiff Road and West Illinois Avenue. (Council District 2)

LEGEND

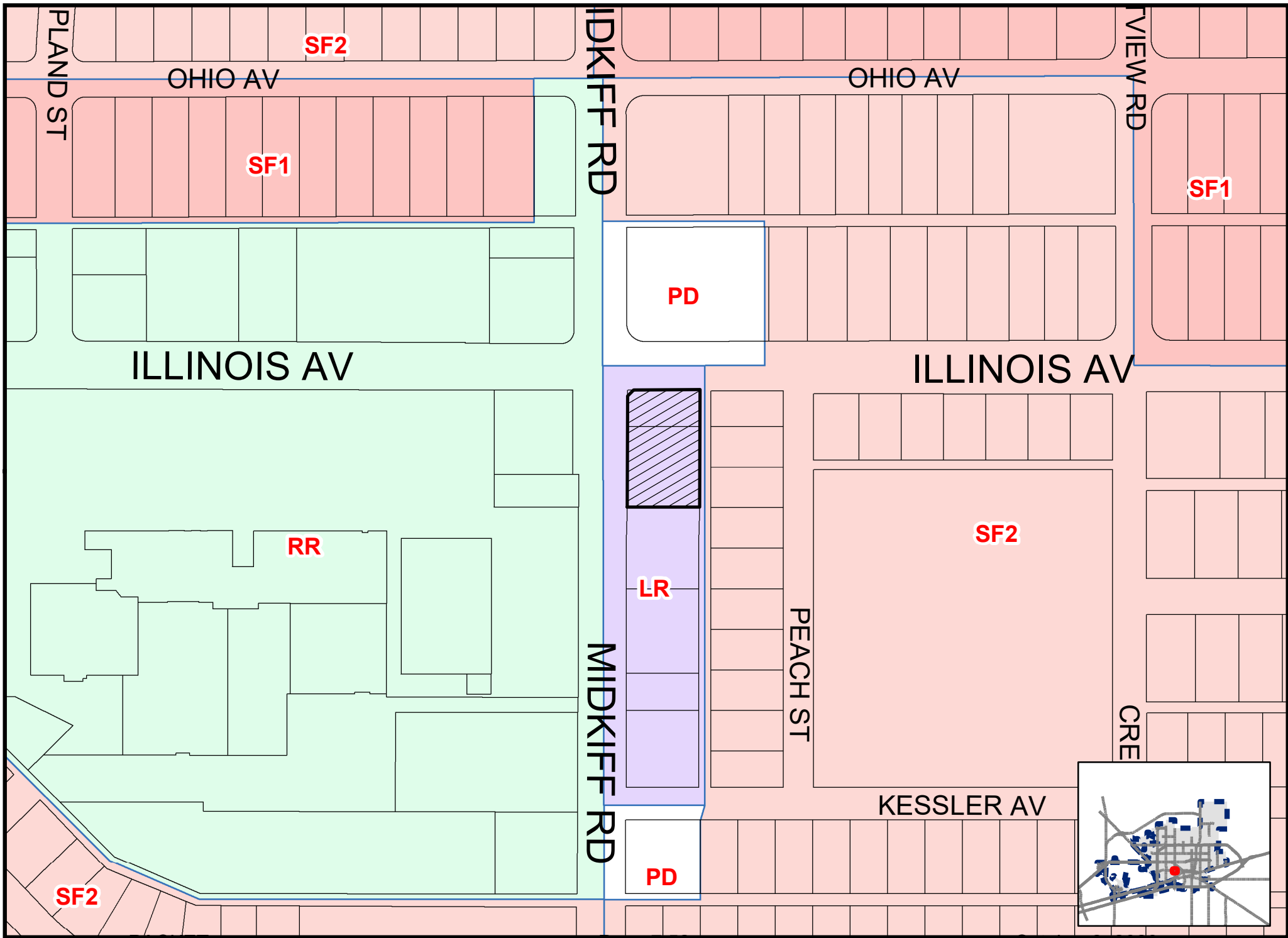
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





Planning and Zoning Commission

Approved for Agenda:
Jeff Fisher

MEETING DATE: October 2, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving with staff's recommended conditions a Preliminary Plat of Pioneer Natural Resources USA Addition, being a Plat of an 87.55- acre tract of land out of Sections 33 and 40, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of North County Road 1140 and East State Highway 80) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Dunaway Associates, is requesting to plat an 87.55-acre tract for future development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

BUILDING CODE: (Approved)

ETJ, No jurisdiction.

SURVEYOR: (Approved)

The row along the south line of plat I would call "Business 20" 250' ROW.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: HWY 80 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: None existing. Construct water to City standards along entire platted frontage, or request a deferral based on located in the South Midland Utility District. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments.

OIL AND GAS: (Approved)

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

GIS: (Approved)

Call L3 currently passes through two structures. Please confirm that this is acceptable.

MIDLAND COUNTY:

No comments.

HEALTH:

Yes, the health department will review application from the 1 proposed lot of Pioneer Natural Resources USA, PLAT OF A 87.5 ACRE TRACT OF LAND OUT OF SECTION 33, BLOCK 38, T-1-S, T. & P. RR. CO. the lot is 87.5 acre to ensure the proposed plans on the application for future septic system will meet the setbacks from existing structures and existing septic systems and the water wells on the property and the water wells on the adjacent properties.

CRMWD:

We do not have any comments on this plat.

PLANNING: (Approved with Conditions)

At the final plat stage:

Title opinion is required at the Final Plat stage. [Informational].

The Acknowledgement should read, "This plat was acknowledged before me on (DATE) by (NAME OF OWNERS SIGNING ABOVE)." [Midland City Code 11-2-3(h)3(m)1]

Staff recommends approval of the Preliminary Plat of Pioneer Natural Resources USA Addition, subject to conditions A and B.

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.**
- B. Approval by the City Council shall be required prior to consideration of a final plat by the commission on which any preliminary plat which: Is ten**

hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation. [Midland City Code 11-2-3(D)11(a)6].

Attachments:

Proposed Preliminary Plat
Application
Maps



Preliminary Plat Application

Project Number: SUB-23-06044
Case Number: _____

Proposed Subdivision Plat Name: PIONEER NATURAL RESOURCES USA, INC

Legal Description (attached sealed Metes and Bounds): Being an 87.55 acre tract of land out of Section 33 and 40, Block 38, Township 1 South, T+P. RR Co survey, Midland County, Texas

Property Owner

Printed Name: Pioneer Natural Resources USA, Inc

Phone (972) 969-3915
Email

Address 4815 E Highway 80

City Midland

State TX

Zip 79706

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: Dunaway Associates

Printed Name: Tim Hair

Phone (432) 699-4889

Email
thair@dunaway.com

Address 4000 N Big Spring St, Suite 101

City Midland

State TX

Zip 79705

Current Zoning: _____

Reason for Platting: Drainage ; relocation of existing drainage pond to accommodate site improvements

Plat Information

Total Acreage: 87.55

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-family Dwelling Units: 0

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature):

Date: 6/14/2023

Property Owner (printed): KEVIN SKILLERN

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.

