

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

**November 20, 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 Commission meeting minutes for October 17, 2023.
3. Motion approving the Planning & Zoning Commission meeting minutes for November 6, 2023.
4. Motion approving the Planning & Zoning Commission meeting dates for 2024.
5. MOTION APPROVING A FINAL PLAT OF CORRAL ADDITION, BEING A 3.992-ACRE TRACT OF LAND OUT OF SECTION 7, BLOCK 39, T-2-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS (Generally located on the southeast corner of West Interstate 20 and South Pease Trail. - Council District 2 **(DEVELOPMENT SERVICES)**)
6. Motion approving a Final 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)
7. Motion approving a Final Plat of The Vineyard Addition, Section 10, being a Plat of a 31.356-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located immediately west of

Sherwood approximately 1,300 feet east of Avalon Drive) (DISTRICT 4) **(DEVELOPMENT SERVICES)**

8. Motion approving a Final Plat of The Vineyard Addition, Section 14, being a Plat of a 29.274 tract of land located in in the east half of Section 13, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located west of Green Tree Boulevard and approximately 590-feet north of the intersection of Barking Rock and Woodrose.) **(DEVELOPMENT SERVICES)**
9. Motion approving a Final Plat of West Fork Addition, Section 2, being a plat of 5.394-acres situated as two tracts out of Section 35, Block 40, T-I-S T&P RR. Co. Survey, City and County of Midland, Texas (Generally located north of State Highway 191, approximately 490 feet west of State Highway 158, and generally located west of State Highway 158, approximately 540 feet north of State Highway 191 (DISTRICT 4) **(DEVELOPMENT SERVICES)**
10. Motion approving a Final Plat of West Fork Addition, Section 3, being a Replat of Lots 1 & 2, Block 1, West Fork Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of West State Highway 158 and State Highway 191) (DISTRICT 4) **(DEVELOPMENT SERVICES)**
11. MOTION APPROVING A FINAL PLAT OF WESTRIDGE PARK ADDITION, SECTION 52, BEING A REPLAT OF LOTS 11 AND 12, BLOCK 8, CORRECTION PLAT OF WESTRIDGE PARK ADDITION, SECTION 27, CITY AND COUNTY OF MIDLAND TEXAS. (GENERALLY LOCATED IMMEDIATELY ON THE WEST SIDE OF WINDHAVEN DRIVE, APPROXIMATELY 200 FEET SOUTH OF DEAUVILLE BLVD. – DISTRICT 2) (DEVELOPMENT SERVICES)

PUBLIC HEARINGS

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

12. Consider a request for the approval, with staff's recommended conditions, of a proposed Preliminary Plat of Avalon, Section 5, Being a Replat of Lots 12, 13, and the west 49.6-feet of Lot 14, Avalon Addition, a Replat of Lot 11, Block 2, Lots 11 and 12 of Blocks 3-7, and Lots 1-11, Block 8, City and County of Midland, Texas. Generally located south of Winfield Road, approximately 140-feet east of North L Street (DISTRICT 3) (DEVELOPMENT SERVICES)
13. Consider a request by Jennifer A. Chacon for a Specific Use Designation with Term for the sale of Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on a 4,363-square foot portion of Lot 1A, Block 1, Pavilion Park, Section 11, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Mockingbird Lane and North Big Spring Street – DISTRICT 1) **(DEVELOPMENT SERVICES)**
14. Consider a request by Kendall Howard for a Specific Use Designation with Term for the

sale of Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on a 4,337-square foot portion of Lot 1, Block 1, Myatt Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of West Wadley Ave and North Garfield Street - DISTRICT 3) **(DEVELOPMENT SERVICES)**

15. Consider a request by Maverick Engineering for a Zone Change from PD, Planned Development District for an Office Center to O-1, Office District on Lot 6 and the west half of Lot 5, Block 12, West End Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Texas Avenue and North D Street. **(DEVELOPMENT SERVICES)**
16. Consider a request by Maverick Engineering for a Zone Change from SF-2, Single Family Dwelling District, to O-1, Office District, on Lots 11, 12, and 13, Block 55, Permian Estates, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Illinois Avenue and North McDonald Street. - Council District 4) **(DEVELOPMENT SERVICES)**
17. Consider a request by Raul Carrasco Jr. for a Zone Change from, O-1, Office District, to SF-3, Single-Family Dwelling District on Lot 4, Block 12, Cowden Addition, City and County of Midland, Texas (Generally located west of Bryant Street, approximately 100-feet north of Hart Avenue (DISTRICT 3) **(DEVELOPMENT SERVICES)**
18. Consider a request by Robert Graham for a zone change from RR, Regional Retail District to SF-1, Single-Family Dwelling District for a 3.86-acre tract of land, located out of Section 35, Block 40, T-I-S, T&P RR. CO. Survey, City and County of Midland, Texas. (Generally located approximately 230-feet north of Castlewood Drive, and approximately 620-feet west of Homeland Drive) (DISTRICT 4) **(DEVELOPMENT SERVICES)**
19. Consider a request by Shufeng Lin for a Specific Use Designation for the Sale of all Alcoholic Beverages for on premises consumption in a Restaurant on a 4,115 square foot portion of Lot 4A, Block 1, North Park Addition, Section 5, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Midkiff Road and W. Loop 250 North) (DISTRICT 1) **(DEVELOPMENT SERVICES)**

MISCELLANEOUS

20. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Redneck Retreat, Section 3, being a 11.08-acre tract of land out of Section 15, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. Generally located on the south side of East County Road 130, approximately 1881-feet east of F.M. 715. (Extraterritorial Jurisdiction) **(DEVELOPMENT SERVICES)**
21. Motion denying a Final Plat of Redneck Retreat, Section 4, being a plat of a 10-acre tract of land located 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.) (Extraterritorial Jurisdiction) **(DEVELOPMENT SERVICES)**

22. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Tanglewood Addition, Section 9, being a Replat of Lots 8 and 9, Tanglewood Addition, Section 8, and Lots 6 and 7, Block 4, Tanglewood Addition, Section 4, City and County of Midland, Texas. Generally located west of North Lamesa Road, approximately 815-feet north of East Wadley Avenue. (DISTRICT 2) (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.



The Planning and Zoning Commission convened in regular session in the Ballroom A, BARBARA AND GEORGE H.W. BUSH CONVENTION CENTER, 105 N. MAIN STREET, MIDLAND, TEXAS 79701 , Midland, Texas, at 10:01 am, October 17, 2023.

Commissioners present: Lucy Sisniega, Zachary Deck, Adrian Carrasco, Sallie Vega
Commissioners absent: Dianne Williams, Emily Holeva, Abraham Bejil, Steven Villela
Staff members present: Alexis M. Martinez, Rolandrea Russell

PUBLIC HEARINGS

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

1. HOLD A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND AT 10:00 A.M. ON TUESDAY, OCTOBER 17, 2023, IN BALLROOM A, BARBARA AND GEORGE H.W. BUSH CONVENTION CENTER, 105 N. MAIN STREET, MIDLAND, TEXAS 79701 TO CONSIDER THE ADOPTION OF AN ORDINANCE AMENDING TITLE XI, "PLANNING AND DEVELOPMENT", BY ADDING CHAPTER 1A, "CENTENNIAL ENTERTAINMENT OVERLAY DISTRICT", SO AS TO ESTABLISH AN OVERLAY ZONING DISTRICT AND PROVISIONS RELATED TO THE LAND USE AND DEVELOPMENT WITHIN SAID OVERLAY DISTRICT AND TO AMEND THE ZONING MAP ACCORDINGLY. **(DISTRICT: ALL) (DEVELOPMENT SERVICES)**

Interim Development Services Director Rolandrea Russell gave a brief overview of the Centennial Entertainment Overlay District by providing information on the downtown location, purpose (which is to elevate Downtown), permitted uses, such as: alcoholic beverage sales for on-premises consumption (one example), a list of definitions, and an explanation of parklets.

After questions about notices, Council Member Corrales explained that having the joint public hearing is in lieu of sending out a lot of paper notices.

Mayor Blong opened the public hearing at 10:10 a.m.

Shirley Howard, a Midland resident, asked about the monitoring of alcoholic beverages downtown in which it was explained citizens will not be allowed to walk around with open containers and businesses would still need to operate under TABC guidelines.

Mayor Blong expounded further on the TABC guidelines that will need to be followed.

Natalie Shelton, Executive Director of Downtown Midland Management District, reported they would like to be more involved.

Planning and Zoning Chair Lucy Sisniega inquired about churches and schools in the area with regard to the sale of alcohol. Interim Development Services Director Rolandrea Russell reported that even though there is an SUD, they would still need to comply with TABC rules regarding proximity to churches and schools.

Sharla Hotchkiss, a Midland resident, inquired about policing alcohol in the park. Council Member

Ladd reported it will be the same as it is now but they would like to be able to add more staff such as police, parking enforcement and sanitation to the area.

There being no one else wishing to speak, Mayor Blong closed the public hearing at 10:14 a.m. Planning and Zoning Chair Lucy Sisniega closed the Planning and Zoning public hearing at 10:14 a.m.

All the business at hand having been completed, the meeting adjourned at 10:15 a.m.

Adrian Carrasco moved to approve this request; seconded by Zachary Deck.

The motion passed by the following vote:

AYE: Sisniega, Deck, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Bejil, Villela

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 10:15am

Lucy Sisniega, Chair

Date

Cristina Burns, Director of Development Services

Date



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30pm, November 06, 2023.

Commissioners present: Brennan Berry, Lucy Sisniega, John Burkholder, Emily Holeva, Adrian Carrasco, Abraham Bejil, Steven Villela
Commissioners absent: Sallie Vega, Joshua Sparks
Staff members present: Alexis M. Martinez, Daniel Humbert, Andrew Meyers, Cristina Odenborg Burns

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Consider a motion approving the Planning and Zoning Commission Meeting Minutes for October 16, 2023.
3. Motion approving a Final 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)
4. Motion approving a Final Plat of Fannin Terrace, Section 9, being a Replat of Lots 8 and 9, Block 1, Fannin Terrace, Section 4, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Maberry Street and Terrace Avenue) (DISTRICT 3) (DEVELOPMENT SERVICES)
5. Motion approving a Final 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 (DEVELOPMENT SERVICES)

Commissioner Bejil removed himself from the dias.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: Bejil

ABSENT: Vega, Sparks

6. Motion approving a Final Plat of Tall City Addition, Section 3, being a 7.80-acre tract of land out of Section 8, Block 38, T-2-S, T. & P. R.R. CO. Survey, County of Midland, Texas. (Generally located at the northwest corner of the intersection on South County Road 1156 and East County Road 120) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

Commissioner Bejil returned to the dias.

7. Motion approving a Final 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) (DEVELOPMENT SERVICES)
8. Motion approving a Final Plat of W.C. Barber Addition, Section 5, being a 0.42-acre portion of previously vacated alley right-of-way out of the southeast quarter of Section 26, Block 39 T-1-S, T&P RR CO. Survey, City and County of Midland, Texas (Generally located on the south side of West Estes Avenue approximately 155 feet west of North Main Street) (DISTRICT: 2) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

9. Motion approving a Final Plat of Wedgwood Park, Section 16, being a replat of the north 3.241 acres of Lot 1, Block 26, Wedgwood Park Addition, Fourth Section, an Addition to the City and County of Midland, Texas. (Generally located Generally located on the south of West Dengar Avenue approximately 45-feet east of North Midland Drive) (District 3) (DEVELOPMENT SERVICES)

Steven Villela moved to approve the consent agenda, excluding items 5 and 8.; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

PUBLIC HEARINGS

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

10. Consider a request by Alan Biel for a Specific Use Designation for an Accessory Dwelling Unit, on Lot 14, Block 5, University Park Addition, City and County of Midland, Texas. (Generally located on the south side of Harvard Avenue, approximately 95 feet west of North L Street) (COUNCIL DISTRICT: 3) (DEVELOPMENT SERVICES)

Planner Daniel Humbert gave an overview of the project. Letters of objection were received; staff recommend approval.

The public hearing was opened at 3:41pm.

Resident John Sensibaugh, 2001 Harvard Ave, showed images of the rental property, provided a police report, and spoke on the zoning of the proposed SUD.

Applicant Alan Biel, 2003 Harvard Ave, stated he was going to use it for personal use, and once he talked to city officials, he took the unit off all listings. He asked for approval for vehicular access through the alley.

Joshua Sparks asked if there was a fence dividing the accessory build and the main house.

The public hearing was closed at 4:08pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil

NAY: None

ABSTAIN: Villela

ABSENT: Vega, Sparks

11. Consider a request by Boot Lake Ranch Property Owner, LLC for a zone change from, AE, Agricultural Estate District, to LR, Local Retail District for an 80.96-acre portion of Lot 1, Block 21, Grasslands Estates, Section 16, City and County of Midland, Texas. (Generally located on the south side of West Wadley Avenue approximately 500 feet west of Highland Boulevard) (DISTRICT 4) (DEVELOPMENT SERVICES)

Director of Development Services Cristina Burns gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 4:12pm.

The applicant Adam Cunyus, 1031 Andrews Hwy, spoke about the project and what it will contain.

Resident Kieth Barlow, 5817 Grassland Ct, addressed the flooding issues and the expectations to address it.

The Representative Tim Hair, 4000 Big Spring, spoke about the drainage plan.

The public hearing was closed at 4:35pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

12. Consider a request by Charles Harrington for a Specific Use Designation without Term for a Wildlife Rehabilitation Center, on a 51.097-acre tract of land located on Lot 1, Block 21, Grassland Estates, Section 16, City and County of Midland, Texas. (Generally located approximately 2,500 feet south of W. Wadley Avenue and 1,600 feet west of Grassland Boulevard. DISTRICT 4) (DEVELOPMENT SERVICES)

Director of Development Services Cristina Burns gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 4:37pm.

Applicant Charles Harrington, 18 Claydesta Dr, gave an overview of the project.

Resident Shane Weathers, 2815 Frontier Dr, is pro zoo.

Resident Caleb Weather, 4604 Island Dr, is pro zoo.

Resident Crystal Emerald McGinns, 4122 Fox Hollow Ct, spoke in favor of the request.

The public hearing was closed at 5:08pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

13. Consider a request by Jennifer A. Chacon for a Specific Use Designation with Term for the sale of Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on a 3,261-square foot portion of Lot 1A, Block 1, Pavilion Park, Section 11, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Mockingbird Lane and North Big Spring Street – DISTRICT 1) (DEVELOPMENT SERVICES)

Planner Andrew Meyers gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 5:11pm.

There was no one wishing to speak on the item.

The public hearing was closed at 5:11pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

14. Consider a request by Kendall Howard for a Specific Use Designation with Term for the sale of Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on a -square foot portion of Lot 1, Block 1, less the east 120 feet by the south 150 feet, Myatt Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of West Wadley Ave and North Garfield Street - DISTRICT 3) (DEVELOPMENT SERVICES)

Planner Andrew Meyers gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing as opened at 5:13pm.

There was no one wishing to speak on this item.

The public hearing was closed at 5:14pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

15. Consider a request by Schumann Engineering for the approval of a Final Plat of Homestead Addition, Section 21, being a Replat of the northwest 0.32-acres of Block 17, Homestead Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North Fort Worth Street and East Kansas Avenue) (DISTRICT 2) **(DEVELOPMENT SERVICES)**

Director of Development Services Cristina Burns gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 5:16pm.

There was no one wishing to speak on this item.

The public hearing was closed at 5:16pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

16. Consider a request by Scott Dufford for a Specific Use Designation with Term for the sale of Alcoholic Beverages Sales for On-Premises Consumption at a Recreation Center, on Lot 1, Block 1, Bush Tennis Center Addition, City and County of Midland, Texas. (Generally located on the north side of Briarwood Avenue approximately 431 feet west of Santa Rosa) (DISTRICT 4) **(DEVELOPMENT SERVICES)**

Director of Development Services Cristina Burns gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 5:22pm

There was no one wishing to speak on this item.

The public hearing was closed at 5:23pm.

Adrian Carrasco moved to approve this request; seconded by Brennan Berry.

The motion passed by the following vote:

AYE: Berry, Burkholder, Carrasco, Bejil

NAY: Sisniega, Holeva

ABSTAIN: Villela

ABSENT: Vega, Sparks

17. Consider a request by Theresa Lane for a Specific Use Designation for the Sale of all Alcoholic Beverages for on premises consumption in a Restaurant on a 22,000-square foot portion of Lot 12, Block 3, Gateway Plaza Addition, Section 14, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Liberty Drive and Starboard Drive) (DISTRICT 4) **(DEVELOPMENT SERVICES)**

Director of Development Services Cristina Burns gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing opened at 5:32pm.

The Applicant Theresa Lane gave a little overview of everything they are trying to do for this project.

The public hearing was closed at 5:38pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

MISCELLANEOUS

18. Motion approving with staff's recommended conditions, a Preliminary Plat of Harmony School Addition, Section 1, being a 30.96-acre tract of land located in Section 19, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. Generally located north of East Loop 250, approximately 115-feet east of Meadowside Street. (DISTRICT 1) **(DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

19. Consider a proposed Preliminary Plat of The Vineyard Addition, Section 13 being a 309.21-acre tract of land out the W/2 of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the northeast corner of the intersection of Mockingbird Lane and Avalon Drive) (Extraterritorial Jurisdiction) **(DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

20. Motion approving a Final Plat of The Vineyard Addition, Section 10, being a Plat of a 31.356-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located immediately west of Sherwood approximately 1,300 feet east of Avalon Drive) (DISTRICT 4) **(DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None
ABSENT: Vega, Sparks

21. Motion approving reinstatement of an approved Preliminary Plat for Vineyard Addition, Section 5, being 140.278 acres of land out of Section 13, Block 40 T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located southwest of the intersection of Holiday Hill Road and Green Tree Boulevard) (DISTRICT 4) (DEVELOPMENT SERVICES) **(DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

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

22. Motion approving with staff's recommended conditions a Final Plat of The Vineyard Addition, Section 11, being a Plat of a 29.274 tract of land located in in the east half of Section 13, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located immediately west of Green Tree Boulevard and immediately north of Woodrose) (DISTRICT 4) **(DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

Steven Villela moved to nominate Adrian Carrasco as the Vice Chair of the Planning and Zoning Commission; second by Abraham Bejil.

The motion passed by the following vote:

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

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 5:56pm

Lucy Sisniega, Chair

Date

Cristina Burns
Director of Development Services

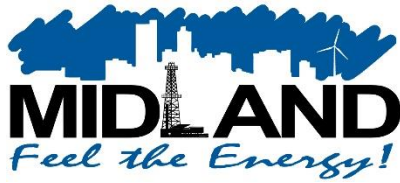
Date



2024 PLANNING AND ZONING COMMISSION MEETINGS

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

* Indicates a Tuesday Meeting



Planning and Zoning Commission

Approved for
Agenda:
Cristina O. Burns

MEETING DATE: November 20, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Andrew Meyers, Planner

SUBJECT: MOTION APPROVING A FINAL PLAT OF CORRAL ADDITION, BEING A 3.992-ACRE TRACT OF LAND OUT OF SECTION 7, BLOCK 39, T-2-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS (Generally located on the southeast corner of West Interstate 20 and South Pease Trail. - Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

BP, I-20 Business Park District.

Preliminary Plat Approval:

The applicant, Aaron Burrell Land Surveyors, LLC, is requesting to plat a 3.992-acre tract of land out of Section 7, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, into one (1) lot to obtain septic and driveway permits.

The Preliminary Plat was approved at the Planning and Zoning Commission meeting on August 21, 2023.

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.

Departmental Review:

ENGINEERING: (Approved)

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

ROW: Ok as is. [For Applicant's Information Only.]

PAVING: Deferral request for paving improvements for S. Pease Trail were administratively approved on 10/16/2023. [For Applicant's Information Only.] W. Interstate 20 frontage road is TxDOT a facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 10/16/2023. [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 the Applicant's information only.]

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

SEWER: Deferral request for sewer improvements were administratively approved on 10/16/2023. [For Applicant's Information Only.] Per TAC Title 30, Part 1 Chapter 285 Subchapter A, Rule 285.4(a) (1) (A) Areas served by public water systems shall have lots of at least ½ acre. Per TAC Title 30, Part 1 Chapter 285 Subchapter A, Rule 285.4(a) (1) (B) Areas NOT served by public water systems shall have lots of at least 1 acre.

DRAINAGE: Drainage report was approved for platting purposes. [Reference Midland City Code 11-2-3(D)8]

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

SIDEWALKS: Required at building permit. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

DIMENSION: * * *

OTHER:

TRANSPORTATION: (Approved)

TxDOT comments, "Access would need to be coordinated with TxDOT. Recommended spacing for a one-way frontage road is 425'. There is only approximately 540' between

Pease Trail and Butterfield Trail. Post-development drainage/runoff should not exceed pre-development conditions." No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review. [For the Applicant's information only.] No objections to plat. [For the Applicant's information only.]

FIRE: (Approved)

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.

BUILDING CODE: (Approved)

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

GIS: (Approved)

Please label surrounding subdivisions.

CRMWD: (Approved)

We do not have any comments on this plat.

Midland County Health Department: (Approved)

Yes, the health department will review application from the 1 proposed lot of Corral Addition, PLAT OF A 3.9 ACRE TRACT OF LAND OUT OF SECTION 7, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY the lot is 3.9 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.

Planning: (Approved with Conditions)

Please label the surrounding subdivisions and provide names for abutting properties. [Informational]

Verify acreage. The acreage shown within the plat boundaries is different than what is shown in the legal description. This will need to be corrected before the submission of a final plat is accepted. [Informational]

Please remove 'Jeff Fisher' from secretary and replace with 'Cristina O. Burns'.
[Informational]

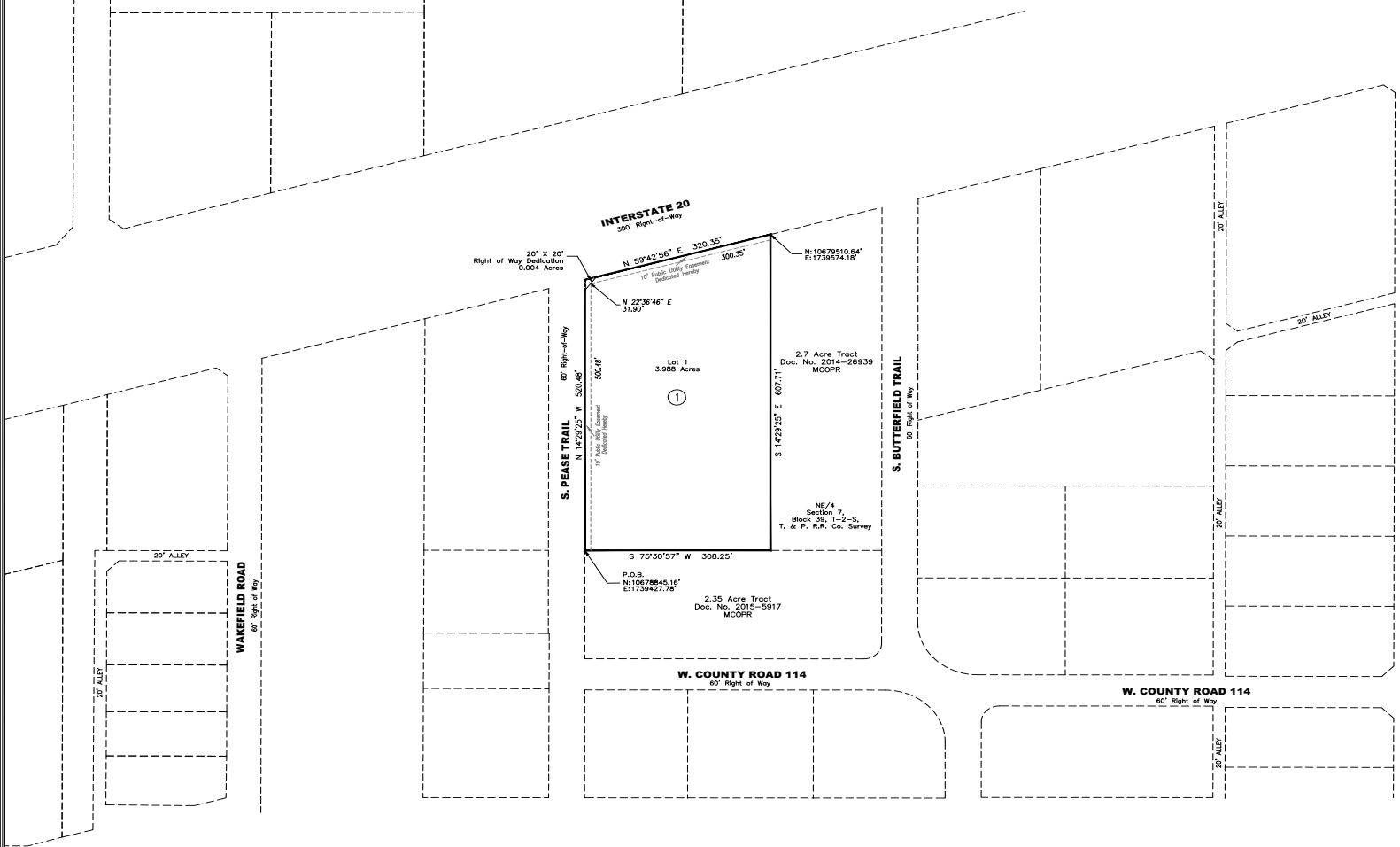
Condition:

- 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.**

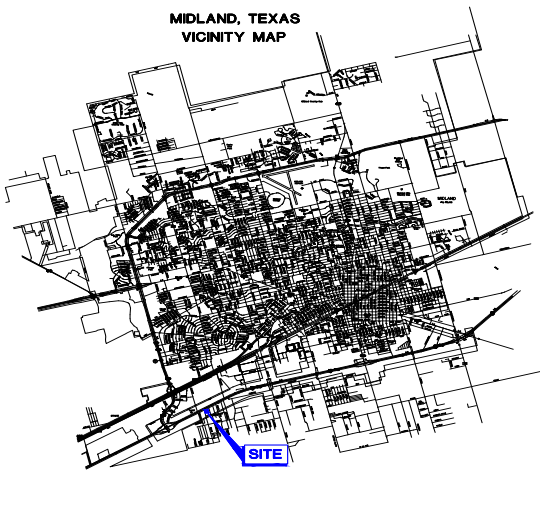
Attachments:

Proposed Final Plat
Application
Maps

CORRAL ADDITION
A 3.992-ACRE TRACT OF LAND
OUT OF SECTION 7, BLOCK 39,
T-2-S, T&P R.R. CO. SURVEY,
CITY & COUNTY OF MIDLAND, TEXAS.



MIDLAND, TEXAS
VICINITY MAP



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. A BLANKET EASEMENT OF INGRESS AND EGRESS WILL BE GRANTED FOR CORRAL ADDITION, TO THE CITY OF MIDLAND FOR GARBAGE AND TRASH COLLECTION AND LOCATION AND MAINTENANCE OF TRASH STRUCTURES, SAVE AND EXCEPT THOSE AREAS OCCUPIED BY A BUILDING OF STRUCTURE. SAID EASEMENT IS CONDITIONED SUCH THAT EXACT LOCATION OF SAID CONTAINERS AND THE EASEMENTS IN CONNECTION THEREWITH HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.
4. BEARING & COORDINATES SHOWN ON THIS SURVEY ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD 1983, CENTRAL ZONE (CORS).
5. THIS PROPERTY IS IN ZONE X AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS GRAPHICALLY SCALED ONTO FEMA MAP NO. 48329C0184C, DATED SEPTEMBER 16, 2005, PREPARED FOR MIDLAND COUNTY, TEXAS.
6. 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.

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "CORRAL ADDITION" 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
JEFFREY FISHER

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIGUEL CORRAL, is/are the record owner(s) of a tract of land situated in Section 7, Block 39, T-2-S, T&P R.R. Co. Survey, Midland County Texas, County of Midland, and more particularly described in recorded Doc. No. 2022-26410, Midland County Official Public Records.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That MIGUEL CORRAL, do(es) hereby adopt this plat designating the herein above described property as CORRAL ADDITION, an addition to the City of Midland, Texas, and, hereby dedicate to the public use forever the streets, alleys and easements (and parks) (and parkways) (and drainage basins) [include all that apply] shown thereon.

WITNESS our hands at Midland, Texas, this _____ day of _____, 2023.

MIGUEL CORRAL

ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF MIDLAND
This plat was acknowledged before me on _____, 20____,
by MIGUEL CORRAL.