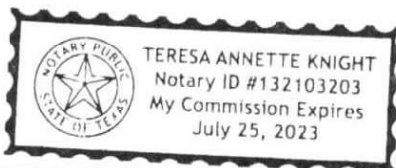
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 14th day of JUNE, 2023, to certify which witness my hand and seal of office.



[Signature]

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

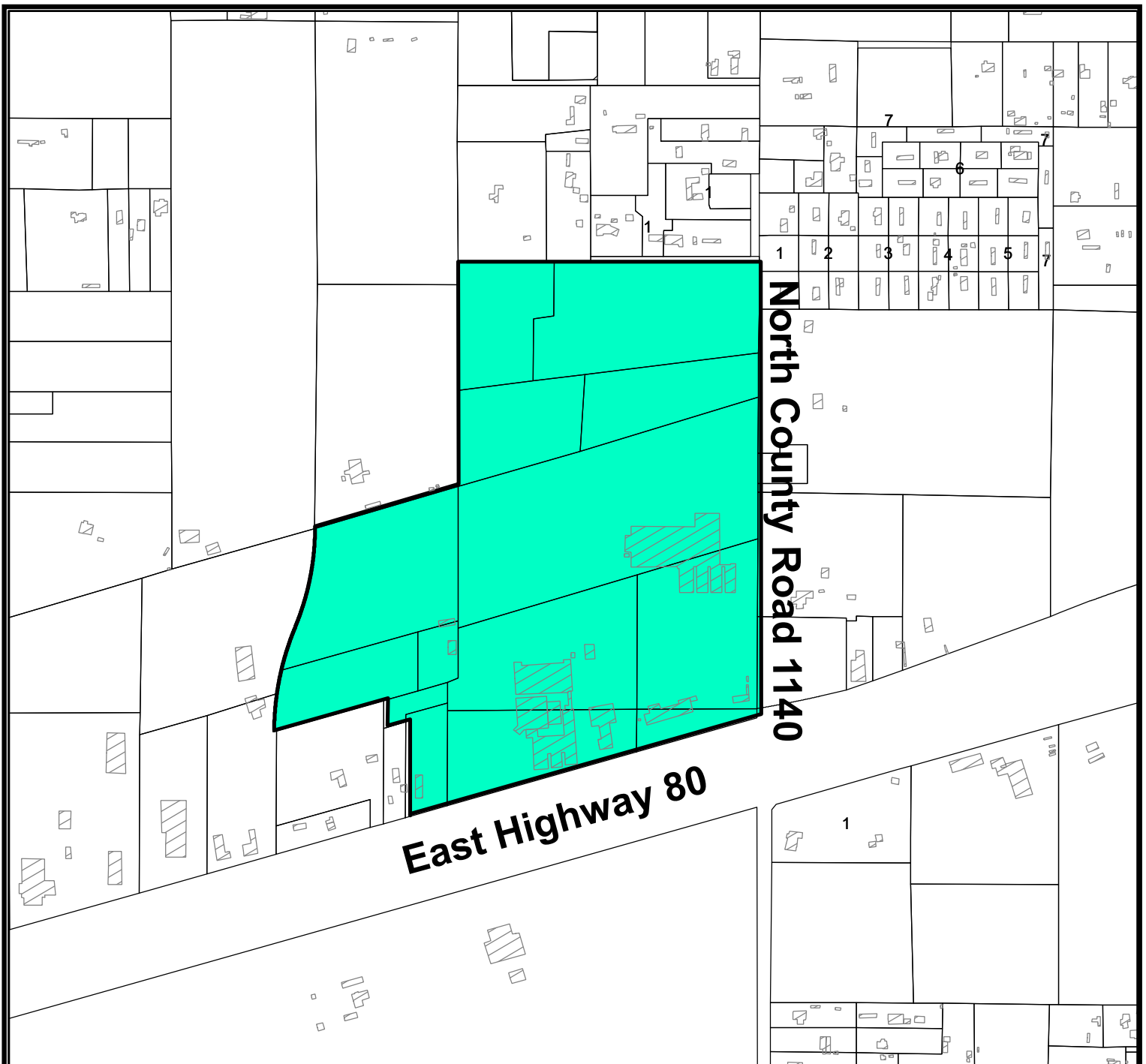
- | | | |
|--|--|---|
| ☒ Property Owner Authorization | ☒ 1 Copy of Dimensioned Plat | ☒ Plat in Digital Format (PDF/JPEG) |
| ☒ Application Fee | ☐ 1 Copy of Plat (11x17) | |

Check # 1664

Received By: Daniel Humbert

Date: 9-5-23

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



LOCATION MAP

SUB-23-0644

Scale: 1" = 7,790'

Proposed Plat of Pioneer Natural Resources USA Addition, being a Plat of an 87.55- acre tract of land out of Sections 33 and 40, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the northwest corner of the intersection of North County Road 1140 and East State Highway 80 (DISTRICT: NONE)

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:
Jeff Fisher

MEETING DATE: October 2, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion approving with staff's recommended conditions a Preliminary Plat of Hines Addition, Section 4, being a Replat of Lot 7 and 8, Block 6, Hines Addition to the City and County of Midland, Texas (Generally located at the northwest corner of South L Street and Rhode Island Avenue) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Maverick Engineering, is requesting to combine lots 7 and 8, Block 6, Hines Addition into one lot for ownership purposes.

Current Zoning:

C, Commercial District

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

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the .2018 International Building Codes, the 2015 International Energy Code, the 2020 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on 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: Okay as shown. [For the Applicant's information only.]

PAVING: Rhode Island roadway okay as is. 'L' roadway okay as is. No public paving improvements required. [For the Applicant's information only.]

WATER: 6" water exists in Rhode Island, okay as is. 6" water exists in 'L' 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: 6" sewer exists in alley, okay as is. 6" sewer exists in 'L' Street, okay as is. No public wastewater improvements required. [For the Applicant's information only.]

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

Provide 20 ft x 20 ft intersection corner clips at property corners adjacent to all public street intersections. [Reference City Code Section 11-2-5©3(k).]

FIRE: (Approved)

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

OIL AND GAS: (Approved)

No Oil and Gas issues.

GIS: (Approved)

No comments.

PLANNING: (Approved with Conditions)

No comments.

Staff recommends approval of the Preliminary Plat of Hines Addition, Section 4, subject to condition A.

Condition:

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

Attachments:

Proposed Preliminary Plat
Application
Maps

BEING A REPLAT OF LOT 7 AND 8,
BLOCK 6
CITY AND COUNTY OF TARRANT,
TEXAS



1. BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.999896911.
2. "NE" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET POINTS AND UNLESS OTHERWISE SPECIFIED.
3. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.