(Notary Seal) Notary Public, State of Texas

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____ AT&M ENERGY _____ PRINT NAME

SIGNED: _____ ONCOR ELECTRIC DELIVERY _____ PRINT NAME

SIGNED: _____ AT&T TEXAS _____ PRINT NAME

SIGNED: _____ OPTIMUM _____ PRINT NAME

SIGNED: _____ FIBER OPTIC BROADBAND _____ PRINT NAME

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

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
That I, AARON S. BURRELL, 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.

31 August 2023
AARON S. BURRELL
Registration Number 5689

LEGEND
• Set 1/2" Iron Rod
• 1/4" Iron Rod
• 1/2" Iron Rod





Final Plat Application

Project Number: SUB 230612
Case Number: _____

Proposed Subdivision Plat Name: Corral Addition,

Legal Description (attached sealed Metes and Bounds): Being 3.992 Acres in Section 7, Block 39, T-2-S, T&P RR CO. Survey, City & County of Midland, Texas

Property Owner
Printed Name: Miguel A. Corral

Phone (575) 602-8120
Email miguel.corral@corralarena.com
Address 1250 E. Everglade City Hobbs State NM Zip 88240

Developer (if different than Owner)
Printed Name: _____

Phone ()
Email _____

Address _____ City _____ State _____ Zip _____

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

Firm: Aaron Burrell Land Surveyors, LLC

Printed Name: Aaron Burrell

Phone (432) 848-4439
Email aaron@asbsurveyors.com

Address 415 W Wall St, Suite 204 City Midland State TX Zip 79701

Current Zoning: _____

Reason for Platting: Septic & Driveway Permits

Plat Information

Total Acreage: 3.992 Acres

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' \$350
- ✓ Recording Fee – Payable to 'Midland County Clerk' \$81

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Date:

8.31.23

Property Owner (printed):

Miguel Corral

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.

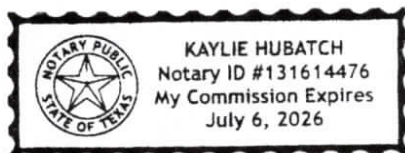
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Aaron Burrell who, being by me duly sworn, upon oath says: That (s)he is authorized by Miguel A. Corral, 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.

AB Burrell
Authorized Agent (signature)

Subscribed and sworn to before me, this 31 day of August, 2023, to certify which witness my hand and seal of office.



Kaylie Hubatch

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Mylar

☒ Application Fee

Check # 19637

☒ 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 # 19638

Received By: [Signature]

Date:

OCT 23 2023

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

September 15, 2023

Aaron Burrell Land Surveyors, LLC
P. O. Box 81041
Midland, Texas 79708

Re: Proposed plat for Miguel A. Corral

Proper Legal Description ("the Property"): **Being proposed Corral Addition, being 3.992 acres in Section 7, Block 39, T-2-S, T & P RR Co. Survey, City of Midland, Midland County, Texas, (proposed plat attached)**

I have examined title to the Property in our plant records certified through September 7, 2023 ("Certification Date"). Based upon my examination, I would advise you as follows:

FEE SIMPLE TITLE:

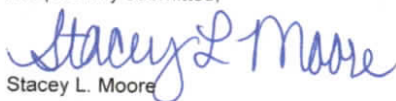
Miguel A. Corral (the "Owner")

The Property is subject to the following matters of record:

1. Prior reservation or conveyance of all oil, gas, and other minerals by Deeds recorded in Volume 105, Page 537; Volume 588, Page 249, and Volume 862, Page 220, Deed Records of Midland County, Texas; and Volume 970, Page 89, Deed Records of Midland County, Texas, as corrected in Volume 2073, Page 838, Official Records of Midland County, Texas; and Document Numbers 2009-25983, 2014-29415, 2017-18964, 2021-6652, and 2022-26410, Official Records of Midland County, Texas, and the rights of the owners thereof. The title to those minerals has not been reviewed subsequent to the reservation.
2. Any and all leases, recorded and unrecorded, and rights of parties therein.
3. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.
4. Easements or rights-of-way specifically affecting the Property, as follows:
 - (A) Easement to TLC Properties, Inc., recorded in Volume 2802, Page 296, Official Records of Midland County, Texas.
5. The Property is a part of a larger tract or tract that is subject to blanket or unlocated easements or rights-of-way. These will be described on Schedule B of any policy to be issued unless we are provided a survey and verification from the surveyor that the following blanket or unlocated easements or rights-of-way do not cross or touch the Property:
 - (A) Easement to Atlantic Oil Producing Company recorded in Volume 38, Page 446, and Volume 423, Page 5, Deed Records of Midland County, Texas.
 - (B) Easement to American Telephone and Telegraph Company recorded in Volume 43, Page 404, Deed Records of Midland County, Texas.
 - (C) Easement to Magnolia Pipeline Company recorded in Volume 44, Page 141, Deed Records of Midland County, Texas.
 - (D) Easement to Texas Pipeline Company recorded in Volume 97, Page 61, Deed Records of Midland County, Texas.
 - (E) Easement to Texas Electric Service Company recorded in Volume 394, Page 185; Volume 553, Page 148; and Volume 608, Page 79, Deed Records of Midland County, Texas.
 - (F) Easement to Socony Mobil Oil Company recorded in Volume 435, Page 574, Deed Records of Midland County, Texas.
 - (G) Easement to CMS Oil & Gas Company recorded in Volume 1969, Page 257; Volume 1969, Page 260; Volume 1969, Page 263; and Volume 1969, Page 266, Official Records of Midland County, Texas.
6. The Property is subject to Pooled Unit Agreements recorded in Volume 1733, Page 46; Volume 1733, Page 55; Volume 1733, Page 394; Volume 1742, Page 527; Volume 1745, Page 580; Volume 1758, Page 261; Volume 1766, Page 553; and Volume 1776, Page 368, Official Records of Midland County, Texas.

NOTE: THIS TITLE OPINION DOES NOT ADDRESS MATTERS SUCH AS LIENS, UNRECORDED INSTRUMENTS, LEASES, UTILITY LIENS, OR PROPERTY TAXES THAT MAY BE OWED WITH RESPECT TO THE PROPERTY.

Respectfully submitted,


Stacey L. Moore

C & C TRANSPORT LLC
PO BOX 1352 575-393-0422
HOBBS, NM 88241-1352

LEA COUNTY STATE BANK
P.O. Box 400
Hobbs, New Mexico 88241

19637

95-183/1122



9/6/2023

PAY TO THE
ORDER OF City of Midland

\$ **350.00

Three Hundred Fifty and 00/100***** DOLLARS

City of Midland
Deptment of Development Services

MEMO

Application Fee

AUTHORIZED SIGNATURE

⑈019637⑈ ⑈112201836⑈ 05823035⑈

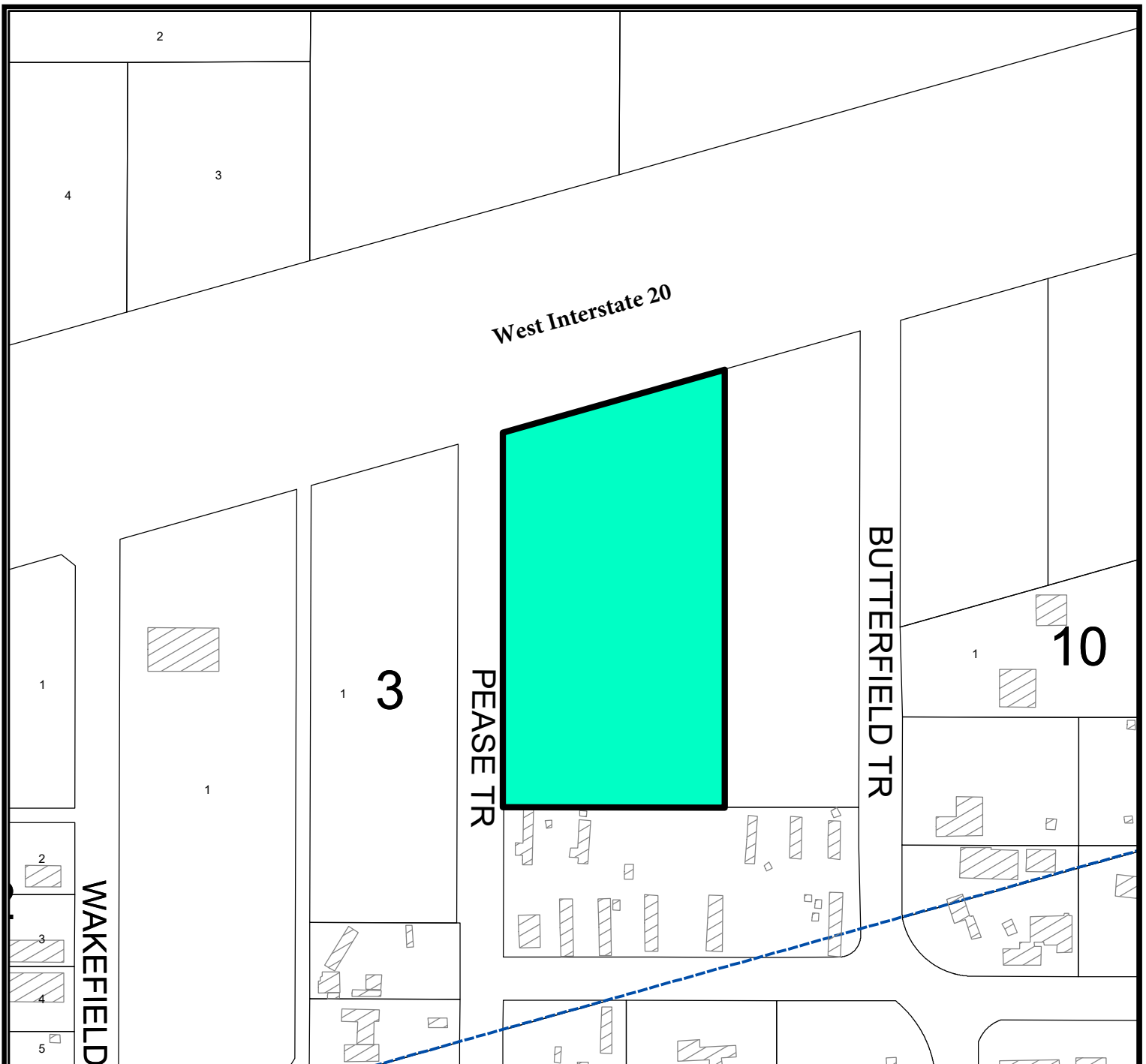
PACKET

Page 5.20

November 20, 2023

Photo Safe Deposit®

Details on Back.



LOCATION MAP

SUB-23-0612

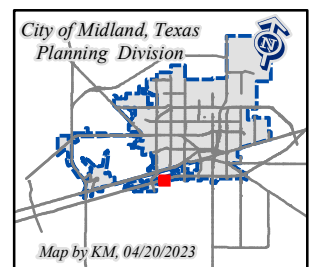
Scale: 1" = 200'

Proposed plat of Corral Addition, being a Plat of a 3.992-acre tract of land out of Section 7, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on southeast corner of West Interstate 20 and South Pease Trail. (Council District 2)

LEGEND

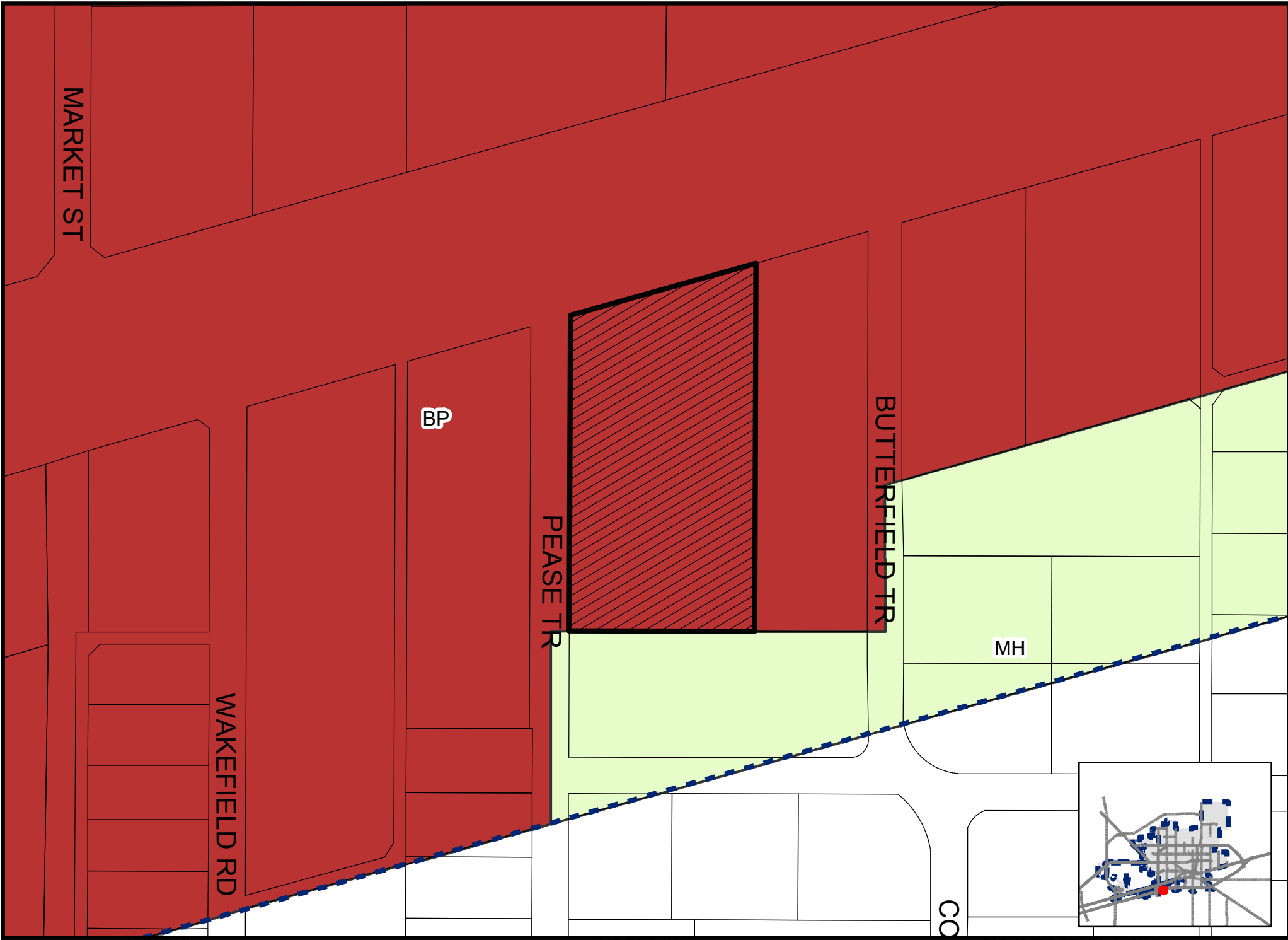
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



PACKET

Page 5.22

November 20, 2023





Planning and Zoning Commission

Approved for Agenda:
Jeffrey S. Fisher

MEETING DATE: November 20, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion approving a Final 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)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

C, Commercial District.

Preliminary Plat Approval:

The preliminary plat was approved at the October 2, 2023, Planning and Zoning Commission meeting. The property owner is requesting to replat Lots 7 & 8, Block 6, Hines Addition, City and County of Midland, Texas. The property is proposed to be replatted into one lot 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: 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)

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 and Gas issues.

Building Code: (Approved)

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

GIS: (Approved)

No comments.

Planning: (Approved)

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

Condition(s):

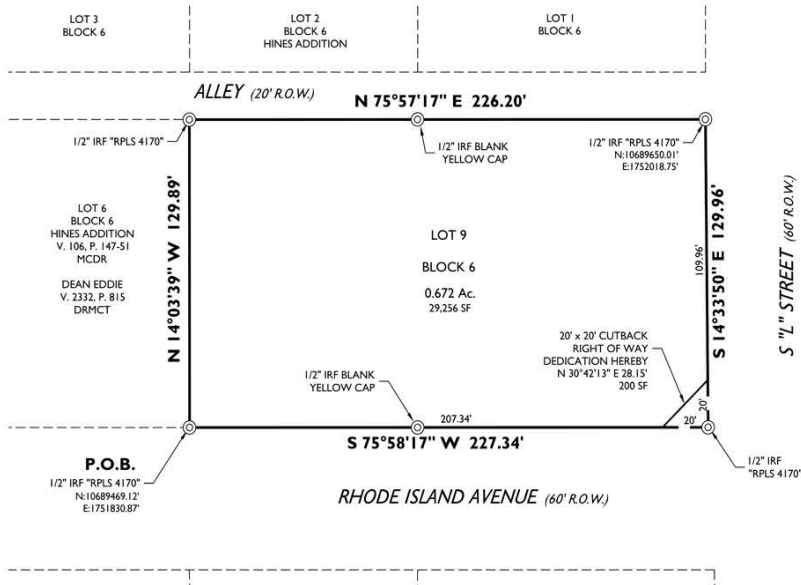
- A. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.**

Attachments:

Proposed Final Plat
Application
Maps

HINES ADDITION SECTION 4

BEING A REPLAT OF LOT 7 AND 8, BLOCK 6
HINES ADDITION
CITY AND COUNTY OF MIDLAND, TEXAS



SURVEY NOTES:

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\"
2. 1/2\"
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 #48329C0202F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE \"X\", DESIGNATED AS \"AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.\"

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

PACKET

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

GREGORY W. SHOULTS RPSHS356
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. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DOUBLE 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 MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____, M.,

THE _____ DAY OF _____, 2023.

BY: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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: _____

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.

_____, CHAIRMAN

JEFFREY FISHER, SECRETARY

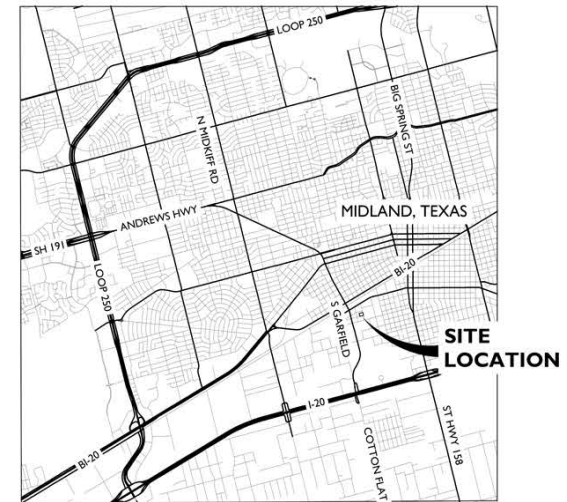
PROPERTY OWNER

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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

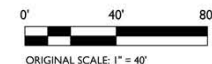
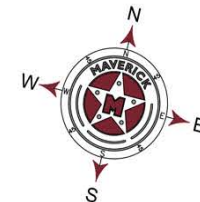
NO. _____

DATE _____



VICINITY MAP

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
November 20, 2023
SECTION 4



Final Plat Application

Project Number:

SUB-23-0655

Case Number:

P-23-1824

Proposed Subdivision Plat Name: Hines Addition, Section 4**Legal 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 ()
Email

Address PO Box 5096

City Midland

State TX

Zip 79704

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Printed Name: Paladin Huckaba

Phone (432) 262-0999

Email

phuckaba@maverick-eng.com

Address 1909 W Wall St Ste K

City Midland

State TX

Zip 79701

Current Zoning: C**Reason for Platting:** Ownership Purposes**Plat Information**

Total Acreage: 0.672

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 plate 18" to 24" \$61.00

For plate 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): Sam Hill

Date: 10/23/2023

Property Owner (printed): Sam Hill

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.

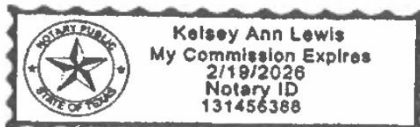
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Double Cined Trv, 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 22nd day of October, 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

☐ Mylar

☒ Application Fee

Check # 4522

☒ 1 Copy of Dimensioned Plat

☒ 1 Copy of Plat (11x17)

☒ Title Opinion

☒ Tax Certificates

☒ Plat in Digital Format (PDF/JPEG)

☒ CADD File

☒ Public Improvement

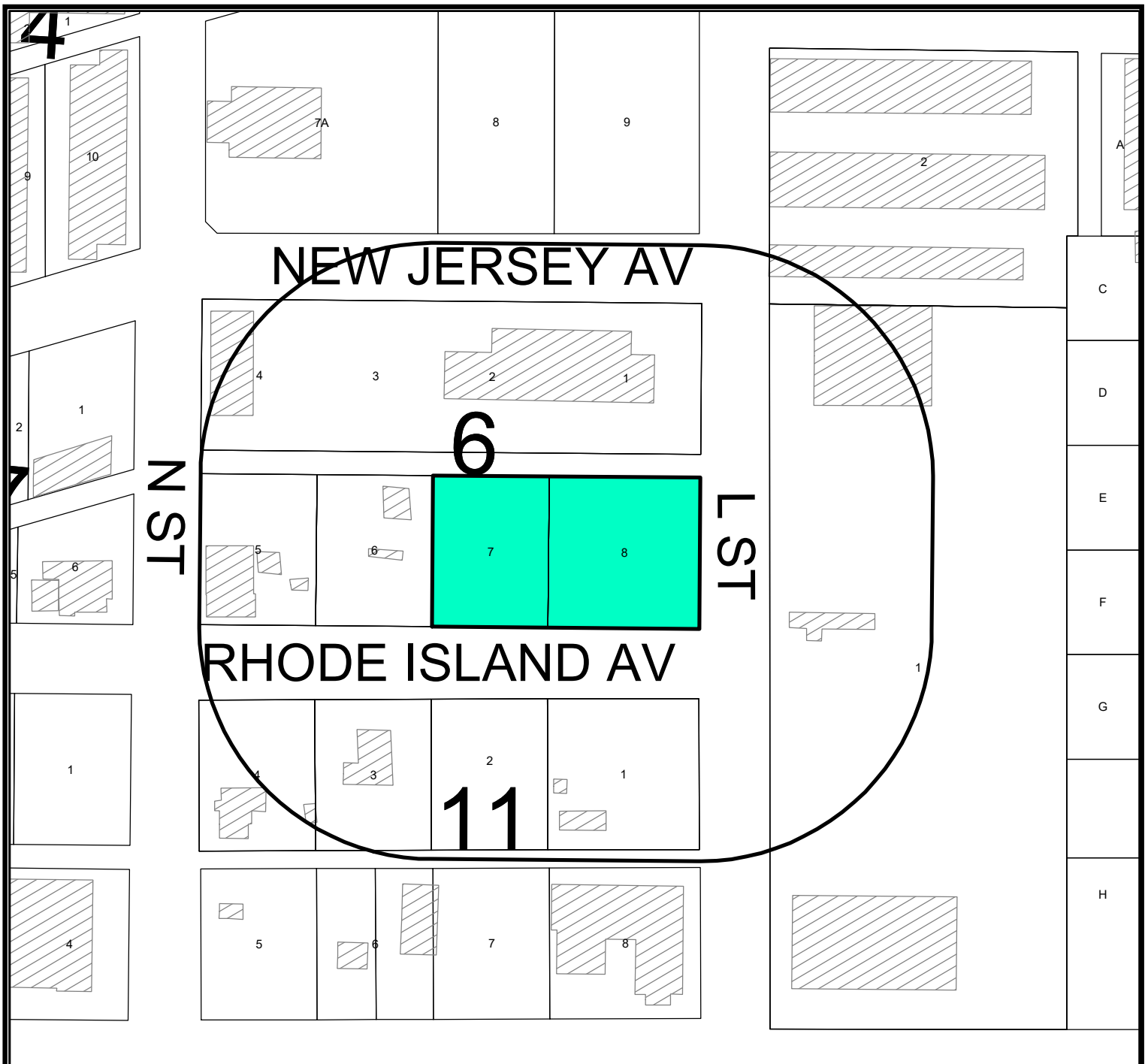
☒ Recording Fee

Check # 7823

Received By: [Signature]

Date: OCT 27 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

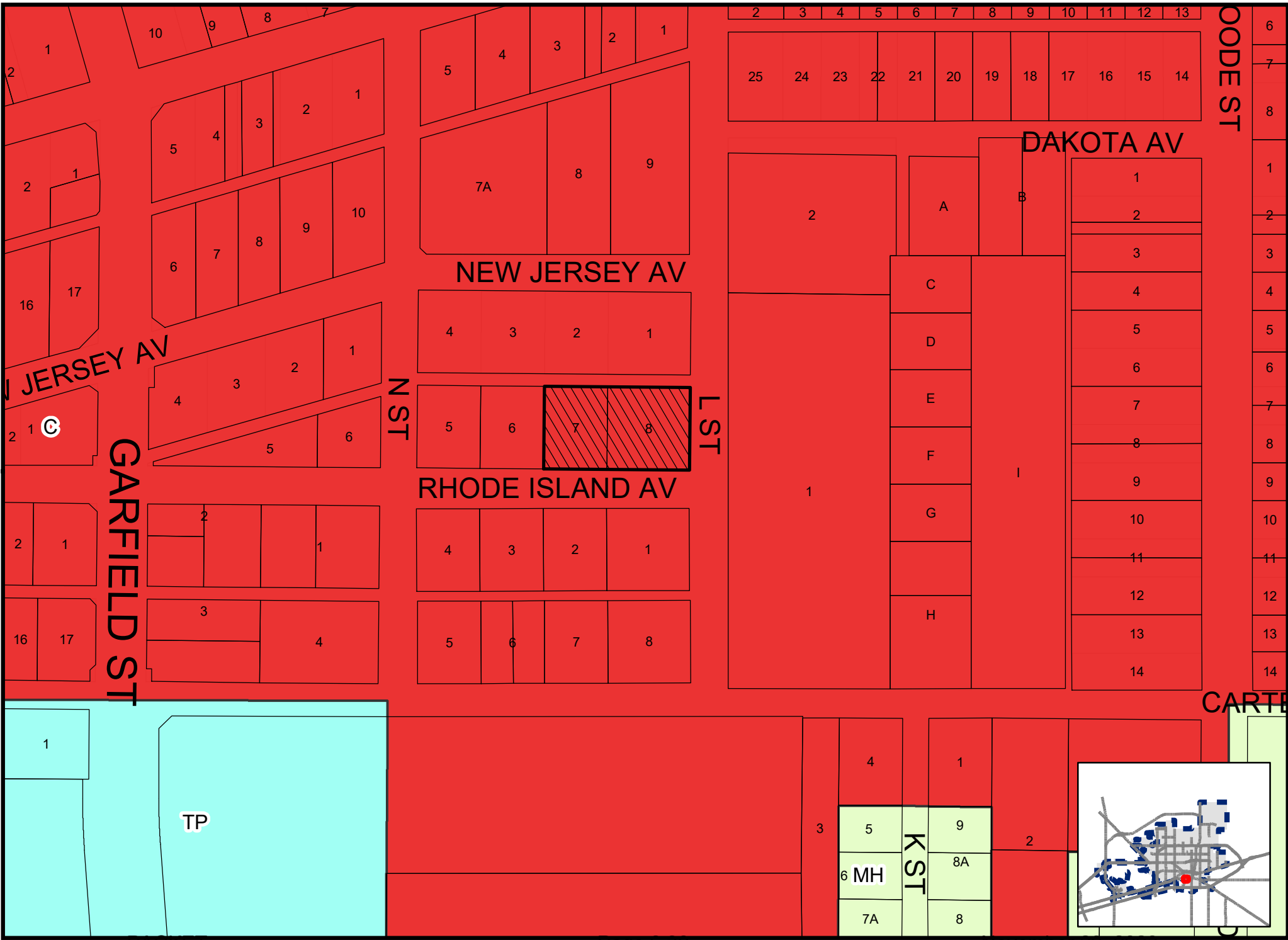
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



PACKET

Page 6.30

November 20, 2023





Planning and Zoning Commission

Approved for Agenda:
Cristina Burns

MEETING DATE: November 20, 2023

TO: Planning and Zoning Commission

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a Final Plat of The Vineyard Addition, Section 10, being a Plat of a 31.356-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located immediately west of Sherwood, approximately 1,300 feet east of Avalon Drive.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

SF-2, Single-Family Dwelling District.

Preliminary Plat Approval:

The reinstatement of the preliminary plat of The Vineyard Addition, Section 13 was approved at the November 6, 2023, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

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, per Engineering Services Director non-conforming widths are pre-approved. [For the Applicant's information only.]

PAVING: Pavement improvements have been installed and accepted [For the Applicant's information only.]