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

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0020F,
 DATED
 SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNINSURED PORTION OF ZONE "X", DESIGNATED AS
 "AREAS SUBJECT TO FLOODING BUT NOT IN AN AREA OF SPECIAL FLOOD HAZARD AND/OR THE STRUCTURES THEREON
 WILL BE
 FLOODED BY FLOODING OR FLOOD WATERS IN SOME OCCASIONS, GREATER FLOODS CAN AND WILL
 OCCUR AND
 FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT
 BE USED FOR ANY OTHER PURPOSES AND IS NOT A GUARANTEE OF FLOODING. PLATTING 201015 HINES ADDITION SEC 4 PRELIMINARY

UTILITY COMPANY'S
CERTIFICATE
THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY
OF
UTILITIES.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

ASTOUND BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

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
THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY
PERSONAL
SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND.

GREGORY W. SHOULTS RPL#5356
MAVERICK ENGINEERING (TX FIRM
#10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 34 BLOCK 39 T-1-S T&P

SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE

PRESENTS:

THAT DOUBLED CINCO INVESTMENTS LLC, BEING: THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS
 HINES' ADDITION, SECTION 4, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND
 WHOSE
 NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS,
 AND
 EASEMENTS SHOWN THEREON; AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF
 MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND
 CONSTRUCTION AND ACCESS THEREO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION
 COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN
 SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

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 SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS
ACTING AS
~~NOTARY~~ **DANORE** EXECUTED THE ~~SANDED~~ FOR THE PURPOSES AND CONSIDERATION THEREIN
EXPRESSED, AND
IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

NOTARY PUBLIC IN AND FOR THE STATE OF
TEXAS

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HINES ADDITION, SECTION 4, WAS
APPROVED BY _____
PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS
ON THIS ____ DAY OF _____, 2023.

LUCY SISNIEGA, CHAIRMAN

JEFFREY FISHER, SECRETARY

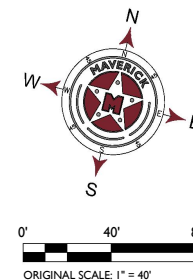
PROPERTY OWNER

DOUBLE CINCO INVESTMENTS LLC
P O BOX 5096
MIDLAND, TX 79704
DEED INSTRUMENT # 2022-23849
OPRMCT

PLAT FILED FOR RECORD
MIDLAND COUNTY,
TEXAS
NO



N.T.S.



LEGEND

- | | |
|---|--|
|  | FOUND MONUMENT AS NOTED |
|  | BOUNDARY LINE |
|  | EXISTING PROPERTY LINES |
| O.P.R.M.C.T. | OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX |
| P.R.M.C.T. | PLAT RECORDS, MIDLAND CO., TX |
| D.R.M.C.T. | DEED RECORDS, MIDLAND CO., TX |



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

HINES
ADDITION
October 2, 2023
4



Preliminary Plat Application

Project Number: SUB-23-0655

Case Number: _____

Proposed Subdivision Plat Name: Hines Addition, Section 4Legal Description (attached sealed Metes and Bounds): Being a Replat of Lot 7 and 8, Block 6, Hines Addition,
City and County of Midland, Texas**Property Owner**Printed Name: **Double Cinco Investments**Phone (432) 262-0999
EmailAddress **PO Box 5096**City **Midland**State **TX**Zip **79704****Developer (if different than Owner)**

Printed Name:

Phone (432) 262-0999
Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)Firm: Maverick EngineeringPrinted Name: **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: CReason for Platting: ownership purposes**Plat Information**Total Acreage: **0.676**Type: ☐ Single-Family Residential
☒ Commercial☐ Multi-Family Residential
☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: **1**

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

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

Provisions

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

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

Property Owner (signature):

Date: 9/6/23

Property Owner (printed): Sam Hall

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.

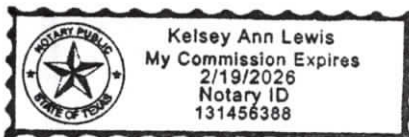
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

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 Dude Cinco Investments 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 10th day of September, 2023, 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

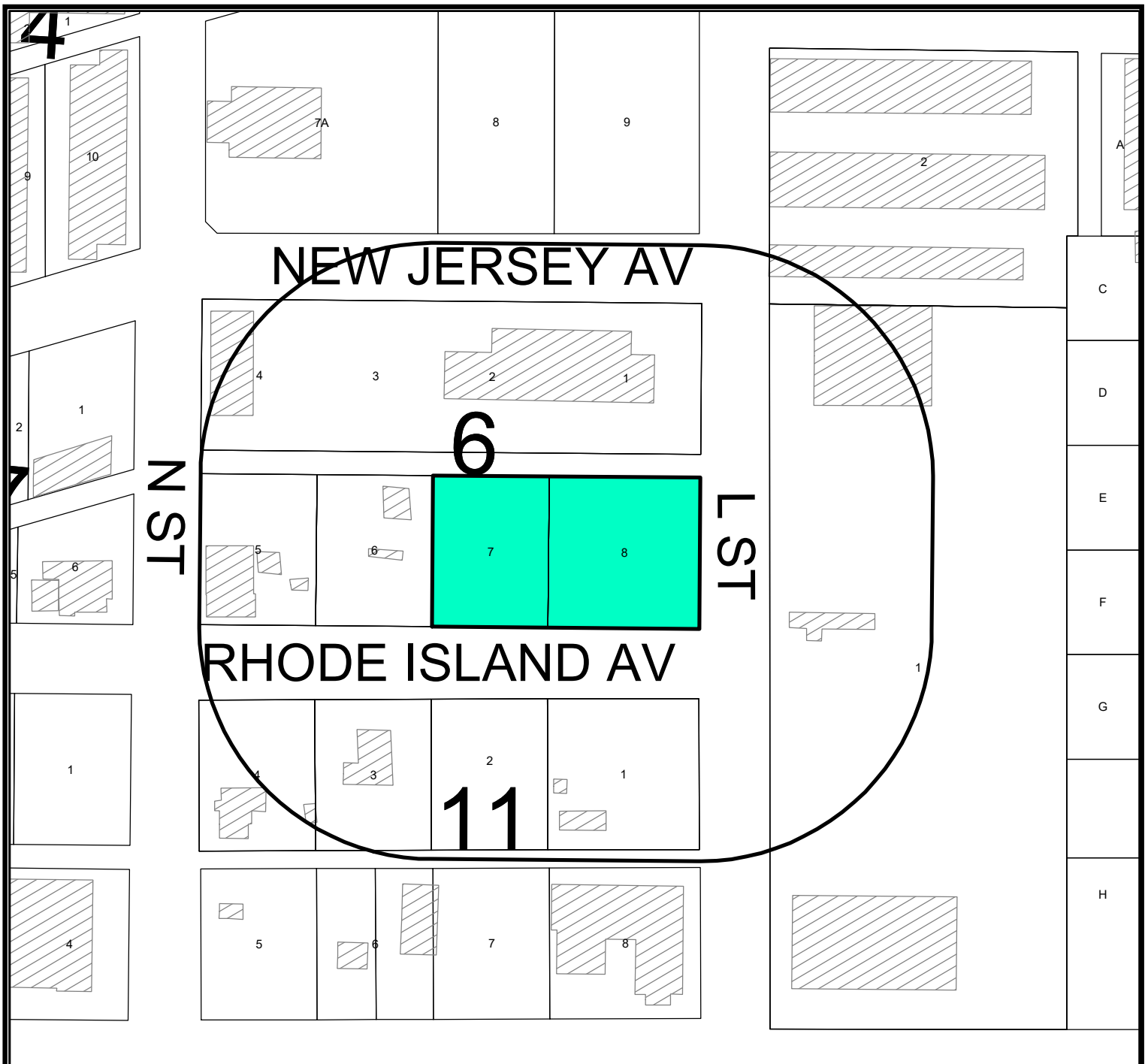
☒ 1 Copy of Plat (11x17)

Check # 4390

Received By: London Osborn

Date: SEP 06 2023

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



LOCATION MAP

P-23-1773

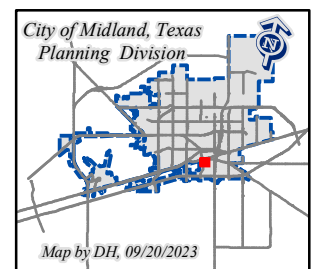
Scale: 1" = 1,489'

Proposed Plat of Hines Addition, Section 4,
Being a Replat of Lot 7 and 8, Block 6,
Hines Addition to the City and County of
Midland, Texas.

Generally located at the northwest corner of
South L Street and Rhode Island Avenue.
(Council District 2)

LEGEND

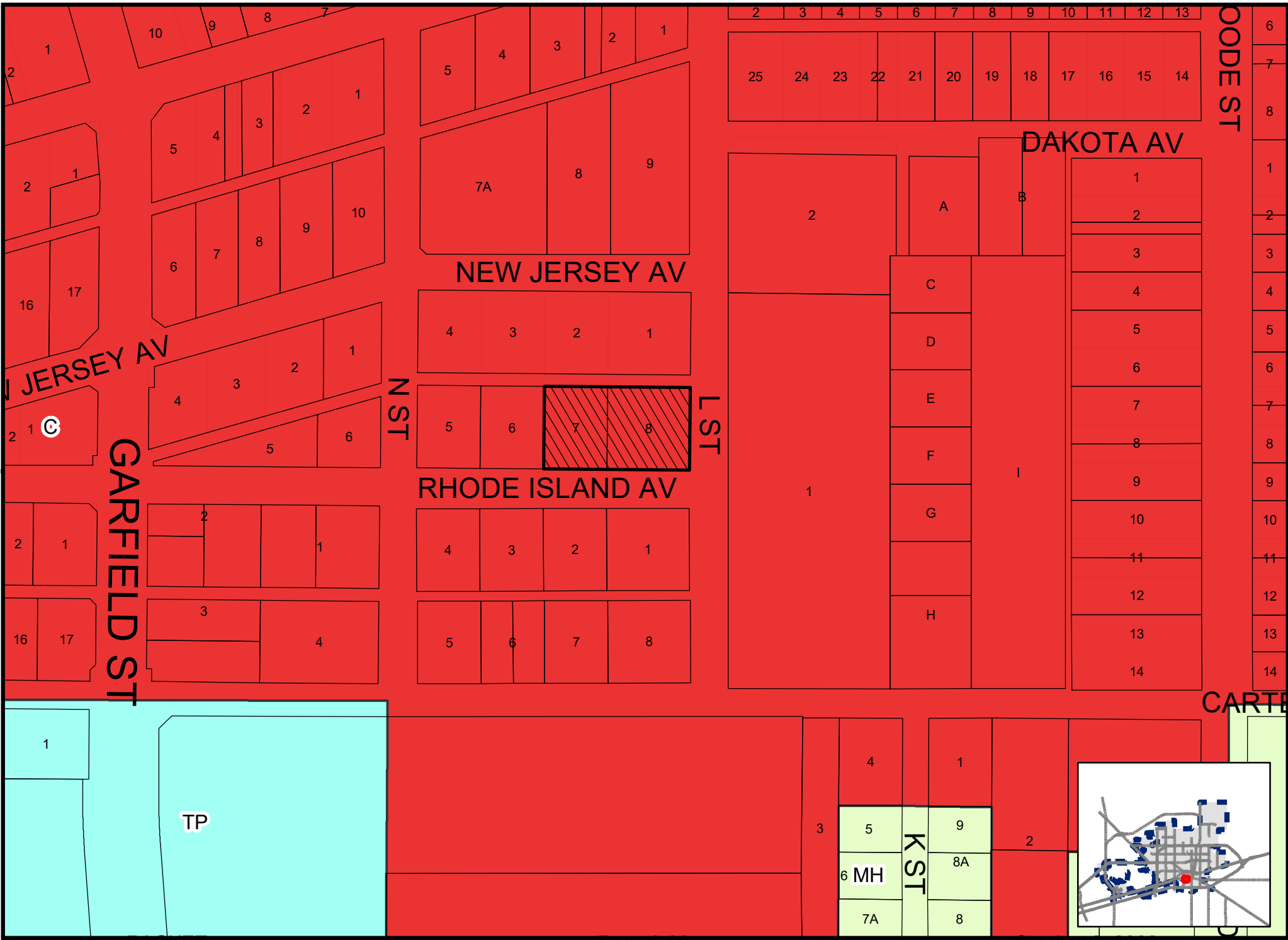
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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ANY DECISIONS BASED UPON THE USE OF THIS DATA.



PACKET

Page 9.68

October 2, 2023

Map By DH, 9/27/2023

P-23-1773

Scale: 1" = 2,281'

ZONING MAP



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Planning and Zoning Commission

Approved for
Agenda:
Jeff Fisher

MEETING DATE: October 2, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Jeff Fisher, Planning Manager

SUBJECT: Motion approving with staff's recommended conditions a Preliminary Plat of Villa Industrial Park, being a 15.61-acre tract of land out of the southeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland, County, Texas (Generally located on the southeast corner of the intersection of West County Road 74 and North County Road 1280) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Schumann Engineering, is requesting to replat an unplatted tract into four lots for future development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

BUILDING CODE: (Approved)

ETJ, no jurisdiction.

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with conditions)

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

In section, Holdridge Rd and CR 74 is a private road with an easement. Label it as a private road, and provide easement document number.

FIRE: (Approved)

No comments.