WATER: Water improvements have been installed and accepted [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. [For the Applicant's information only.]

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

SEWER: Wastewater improvements have been installed and accepted [For the Applicant's information only.]

DRAINAGE: Preliminary drainage study has been approved. [For the Applicant's information only.]

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

SIDEWALKS: Wastewater improvements have been installed and accepted [For the Applicant's information only.]

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

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

OIL AND GAS: (Approved)

No Oil & Gas well concerns. Non-permitted well AX 1311 identified and has minimum 135 ft. radius. Informational: 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 with Conditions)

This plat was denied by the Planning and Zoning Commission on November 6, 2023, due to comments that were not addressed in time. The applicant has addressed the remaining comments and is seeking approval of this final plat.

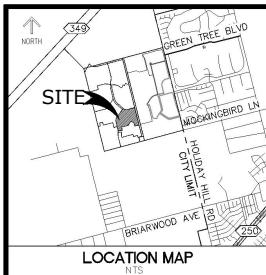
Staff recommends approval of the Final Plat of The Vineyard Addition, Section 10, subject to condition A.

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

LEGEND:

- BOUNDARY
- INTERNAL LOTLINE
- EXISTING PROPERTY
- CENTERLINE ROAD
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD (WESTWOOD)
- OFFICIAL RECORDS OF MIDLAND COUNTY, TEXAS
- DEED RECORDS OF MIDLAND COUNTY, TEXAS
- PLAT RECORDS OF MIDLAND COUNTY, TEXAS
- B.S.L.
- BUILDING SETBACK LINE
- EASEMENT
- BLOCK NUMBER
- COMMON AREAS
- LOT SQUARE FOOTAGE

DRAINAGE EASEMENT, GRANTED WITH THIS PLAT:

- 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 INSPECTION AND MAINTENANCE SHALL BE KEPT FOR INSPECTION BY THE CITY OF MIDLAND STORMWATER ADMINISTRATOR ON REQUEST, OR MAY BE FORWARDED TO THE CITY ENGINEER'S OFFICE.
- 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.
- THE CITY OF MIDLAND AND ITS EMPLOYEES, CONTRACTORS, AGENTS, SUCCESSORS, AND ASSIGNS, SHALL HAVE FREE AND UNINTERRUPTED PASSAGE IN, ON, UPON, OVER, UNDER, ACROSS, ALONG, AND THROUGH THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSE OF ESTABLISHING, LAYING, CONSTRUCTING, RECONSTRUCTING, INSTALLING, REPAIRING, REPLACING, IMPROVING, ALTERING, OPERATING, MAINTAINING, ACCESSING, INSPECTING, 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 EGRESS FOR SUCH PURPOSES IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN.
- 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 BUILDINGS, ROADWAYS, OR CURBS AND OUTLETS OF ANY KIND WILL BE PLACED ON THE PROPERTY DESCRIBED HEREIN, WITHOUT PERMISSION FOR ABOVEGROUND APPURTENANCES MUST BE OBTAINED FROM THE CITY OF MIDLAND, PRIOR TO INSTALLATION.

SUBDIVISION PLAT ESTABLISHING THE VINEYARD ADDITION SECTION 10

BENING A PLAT OF A 31.356 ACRE TRACT OF LAND OUT OF THE WEST HALF OF SECTION 13, BLOCK 40, T-1-S, T&P RR CO SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

COMMON AREAS

PARCEL	AREA (SF)	AREA (AC)
W	82683.44	50. FT. 1.898 AC.
Y	65780.80	50. FT. 1.510 AC.



Westwood

Phone (210) 265-8300 211 North Loop 1604 East, Suite 205
Toll Free (888) 937-5150 www.tpeelsurvey.com TX 78232

Westwood Professional Services, Inc.
TPEELS SURVEYING FIRM NO. 10074301 - TPEELS ENGINEERING FIRM NO. 11796
MIDR: R0035413.00

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, VINEYARD RESERVE, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF A 31.356 ACRE TRACT OF LAND OUT OF THE WEST HALF OF SECTION 13, BLOCK 40, T-1-S, T&P RR CO SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREIN;
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, I CHARLES F. HEDGES, JR., SENIOR VICE PRESIDENT OF FARMER MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER OF VINEYARD RESERVE, LLC, A TEXAS LIMITED LIABILITY COMPANY, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS ALLEYS AND EASEMENTS SHOWN THEREON, AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE AND TRASH COLLECTION AND LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THEREON AND CONDITION SAID THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREON HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES. WITNESS MY HAND AT MIDLAND, TEXAS THIS _____ DAY OF _____, 2023.

VINEYARD RESERVE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: FARMER MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
NAME: CHARLES F. HEDGES, JR.
TITLE: SENIOR VICE-PRESIDENT

THE STATE OF TEXAS
COUNTY OF MIDLAND
THIS PLAT WAS APPROVED BEFORE ME ON THIS _____ DAY OF _____, 2023
BY CHARLES F. HEDGES, JR.

GIVE UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS
THAT I, ETHAN C. DELKE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THE PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

ETHAN C. DELKE
REGISTERED PROFESSIONAL LAND SURVEYOR #6928

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO _____
DATE: _____
November 20, 2023
SHEET 1 OF 2
PREPARATION DATE: 11/13/23

MATCHLINE "A"

NOTES:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- ALL BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (NAD83) COORDINATES.
- THIS PLAT IS SUBJECT TO THAT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VINEYARD ADDITION RECORDED AS DOCUMENT NO. 2011450 IN O.P.M.C.T.
- THE MAINTENANCE OF COMMON AREAS SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF MIDLAND.
- ALL SET 1/2" IRON RODS HAVE AN ORANGE PLASTIC CAP STAMPED "WESTWOOD"
- THIS PLAT IS SUBJECT TO RESOLUTION NO. 2012-277 APPROVED BY THE CITY COUNCIL OF MIDLAND, TEXAS, ON AUGUST 28TH, 2012.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 4832800066, DATED SEPTEMBER 16, 2005, AS SOLELY, THIS PROPERTY IS IN FLOOD ZONE "X" & "AH" (ZONE "X" IS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).
- PER STAFF RECOMMENDATION FOR APPROVAL ON THE BSL VARIANCE FOR AREAS ZONED IF-1 AND IF-2, CONDITIONS ARE AS FOLLOWS:
A. THAT THE MINIMUM REQUIRED FRONT YARD SETBACK FOR ALL LOTS INCLUDED IN THE 77.433 ACRE PORTION OF THE PROPERTY THAT IS ZONED IF-1, ONE FAMILY DWELLING DISTRICT SHALL BE 20 FEET.
B. THAT THE MINIMUM REQUIRED FRONT YARD SETBACK FOR ALL LOTS INCLUDED IN THE 48.722 ACRE PORTION OF THE PROPERTY THAT IS ZONED IF-2, ONE FAMILY DWELLING DISTRICT SHALL BE 20 FEET.
C. THAT THE FOLLOWING NOTE SHALL BE ON THE FACE OF THE FINAL PLATS OF THE PROPERTY DESCRIBED: "NO FRONT VEHICLE ACCESS SHALL BE PERMITTED ON LOTS WITH LESS THAN 20 FOOT BSL."
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE PLAT LAYING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE PERMITTING PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS DEVELOPED ON THE TRACT EXCEEDS THE NUMBER OF SERVICE UNITS DEVELOPED ON THE TRACT (CITY CODE SECT. 11-14-6)

UTILITY COMPANY CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES

ATMOS ENERGY PRINT NAME _____

ONCOR ELECTRIC DELIVERY PRINT NAME _____

OPTIMUM PRINT NAME _____

ASTOUND PRINT NAME _____

AT&T - TEXAS PRINT NAME _____

PACKET



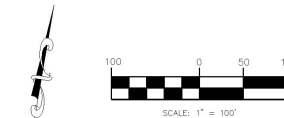
LEGEND:

- BOUNDARY
- INTERNAL LOTLINE
- EXISTING PROPERTY
- CENTERLINE ROAD
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- OFFICIAL RECORDS OF MIDLAND COUNTY
- DEED RECORDS OF MIDLAND COUNTY
- PLAT RECORDS OF MIDLAND COUNTY
- BUILDING SETBACK LINE
- EASEMENT
- B.S.L.
- ESMT
- BLOCK NUMBER
- LOT SQUARE FOOTAGE

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L1	127.67	N75° 30' 55"E	L26	50.00	N14° 24' 36"W	L51	14.14	S54° 24' 36"E	L76	16.29	S14° 24' 36"E	L101	15.00	N76° 30' 55"E	C1	331.99	330.00	S47° 02' 54"	S77° 13' 38"	319.89	C23	37.55	150.00	19° 31' 00"	S7° 14' 21"	37.45																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L2	28.89	N35° 53' 30"E	L27	28.89	N35° 53' 30"E	L52	36.96	N35° 52' 54"E	L77	16.04	S14° 24' 36"E	L102	14.00	S35° 53' 30"E	C2	78.43	105.00	S47° 02' 54"	N36° 52' 10"	78.41	C24	34.06	150.00	19° 31' 00"	N24° 10' 08"	33.90																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L3	236.24	N14° 24' 36"W	L28	236.24	N14° 24' 36"W	L53	17.31	S14° 24' 36"E	L78	17.31	S14° 24' 36"E	L103	17.63	S14° 24' 36"E	C3	18.37	115.00	S75° 01"	N1° 15' 48"	18.36	C25	51.09	150.00	19° 31' 00"	N24° 10' 08"	50.85																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L4	29.29	S59° 24' 36"E	L29	29.29	S59° 24' 36"E	L54	37.76	S59° 16' 57"E	L79	28.26	S59° 34' 36"E	L104	29.78	S59° 46' 10"W	C4	164.74	585.00	S72° 04"	N5° 13' 38"	164.38	C26	16.28	17.00	54° 52' 35"	N13° 01' 41"	15.87																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L5	106.03	N75° 30' 55"E	L30	80.00	S35° 56' 49"E	L55	40.60	S75° 36' 24"E	L80	21.82	N53° 37' 30"E	L105	21.92	S32° 58' 20"E	C5	126.40	685.00	S22° 48"	N8° 13' 38"	126.18	C27	16.28	17.00	54° 52' 35"	N13° 01' 41"	15.87																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L6	83.09	S75° 37' 55"E	L31	30.44	S77° 29' 44"E	L56	31.31	S54° 32' 15"E	L81	14.50	S54° 45' 45"E	L106	33.06	S1° 10' 30"E	C6	332.49	370.00	S12° 02' 06"	N1° 19' 57"	321.40	C28	242.62	270.00	S1° 29' 06"	S11° 19' 57"	234.54																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L7	10.01	S75° 35' 30"E	L32	20.61	S59° 40' 46"E	L57	23.23	N88° 25' 13"E	L82	14.50	N74° 41' 45"E	L107	10.00	S35° 49' 30"E	C7	307.74	370.00	S22° 02' 06"	S8° 53' 53"	301.22	C29	134.79	150.00	S1° 29' 06"	S11° 19' 57"	130.30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L8	28.87	S59° 24' 36"E	L33	31.99	N31° 48' 14"E	L58	43.13	S33° 55' 54"E	L83	10.02	S82° 25' 12"E	L108	22.06	N59° 19' 30"E	C8	42.06	116.00	S41° 14' 30"	N2° 31' 35"	41.94	C30	89.86	100.00	S1° 29' 06"	S11° 19' 57"	86.87																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L9	18.25	S75° 35' 10"E	L34	106.04	S75° 35' 15"E	L59	23.05	S20° 54' 54"E	L84	21.41	N21° 40' 48"E	L109	30.49	S28° 54' 30"E	C9	17.81	37.00	S22° 02' 06"	N20° 25' 38"	17.84	C31	22.81	36.00	43° 49' 07"	N7° 30' 27"	22.33																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L10	27.31	N13° 10' 50" W	L35	83.02	S75° 33' 53"E	L60	24.21	N33° 55' 30"E	L85	26.06	N21° 48"E	L110	30.89	S57° 35' 24"E	C10	139.37	445.00	S22° 02' 06"	N19° 12' 12"	139.10	C32	122.85	40.00	17° 52' 00"	S56° 24' 36"	79.98																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L11	50.00	N10° 10' 10" W	L36	83.02	N33° 53' 53"E	L61	44.24	S55° 52' 54"E	L86	6.06	N21° 48"E	L111	30.89	S57° 35' 24"E	C11	78.89	685.00	S22° 02' 06"	N1° 15' 48"	78.84	C33	22.81	36.00	43° 49' 07"	N7° 30' 27"	22.33																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L12	14.00	S14° 24' 36"E	L37	14.00	S14° 24' 36"E	L62	14.00	S14° 24' 36"E	L87	14.00	S14° 24' 36"E	L112	14.00	S14° 24' 36"E	C12	14.00	14.00	S14° 24' 36"	N1° 15' 48"	14.00	C34	22.81	36.00	43° 49' 07"	N7° 30' 27"	22.33																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L13	28.87	N13° 56' 50"E	L38	14.84	S82° 22' 01"E	L63	74.62	N33° 46' 33"E	L88	43.27	N14° 34' 36"E	L113	21.41	S21° 48' 01"E	C13	278.50	310.00	S12° 02' 06"	S1° 19' 57"	269.38	C35	78.40	100.00	44° 58' 07"	S36° 52' 10"	76.41																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L14	36.12	N35° 53' 24"E	L39	14.84	S59° 14' 13"E	L64	74.62	N33° 46' 33"E	L89	28.89	N35° 30' 30"E	L114	15.00	S21° 48' 01"E	C14	260.59	290.00	S12° 02' 06"	S1° 19' 57"	251.35	C36	66.45	150.00	25° 32' 00"	S27° 06' 06"	65.91																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L15	16.23	S14° 24' 36"E	L40	64.59	S59° 06' 02"E	L65	14.84	N21° 36"E	L90	16.64	N75° 30' 52"E	L115	15.00	S21° 48' 01"E	C15	6.57	37.00	S72° 03' 30"	N19° 13' 36"	6.57	C37	117.67	150.00	44° 58' 07"	N36° 52' 10"	114.61																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L16	21.41	N21° 48' 01"E	L41	36.93	N59° 06' 27"E	L66	14.84	S75° 29' 24"E	L91	36.93	N36° 52' 10"E	L116	10.00	S82° 58' 48"E	C16	218.14	37.50	S72° 03' 30"	N15° 14' 12"	11.99	C38	40.49	685.00	3° 23' 11"	N12° 43' 01"	40.48																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L17	50.00	S87° 58' 12"E	L42	73.22	S55° 08' 07"E	L67	13.27	S75° 28' 24"E	L92	49.53	N21° 47' 55"E	L117	72.42	N41° 34' 36"E	C17	55.79	75.00	S43° 27' 31"	N12° 43' 01"E	54.52	C39	67.04	805.00	4° 46' 17"	N12° 01' 28"	67.02																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L18	4.65	N21° 48' 01"E	L43	14.64	S82° 22' 01"E	L68	14.64	S82° 22' 01"E	L93	4.63	N34° 11' 45"E	L118	5.00	N67° 58' 12"E	C18	100.01	17.00	S43° 27' 31"	N17° 19' 49"	9.87	C40	73.85	805.00	5° 15' 22"	N4° 36' 22"	73.82																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L19	28.28	N42° 58' 12"E	L44	28.28	N59° 48' 07"E	L69	51.16	N37° 40' 30"E	L94	100.13	S27° 37' 24"E	L119	90.00	N59° 18' 45"E	C19	84.84	100.00	S43° 27' 31"	N5° 52' 36"	82.32	C41	70.56	80.00	44° 58' 07"	N68° 52' 10"	68.76																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L20	115.00	S14° 24' 36"E	L45	36.93	N59° 48' 07"E	L70	88.26	S59° 48' 17"E	L95	115.00	S14° 24' 36"E	L120	90.00	S59° 18' 45"E	C20	82.89	150.00	S43° 27' 31"	N59° 37' 17"	81.84	C42	15.31	136.00	8° 53' 04"	S27° 17' 33"	15.31																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L21	28.28	N42° 58' 12"E	L46	32.28	N59° 48' 07"E	L71	59.86	S41° 48' 24' 36"E	L96	54.12	S59° 24' 36"E	L121	86.13	S59° 18' 45"E	C21	53.12	100.00	S43° 27' 31"	S37° 17' 38"	54.42	C43	196.90	993.00	10° 22' 48"	S6° 13' 12"	196.54																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
L22	60.00	S87° 58' 12"E	L47	14.30	S72° 49' 45"E	L72	37.26	N56° 16' 43"E	L97	70.87	S75° 24' 36"E	L122	117.64	175.00	S43° 27' 31"	S37° 17' 38"	115.43																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											

SUBDIVISION PLAT ESTABLISHING THE VINEYARD ADDITION SECTION 10

BEING A PLAT OF A 31.356 ACRE TRACT OF LAND OUT OF THE WEST HALF OF SECTION 13, BLOCK 40, T-1-S, T&P RR CO SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.



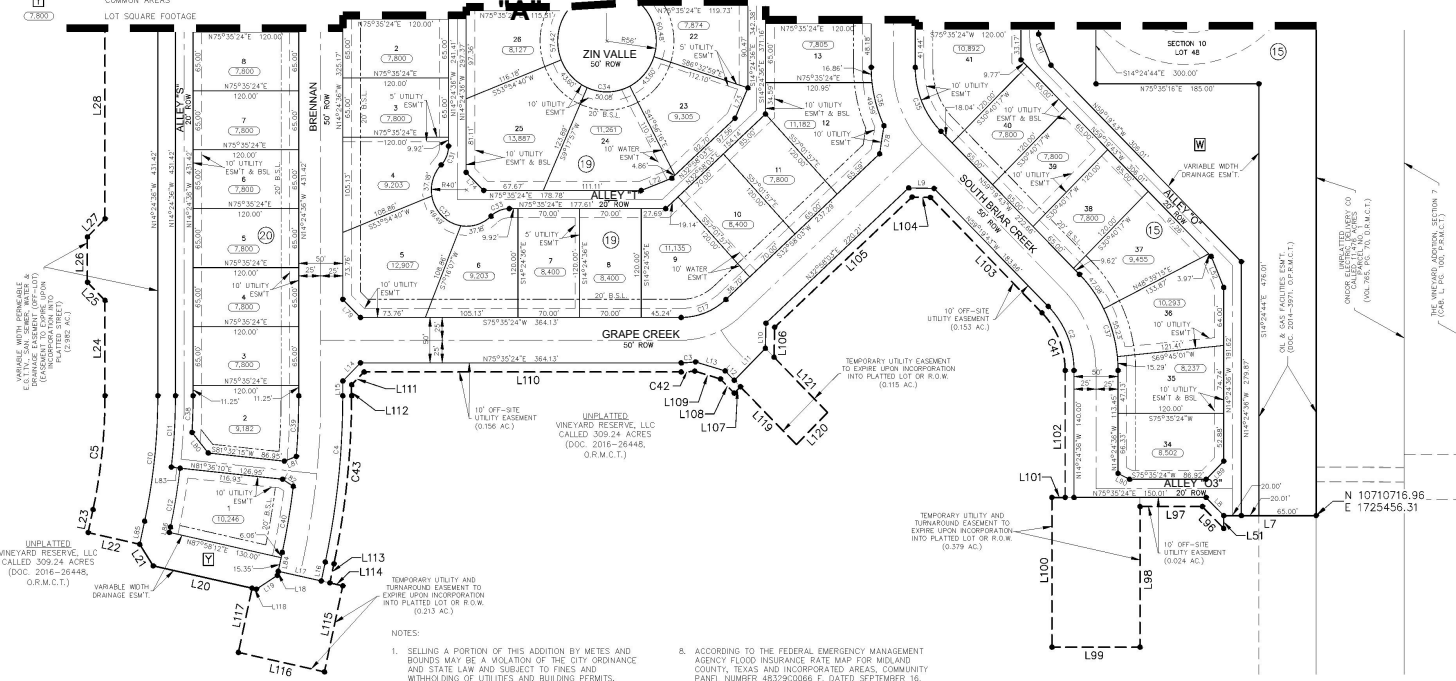
Westwood

Phone (210) 265-8300 211 North Loop 1604 East, Suite 205
Toll Free (888) 937-5150 www.westwoodtx.com
Westwood Professional Services, Inc.
TPELS SURVEYING FIRM NO. 10074301 - TPELS ENGINEERING FIRM NO. 11796
MIDR: R0039413.00

COMMON AREAS

PARCEL	AREA (SQ')	AREA (AC)
W	82683.44	50 FT. 1.898 AC
Y	65790.80	50 FT. 1.510 AC

MATCHLINE



OWNER'S CERTIFICATE
THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, VINEYARD RESERVE, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF A 31.356 ACRE TRACT OF LAND OUT OF THE WEST HALF OF SECTION 13, BLOCK 40, T-1-S, T&P RR CO SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREON.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS
THAT, I, CHARLES F. HEDGES, JR., SENIOR VICE PRESIDENT OF FASKEN MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER OF VINEYARD RESERVE, LLC, A TEXAS LIMITED LIABILITY COMPANY, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON, AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE AND TRASH COLLECTION AND LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THEREON AND CONDITION SAID THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES. WITNESS MY HAND AT MIDLAND, TEXAS THIS ____ DAY OF ____, 2023.

VINEYARD RESERVE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: FASKEN MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: CHARLES F. HEDGES, JR.
TITLE: SENIOR VICE-PRESIDENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2023
BY CHARLES F. HEDGES, JR.

GIVE UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS

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

ETHAN C. OELKE
REGISTERED PROFESSIONAL LAND SURVEYOR #9026

CERTIFICATE OF APPROVAL
FOR APPROVAL BY THE COMMISSION:
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF "THE VINEYARD ADDITION, SECTION 10" WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS ____ DAY OF ____, 2023.

LUCY SISHNEGA
CHAIRMAN
CRISTINA BURNS
SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO ____ DAY OF ____, 2023
DATE: November 20, 2023

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

ATMOS ENERGY PRINT NAME

ONCOR ELECTRIC DELIVERY PRINT NAME

OPTIMUM PRINT NAME

ASTOUND PRINT NAME

AT&T - TEXAS PRINT NAME

PACKET

Page 7.35

November 20, 2023

SHEET 2 OF 2
PREPARATION DATE: 11/13/23



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: The Vineyard Addition Section 10**Legal Description (attached sealed Metes and Bounds):** Being 31.356 acres of land out of the west half of Section 13, Block 40, Township-1-South, of the Texas and Pacific Railroad Company Survey, City and County of Midland, Texas and same being 31.138 acres out of that certain 306.35 acre tract conveyed unto Vineyard Reserves, LLC recorded in document No. 2016-26448, Midland County Official Records, and 0.218 acres out of that certain 11.476 acre parcel No. 1 conveyed unto the Texas Electric Service Company, recorded in Volume 765, Page 70, Midland County Deed Records**Property Owner**

Printed Name: Vineyard Reserve, LLC

Phone (956) 791-5000

Email benp@forl.com

Address 6101 Holiday Hill Road

City Midland

State TX

Zip 79707

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Westwood Professional Services

Printed Name: Drew A. Defendorf, PE

Phone (210) 265-8309

Email drew.defendorf@westwoodps.com

Address 211 N Loop 1604 E, Suite 205

City San Antonio

State TX

Zip 78232

Current Zoning:**Reason for Platting:** Property Presently Unplatted**Plat Information**

Total Acreage: 31.356

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

Number of Lots: 64

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) Charles F. Hedges, Jr.

Date: 10/6/2023

Property Owner (printed): Charles F. Hedges, Jr.

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Drew A. Defendorf who, being by me duly sworn, upon oath says: That (s)he is authorized by Vineyard Reserve, 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.

Drew Def
Authorized Agent (signature)

Subscribed and sworn to before me, this 6 day of October, 2023, to certify which witness my hand and seal of office.



Bianca Pizana
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

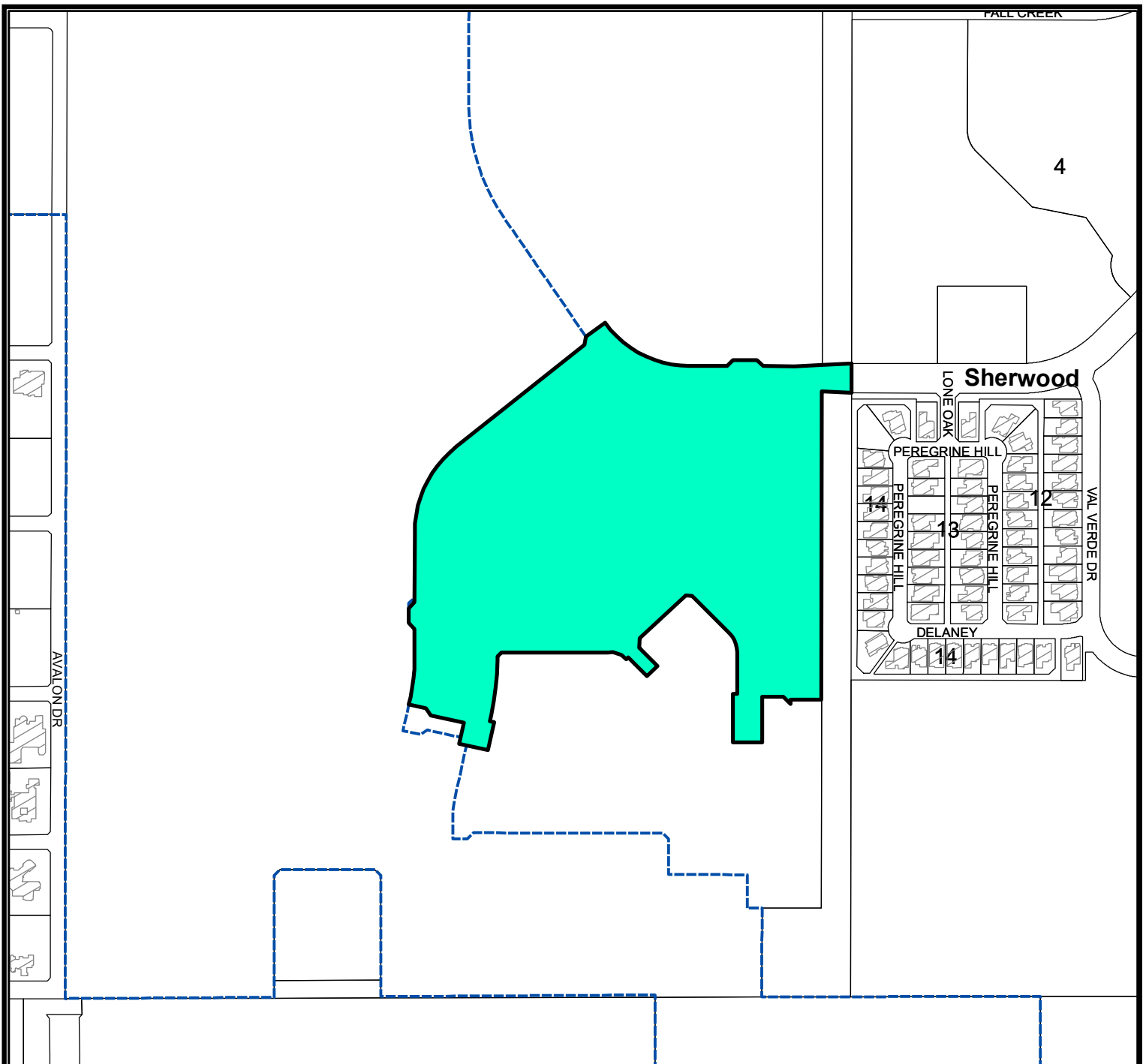
FOR OFFICE USE ONLY

- | | | |
|---|---|--|
| ☐ 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: _____

Date: _____

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



LOCATION MAP

P-23-1821

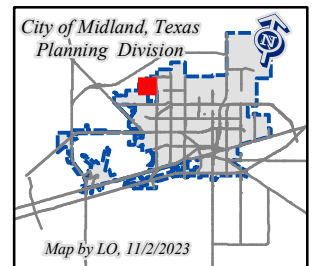
Scale: 1" = 5,842'

Proposed Plat of a 31.356-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas.