OIL AND GAS: (Approved)

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

GIS: (Approved with Conditions)

Block number should be visible on plat visual. Block number is 1. Drainage easement should be depicted on plat visual and recording information should also be included. CR W 74 and N C R 1280 should be labeled as private. In legal description, "Proposed plat of Villa Industrial Park" is unnecessary.

Midland County Public Works: (Approved)

WCR 74 needs to be marked as a private road.

Add Section 1.17 for private roads.

Midland County Health Department (Approved)

Yes, the health department will review applications from the 4 proposed lots of Villa Industrial Park, PLAT OF A 15.6 ACRE TRACT OF LAND OUT OF THE SOUTHEAST/4 OF SECTION 31, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY each lots 1 is 4.25 acre, lot 2 is 4.25 acre, lot 3 is 4.25 acre and lot 4 2.5 acre, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

No Comments.

PLANNING (Approved with Conditions):

At the final plat stage:

Provide a title opinion.

Change legal description to "Being a 15.61-acre tract of land out of the southeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas"
[Informational]

Add the block numbers and lot numbers for abutting property owners. [Informational]

Provide names of abutting property owners. [Informational]

Label right-of-way width of Hernandez Avenue. [Informational]

Add owner's address and telephone number on plat [Informational].

Staff recommends approval of the Preliminary Plat of Villa Industrial Park, subject to condition A.

Condition:

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

Attachments:

Proposed Preliminary Plat
Application
Maps

PRELIMINARY
VILLA INDUSTRIAL PARK

PROPOSED PLAT OF VILLA INDUSTRIAL PARK, BEING A 15.61
ACRE TRACT OF LAND OUT OF THE
IN THE SOUTHEAST/4 OF
SECTION 31, BLOCK 40, T-1-S, T & P, RR CO. SURVEY,
MIDLAND COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, WE ARE THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN THE SOUTHEAST/4 OF SECTION 31, BLOCK 40, T-1-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 15.61 ACRE TRACT OF LAND, OUT OF THE SOUTHEAST/4 OF SECTION 31, BLOCK 40, T-1-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, SAID 15.61 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:10691013.82, E:1705513.12) IN THE WEST RIGHT OF WAY LINE OF HOLDRIDGE ROAD FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT, FROM WHICH THE NE CORNER OF SAID SECTION 31 BEARS NORTH 75°52'46" EAST 60.09 FEET AND NORTH 14°07'14" WEST 2414.48 FEET ;

THENCE SOUTH 14°07'14" EAST, ALONG SAID WEST RIGHT OF WAY LINE OF SAID HOLDRIDGE ROAD, 1320.27 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°14'51" WEST 506.06 FEET TO A REINF BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°09'03" WEST 1345.59 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°50'57" EAST 486.74 FEET TO A REINF BAR SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 59°07'39" EAST 28.28 FEET TO THE PLACE OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS VILLA INDUSTRIAL PARK AN ADDITION OF 15.61 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF _____, 2023.

EDIC VILLA

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2023, BY EDIC VILLA

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE DIRECTOR OF DEVELOPMENT SERVICES:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SUBDIVISION NAME WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF _____, 2023.

SIGNED: _____
CHAIRMAN LUCY SINIEGA

ATTEST: _____
SECRETARY JEFF FISHER

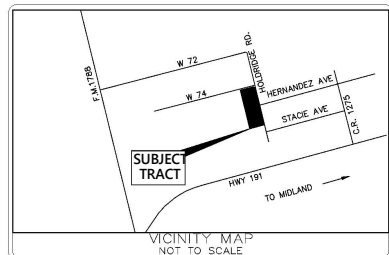
THAT I, RJ DAUM, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY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

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

RJ DAUM
TEXAS RPLS 4826

GRAPHIC SCALE
0 200 400
(1 INCH = 200' FEET)

NO.	DATE	DESCRIPTION	BY	DRAWN BY:	DATE:
				JG	04/27/2023
				CHECKED BY:	ED/RJ
				PROJECT NO.:	794,35
				JOB NO.:	79,346
				SHEET:	1 OF 1



THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

SIGNED: _____
ONCOR ELECTRIC DELIVER COMPANY

SIGNED: _____
AT&T TEXAS

PACKET

OWNER(S):
EDIC VILLA
ADDRESS
CITY, STATE ZIP CODE
PHONE NUMBER
eddic@resiliantfield.com

NOTES:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "SCHUMANN ENGINEERING" UNLESS OTHERWISE NOTED.
3. 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.
4. 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.
5. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
6. REPRESENTATION OF FLOODPLAIN BOUNDARIES ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. ANY DEVELOPMENT WITHIN FLOODPLAIN AREAS WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT FROM THE CITY OF MIDLAND FLOODPLAIN ADMINISTRATOR. PROPERTY IS IN FEMA PANEL 483229C0200F, WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2005, THIS PROPERTY IS IN ZONE "X", PER FEMA FIRMETTE.



Preliminary Plat Application

Project Number: SUB-23-0623

Case Number: P-23-1768

Proposed Subdivision Plat Name: VILLA INDUSTRIAL PARK

Legal Description (attached sealed Metes and Bounds): PROPOSED PLAT OF VILLA INDUSTRIAL PARK, BEING A 15.61 ACRE TRACT OF LAND OUT OF THE IN THE SOUTHEAST/4 OF SECTION 31, BLOCK 40, T-1-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS

Property Owner Printed Name: EDIC VILLA

Phone 432-289-9169
Email: eddic@resiliertotilebl.com
State TX Zip 79110

Address PO Box 52636

Midland

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 & ADDRESS

Plat Information

Total Acreage: 15.61

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 4

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)

Eddic Villa

Date 9-1-23

Property Owner (printed)

Eddic Villa

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.

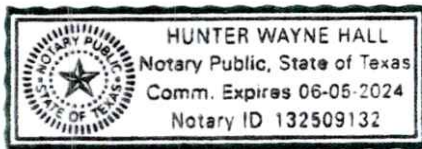
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ed Aleman who, being by me duly sworn, upon oath says: That (s)he is the owner of B or is authorized by Eddic Villa 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. Aleman
Authorized Agent (signature)

Subscribed and sworn to before me this 1st day of September, 20 23 to certify which witness my hand and seal of office.