Generally located immediately west of Sherwood approximately 1,300 feet east of Avalon Drive (Council District 4)

LEGEND

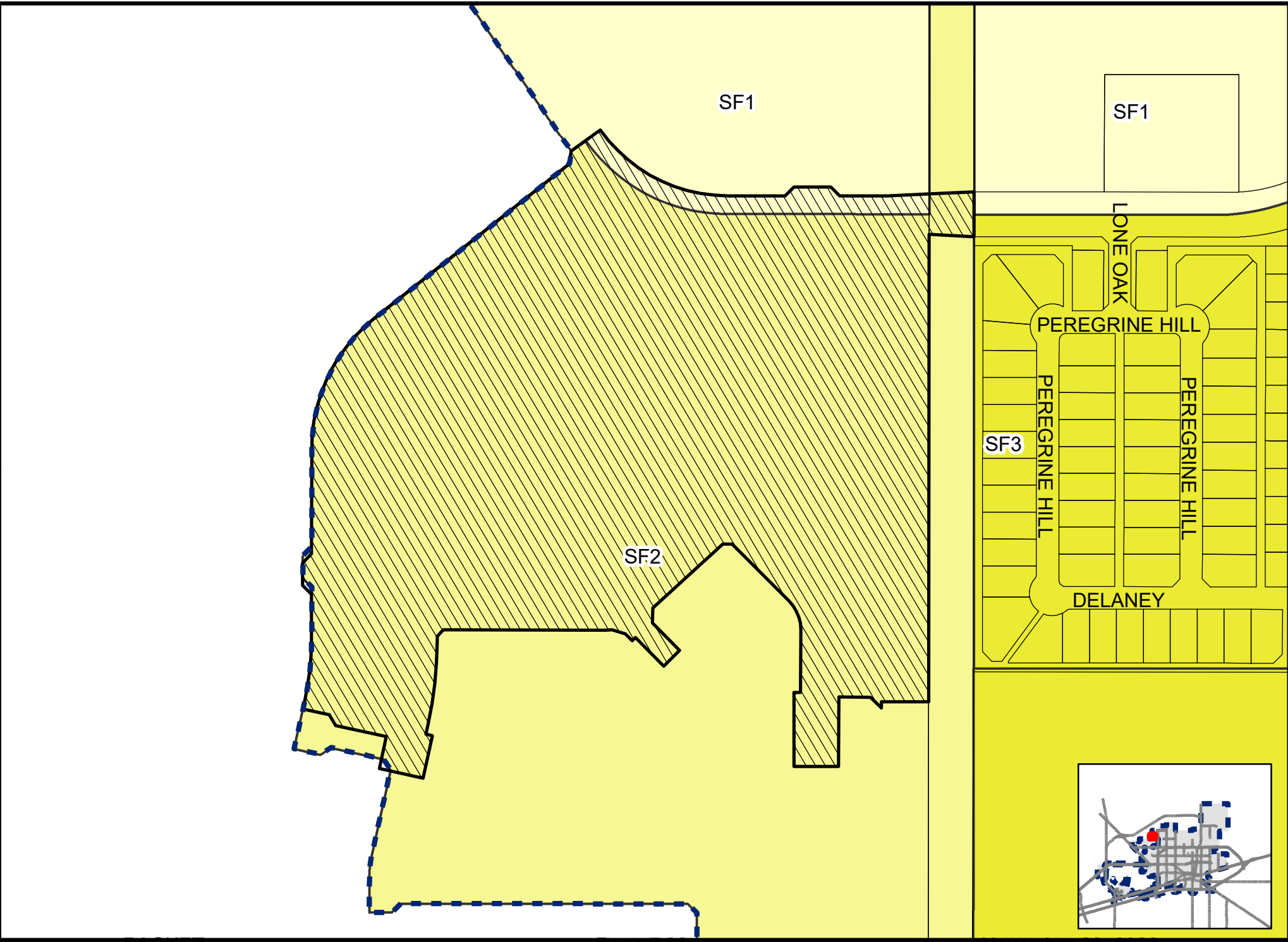
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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:
Cristina Burns

MEETING DATE: November 20, 2023

TO: Planning and Zoning Commission

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a Final Plat of The Vineyard Addition, Section 14, being a Plat of a 29.274 tract of land located in in the east half of Section 13, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located west of Green Tree Boulevard and approximately 590-feet north of the intersection of Barking Rock and Woodrose.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned District for Housing Development (Ordinance No. 9319)

Preliminary Plat Approval:

The reinstatement of the preliminary plat of Vineyard Addition, Section 5 was approved at the November 6, 2023 Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

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, per Engineering Services Director non-conforming widths are pre-approved. [For the Applicant's information only.]

PAVING: Pavement improvements have been installed and accepted [For the Applicant's information only.]

WATER: Water improvements have been installed and accepted [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. [For the Applicant's information only.]

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

SEWER: Wastewater improvements have been installed and accepted [For the Applicant's information only.]

DRAINAGE: Preliminary drainage study has been approved. [For the Applicant's information only.]

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

SIDEWALKS: Wastewater improvements have been installed and accepted [For the Applicant's information only.]

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

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

OIL AND GAS: (Approved)

Revision includes radius for permitted well AX 1302 has variance to 135 ft under Resolution 2012-277 as noted on the plat. Verified the plat has resolution included. Informational: 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 with Conditions)

This final plat was denied by the Planning and Zoning Commission on November 6, 2023, due to comments that were not addressed in time. The applicant has addressed the remaining comments and is seeking approval of this final plat.

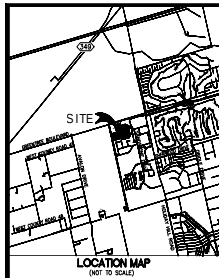
Staff recommends approval of the Final Plat of The Vineyard Addition, Section 14, subject to condition A.

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



LEGEND

- BOUNDARY
- INTERNAL LOT LINE
- EXISTING PROPERTY
- CENTERLINE ROAD
- SET 1/2" W/IN ROAD (WESTWOOD) UNLESS OTHERWISE NOTED
- OFFICIAL RECORDS OF MIDLAND COUNTY, TEXAS
- DEED RECORDS OF MIDLAND COUNTY, TEXAS
- PLAT RECORDS OF MIDLAND COUNTY, TEXAS
- BUILDING SETBACK LINE
- EASEMENT
- BLOCK NUMBER
- COMMON AREAS
- LOT SQUARE FOOTAGE
- ZERO LOT LINE

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	10.284	N20° 30' 00" E	L25	28.084	N20° 30' 00" E	L49	6.485	N40° 27' 00" W
L2	50.322	S82° 12' 00" E	L26	62.533	N70° 30' 00" E	L50	83.285	N20° 30' 00" E
L3	102.530	N14° 24' 00" W	L27	52.699	S80° 16' 00" E	L51	26.979	N40° 27' 00" W
L4	84.863	N20° 30' 00" E	L28	10.322	S82° 12' 00" E	L52	23.558	N40° 27' 00" W
L5	84.863	S30° 30' 00" W	L29	24.433	N20° 30' 00" E	L53	125.190	N40° 27' 00" W
L6	113.587	S14° 24' 00" W	L30	41.146	N20° 30' 00" E	L54	84.863	N40° 27' 00" W
L7	84.745	S80° 27' 00" E	L31	81.240	S80° 27' 00" E	L55	4.000	S20° 30' 00" W
L8	8.485	S80° 27' 00" E	L32	8.485	S14° 24' 00" W	L56	8.485	S20° 30' 00" W
L9	4.000	S20° 30' 00" W	L33	14.362	S80° 16' 00" E	L57	8.485	S80° 27' 00" E
L10	50.000	S80° 27' 00" E	L34	63.175	S70° 30' 00" W	L58	4.000	S20° 30' 00" W
L11	4.000	N20° 30' 00" E	L35	65.816	N14° 24' 00" W	L59	255.688	N80° 27' 00" W
L12	6.485	N24° 24' 00" W	L36	96.491	S14° 24' 00" E	L60	74.162	N80° 27' 00" W
L13	25.819	S80° 27' 00" W	L37	28.384	N80° 24' 00" W	L61	222.732	N12° 56' 34" E
L14	8.485	S80° 27' 00" W	L38	9.693	N14° 24' 00" W	L62	228.032	N12° 56' 34" E
L15	44.700	N80° 27' 00" W	L39	14.540	S14° 24' 00" E	L63	137.563	N40° 27' 00" W
L16	28.287	N80° 24' 00" W	L40	28.287	S20° 30' 00" E	L64	137.567	N40° 27' 00" W
L17	33.246	N20° 30' 00" E	L41	8.220	S70° 30' 00" W			
L18	13.727	N70° 30' 00" E	L42	47.873	N14° 24' 00" W			
L19	24.767	N70° 30' 00" E	L43	46.224	N40° 24' 00" E			
L20	38.632	S14° 24' 00" E	L44	14.010	S80° 16' 00" E			
L21	93.754	S20° 30' 00" W	L45	36.984	S40° 00' 43" E			
L22	13.727	S70° 30' 00" W	L46	28.770	S70° 30' 00" W			
L23	33.288	N30° 24' 34" W	L47	21.450	S52° 36' 18" W			
L24	28.282	N30° 30' 36" E	L48	24.015	N80° 16' 59" W			

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	9.546	76.00	104°10'11"	S80°16'00" E	16.306
C2	5.46	115.00	102°42'11"	N34°10'12" E	5.46
C3	14.02	115.00	100°56'10"	S72°57'36" E	14.01
C4	24.39	45.00	124°56'17"	N40°10'54" W	24.01
C5	122.75	56.00	102°10'57"	N40°10'54" W	99.61
C6	4.58	11.00	104°10'11"	N40°10'54" E	8.847
C7	122.08	175.00	120°10'57"	N20°37'02" E	118.67
C8	74.57	115.00	103°10'11"	S40°10'54" W	73.27
C9	194.35	125.00	100°10'57"	S30°10'54" W	176.78
C10	16.28	17.00	124°57'37"	N70°14'17" W	15.67
C11	122.75	56.00	102°10'57"	N40°10'54" W	99.61
C12	71.13	175.00	122°10'11"	N20°10'54" W	70.97
C13	30.49	50.00	124°56'17"	S40°10'54" W	30.02
C14	63.78	425.00	100°10'57"	S10°10'54" E	63.73
C15	21.51	15.00	124°57'37"	S30°10'54" W	18.72
C16	2.24	255.00	100°10'57"	S70°10'54" W	2.24
C17	46.73	75.00	100°10'57"	N40°10'54" W	46.07
C18	141.74	65.00	124°57'37"	N40°10'54" E	115.28
C19	62.47	65.00	100°10'57"	S40°10'54" W	60.09
C20	54.98	65.00	124°57'37"	N40°10'54" W	54.03
C21	36.44	40.00	100°10'57"	N40°10'54" W	36.88
C22	26.71	15.00	124°56'17"	N40°10'54" W	26.87
C23	36.44	40.00	100°10'57"	S40°10'54" W	36.88
C24	66.68	125.00	100°10'57"	S80°10'54" E	65.87
C25	11.14	15.00	104°10'11"	S80°10'54" W	10.89
C26	142.85	55.00	102°10'57"	N30°10'12" E	98.07
C27	10.40	15.00	124°57'37"	S20°10'54" W	10.19
C28	70.17	475.00	100°10'57"	N10°10'54" W	70.11
C29	67.87	115.00	124°57'37"	N30°10'54" W	66.89
C30	30.16	30.00	107°10'54" W	N10°10'54" W	28.91
C31	287.44	105.00	103°10'57"	N67°10'54" W	184.57
C32	36.89	30.00	124°57'37"	S70°10'54" W	36.27
C33	24.39	40.00	100°10'57"	N40°10'54" W	24.01
C34	19.50	10.00	122°10'11"	N30°10'54" W	16.58
C35	118.64	50.00	100°10'57"	S60°10'54" W	92.70
C36	19.50	10.00	112°10'28"	S54°10'28" W	16.58

NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- ALL BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (NAD83) COORDINATES.
- THIS PLAT IS SUBJECT TO TRAIL OCCUPATION OF COMMONS, CONDITIONS AND RESTRICTIONS FOR THE VINEYARD ADDITION RECORDED AS DOCUMENT NO. 2019450 IN O.P.M.C.T.
- THE MAINTENANCE OF COMMON AREAS SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF MIDLAND.
- ALL SET 1/2" W/IN ROAD HAVE AN ORANGE PLASTIC KAY STAMPED WESTWOOD.

- THIS PLAT IS SUBJECT TO RESOLUTION NO. 2023-277 APPROVED BY THE CITY COUNCIL OF MIDLAND, TEXAS, ON AUGUST 28TH, 2023.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY FLOOD HAZARD 63300006C.F., DATED SEPTEMBER 16, 2005, AND LUMP 19-36-3601-00007, AS SHOWN, THIS PROPERTY IS IN FLOOD ZONE "X" & "H" (ZONE "X" IS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- ALL STREETS AND ALLEYS CONTAINED WITHIN THIS SUBDIVISION ARE DESIGNATED AS PRIVATE AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- A 10' UTILITY EASEMENT HAS BEEN PROVIDED AT LOT CORNERS WHERE AN ONCOR ELECTRIC TRANSFORMER IS PROPOSED.

CERTIFICATE OF APPROVAL
FOR APPROVAL, BY THE COMMISSIONER
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF
THE VINEYARD ADDITION, SECTION 14
WAS APPROVED BY THE CITY PLANNING AND ZONING COMMISSION OF THE
CITY OF MIDLAND, TEXAS, ON THIS _____ DAY OF _____, 2023.

LUCKY BERGESA
CHAIRMAN

CHRISTOPHER YOUNG
SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
SECTION 14
CAB. H. P.C. 203, P.M.C.T.

Page 8 of 43

THE VINEYARD ADDITION SECTION 14

BEING A PLAT OF A 0.2874 ACRE TRACT OF LAND LOCATED IN THE EAST HALF
OF SECTION 13, BLOCK 45, 1-1-5, TAP IN CO SURVEY, CITY AND COUNTY OF
MIDLAND, TEXAS.



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, VINEYARD RESERVE, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE
RECORD OWNER OF A 0.2874 ACRE TRACT OF LAND LOCATED IN THE EAST HALF
OF SECTION 13, BLOCK 45, 1-1-5, TAP IN CO SURVEY, CITY AND COUNTY OF
MIDLAND, TEXAS, BEING MORE PARTICULARLY DESCRIBED HEREIN.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES F. HEDGES, JR., SENIOR VICE PRESIDENT OF FADSEN
MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER OF VINEYARD
RESERVE, LLC, A TEXAS LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY, TO
THE PUBLIC, THAT I, THE SIGNED ALLEYS AND EASEMENTS SHOWN
HEREON, AND DO HEREBY GIVE AN EASEMENT OF INTEREST AND EASES TO THE
CITY OF MIDLAND FOR SHARED AND COMMON COLLECTION AND MAINTENANCE OF
WASTEWATER TRASH CONTAINERS AND ACCESS THEREIN AND CONSENT THAT
NO CONSTRUCTION SHALL COMMENCE OR SHAL LOT OR LOTS UNLESS THE
EXACT LOCATION OF SAID CONTAINERS THEREIN HAVE BEEN SELECTED AND
APPROVED BY THE COMMISSION OF UTILITIES.

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

VINEYARD RESERVE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: FADSEN MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

CHARLES F. HEDGES, JR.
SENIOR VICE-PRESIDENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
2023, BY CHARLES F. HEDGES, JR.

GIVE UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

THAT I, LEWIS C. DEAR, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE
STATE OF TEXAS DO HEREBY CERTIFY THE PLAT WAS PREPARED FROM AN
ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER
ADJUSTMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL
SUPERVISION IN ACCORDANCE WITH THE SURVEYOR REGULATION OF THE CITY
OF MIDLAND, TEXAS.

LEWIS C. DEAR
REGISTERED PROFESSIONAL LAND SURVEYOR #6026

COMMON AREAS

PARCEL	AREA (SQ)	AREA (AC)
D	10896.80 SQ. FT.	3.90 AC
P	2407.54 SQ. FT.	0.06 AC
O	4602.00 SQ. FT.	0.11 AC
A	18976.56 SQ. FT.	0.59 AC
S	14269.35 SQ. FT.	0.39 AC
T	9297.36 SQ. FT.	0.21 AC
X	38715.16 SQ. FT.	0.99 AC
X	3348.94 SQ. FT.	0.08 AC

Westwood

Phone: (210) 255-8800 211 North Loop 1604 East, Suite 205
Tulsa, OK 74107-1100 San Antonio, TX 78202

Westwood Professional Surveying, Inc.

TELEPHYS SURVEYING FIRM NO. 10074001 - TELEPHYS SURVEYING FIRM NO. 11705

OWNER OF RECORD

VINEYARD RESERVE, LLC
6701 HOLIDAY HILL ROAD
MIDLAND, TEXAS 79707
TEL: (432) 687-1777

November 20, 2023 THE VINEYARD ADDITION, SECTION 14 SHEET 1 OF 2



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: The Vineyard Addition Section 14**Legal Description (attached sealed Metes and Bounds):** Being 29.274 acres of land out of the east half of Section 13, Block 40, Township-1-South, Texas and Pacific Railroad Company Survey, City and County of Midland, being also out of a 123.16 acre tract of land in Special Warranty Deed as recorded in document number 2014-7937, Official Records of Midland County, Texas**Property Owner**

Printed Name: Vineyard Reserve, LLC

Phone (956) 791-5000

Email benp@forl.com

Address 6101 Holiday Hill Road

City Midland

State TX

Zip 79707

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Westwood Professional Services

Printed Name: Drew A. Defendorf, PE

Phone (210) 265-8309

Email drew.defendorf@westwoodps.com

Address 211 N Loop 1604 E, Suite 205

City San Antonio

State TX

Zip 78232

Current Zoning:**Reason for Platting:** Property Presently Unplatted**Plat Information**

Total Acreage: 29.274

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

Number of Lots: 54

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): Charles F. Hedges, Jr.

Date: 10/6/2023

Property Owner (printed): Charles F. Hedges, Jr.

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Drew A. Defendorf who, being by me duly sworn, upon oath says: That (s)he is authorized by Vineyard Reserve, 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.

Drew Delf
Authorized Agent (signature)

Subscribed and sworn to before me, this 6 day of October, 2023, to certify which witness my hand and seal of office.



Bianca T. Pizana
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

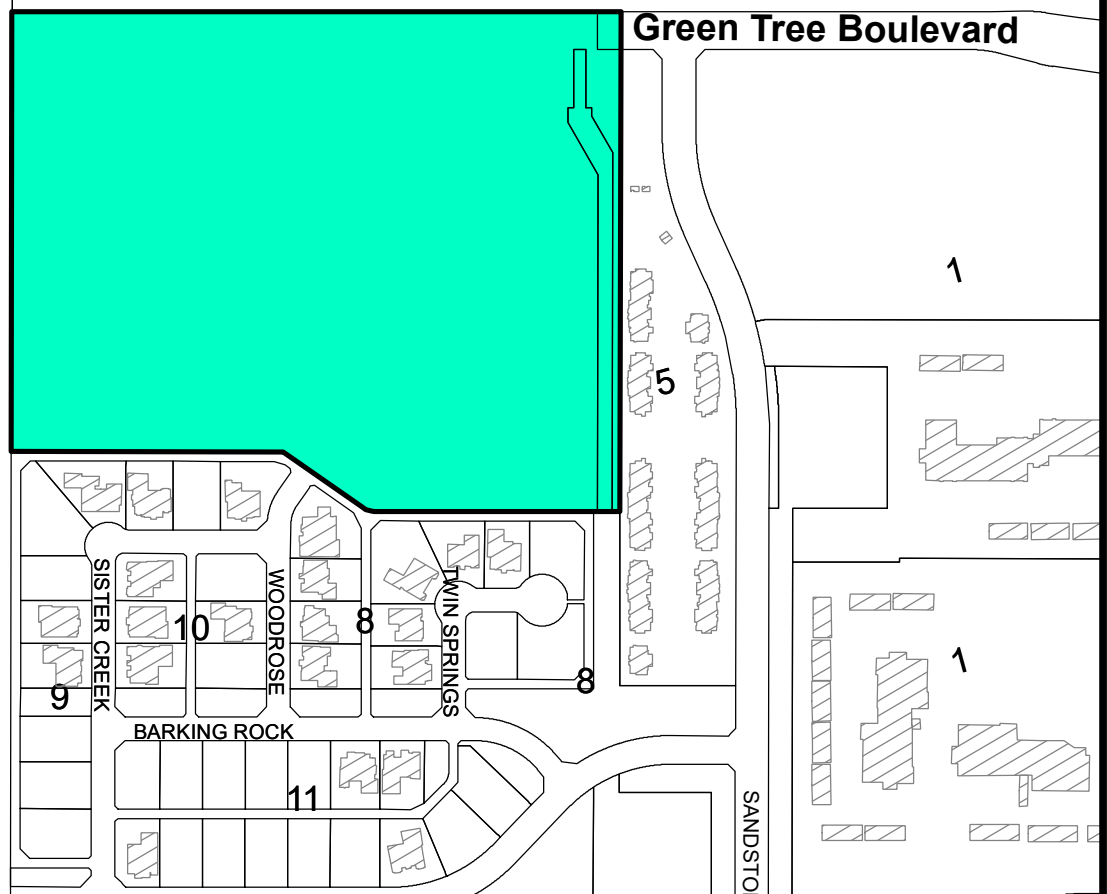
FOR OFFICE USE ONLY

- | | | |
|---|---|--|
| ☐ 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 |
| | | Check # _____ |

Received By: _____

Date: _____

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



LOCATION MAP

P-23-1821

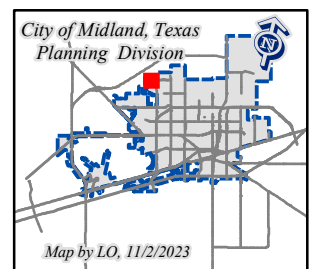
Scale: 1" = 4,869'

Proposed Plat of The Vineyard Addition, Section 14, being a Plat of a 29.274 tract of land located in in the east half of Section 13, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas.

Generally located immediately west of Green Tree Boulevard and approximately 590-feet north of the intersection of Barking Rock and Woodrose. (Council District 4)

LEGEND

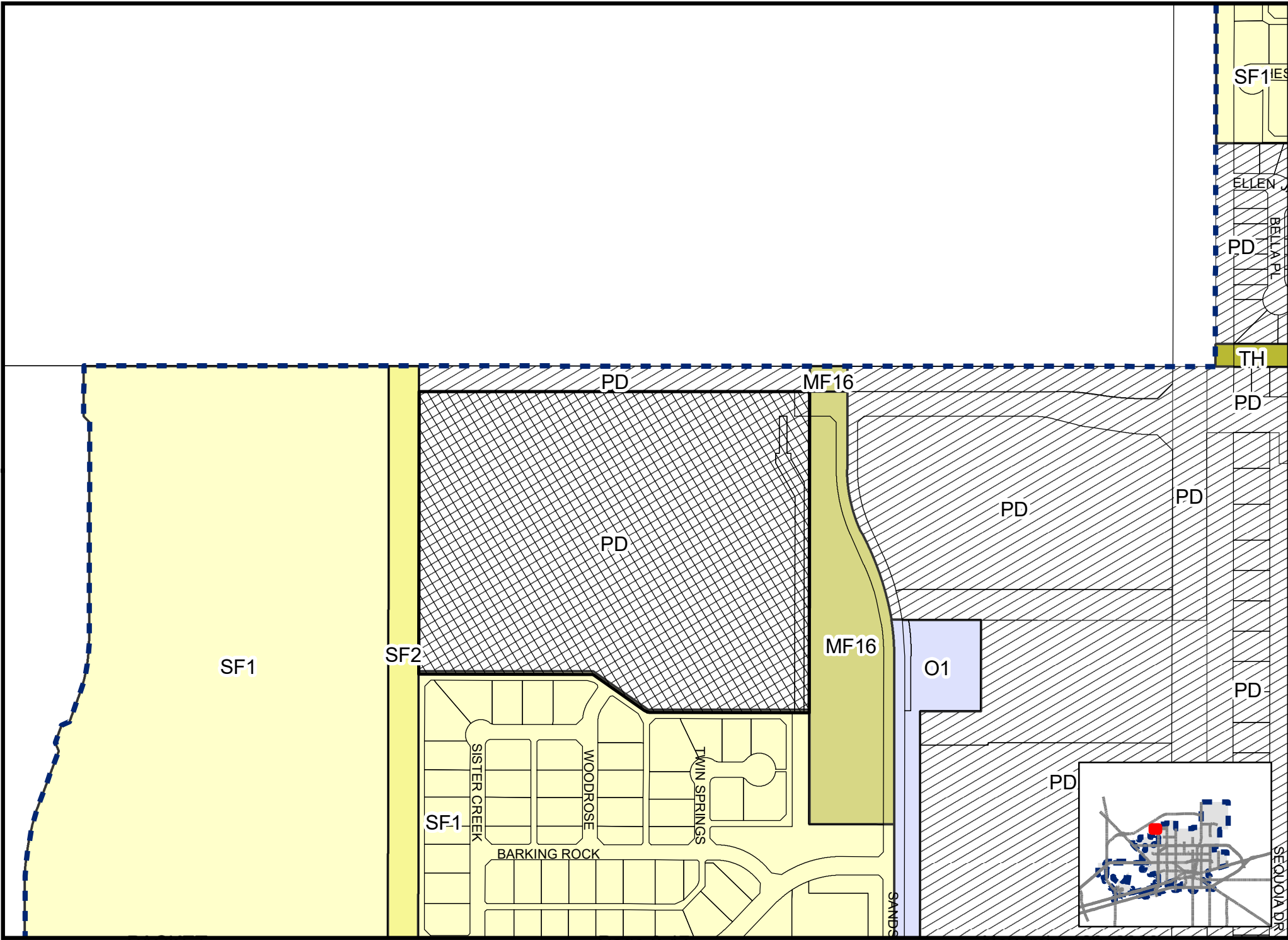
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



PACKET

Page 8.47

November 20, 2023





Planning and Zoning Commission

Approved for Agenda:
Cristina Burns

MEETING DATE: November 20, 2023

TO: Planning and Zoning Commission

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a Final Plat of West Fork Addition, Section 2, being a plat of 5.394-acres situated as two tracts out of Section 35, Block 40, T-I-S T&P RR. Co. Survey, City and County of Midland, Texas (Generally located north of State Highway 191, approximately 490 feet west of State Highway 158, and generally located west of State Highway 158, approximately 540 feet north of State Highway 191 (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District.

Preliminary Plat Approval:

The applicant, Maverick Engineering, is requesting to plat two unplatted tracts into four lots for future development.

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: 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: State Highway 158 and State Highway 191 are TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 30" water exists 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: The SH 158 Wastewater Plans that will extend the wastewater along the frontage of the plat has been approved; these wastewater improvements will be installed with the development within West Fork Addition, Section 1. [For 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.]

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review.

[For the Applicant's information only.]

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

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

No Oil & 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 with Conditions)

Staff recommends approval of the Final Plat of West Fork, Section 2 subject to condition A.

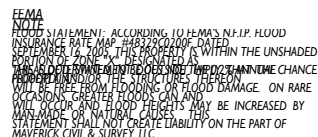
Conditions:

- 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

BEING 5.394 ACRES SITUATED AS TWO TRACTS
OUT OF SECTION 35, BLOCK 40,
T-1-S, T&P RY. CO. SURVEY, CITY AND
COUNTY OF MIDLAND, TEXAS

[illegible]

EMENT
THE STATE OF
COUNTY OF
MEMPHIS, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC
IN AND FOR THE STATE OF TENNESSEE, DO hereby certify that
TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
OWNER AND THAT HE EXECUTED THE SAME FOR THE
PURPOSES AND CONSIDERATION, THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN
UNDER MY HAND AND SEAL OF OFFICE THIS _____
NOTARY PUBLIC IN AND FOR

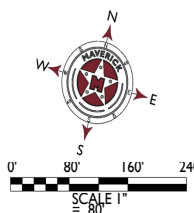
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST FORK ADDITION, SECTION 2, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS 2023.

JEFFREY FISHER,
SECRETARY

**SURVEYOR'S
CERTIFICATE**
I, **KIRK A. HAYEN**, BY
THIS PREEDY, **W. SHOULTS**, A REGISTERED PROFESSIONAL LAND
SURVEYOR OF THE STATE OF TEXAS, DO
CERTIFY AND GUARANTEE THAT THE MAP WAS PREPARED FROM AN
FIELD AND TO CURATE SURVEY OF WAS MADE FROM AN
AND THAT THE CORNER MONUMENTS SHOWN THEREON
PERSON NOT SUPERVISED, IN ACCORDANCE WITH THE
PROVISIONS OF THE REGULATIONS OF THE CITY OF
GREGORY W. SHOULTS
RPLS 5257
REGISTERED ENGINEERING (TX
FIRM NO. 1524)
909 W. WALL STREET, SUITE,
MIDLAND, TX 79701



1. NOTIFYING A PORTION OF THIS ADDITION BY MEANS AND
BOUNDS MAY BE A VIOLATION OF CITY
ORDINANCE AND STATE LAW AND SUBJECT TO FINES
2. APPROPRIATE SERVICE UNIT PLACEMENT
REQUIRED FOR THE DEVELOPMENT
3. DETERMINATION OF IMPROVEMENTS MAY BE REQUIRED BY
THE CITY OF MIDLAND AS SUCH
4. PROVIDED THAT THIS IS NOT RELATED FOR
THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE
5. PLAT MAP FEES WILL BE ASSESSED DURING THE FINAL
COLLECTION OF FINAL MAP FEES WILL TAKE PLACE DURING THE
FINAL PERIOD OF INCREASE IN TAXES MAY NOT BE
ASSESSED AGAIN THE TRACT UNLESS THE
NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT



• TYPED TYPE I
 • CONCRETE MONUMENT
 • 1/2" GALV. ROD
 • PLATED MONUMENT 94514"
 • 4" NOTED
 • MIDLAND CO., TX
 • PLAT RECORDS, MIDLAND
 • CO., TX
 • PLAT RECORD, MIDLAND
 • CO., TX
 • BOUNDARY LINE
 • PROPERTY LINES
 • EXISTING
 • PROPOSED LINE
 • PROPOSED
 • EASEMENT LINE

BY: _____

PROPERTY
OWNER
MIDLAND
CELL PHONES (214)-
335-4702
1901 N AKARD
STREET
DALLAS, TEXAS 75201
DEED INSTRUMENT
#2023-7552
DRMCT

DATE _____

ADDITION

SECTION 2

Drawing: F:\2023\230068-HAYNES DEVCO-1588-191-MIDLAND EXPANDED SITE 4
ACRES-DRAWINGS\PLAT\FINAL\230068 - FINAL PLAT.DWG Last Saved By: A.Devine on 10/10/23



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: West Fork Addition, Section 2**Legal Description (attached sealed Metes and Bounds):** Being a 5.394 Acres Situated as Two Tracts out of Section 35, Block 40, T-1-S. T&P RY. Co. Survey, City and County of Midland, Texas

Property Owner Printed Name: Midland 158 LLC		Phone () Email	
Address 1901 N Akard St	City Dallas	State TX	Zip 75201

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

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

Current Zoning: ETJ**Reason for Platting:** ownership purposes

Plat Information	Total Acreage: 5.394
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 4	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" \$61.00For plats that exceed 24" \$81.00For 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: 10/20/23
 Property Owner (printed): 03189E91C5954BB... Toy Haynes

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 Midland 158 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 23rd day of October, 2023, to certify which witness my hand and seal of office.



[Signature]

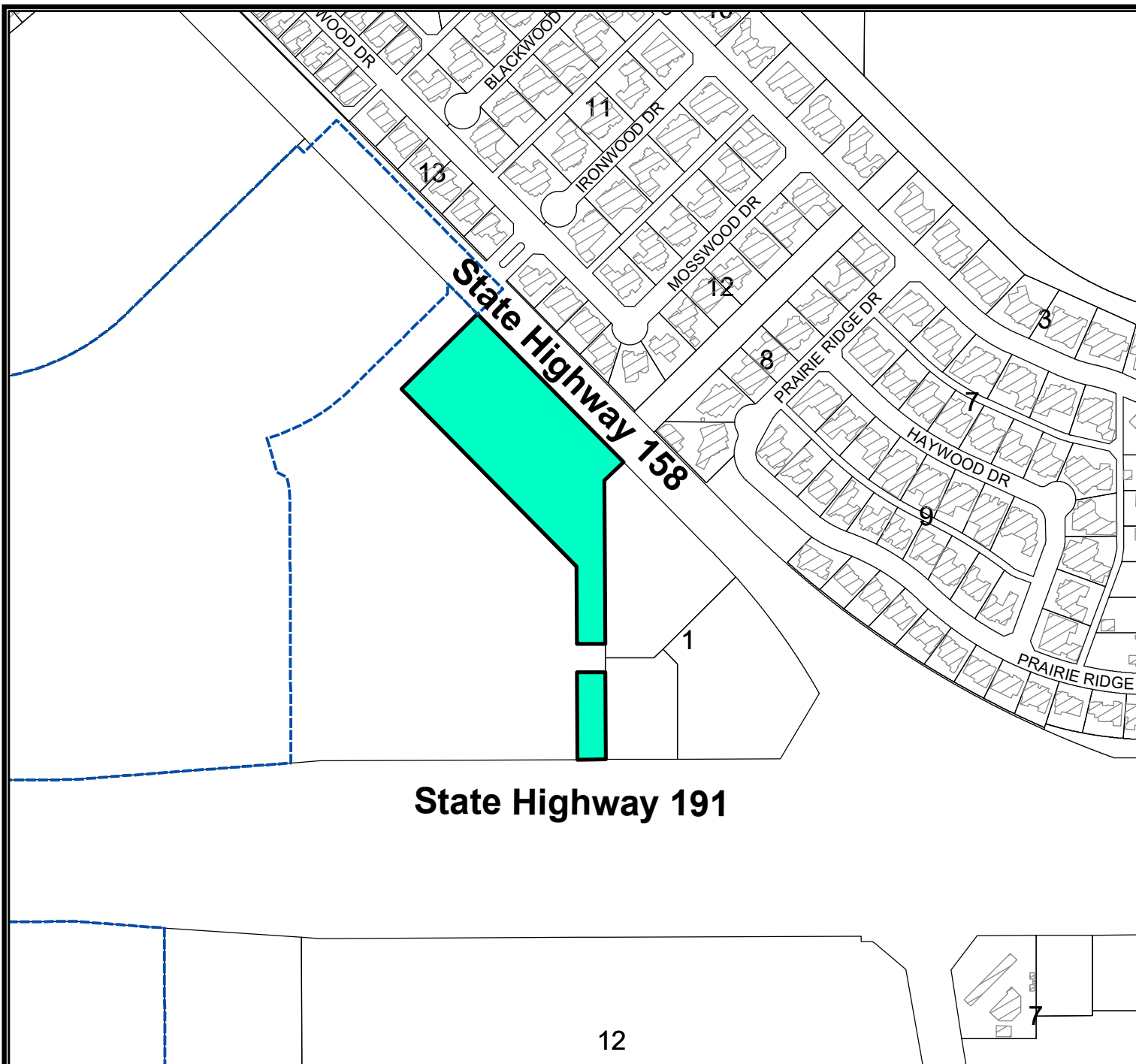
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

- | | | |
|--|--|---|
| ☒ Property Owner Authorization | ☒ 1 Copy of Dimensioned Plat | ☒ Plat in Digital Format (PDF/JPEG) |
| ☒ Mylar | ☒ 1 Copy of Plat (11x17) | ☒ CADD File |
| ☒ Application Fee | ☒ Title Opinion | ☒ Public Improvement |
| Check # <u>4524</u> | ☒ Tax Certificates | ☐ Recording Fee |
| | | Check # <u>4525</u> |

Received By: [Signature]Date: OCT 23 2023

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



LOCATION MAP

SUB-23-0630

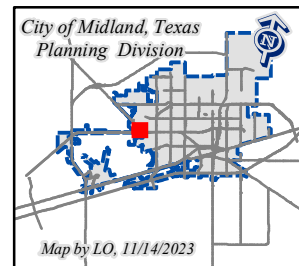
Scale: 1" = 406'

Proposed plat of West Fork Addition, Section 2, being 5.394-acres situated as two tracts out of Section 35, Block 40, T-I-S T&P. RR. Co. Survey, City and County of Midland, Texas.

Generally located on the northwest corner of the intersection of State Highway 191 and State Highway 158 (Council District 4)

LEGEND

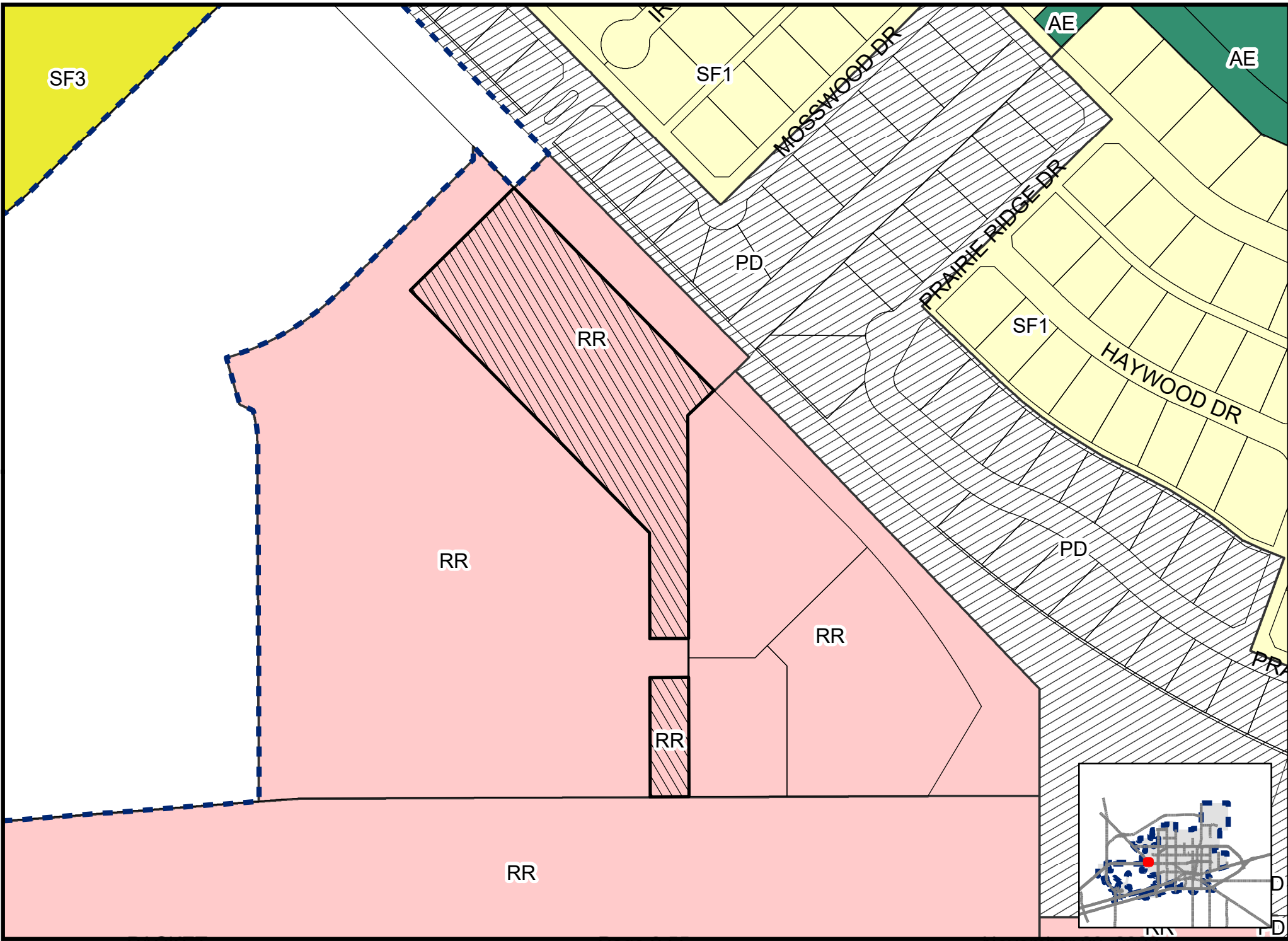
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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:
Cristina Burns

MEETING DATE: November 20, 2023

TO: Planning and Zoning Commission

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a Final Plat of West Fork Addition, Section 3, being a Replat of Lots 1 & 2, Block 1, West Fork Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of West State Highway 158 and State Highway 191). (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

RR, Regional Retail District

Preliminary Plat Approval:

The applicant, Maverick Engineering, is requesting to replat Lots 1 & 2, Block 1, West Fork Addition, City and County of Midland, Texas. The property is proposed to be replatted into six lots for future development.

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 Applicant's Information Only.]

PAVING: SH 191 and SH 158 Frontage roads are TxDOT facilities, built and maintained by TxDOT, no improvements are required. [For Applicant's Information Only.]

WATER: Existing 30-inch water main on State Highway 158. Water improvements along SH 191 were administratively approved on 11/01/2022. [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 the Applicant's information only.]

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

SEWER: Wastewater improvements along SH 191 were administratively approved on 11/01/2022.

The SH 158 Wastewater plan set has been approved; SH 158 Wastewater Improvements will be fact onto the building permit.

DRAINAGE: The drainage report has been received and reviewed with building permit/parking lot permit and 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)

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

CODE COMPLIANCE: (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 with Conditions)

Staff recommends approval of the Final Plat of West Fork, Section 3 subject to condition A.

Conditions:

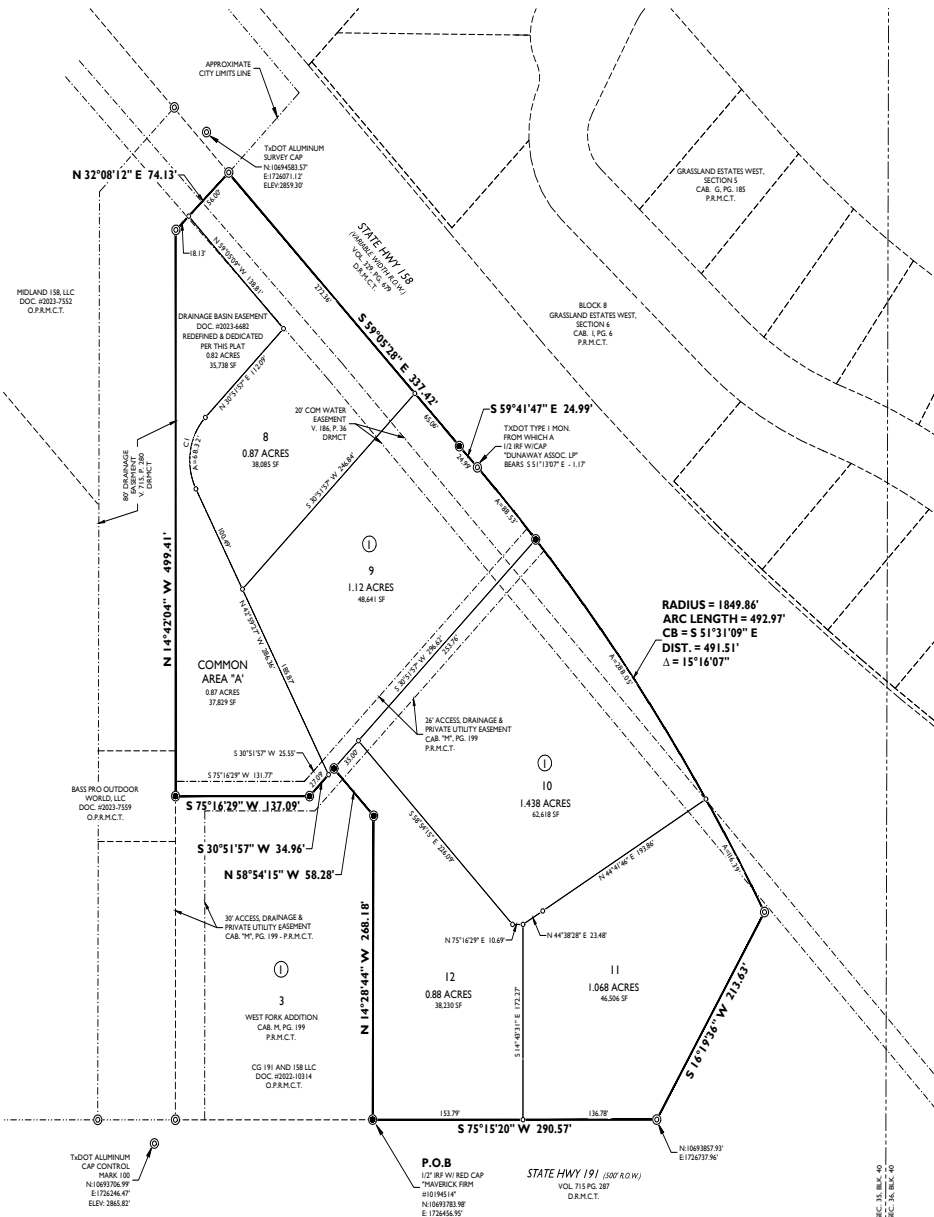
- A. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.**

Attachments:

Proposed Final Plat
Application
Maps

WEST FORK ADDITION, SECTION 3

BEING A RE-PLAT OF LOTS 1 AND 2, BLOCK 1, WEST FORK
ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	68.32'	33.00'	63.69'	S 06° 07' 40" E	77° 51' 24"

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

GREGORY W. SHULTS (0010534)
MAVERICK ENGINEERING, L.P. (0000101945) 14
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701



DRAINAGE EASEMENT DEDICATED WITH THIS PLAT

- THE CITY OF MIDLAND AND ITS EMPLOYEES, CONTRACTORS, AGENTS, SUCCESSORS, AND ASSIGNS, SHALL HAVE THE FREE AND UNINTERRUPTED RIGHT OF PASSAGE IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSES OF ESTABLISHING, LAYING, CONSTRUCTING, RECONSTRUCTING, INSTALLING, REALIGNING, MODIFYING, REPLACING, IMPROVING, ALTERING, OPERATING, MAINTAINING, ACCESSING, INSPECTING, REPAIRING, RELOCATING AND REMOVING DRAINAGE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO CUT AND TRIM BRUSHES AND TREES, TOGETHER WITH THE RIGHT OF INDIVIDUALS, LEGAL AND NATURAL, FOR SUCH PURPOSES IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN.
- DEVELOPERS 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. DEVELOPERS EXPRESSLY COVENANTS AND AGREES FOR THEMSELVES, THEIR LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, THAT NO BUILDING, ROADWAYS, OR CURBS OF ANY KIND WILL BE PLACED ON THE PROPERTY DESCRIBED HEREIN. WRITTEN PERMISSION FOR ABOVE-GROUND APPURTENANCES MUST BE OBTAINED FROM THE CITY OF MIDLAND PRIOR TO INSTALLATION.
- 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.
- 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.

FEMA NOTE

PLAT STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #1802200000, DATED SEPTEMBER 14, 2005, THIS PROPERTY IS WITHIN THE UNDESIGNED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

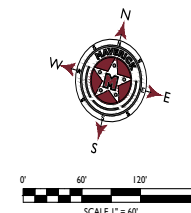
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON-RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART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

DEVELOPMENT NOTES

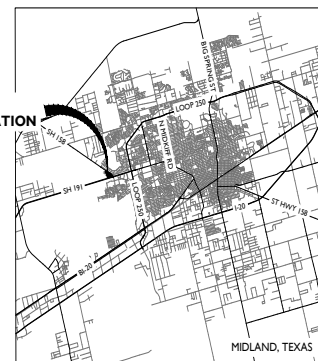
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHDRAWING OF FRUITFULS AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOTS ARE REDEVELOPED FOR SUBDIVISION INTO MORE THAN ONE LOT;
(2) THE PROPERTY IS REDEVELOPED FOR MORE INTENSIVE USE.
- 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.
- LOTS 8-12, BLOCK 1, THIS PLAT, HEREBY ADOPT A BLANKET MUTUAL ACCESS, CROSS ACCESS, UTILITY, AND PARKING EASEMENT WITH THE EXISTING LOT 3, BLOCK 1, VIA ALL IMPROVED PAVED DRIVES LOCATED WITHIN THE DEVELOPMENT.

SURVEY NOTES

- BASED ON BEARING, COORDINATED DISTANCE AND ACROSS ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE, GCS, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERSION ANGLE (theta) OF 0.5431102" AND A COMBINED SCALE FACTOR OF 0.99998881. AT A TxDOT ALUMINUM CAP CONTROL MARK LOCATED AT N 106° 19' 36" E 172454.41' (S. 266.61').
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.



SITE LOCATION



VICINITY MAP

N.T.S.

LEGEND

- DENOTES FOUND 1/2" IRON ROD W/ RED WIRE PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- TxDOT TYPE 1 CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
- DENOTES PROPOSED LOT CORNER
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- CITY LIMITS LINE
- D.R.M.C.T. OFFICIAL RECORDS, MIDLAND CO., TX
- P.R.M.C.T. DEED RECORDS, MIDLAND CO., TX
- PLAT RECORDS, MIDLAND CO., TX

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF _____

WHEREAS CG 191 AND 158 LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 35, BLOCK 48, T-1-S, R-4P, RAILWAY CO. SURVEY, COUNTY OF MIDLAND, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CG 191 AND 158 LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS WEST FORK ADDITION, SECTION 3, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC USE, FOR 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 ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THEREON, AND CONSENT AND AGREE THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____, TEXAS,

THIS _____ DAY OF _____, 2023.

BY: COY HAYNES, OWNER CG 191 AND 158 LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF _____

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

THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST FORK ADDITION, SECTION 3, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2023.

_____, CHAIRMAN

JOHN FISHER, SECRETARY



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____

**WEST FORK ADDITION,
SECTION 3**



Final Plat Application

Project Number: SUB-23-0661
Case Number: _____

Proposed Subdivision Plat Name: West Fork Addition, Section 3

Legal Description (attached sealed Metes and Bounds): Being a Re-Plat of Lots 1 and 2, Block 1, West Fork Addition, City and County of Midland, Texas

Property Owner

Printed Name: CG 191 and 158 LLC

Phone ()

Email

Address 1901 N Akard St

City Midland

State TX

Zip 75201

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Maverick Engineering

Printed Name: Paladin Huckaba

Phone (432) 262-0999

Email

phuckaba@maverick-eng.com

Address 1909 W Wall St Ste K

City Midland

State TX

Zip 79701

Current Zoning: RR

Reason for Platting: ownership purposes

Plat Information

Total Acreage: 7.066

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 6

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):

DocuSigned by:

Date: 10/20/23

Property Owner (printed):

03189E91C5954BB...

Wy Haynes

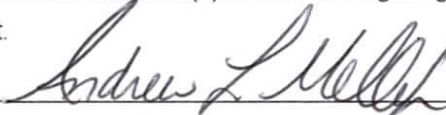
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All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

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.

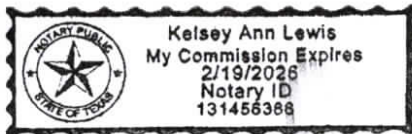
STATE OF TEXAS
 COUNTY OF MIDLAND

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 CG1915158 LLC, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.



Authorized Agent (signature)

Subscribed and sworn to before me, this 20th day of October, 2023, to certify which witness my hand and seal of office.




NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

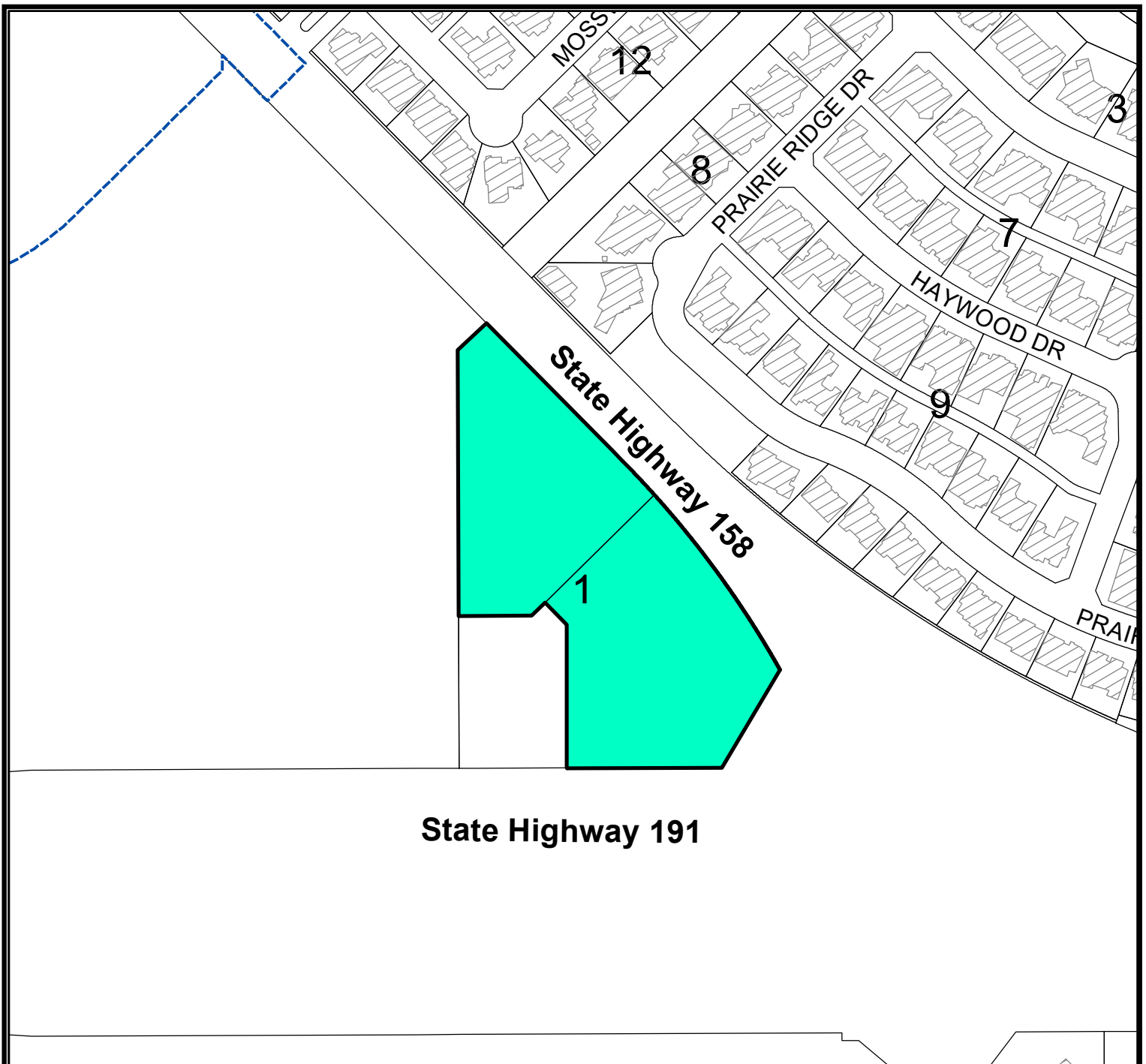
- | | | |
|--|--|---|
| ☒ Property Owner Authorization | ☒ 1 Copy of Dimensioned Plat | ☒ Plat in Digital Format (PDF/JPEG) |
| ☐ Mylar | ☒ 1 Copy of Plat (11x17) | ☒ CADD File |
| ☒ Application Fee | ☒ Title Opinion | ☒ Public Improvement |
| Check # <u>4526</u> | ☒ Tax Certificates | ☒ Recording Fee |
| | | Check # <u>4527</u> |

Received By:

Date:

OCT 23 2023

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



LOCATION MAP

SUB-23-0661

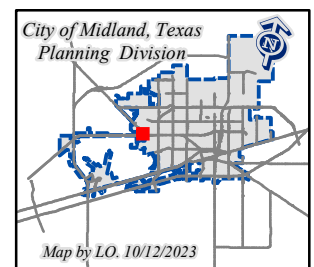
Scale: 1" = 3,246'

Proposed Plat of West Fork Addition, Section 3, being a Replat of Lots 1 & 2, Block 1, West Fork Addition, City and County of Midland, Texas.