H. H.
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 Daniel Hunsaker

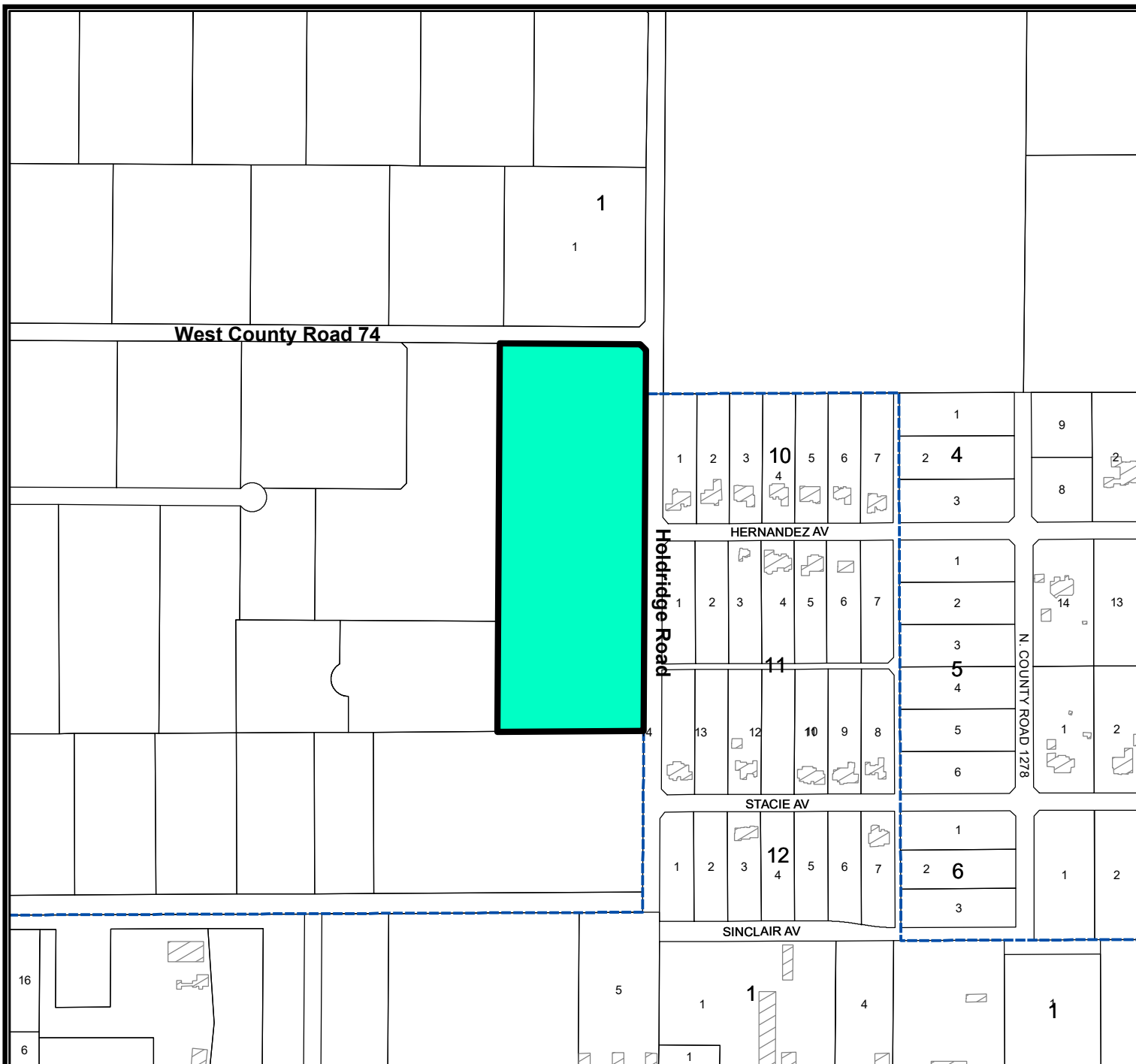
Date 9-5-23

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

Preliminary Plat Application

2

Revised 07/01/19



LOCATION MAP

P-23-1629

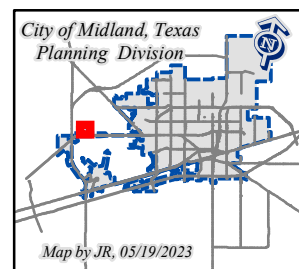
Scale: 1" = 200'

Proposed plat of Villa Industrial Park, being a 15.61-acre tract of land out of the Southeast Quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the southwest corner of the intersection of West County Road 74 and Holdridge Road. (DISTRICT: NONE)

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:
Jeff Fisher

MEETING DATE: October 2, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving with staff's recommended conditions a Preliminary Plat of YMCA Addition, Section 1, being a plat of a 25.195-acre tract of land out of Sections 23 and 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Golden Gate Drive and Mockingbird Lane) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, LCA, is requesting to plat a 25.195-acre tract of land out of Sections 23 and 24, Block 40, T-1-S, T&P RR Co Survey, City and County of Midland, Texas, for the future development of a new YMCA.

Current Zoning:

AE, Agricultural Estate District.

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

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2020 NEC requirements, the 2015 International Fire

Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on 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: Ok as shown. [For Applicant's Information Only.]

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

PAVING: Mockingbird Lane, Golden Gate Dr. and Avalon Dr. is 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: 16" water exists in Mockingbird Lane north of tract, and a 16" water exists in Golden Gate Dr. west of tract and a okay as is. No public water improvements required.[For Applicant's Information Only.]

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

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

SEWER: None existing. Construct to City standards along entire platted frontage, serving all lots within the subdivision and to adjacent lot lines along exterior roadways or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

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

DIMENSION: * * *

OTHER:

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No objections or comments.

OIL AND GAS: (Approved)

No Oil and Gas issues.

GIS: (Approved with Conditions)

Distances/calls needed for ROW dedication or its width can be mentioned. Legal description should say "Being a 25.195 acre tract..."

PLANNING: (Approved with Conditions)

Plat should read, YMCA Addition, Section 1, being a Plat of a 25.195-acre tract of land out of Sections 23 and 24, Block 40, T-1-S, T&P RR Co Survey, City and County of Midland, Texas. [Informational]

Label Golden Gate Drive and right-of-way width adjacent to the west side of the plat [Informational].

MCAD shows that the property to the east is owned by XTO Holdings, LLC instead of Linn Energy Holdings, LLC. Please verify and provide proof of ownership when the final plat is submitted. [Midland City Code 11-2-3(A)1(d)]

Approval by the City Council shall be required prior to consideration of a final plat by the commission on which any preliminary plat which: Is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation. [Midland City Code 11-2-3(D)11(a)6]

The Acknowledgement should read, "This plat was acknowledged before me on (DATE) by (NAME OF OWNERS SIGNING ABOVE)." [Midland City Code 11-2-3(H)3(m)1]

The Surveyor's Certificate should read, "...do hereby certify that I prepared this plat from...". Please also capitalize the first letters of "Subdivision Regulations". [Midland City Code 11-2-3(H)3(m)2]

The Certificate of Approval should read, "...above and forgoing plat of...". [Midland City Code 11-2-3(H)3(m)3]

Staff recommends approval of the Preliminary Plat of YMCA Addition, Section 1, subject to conditions A and B.

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.**
- B. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; Midland City Code 11-2-3(D)11(a)(6).**

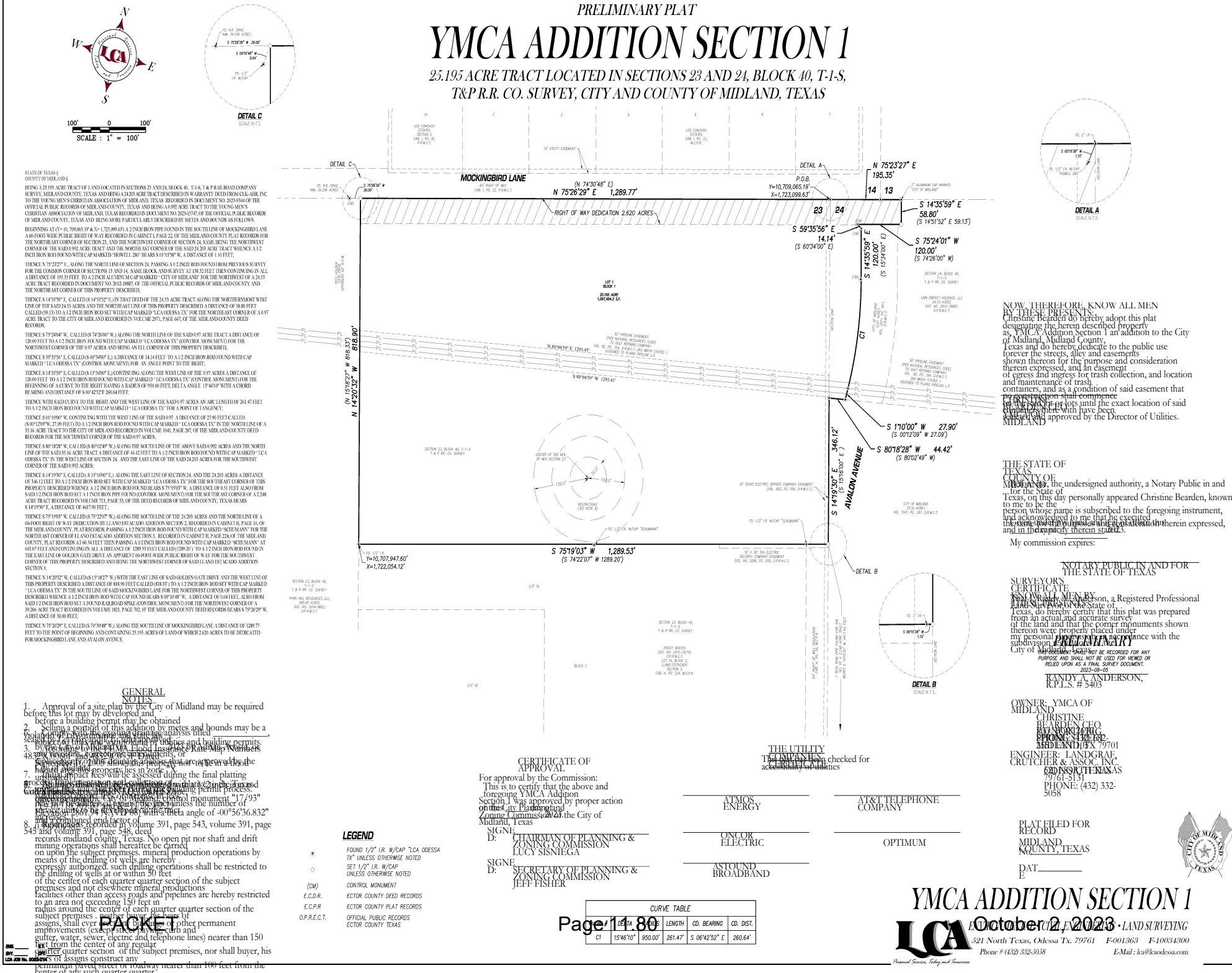
Attachments:

Proposed Preliminary Plat
Application
Maps

PRELIMINARY PLAT

YMCA ADDITION SECTION 1

25.195 ACRE TRACT LOCATED IN SECTIONS 23 AND 24, BLOCK 40, T-1-S, T&P R.R. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, Christine Bearden do hereby adopt this plat designating the herein described property as, "YMCA Addition Section 1" an addition to the City of Midland, Midland County, Texas and do hereby dedicate to the public use forever the streets, alley and easements shown thereon for the purpose and consideration therein expressed, and an easement of egress and ingress for trash collection, and location and maintenance of trash containers, and as a condition of said easement that the owner of the lots or lots until the exact location of said easement shall be approved by the Director of Utilities.

THE STATE OF TEXAS, COUNTY OF MIDLAND, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Christine Bearden, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and on the address therein expressed, and in the city therein stated.

My commission expires: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
SURVEYOR'S CERTIFICATE
I, _____, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision and in accordance with the subdivision laws of the State of Texas.

RANDY A. ANDERSON, R.L.S. # 5403

OWNER: YMCA OF MIDLAND
CHRISTINE BEARDEN, CEO
BY: _____
ENGINEER: LANDGRAF CRUTCHER & ASSOC., INC.
620 NORTH KANSAS
79761-5131
PHONE: (432) 332-3058

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
DATE _____



GENERAL NOTES

- Approval of a site plan by the City of Midland may be required before this lot may be developed and before a building permit may be obtained.
- Setback portion of this addition by metes and bounds may be a scaled lot plan for the addition of utilities and building permits.
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LEGEND

- FOUND 1/2" I.R. W/CAP "LCA ODESSA TX" UNLESS OTHERWISE NOTED
- SET 1/2" I.R. W/CAP UNLESS OTHERWISE NOTED
- CONTROL MONUMENT
- ECTOR COUNTY DEED RECORDS
- ECTOR COUNTY PLAT RECORDS
- OFFICIAL PUBLIC RECORDS
- ECTOR COUNTY TEXAS

CERTIFICATE OF APPROVAL

For approval by the Commission: This is to certify that the above and foregoing YMCA Addition Section 1 was approved by proper action of the City of Midland, Texas.