Generally located on the northwest corner of the intersection of West State Highway 158 and State Highway 191 (Council District 4)

LEGEND

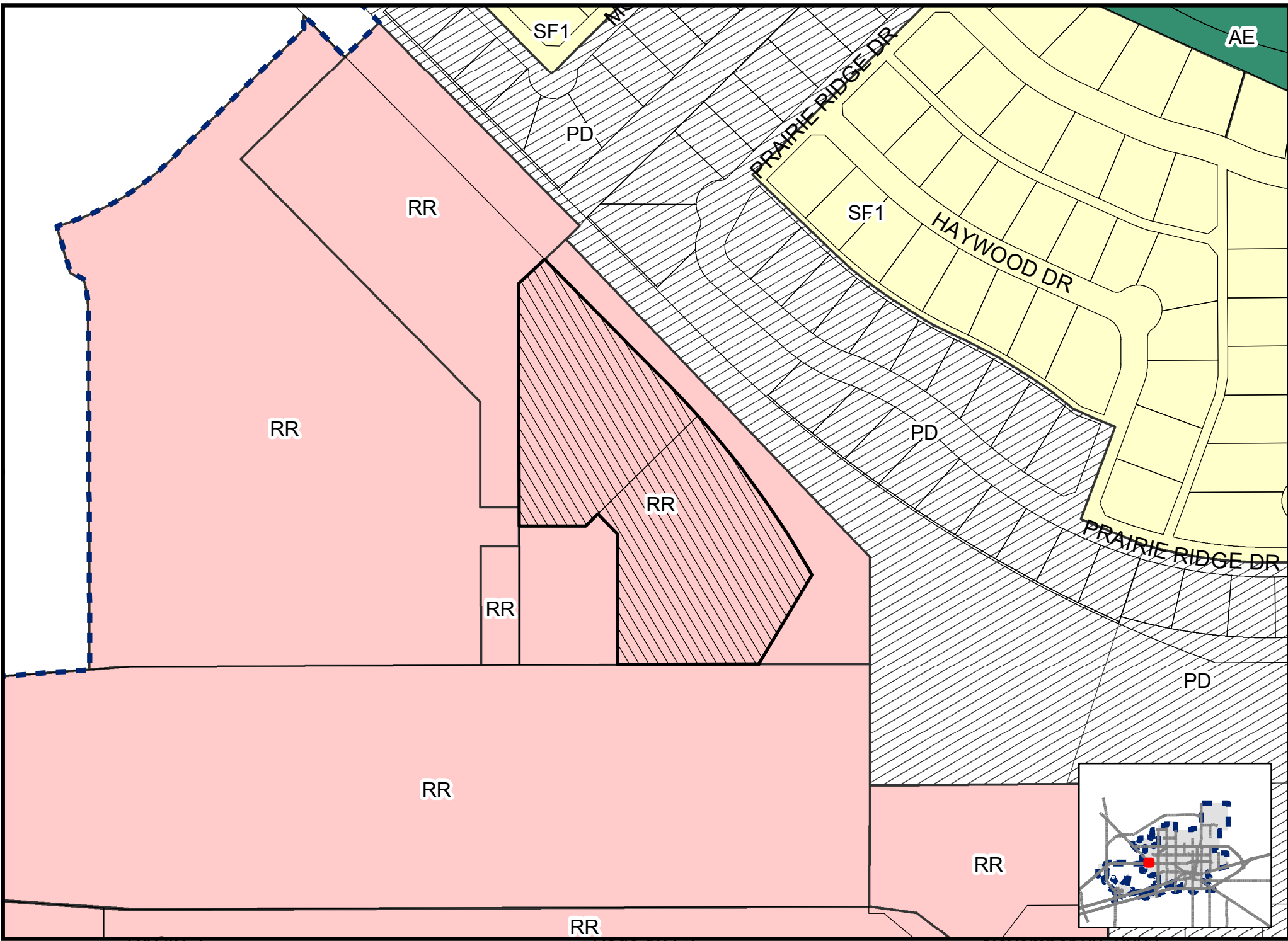
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



PACKET

Page 10.63

November 20, 2023

Map By L.O. 10/12/2023

SUB-23-0661

Scale: 1" = 2,989'

ZONING MAP



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Planning and Zoning Commission

Approved for
Agenda:
Cristina O. Burns

MEETING DATE: November 20, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Andrew Meyers, Planner

SUBJECT: MOTION APPROVING A FINAL PLAT OF WESTRIDGE PARK ADDITION, SECTION 52, BEING A REPLAT OF LOTS 11 AND 12, BLOCK 8, CORRECTION PLAT OF WESTRIDGE PARK ADDITION, SECTION 27, CITY AND COUNTY OF MIDLAND TEXAS. (GENERALLY LOCATED IMMEDIATELY ON THE WEST SIDE OF WINDHAVEN DRIVE, APPROXIMATELY 200 FEET SOUTH OF DEAUVILLE BLVD. – 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 applicant, Maverick Engineering, is requesting to replat Lots 11 and 12, Block 8, Correction Plat Westridge Park Addition, Section 27, City and County of Midland, Texas into one (1) lot.

This plat met all the requirements of the short form procedure and has been approved for the final without needing a preliminary plat submission.

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.

Departmental Review:

ENGINEERING: (Approved)

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

ROW: Okay as shown. [For Applicant's Information Only.] PAVING: Windhaven roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 8" water exists in Windhaven Street, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 6" sewer exists in Windhaven Street, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

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

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.

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.

GIS: (Approved)

Section number is already in use. Next available section number is 52.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved with Conditions)

Rename to Westridge Park Addition, Section 52

Provide a note for a blanket refuse collection easement. [Informational]

Condition:

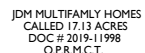
- A. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.**

Attachments:

Proposed Final Plat
Application
Maps

BEING A REPLAT OF LOTS 11 AND 12,
BLOCK 8
WESTRIDGE PARK ADDITION , SECTION
27

WESTRIDGE PARK ADDITION , SECTION
27
CITY AND COUNTY OF MIDLAND,
TEXAS



STATE OF TEXAS
REGISTERED
GREGORY W. SHOULTS
5356
PROFESSIONAL
LAND SURVEYOR

WESTRIDGE PARK ADDITION



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Westridge Park Addition, Section 51**Legal Description (attached sealed Metes and Bounds):** Being a Replat of Lots 11 and 12, Block 8
Westridge Park Addition, Section 27, City and County of Midland, Texas

Property Owner Printed Name: Midland TW Development LP		Phone () Email	
Address 6108 Homestead Blvd	City Midland	State TX	Zip 79707

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

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

Current Zoning: RR
Reason for Platting: <u>ownership purposes</u>

Plat Information	Total Acreage: 2.96
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): [Signature]

Date: 10/19/2023

Property Owner (printed): DARPA BHAKTA

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.

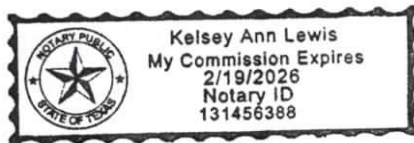
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Midland TW Dev, 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 20th day of October, 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 # 4520

☒ 1 Copy of Dimensioned Plat

☒ 1 Copy of Plat (11x17)

☒ Title Opinion

☒ Tax Certificates

☒ Plat in Digital Format (PDF/JPEG)

☒ CADD File

☒ Public Improvement

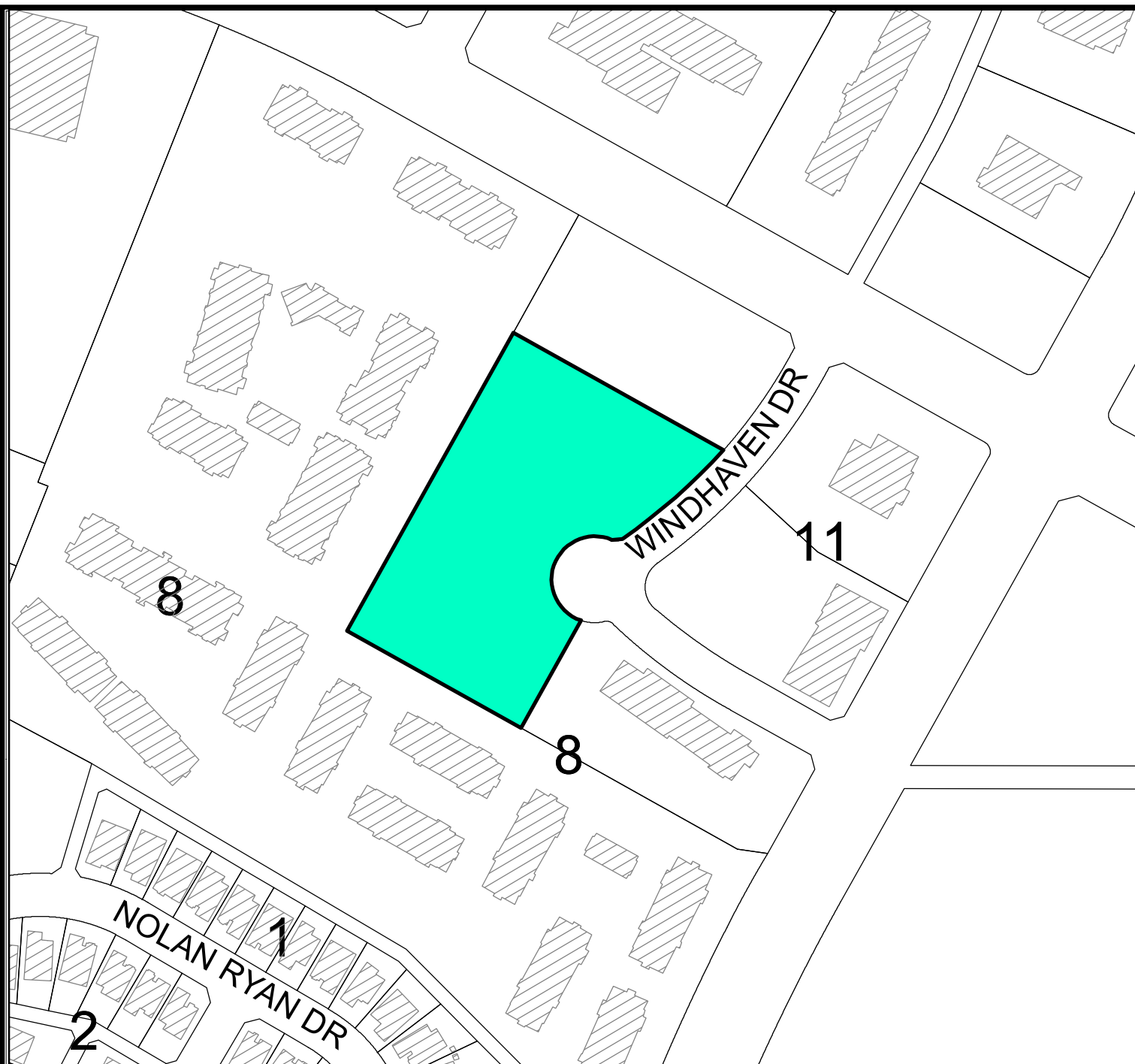
☒ Recording Fee

Check # 4521

Received By: [Signature]

Date: OCT 23 2023

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



LOCATION MAP

SUB-23-0650

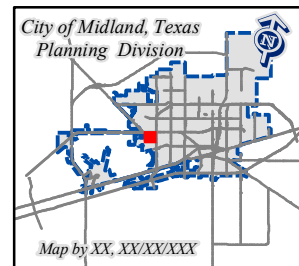
Scale: 1" = 200'

Proposed Plat of Westridge Park Addition, Section 49, being a replat of Lots 11 and 12, Block 8, correction plat of Westridge Park Addition 27, City and County Midland, Texas,

Generally located on the west side of Windhaven Drive, approximately 200 feet south of Deauville Blvd. (District 4)

LEGEND

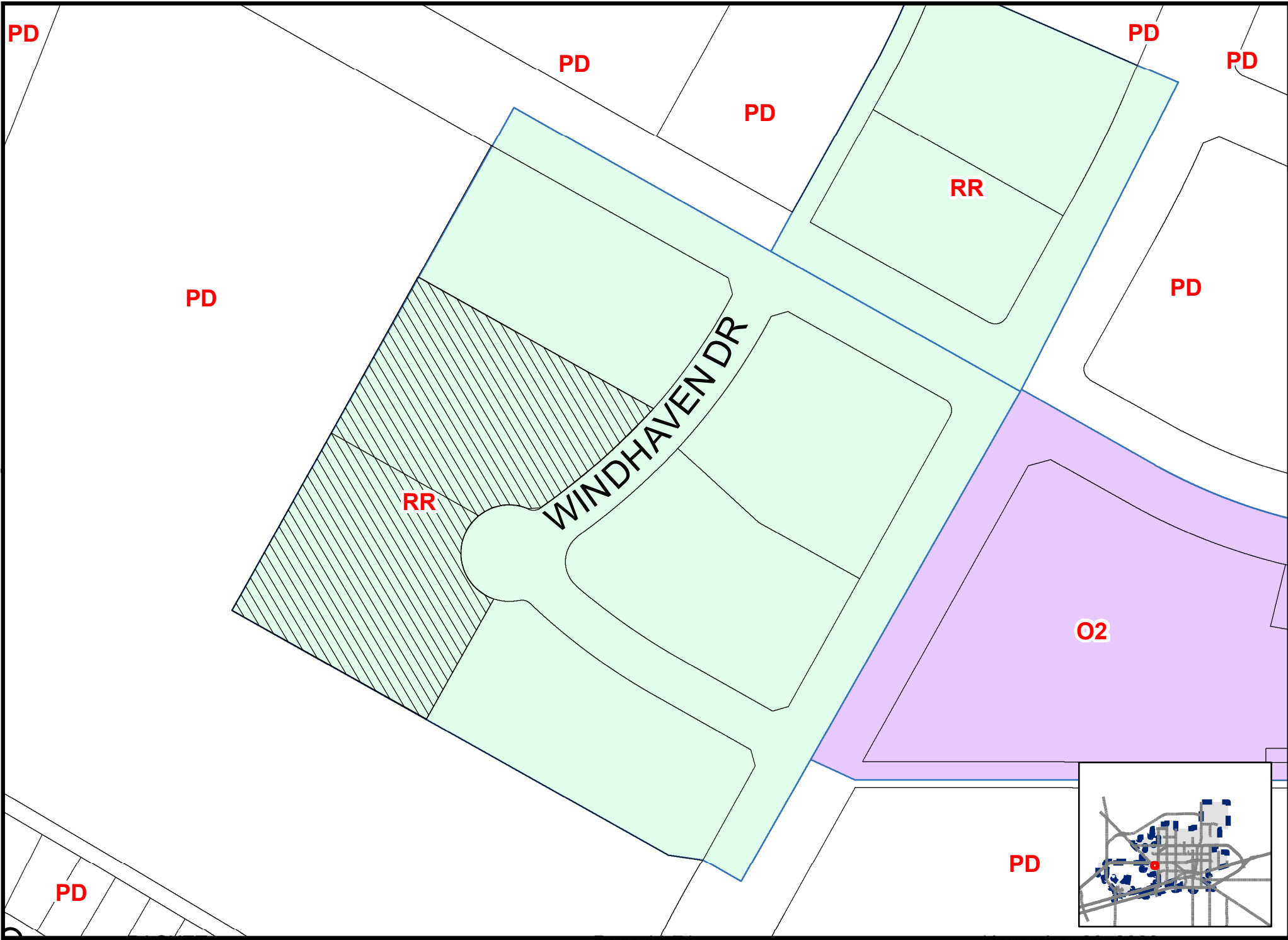
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



PACKET

Page 11.71

November 20, 2023

Map By EM, 2/14/2020

SUB-23-0650

Scale: 1" = 150'

ZONING MAP



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Planning and Zoning Commission

Approved for
Agenda:
Cristina O. Burns

MEETING DATE: November 20, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Consider a request for the approval, with staff's recommended conditions, of a proposed Preliminary Plat of Avalon, Section 5, Being a Replat of Lots 12, 13, and the west 49.6-feet of Lot 14, Avalon Addition, a Replat of Lot 11, Block 2, Lots 11 and 12 of Blocks 3-7, and Lots 1-11, Block 8, City and County of Midland, Texas. Generally located south of Winfield Road, approximately 140-feet east of North L Street (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Schumann Surveying, Inc. is requesting a replat to combine lots, to demolish existing structures and build a new house.

Current Zoning:

SF-1, Single-Family Dwelling 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: ROW okay as shown. [For the Applicant's information only.]

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

WATER: 6" water exists in Winfield Street, 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: 21" sewer exists in alley west of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments.

OIL AND GAS: (Approved)

No Oil and Gas issues.

GIS: (Approved)

Please check boundary calls. Plat encroaches into alley. Check calls for SW corner. (Based on the replat of Lots 11-12 of Avalon Addition, the SW corner diagonal should be 20'.) Lot can be 12A, 13A, or 23. Label surrounding subdivision and lots. The surrounding lots should be labeled with their respective lot numbers. Legal description should say "Being a replat of Lot 13 and the West 49.6-feet of Lot 14, Block 3, Avalon Addition, and Lot 12, Block 3, a replat of Lot 11, Block 2, Lots 11 and 12 of Blocks 3-7, and Lots 1-11, Avalon Addition, City and County of Midland, Texas."

PLANNING: (Approved)

Keep owner names for the abutting properties and add their lot and block numbers if they are not there. [Informational].

Staff recommends approval of the Preliminary Plat of Avalon Addition, Section 5, subject to condition A.

Conditions:

- A. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception when waived or deferred by the Council. Midland City Code 11-2-4(A)2(a).**

Attachments:

Application
Preliminary Plat
Maps

PRELIMINARY
AVALON ADDITION
SECTION 5

BEING A REPLAT OF LOTS 12, 13, AND THE WEST 49.6-FEET OF
LOT 14, AVALON ADDITION, A REPLAT OF LOT 11, BLOCK 2, LOTS
11 AND 12 OF BLOCKS 3-7, AND LOTS 1-11, BLOCK 8.
CITY AND COUNTY OF MIDLAND, TEXAS.

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, PINTAL PROPERTIES LLC, WE ARE THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN AVALON ADDITION, BLOCK 3,
MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 0.49 ACRE TRACT OF LAND, BEING LOTS 12 & 13 AND THE WEST 49.6 FEET OF LOT 14, BLOCK 3, AVALON
ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, SAID 0.49 ACRE TRACT DESCRIBED MORE FULLY BY METES AND
BOUNDS AS FOLLOWS:

BEGINNING AT BEGINNING AT A REINFB BAR FOUND (N-10700471-40, E-1749287.92) IN THE SOUTH RIGHT OF
WAY LINE OF WINFIELD ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 14°23'23" EAST 134.70 FEET TO A REINFB BAR SET FOR THE SOUTHEAST CORNER OF THIS
TRACT;

THENCE SOUTH 75°36'37" WEST 158.60 FEET TO A REINFB BAR SET IN THE EAST RIGHT OF WAY LINE OF A
25' ALLEY FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°23'23" WEST 134.70 FEET TO AN "X" SET IN CONCRETE IN SAID SOUTH RIGHT OF WAY
LINE OF SAID WINFIELD ROAD FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°36'37" EAST, ALONG AID SOUTH RIGHT OF WAY LINE OF SAID WINFIELD ROAD, 158.60
FEET TO THE PLACE OF BEGINNING.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS AVALON ADDITION, SECTION 5, AN ADDITION
OF 0.49 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.

PINTAL PROPERTIES LLC

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2023, BY PINTAL PROPERTIES LLC .

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AVALON, 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 SINIEGA

ATTEST: _____
SECRETARY

OWNER:

PINTAL PROPERTIES LLC
1613 WINFIELD RD
MIDLAND, TX 79705
432-683-0081
STEPHANIE@HBMORTGAGE.COM

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.

"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."

RJ DAUM
TEXAS RPLS 4826



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

SCHUMANN
SURVEYING, INC.
A LATERAL LAND COMPANY

300 N. UNIVERSITY STREET
SUITE 100
MIDLAND, TEXAS 79701
TEL: 432-701-1040 FAX: 432-701-1041

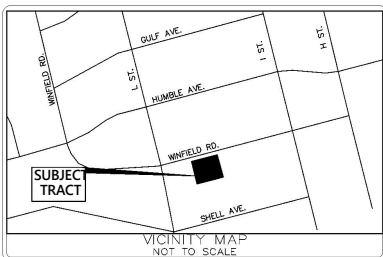
Office (432) 884-5548

LEGEND:

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- - - SECTION LINE
- - - UTILITY EASEMENT
- - - WATER LINE
- - - SEWER LINE
- - - FENCE LINE
- ☆ LIGHT POLE
- ☆ IRRIGATION CONTROL VALVE
- ☆ FIRE HYDRANT
- ☆ CLEAN OUT
- ☆ WATER METER
- ☆ SANITARY SEWER MANHOLE
- ☆ ELECTRIC METER
- ☆ AIR CONDITIONER

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. 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. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND
AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE
TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
7. PROPERTY IS IN ZONE "X SHADED" ACCORDING TO FEMA MAP PANEL 48329C0088F WITH AN
EFFECTIVE DATE OF 9/16/2005.



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

Page 12.75

GRAPHIC SCALE
0 60 120
(1 INCH = 60' FEET)

NO.	DATE	DESCRIPTION	BY	DRAWN BY:	DATE:
				JG	08/04/2023
				CHECKED BY:	ED/RJ
				PROJECT NO.:	79,741
				SHEET:	1 OF 1



Preliminary Plat Application

Project Number:

SUB-23-00100

Case Number:

P-23-1828

Proposed Subdivision Plat Name: Avalon Addition, Section 5

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF LOTS 12, 13, AND THE WEST 49.6-FEET OF LOT 14, AVALON ADDITION, A REPLAT OF LOT 11, BLOCK 2, LOTS 11 AND 12 OF BLOCKS 3-7, AND LOTS 1-11, BLOCK 8. CITY AND COUNTY OF MIDLAND, TEXAS.

Property OwnerPrinted Name: Pintail Properties LLC

Phone (432) 683-0081

Email
stephanie@hnbmortgage.comAddress
1613 Winfield RdCity
MidlandState
TXZip
79705**Developer (if different than Owner)**

Printed Name:

Phone ()
Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)Firm: Schumann SurveyingPrinted Name: Ed Aleman

Phone (432) 684-5548

Email
ealeman@schumannonline.netAddress
800 N Marienfeld, Suite 100City
MidlandState
TXZip
79701Current Zoning: SF1Reason for Platting: To combine lots, demolish existing structures and build a new house.**Plat Information**

Total Acreage:

0.52Type: ☒ Single-Family Residential☐ Multi-Family Residential☐ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: 1

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

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

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Stephanie Houston

Date: 10-24-23

Property Owner (printed): Stephanie Houston

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.

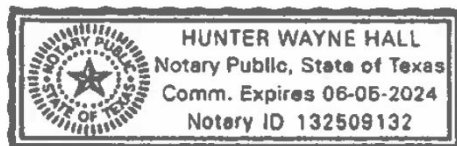
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Edward J. Alvarado
Authorized Agent (signature)

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



H. Hall
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☐ Mylar

☒ Application Fee

Check # online

Received By: [Signature]

☒ 1 Copy of Dimensioned Plat

☒ 1 Copy of Plat (11x17)

☐ Title Opinion

☐ Tax Certificates

☒ Plat in Digital Format (PDF/JPEG)

☐ CADD File

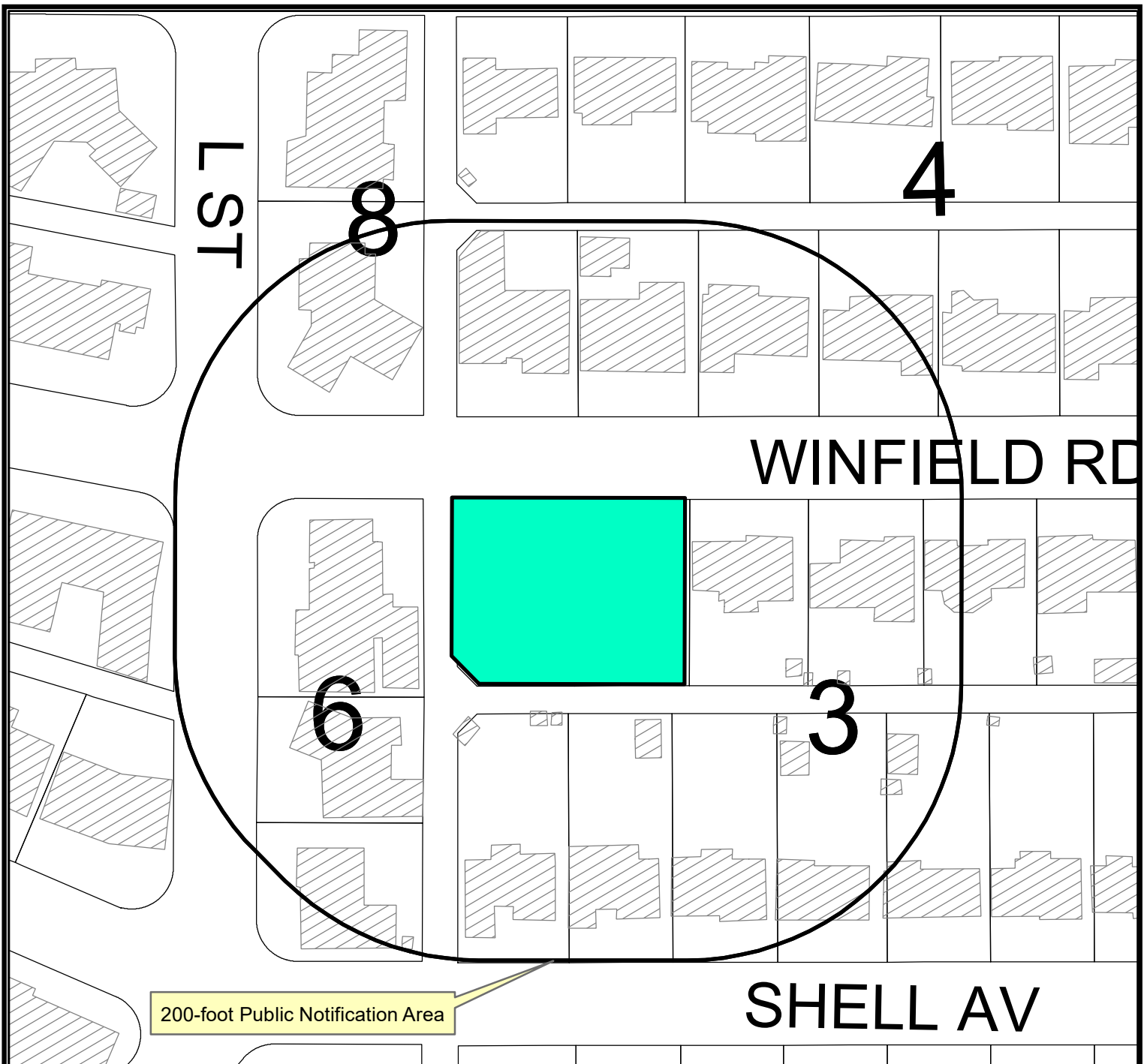
☐ Public Improvement

☐ Recording Fee

Check # 106123

Date: OCT 23 2023

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



LOCATION MAP

SUB-23-0666

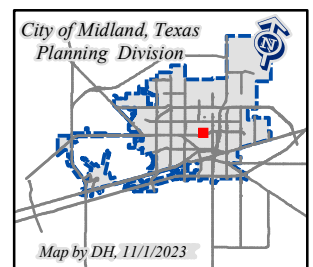
Scale: 1" = 1250'

Proposed Plat of Avalon, Section 5, being a Residential Replat of Lots 12, 13, and the west 49.6 feet of Lot 14, Block 3, Avalon Addition, City and County of Midland, Texas.

Generally located on the south side of Winfield Road, approximately 140-feet east of North L Street. (Council District 3)

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.

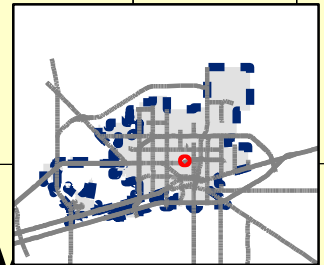
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

1ST

WINFIELD RD

SF1

SHELL AV













Planning and Zoning Commission

Approved for Agenda:
Cristina O. Burns

MEETING DATE: November 20, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Andrew Meyers, Planner

SUBJECT: Consider a request by Jennifer A. Chacon for a Specific Use Designation with Term for the sale of Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on a 4,363-square foot portion of Lot 1A, Block 1, Pavilion Park, Section 11, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Mockingbird Lane and North Big Spring Street – DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Jennifer A. Chacon, is requesting a Specific Use Designation (SUD) with Term for the sales of alcoholic beverages for on premises consumption in a Restaurant at 5520 North Big Spring Street.

Current Zoning:

RR, Regional Retail District.

Surrounding Zoning and Land Use:

The property directly to the north is zoned PD, Planned District for a Housing Development and the location of an apartment complex. The properties to the east and the south are also zoned RR, Regional Retail District, and the location of vacant land and a Wendys, respectively. To the west, the property is zoned MF-16, Multi-Family Dwelling District, and is a multi-family complex.

Analysis:

The property is zoned RR, Regional Retail District. The RR zoning allows for the sales of Alcoholic Beverages for On-Premises Consumption in a Restaurant with the approval of an SUD. The total area of the restaurant, Cerveceria 19, is 4,363-square feet and the proposed alcohol serviceable area is 3,261-square feet.

Cerveceria is not currently in operation. The attached site and floor plans are illustrative of the restaurant that will be attached to Jack's Convenience Store. Cerveceria 19 will have an alcoholic serviceable area of 3,261-square feet, this includes an inside serviceable area of 2,256-square feet and an outside 1,005-square foot patio area.

The applicant shares a building, and parking lot, with a convenience store. These uses, together, require a minimum of 45 total parking spaces. The total number of spaces furnished is well over that minimum, at 80 parking spaces.

The proposed hours of operation:

Monday through Sunday from 11 a.m. to 12 a.m. (the next day)

The proposed hours of alcohol service:

Monday through Sunday from 11 a.m. to 12 a.m. (the next day)

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

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

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

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

Fire: (Approved)

No objections to zone change

Engineering: (Approved)

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

Transportation: (Approved)

No objection. [For Applicant's Information Only.]

Building Code: (Approved)

The SUD for Cerveceria 19 is acceptable. The property must adhere to the maximum occupant load of 217 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning: (Approved with Conditions)

The request is in compliance with the *Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4, which is to* "Encourage the development of places where Midland residents can gather and socialize to build connections." Cerveceria 19 is a destination where Midland residents will gather and socialize.

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

Conditions:

- A. That the serviceable area of the establishment shall be limited to approximately 3,261 square feet as shown in Exhibit "A".**
- B. That the occupancy of the establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.**
- C. That the permitted hours of the sale of alcoholic beverages sales and consumption shall be limited to:**

Monday through Sunday from 11 a.m. to 12 a.m. (the next day)
- D. That the sale and on-premises consumption of alcoholic beverages shall conform to applicable state and local laws.**
- E. That the establishment shall meet all requirements of the Fire Department and Code Administration.**

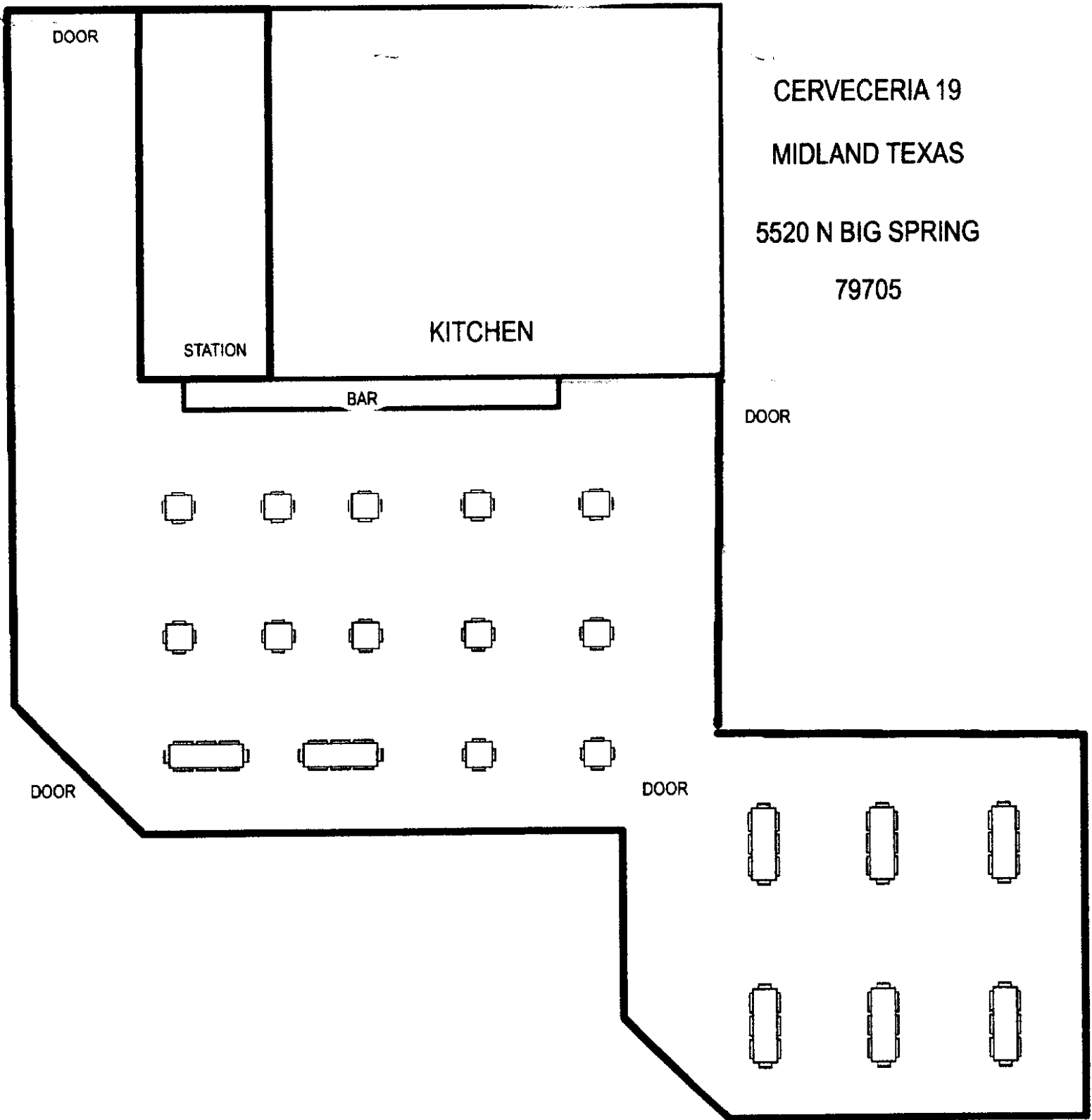
- F. That the applicant shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on premises consumption to ensure that the conditions of this permit are satisfied.**
- G. That in accordance with Section 9.07.E.3 of the zoning ordinance, the restaurant shall be in operation within 120 days from the final adoption date of this ordinance.**

Letters of Objection:

As of November 15, 2023, staff has not received any letters of objection.

Attachments:

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

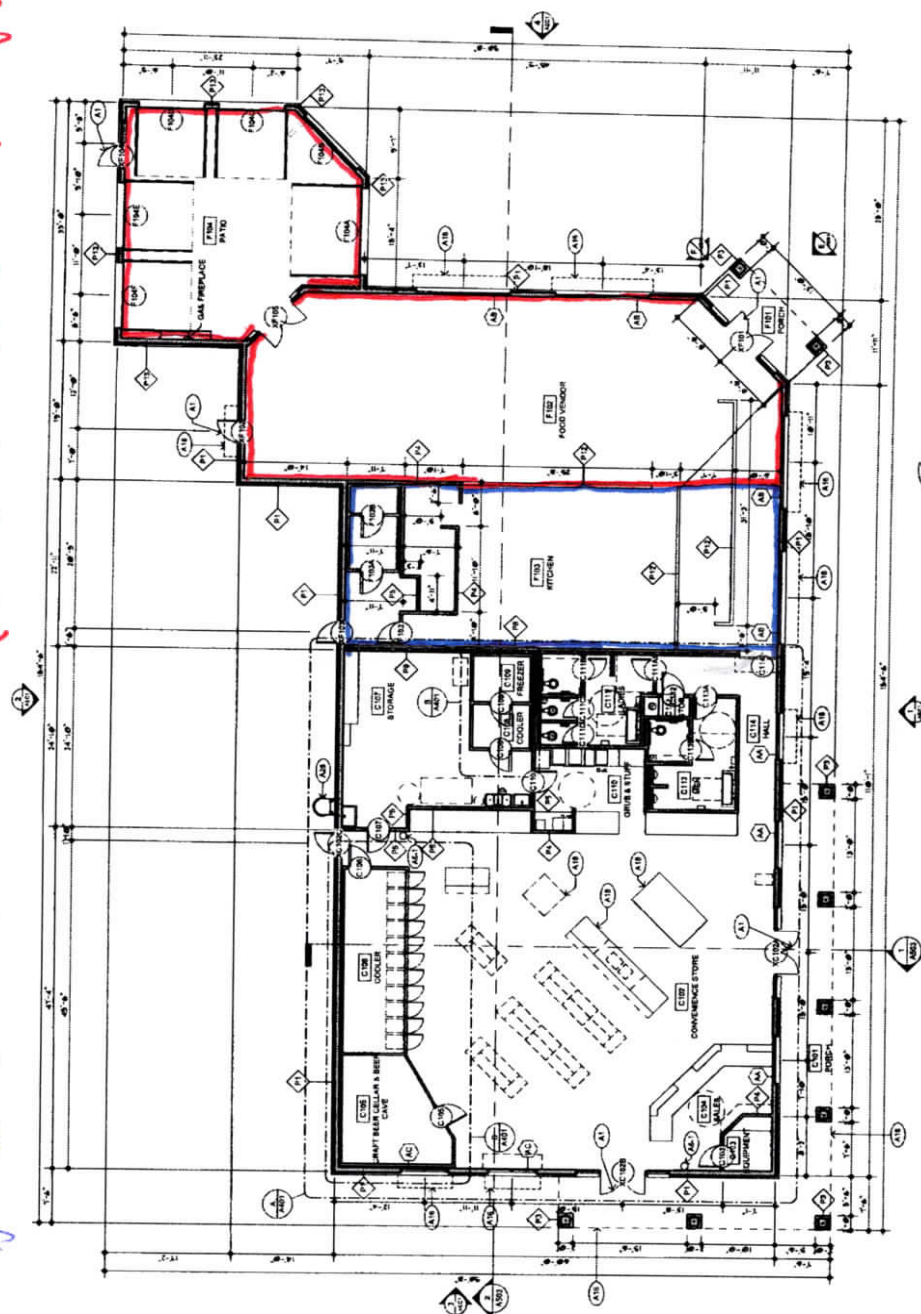


CERVECERIA 19

MIDLAND TEXAS

5520 N BIG SPRING

79705



- Area to Sell Alcohol. (3,261)
- Kitchen Area

TKC1-4263 sq ft

ARCHITECTURAL - NOTES

- FLOOR AND GROUND AREA WITHIN THE REQUIRED ADA & TAG CLEARANCES (5'-0" x 5'-0" MIN.) TO BE LEVEL AND CLEAR.
- WALL HUNG FIRE EXTINGUISHER
- LINE OF ROOF ARCHES
- EQUIPMENT BY OTHERS - SEE SHEET A401
- FIXED STEEL LADDER WITH 1" RUNGOS ATTACHED TO FLOOR AND STRUCTURE ABOVE

MOCKINGBIRD LANE (100' ROW)

N. BIG SPRING ST. (120' ROW)

5 75° 42' 46" WY - 510.50

CONCRETE JOINTING NOTE

HAVERICK DOES NOT SUPPLY CONCRETE JOINTING PLANE OR REINFORCING BARS. CONTRACTOR IS RESPONSIBLE FOR CONCRETE JOINTING PLANE DEVELOPMENT AND IMPLEMENTATION. HAVERICK CAN PROVIDE THE SERVICE TO THE CONTRACTOR AT AN ADDITIONAL EXPENSE. PLEASE CONTACT HAVERICK FOR MORE INFORMATION ON THIS ADDITIONAL DESIGN SERVICE.

DIMENSIONAL NOTE

DIRECTIONS SHOWN ARE TYPICALLY TO BACK OF CLUB UNLESS NOTED OTHERWISE.

LEGEND

- [illegible]



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

Project Number: _____

Case Number: _____

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>Jennifer A. Chacon</u>		Phone () Email	
Address <u>2319 Sagebrush Rd</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79705</u>
Property Owner Printed Name:		Phone () Email	
Address	City	State	Zip

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

Street Address: <u>5520 N Big Spring St</u>			
Business Name: <u>Cerveceria 19</u>			
Legal Description Lot: <u>A</u> Block: <u>1</u> Subdivision: <u>Pavilion Park.</u>			
Current Zoning: <u>RR</u>			
Reason for Request: <u>Sell Alcohol</u>			

Type of Business (restaurant, bar, lounge, nightclub, etc.): <u>Restaurant</u>			
Proposed/Current Days and Hours of Operation: <u>Monday to Sunday 11:00am to 12:00am</u>			
Proposed Days and Hours of Alcohol Service: <u>Monday to Sunday 11:00am to 12:00am</u>			
Total Square Footage of Business: <u>4363</u>			
Square Footage of Alcohol Serviceable Area: <u>3261</u>			
Restroom Fixtures:	Men	Toilets/Urinals: <u>1 / 2</u>	Bathroom Sinks: <u>2</u>
	Women	Toilets: <u>3</u>	Bathroom Sinks: <u>2</u>

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

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

SignaturesApplicant (signature): Jennifer A. ChaconDate: 9-20-23Applicant (printed): Jennifer A. Chacon

Property Owner (signature): _____

Date: _____

Property Owner (printed): _____

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

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

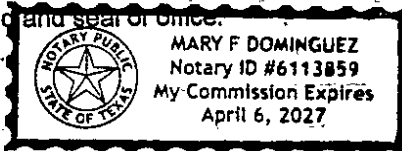
If an agent is authorized by the property owner to file and execute application on behalf of property owner, agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

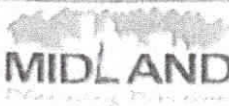
Before me, the undersigned authority, on this day personally appeared JENNIFER A. CHACON who, being by me duly sworn, upon oath says: That (s)he is authorized by MATTHEW DENNING, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right,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

JENNIFER A. CHACON

Subscribed and sworn to before me, this 20th day of September, 2023, to certify which witness my hand and seal of office.


[Signature]
 Notary Public
FOR OFFICE USE ONLY☒ Property Owner Authorization☒ Dimensioned Floor Plan☒ Application Fee☒ Site PlanCheck # 1006☒ Plans in Digital Format (PDF/JPEG)Received By: [Signature]Date: 10-9-23

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

	Specific Use Designation with Term for the Sale of Alcoholic Beverages for On-Premises Consumption		Project Number _____
			Case Number _____

Applicant (if acting as Agent see affidavit on page 2)		Phone (432) 661-0158	
Printed Name: Jennifer A. Chacon		Email: Sergio-arios144@outlook.com	
Address: 2319 Sage Brush Rd	City: Midland	State: TX	Zip: 79705

Property Owner		Phone ()	
Printed Name: HIG SOF1 GSS, LLC		Email	
Address: 373 E 800 S	City: ORRM	State: UT	Zip: 84097

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

Street Address: 5520 N Big Spring St			
Business Name: Cerveceria 19			
Legal Description			
Lot: 1A	Block: 1	Subdivision: Pavilion Park.	
Current Zoning: RR			
Reason for Request: Sell Alcohol.			

Type of Business (restaurant, bar, lounge, nightclub, etc.): Restaurant			
Proposed/Current Days and Hours of Operation: _____			
Monday to Sunday 11:00am - 12:00am			
Proposed Days and Hours of Alcohol Service: _____			
Monday to Sunday 11:00am - 12:00am			
Total Square Footage of Business: 4363 square foot			
Square Footage of Alcohol Serviceable Area: 3261 square foot			
Restroom Fixtures:	Men	Toilets/Urinals: 1 / 2	Bathroom Sinks: 2
	Women	Toilets: 3	Bathroom Sinks: 2

items to be submitted with this application form:

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

Applicant (signature): Jennifer A. Chocon

Date: 9-11-23

Applicant (printed): Jenniver A. Chacon

Property Owner (signature):

Date: 9/20/23

Property Owner (printed): Matthew Denny - CTO H2O Soft 655 LLC

The City of Midland is an Equal Opportunity Employer. Minorities and women are encouraged to apply. This is a full-time position. The City of Midland is an Equal Opportunity Employer. Minorities and women are encouraged to apply. This is a full-time position.

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

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

STATE OF TEXAS

COUNTY OF MIDLAND

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

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

Notary Public.

FOR OFFICE USE ONLY

- ☐ Property Owner Authorization ☐ Dimensioned Floor Plan
☐ Application Fee ☐ Site Plan
 Check # _____ ☐ Plans in Digital Format (PDF/JPEG)

Received By: _____

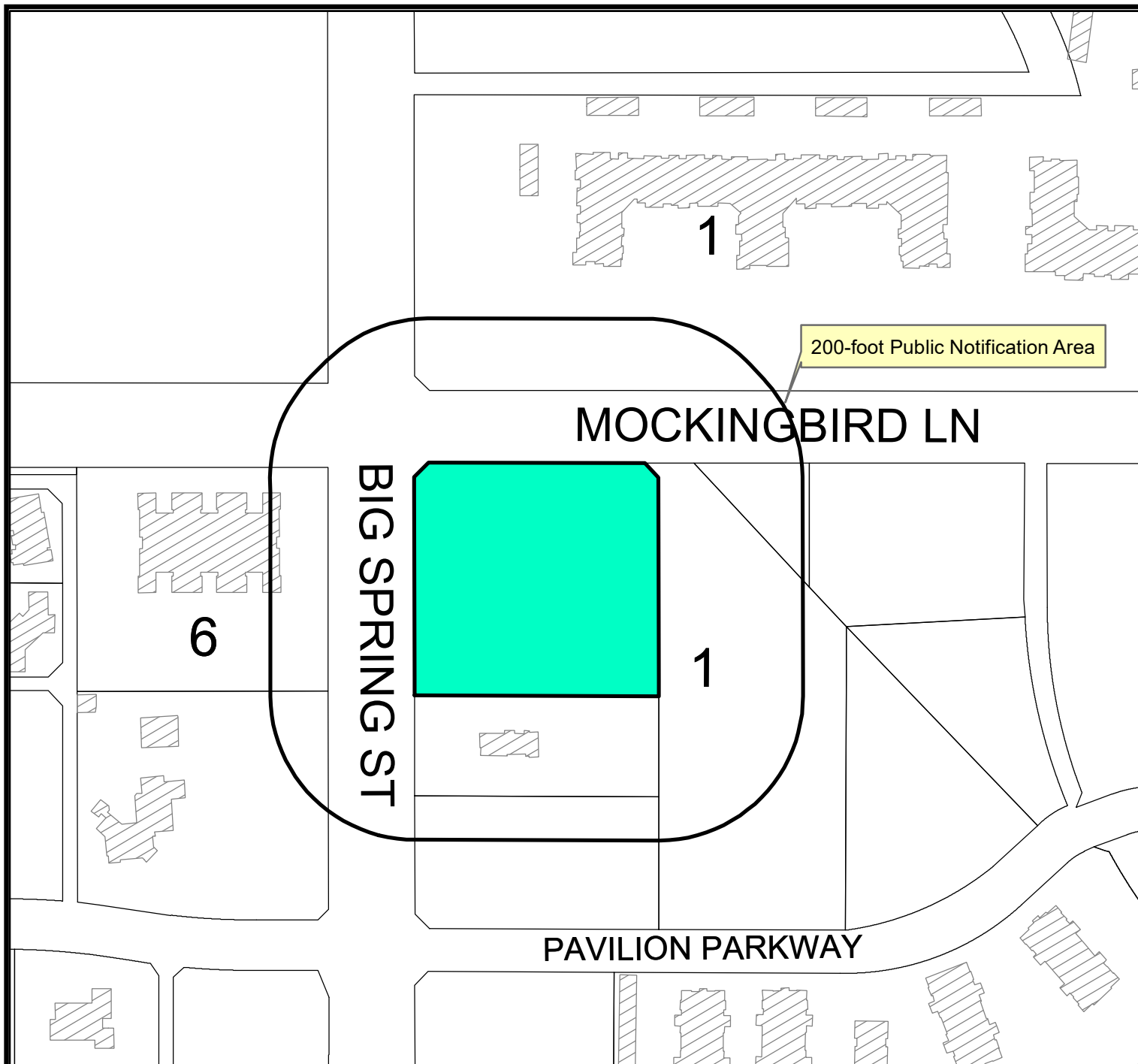
Date:

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

SUD Alcoholic Beverages Application

2

Revised 07/02/19



LOCATION MAP

SUD-23-0168

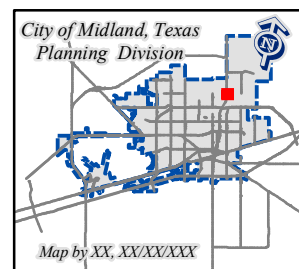
Scale: 1" = 200'

Consider a request by Jennifer Chacon for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a restaurant on 4,363 square foot portion of Lot 1A, Block 1, Pavillion Park, Section 11, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of East Mockingbird Lane and North Big Spring Street. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

PD

PD

MOCKINGBIRD

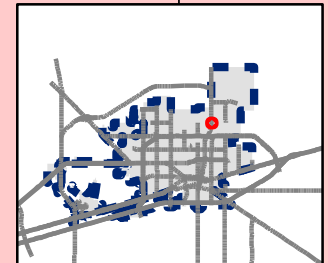
MF16

BIG SPRING ST

AE

O1

RR



PACKET

Map By ES, 7/8/2021

SUD-23-0168

Scale: 1" = 100'

Page 13.96

ZONING MAP



November 20, 2023

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Planning and Zoning Commission

Approved for Agenda:
Cristina O. Burns

MEETING DATE: November 20, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Andrew Meyers, Planner

SUBJECT: Consider a request by Kendall Howard for a Specific Use Designation with Term for the sale of Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on a 4,337-square foot portion of Lot 1, Block 1, Myatt Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of West Wadley Ave and North Garfield Street - DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Kendall Howard, is requesting a Specific Use Designation (SUD) with Term for Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant at 2200 West Wadley Avenue, Suite 6.

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

To the north is a tract of land that the City of Midland owns which looks to be unzoned and unused. Beyond that tract of land is SF1, Single Family Dwelling District, that contains Midland College. To the east, the property is MF-16, Multi Family Dwelling District. This property houses apartment homes. Directly to the south is zoned RR, Regional Retail District. Across from the property there is a gas station and then a few shopping centers housing various shops. To the west there is a mix of zoning incorporating both RR, Regional Retail District, and SF2, Single Family District. In the

RR district, a little to the southwest of the property, houses a Subway and a local restaurant. In the SF2 district there is a neighborhood that fronts Garfield on its rear façade.

Analysis:

The property is zoned RR, Regional Retail District. The RR zoning allows for Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant with the approval of an SUD. The total area of the restaurant, The Palm Cuban Cocina, is 4,337-square feet and the proposed alcohol serviceable area is 2,619-square feet. The property did have a SUP, Specific Use Permit with Term, back in 2006. Since 2006 it has not changed zoning other than renaming the old “Local Retail” Districts to Regional Retail Districts. This SUD is required because the restaurant would like to sell alcohol on premises for patrons to enjoy with their meal.

The business is in a shopping center with numerous other businesses and restaurants. All the uses require a minimum space count of 116 parking spaces. The area sufficiently provides these with providing a total of 144 spaces.

The proposed hours of operation:

Monday through Sunday from 11 a.m. to 12 a.m. (the next day)

The proposed hours of alcohol service:

Monday through Sunday from 11 a.m. to 12 a.m. (the next day)

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

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

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

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

Fire: (Approved)

All future development shall meet the requirements of IFC 2015 ed. and local ordinances. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Engineering: (Approved)

No objection. [For Applicant's Information Only.]

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for The Palms Cuban Cocina is acceptable. The property must adhere to the maximum occupant load of 174 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning: (Approved with Conditions)

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

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

Conditions:

- A. That the serviceable area of the establishment shall be limited to approximately 2,619 square feet as shown in Exhibit "A".**
- B. That the occupancy of the establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.**
- C. That the permitted hours of the sale of alcoholic beverages sales and consumption shall be limited to:**

Monday through Sunday from 11 a.m. to 12 a.m. (the next day)

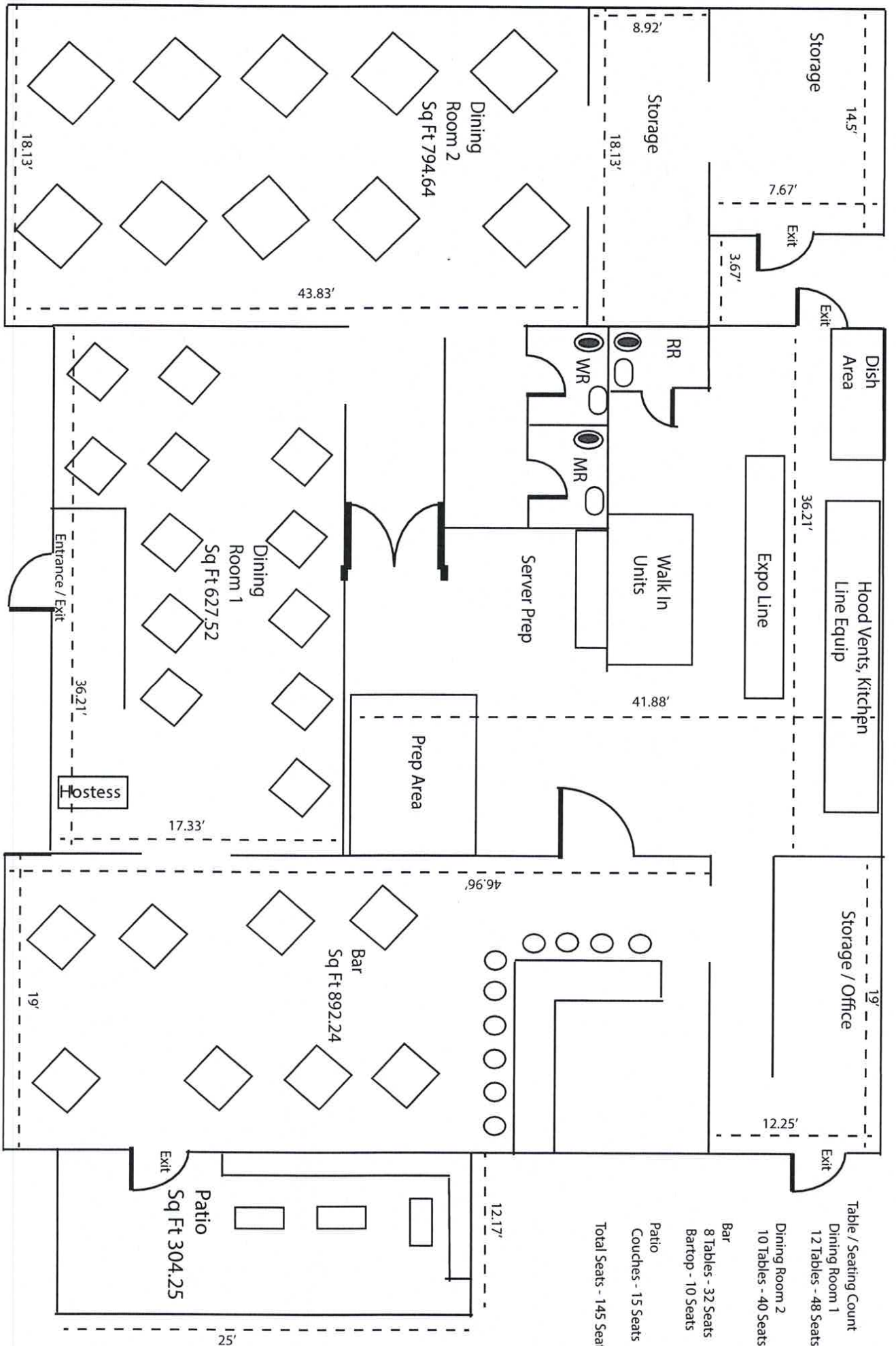
- D. That the sale and on-premises consumption of alcoholic beverages shall conform to applicable state and local laws.**
- E. That the establishment shall meet all requirements of the Fire Department and Code Administration.**
- F. That the applicant shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on premises consumption to ensure that the conditions of this permit are satisfied.**
- G. That in accordance with Section 9.07.E.3 of the zoning ordinance, the restaurant shall be in operation within 120 days from the final adoption date of this ordinance.**

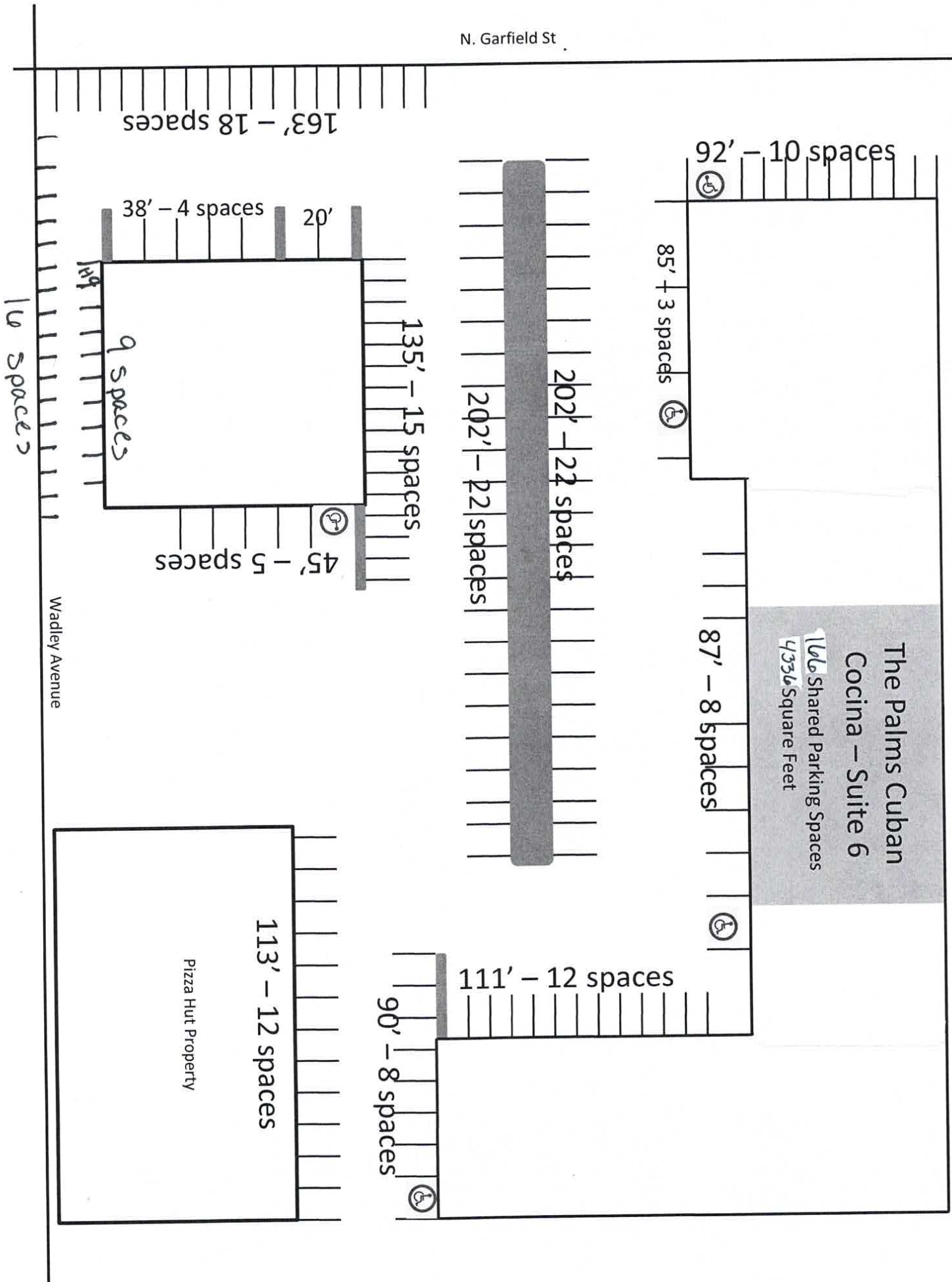
Letters of Objection:

As of November 15, 2023, staff has not received any letters of objection.

Attachments:

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







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

Project Number: _____

Case Number: _____

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>Kendall Howard</u>		Phone (806) 783-8774 Email <u>mnm240@hotmail.com</u>	
Address <u>10401 Indiana</u>		City <u>Lubbock</u>	State <u>TX</u> Zip <u>79423</u>
Property Owner Printed Name: <u>ORSRP, Ltd</u>		Phone (432) 683-8484 Email <u>rickm@midwayrealestate.com</u>	
Address <u>PO Box 2492</u>		City <u>Midland</u>	State <u>TX</u> Zip <u>79702</u>
Representative (if different from Applicant or Property Owner) Firm: _____ Printed Name: _____		Phone () _____ Email _____	
Address _____		City _____	State _____ Zip _____
Street Address: <u>2200 W. Wadley Suite 6, Midland Tx</u>			
Business Name: <u>The Palms Cuban Cocina</u>			
Legal Description Lot: <u>0000</u> Block: <u>001</u> Subdivision: <u>All Less 120 x 150 ADDN: Myatt</u>			
Current Zoning: _____			
Reason for Request: <u>Mixed Beverage Permit, Food & Beverage Permit</u>			
Type of Business (restaurant, bar, lounge, nightclub, etc.): <u>Restaurant</u>			
Proposed/Current Days and Hours of Operation: <u>Monday - Sunday 11AM - 12AM</u>			
Proposed Days and Hours of Alcohol Service: <u>Monday - Sunday 11AM - 12AM</u>			
Total Square Footage of Business: <u>4336.56</u>			
Square Footage of Alcohol Serviceable Area: <u>2618.65</u>			
Restroom Fixtures:	Men	Toilets/Urinals: <u>1 1</u>	Bathroom Sinks: <u>1</u>
	Women	Toilets: <u>1</u>	Bathroom Sinks: <u>1</u>

Submittal and Fees

Items to be submitted with this application form:

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

Signatures

Applicant (signature):

Date: 10/2/23

Applicant (printed):

Kendall Howard

Property Owner (signature):

Date: 10/2/23

Property Owner (printed):

Kendall Howard

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

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

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

STATE OF TEXAS COUNTY OF MIDLAND

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

Subscribed and sworn to before me, this 2nd day of OCTOBER, 2023, to certify which witness my hand and seal of office.



Notary Public

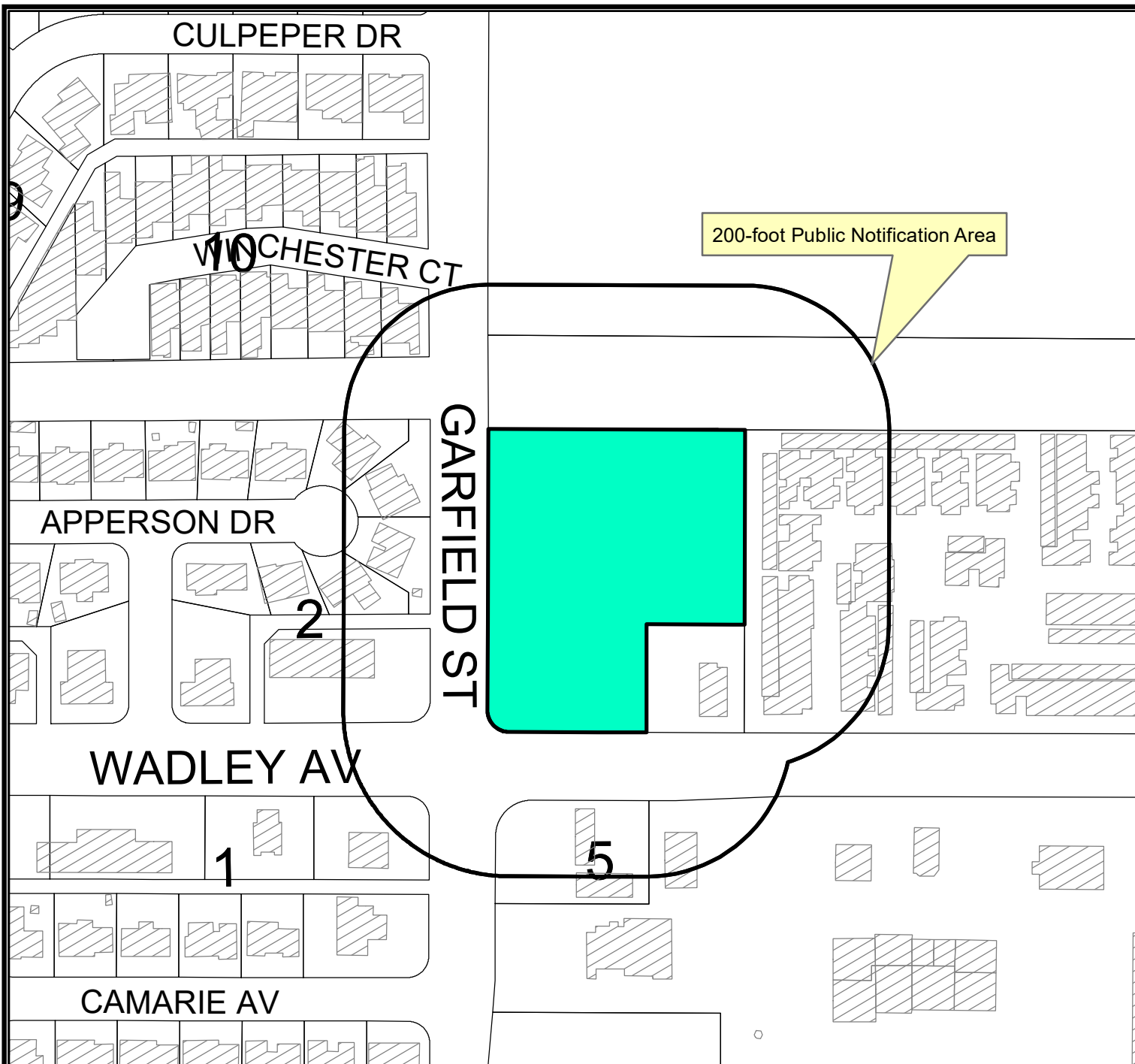
FOR OFFICE USE ONLY

- | | |
|---|---|
| ☐ Property Owner Authorization | ☐ Dimensioned Floor Plan |
| ☐ Application Fee | ☐ Site Plan |
| Check # _____ | ☐ Plans in Digital Format (PDF/JPEG) |

Received By: _____

Date: _____

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



LOCATION MAP

SUD-23-0167

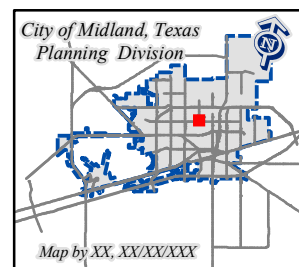
Scale: 1" = 200'

Consider a request by Kendall Howard for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on Premises Consumption in a Restaurant on 4,337 square foot portion of Lot 1, Block 1, less the east 120 feet by the south 150 feet, Myatt Addition, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of North Garfield Street and West Wadley Ave.

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.

WINCHESTER CT

PD

SF1

SF2

PERSON DR

GARFIELD ST

RR

PD

PD

MF16

WADLEY AV

PD

PD

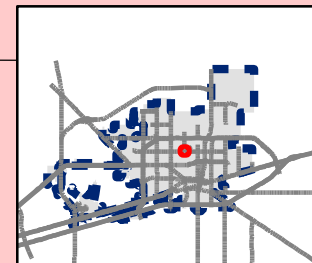
SF1

PD

PACKET

Page 14.110

November 20, 2023













Planning and Zoning Commission

Approved for Agenda:
Cristina O. Burns

MEETING DATE: November 20, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Andrew Meyers, Planner

SUBJECT: Consider a request by Maverick Engineering for a Zone Change from PD, Planned Development District for an Office Center to O-1, Office District on Lot 6 and the west half of Lot 5, Block 12, West End Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Texas Avenue and North D Street. – Council District 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Purpose:

The applicant, Maverick Engineering, is requesting a Zone Change from PD, Planned Development District for an Office Center to O-1, Office District, for the property located at 1011 W. Texas Avenue for the development of an office building.

Current Zoning:

PD, Planned Development District for an Office Center (7499)

Surrounding Zoning and Land Use:

All adjacent properties are zoned O-1, Office District. There's a multitude of uses including a youth center, law offices, hospice services, a church, and a dentist.

Analysis:

The subject property is zoned PD, Planned Development District for an Office Center with a base zoning of O-1. Maverick is seeking this zone change to be able to construct an office building within the area. This is a permitted use in the O-1, Office District. They would essentially just not have to abide by the regulations of the PD, Planned Development District for an Office Center.

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

Fire: (Approved)

No objection.

Building: (Approved)

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

No objections to zone change. [For Applicant's Information Only.]

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

Code Compliance: (Approved)

No Oil and Gas issues.

Transportation: (Approved)

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

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

Planning:

This falls into line with the Tall City Tomorrow Comprehensive Plan, Chapter 3; which states that the Central City area of Midland should incorporate a plethora of attractions and different land uses. While this may seem like a standard office building, there are very little office space used within the immediate area. This would also utilize vertical integration to help the city center thrive as a bustling hub for Midland. The land use map indicates that this is designated as Urban-Medium Neighborhood Center (U-M NC) which calls for a mix of townhouse districts, single family dwelling districts, local retail districts, and office districts. This request is consistent with the designation in the Tall City Tomorrow Comprehensive Plan as it would release the PD and allow for the designation of O-1 which is in line with the goal of the plan.

Therefore, staff recommends approval of this zone change from PD, Planned Development District for an Office Center, to O-1, Office District.

Condition:

- A. That the use and development of this property shall conform to the regulations of the O-1, Office District.**

Letters of Objection:

As of November 15, 2023, Staff has received no letters of objection for this request.

Attachments:

Metes and Bounds (Exhibit A)
Application
Maps
Ordinance 7499



FIELD NOTE DESCRIPTION OF A 0.245 ACRE TRACT OF LAND, BEING LOT 6, AND THE WEST ONE-HALF OF LOT 5, BLOCK 12, WEST END ADDITION, AN ADDITION TO THE CITY OF MIDLAND, ACCORDING TO THE PLAT THEREOF FILED IN CABINET "E", PAGE 52, PLAT RECORDS OF MIDLAND COUNTY, TEXAS (PRMCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT N.(y):10694548.65, E.(x):1753330.96, A ONE HALF INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID LOT 5, SAME BEING A POINT IN THE SOUTH RIGHT OF WAY LINE OF WEST TEXAS AVENUE, AND FOR THE NORTHEAST CORNER HEREOF;

THENCE S.14°34'16"E., WITH THE EAST LINE OF SAID WEST ONE-HALF OF LOT 5, 143.04 FEET (RECORD=143.00 FEET) TO A ONE HALF INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER THEREOF, SAME BEING A POINT IN THE NORTH RIGHT OF WAY LINE OF A 20-FOOT-WIDE PUBLIC ALLEYWAY, AND FOR THE SOUTHEAST CORNER HEREOF;

THENCE S.75°34'23"W., WITH THE NORTH LINE OF SAID 20-FOOT-WIDE PUBLIC ALLEYWAY, 74.64 FEET (RECORD=75.00 FEET) TO A ONE HALF INCH IRON ROD FOUND FOR THE NORTHEAST INTERSECTION OF SAID PUBLIC ALLEYWAY AND NORTH "D" STREET RIGHTS OF WAY, AND FOR THE SOUTHWEST CORNER HEREOF;

THENCE N.14°34'16"W., WITH THE EAST LINE OF SAID NORTH "D" STREET, 142.81 FEET (RECORD=143.00 FEET) TO A CROSS CHISELED IN CONCRETE SET FOR THE SOUTHEAST INTERSECTION OF SAID NORTH "D" STREET AND WEST TEXAS AVENUE, FOR THE NORTHWEST CORNER HEREOF;

THENCE N.75°24'07"E., WITH THE SOUTH LINE OF SAID WEST TEXAS AVENUE, 74.64 FEET (RECORD=75.00 FEET) TO THE **POINT OF BEGINNING**, CONTAINING 0.245 ACRES OR 10,667 SQUARE FEET OF LAND.

BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.999896911 AT NGS "MIDLAND".

Paladin R. Huckaba

www.maverick-eng.com

Texas RPLS - No. 7027

Maverick Engineering (FIRM – No. 10194514)



October 16, 2023



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

Project Number: _____

Case Number: _____

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

Printed Name: Chris Butler - CM Butler Construction

Phone ()
Email

Address 4416 Briarwood Ave Ste 110 Box 23

City Midland

State TX

Zip 79707

Property Owner

Printed Name: See Applicant

Phone ()
Email

Address

City

State

Zip

Representative (if different from Applicant or Property Owner)

Firm: Maverick Engineering

Printed Name: Paladin Huckaba

Phone (432) 262-0999

Email
phuckaba@maverick-eng.com

Address 1909 W Wall St Ste K

City Midland

State TX

Zip 79701

Street Address: 1011 W Texas Ave

Legal Description

Lot: 6 & West 1/2 of 5 Block: 12

Subdivision: West End Addn

Current Zoning: PD

Proposed Zone: O1

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

Reason for Zone Change Request: office building

Present Use of Property: vacant

Proposed Use of Property: office building

How would this zone change affect the public health, safety and welfare? no adverse affect

Describe how conditions affecting the property have changed since present zoning designation: no change

Submittal and Fees

Items to be submitted with this application form:

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

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

Applicant (signature):

Date: 10/19/23

Applicant (printed): Christopher M. Butler

Property Owner (signature): see applicant

Date:

Property Owner (printed):

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

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

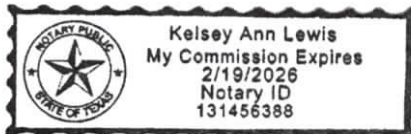
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
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 CM Butler Const, 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 19th day of October, 20 23, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan *not required*

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check # 4516

RECEIVED

Received By: London Ochoa

Date: **OCT 23 2023**

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

ILLINOIS AV

4

3

2

TEXAS AV

11

12

13

200-foot Public Notification Area

WALL ST

EST

18

DST

17

CST

16

LOCATION MAP

Z-23-0353

Scale: 1" = 150'

Consider a request by Maverick Engineering for a zone change from, PD, Planned Development District for an Office Center to O-1, Office District on Lot 6 and west half of Lot 5, West End Addition, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of West Texas Avenue and North D Street. - (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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ILLINOIS AV

O1

TEXAS AV

PD

PD

PD

WALL ST

PD

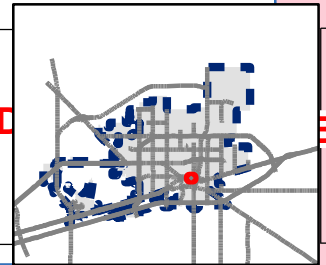
3

SF2

PACKET

Page 15.122

November 20, 2023











ORDINANCE NO. 7499

AN ORDINANCE AMENDING CHAPTER ONE, TITLE XI, OF THE CITY CODE OF MIDLAND, TEXAS, BY PERMITTING THE PROPERTY DESCRIBED IN SECTION ONE HEREOF, WHICH IS PRESENTLY ZONED "O-1", OFFICE DISTRICT, TO BE USED AS A "PLANNED DISTRICT" FOR AN OFFICE CENTER; PROVIDING FOR SUCH USE TO BE SUBJECT TO CERTAIN SPECIAL CONDITIONS AND RESTRICTIONS AS SET OUT HEREIN; PROVIDING THAT THE PROPERTY SHALL BE IMPROVED ACCORDING TO THE SITE PLAN, ORDINANCES, AND OTHER SPECIFICATIONS SET OUT AND REFERRED TO HEREIN; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION

WHEREAS, the City Planning and Zoning Commission and the Governing Body of the City of Midland, in compliance with the City Charter and the State law with reference to the creation of "Planned Districts" under the zoning ordinance regulations and zoning map, have given the requisite notices by United States mail, publication and otherwise; and after a full and fair hearing to all of the property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, the Governing Body finds that the public health, safety and general welfare will be best served by the creation of the "Planned District" set out hereinafter and subject to the conditions and restrictions set out hereinafter;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS:

SECTION ONE. That Chapter 1, Title XI, of the City Code of Midland, Texas, and the official zoning map of the City of

The W/2 of Lot 5 and all of Lot 6, Block 12; West End Addition to the City of Midland, Midland County, Texas.

SECTION TWO. That the use and development of the property described in Section One hereof shall be subject to the use and development regulations of an "O-1", Office District, as it may be amended from time to time. In addition to the uses allowed in an "O-1", Office District, the property described in Section One, above, may be used for a two-chair salon and manicurist, subject to the following conditions:

A. The use and development of this tract will correspond in all respects to the site plan attached hereto as Exhibit "A" and made a part hereof for all legal purposes.

B. The maximum area of the space to be used for the salon is 450 square feet.

C. The maximum parking spaces provided to serve the combined residence and business is six (6) parking spaces.

D. The days and hours of operations shall not exceed 8:00 a.m. to 6:00 p.m. on Tuesday through Friday and from 8:00 a.m. to 2:00 p.m. on Saturday.

E. The existing landscaping shall be maintained in a healthy, growing condition.

F. The only business sign permitted shall be a monument sign which complies with Title XI, Chapter 6 of the Midland City Code.

SECTION THREE. That the definitions given in the zoning regulations contained in the City Code of the City of Midland, Texas, shall be applicable to such of those terms as are used herein.

SECTION FOUR. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that

clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance. The Council of the City of Midland hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION SIX. The penalty for violation of this ordinance shall be in accordance with the general penalty provisions contained in Section 1-3-1 of the City Code of Midland, Texas, which provides for a fine not exceeding two thousand dollars (\$2,000.00).

SECTION SEVEN. The City Secretary is hereby authorized and directed to publish the descriptive caption of this ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

The above and foregoing ordinance was duly proposed, read in full and adopted on first reading, the 19th day of December, A.D., 1995; and passed to second reading on motion of Council member Cuevas, seconded by Council member Webb, by the following vote:

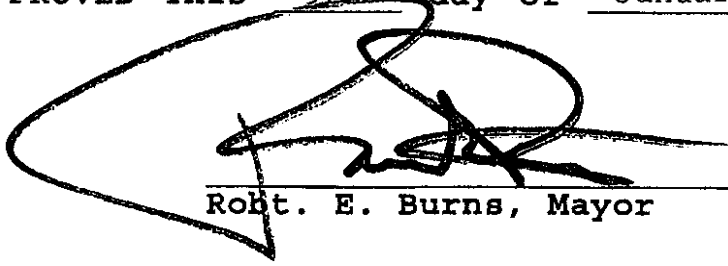
Council members voting "AYE": Cuevas, Webb, Brown,
Brooks, Schneider and
Simpson

Council members voting "NAY": None

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Council

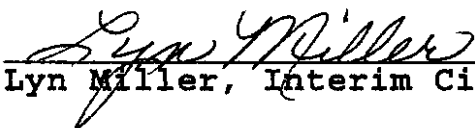
Council members voting "NAY": None

PASSED AND APPROVED THIS 9th day of January, A.D., 1996.



Robt. E. Burns, Mayor

ATTEST:



Lyn Miller, Interim City Secretary

APPROVED AS TO FORM:



Keith Stretcher, City Attorney

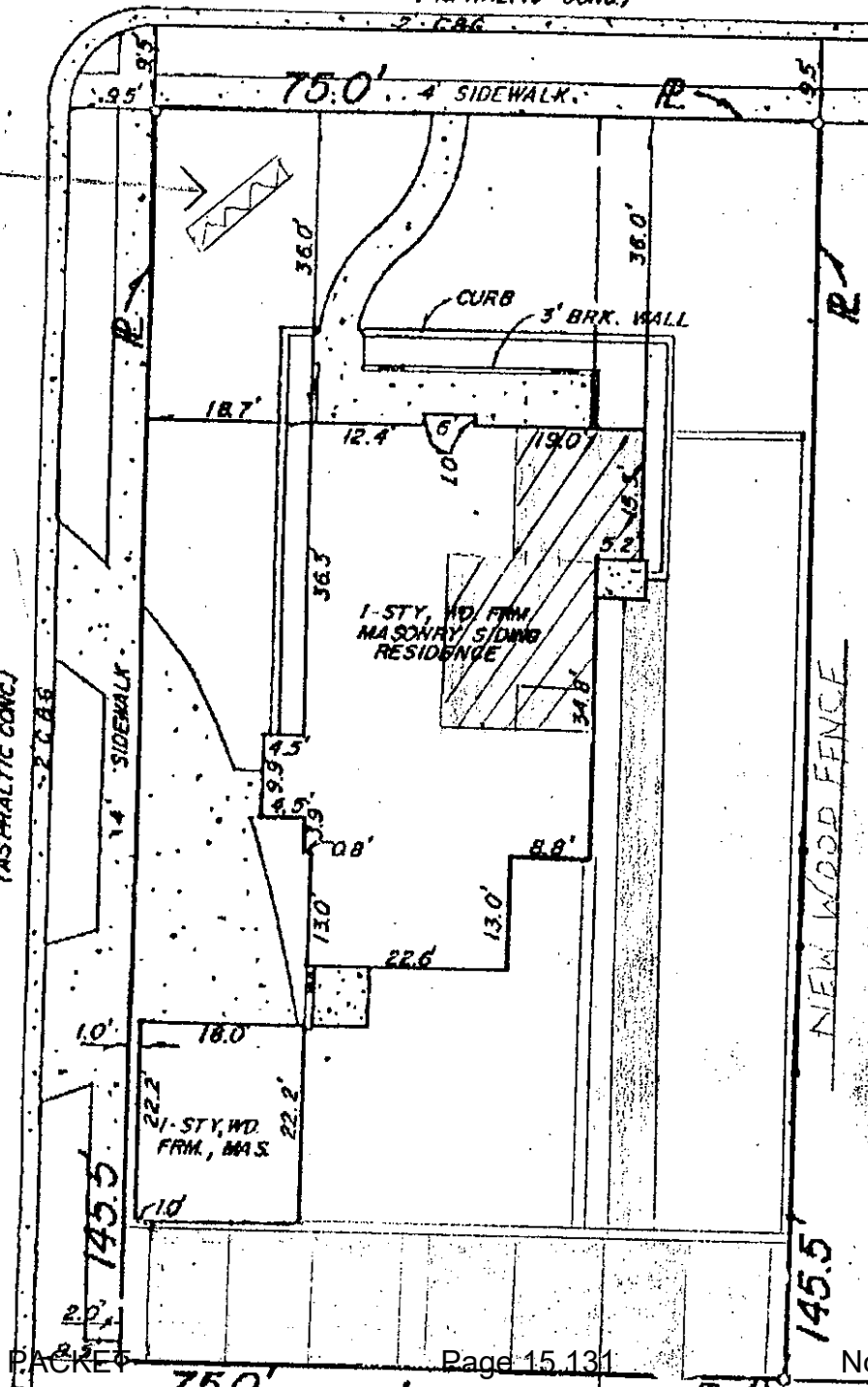
ORD\Z95047Jewett.PD

SURVEY PLAT FOR: John Collins
 TO: Petroleum Abstract Company FOR CAUSE NO. GF-52001 ONLY:
 This is to certify that on this date, October 27, 1986, a careful and
 accurate survey was made under my direction and supervision on the ground of
 property located at: 1011 W. Texas Avenue
 in the City of Midland, Texas, described as follows:
the West 1/2 of Lot 5 and all of Lot 6
 Block No. 12, of West End Addition
 an addition to the City of Midland, Midland County, Texas
 according to the plat recorded in Plat Cabinet "A", on Page 180 of
 the Plat Records of Midland County, Texas.

NOTE: With reference to the U.S.D.H.U.D. Federal Insurance Administration Flood Hazard
 Boundary Map for the City of Midland, Texas, page 1 of 5, dated November 28, 1978,
 this property is not located in a Special Flood Hazard Area Zone A. The above map may
 not include all Special Flood Hazard Areas and after a more detailed study, the Special
 Flood Hazard Areas may be modified and other areas added. Localized flooding may occur
 someday due to adjacent changes in drainage patterns. CENSUS TRACT #0010.00

1011 W. TEXAS AVENUE (ASPHALTIC CONC.)

NORTH "D" STREET
 (ASPHALTIC CONC.)



LOT 5

NEW WOOD FENCE

SCALE 1"=20'



Planning and Zoning Commission

Approved for Agenda:
Cristina O. Burns

MEETING DATE: November 20, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Andrew Meyers, Planner

SUBJECT: Consider a request by Maverick Engineering for a Zone Change from SF-2, Single Family Dwelling District, to O-1, Office District, on Lots 11, 12, and 13, Block 55, Permian Estates, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Illinois Avenue and North McDonald Street. - Council District 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Purpose:

The applicant, Maverick Engineering, is requesting a Zone Change from SF-2, Single Family Dwelling District, to O-1, Office District for the property located at 4001 Illinois Avenue to allow for a Veterans Affairs Counseling Center.

Current Zoning:

SF-2, Single Family Dwelling District.

Surrounding Zoning and Land Use:

The property to the west is zoned PD, Planned Development for a Housing District and is the location of a residence. The area to the north is zoned MF-16, Multiple-Family Dwelling District, and is an apartment complex. The properties to the east are zoned SF-2, Single Family Dwelling District, and are residences.

Analysis:

The property is currently zoned SF-2 Single-Family Dwelling District and is the location of a church. The applicant wants to change the zoning to O-1, Office District, to allow them to use the property for Veterans