SIGN: _____
D: CHAIRMAN OF PLANNING & ZONING COMMISSION LUCY SINSIEGA

SIGN: _____
D: SECRETARY OF PLANNING & ZONING COMMISSION JEFF FISHER

THE UTILITY COMPANIES checked for accessibility of utilities

ATMOS ENERGY	AT&T TELEPHONE COMPANY
ONCOR ELECTRIC	OPTIMUM
ASTOUND BROADBAND	

Page 1 of 80

STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD DIST.
C1	15°46'00"	850.00'	261.47'	S 06°42'52" E 260.64'

YMCA ADDITION SECTION 1

LCA LAND SURVEYING

521 North Texas, Odessa Tx. 79761 F-001363 F-10034300
Phone # (432) 332-3058 E-Mail: lca@lcaodessa.com



Preliminary Plat Application

LCA Job # 2023-014.4

Project Number: SUB-23-0657

Case Number: _____

Proposed Subdivision Plat Name: YMCA Addition, Section 1**Legal Description (attached sealed Metes and Bounds):** Being a Plat of a 25.195-acre tract of land out of Sections 23 and 24, Block 40, T-1-S, T&P RR Co Survey, City and County of Midland Texas.**Property Owner**

Printed Name: YMCA of Midland/ Christine Bearden, CEO

Phone ()

Email

Address 800 North Big Spring StreetCity MidlandState TXZip 79701PO Box 2696-79702MidlandTX79702**Developer (if different than Owner)**

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)Firm: Landgraf, Crutcher & Associates

Phone (432) 332-5058

Email lca@lcaodessa.comPrinted Name: LCAAddress 521 N. Texas AvenueCity OdessaState TXZip 79761**Current Zoning:** AE**Reason for Platting:** Ownership Purposes & future building permits.**Plat Information**Total Acreage: 25.195Type: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Residential Lots: 0 - N/ANumber of Multi-Family Dwelling Units: 0 - N/A**Submittal and Fees****Items to be submitted with this application form:**

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

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

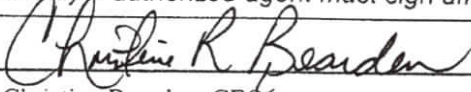
If yes, contact the City Engineer at (432) 685-7286

Provisions

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

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

Property Owner (signature):



Date:

9-5-23

Property Owner (printed): Christine Bearden, CEO

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.

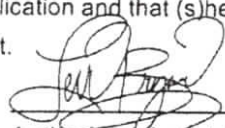
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

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.

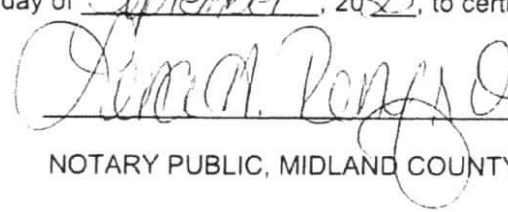
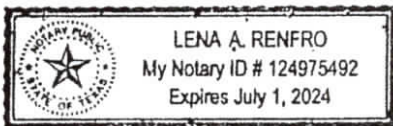
STATE OF TEXAS
COUNTY OF MIDLAND

Levi Bryand

Before me, the undersigned authority, on this day personally appeared _____ who, being by me duly sworn, upon oath says: That (s)he is authorized by Christine Bearden (YMCA), 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 5 day of September, 2023, 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 #

411015

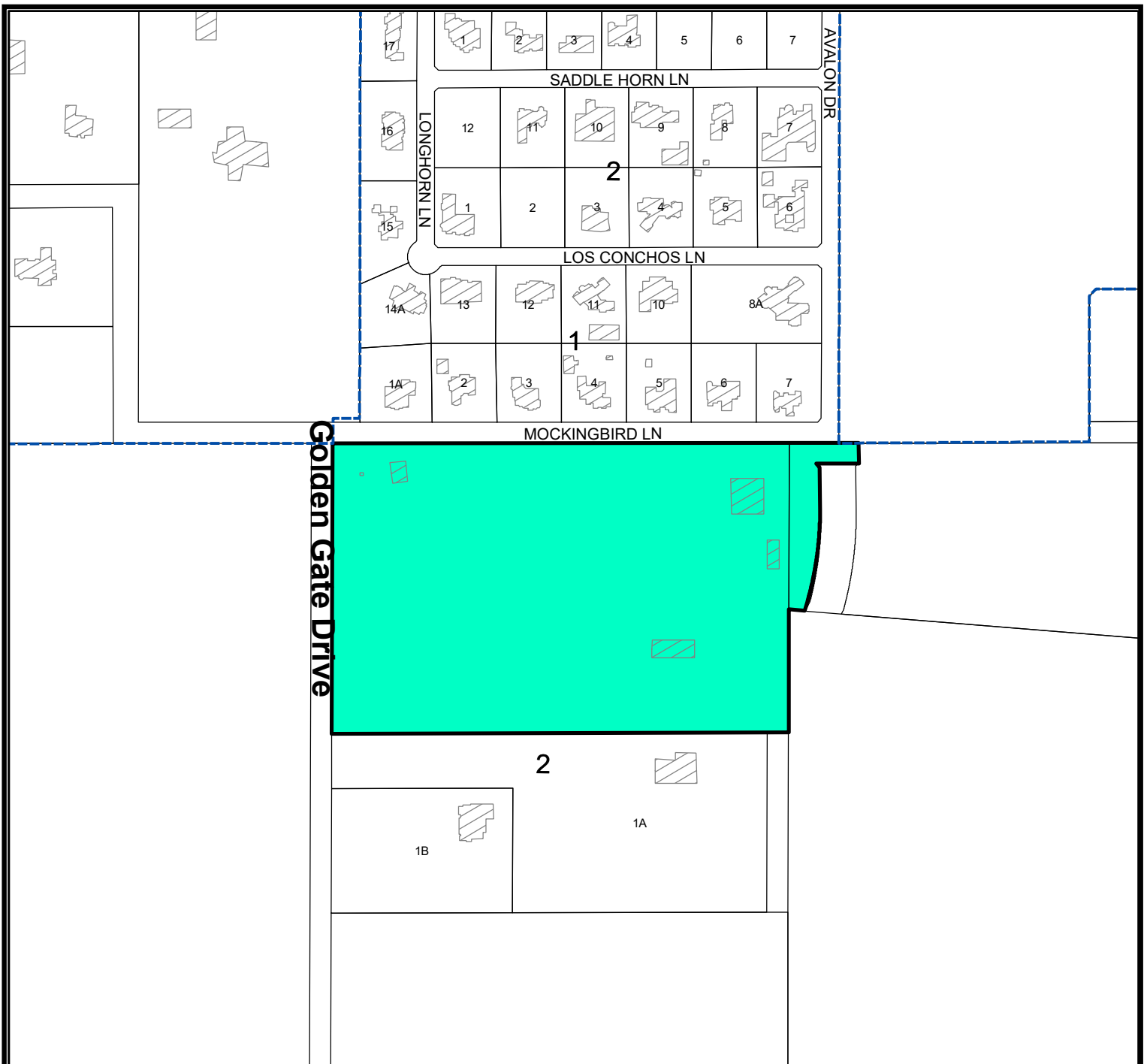
Received By:



Date:

SEP 05 2023

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



LOCATION MAP

SUB-23-0657

Scale: 1" = 4,885'

Proposed Plat of YMCA Addition, Section 1, being a Plat of a 25.195-acre tract of land out of Sections 23 and 24, Block 40, T-1-S, T&P RR Co Survey, City and County of Midland, Texas.

Generally located on the southeast corner of the intersection of Golden Gate Drive and Mockingbird Lane. (District 4)

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.

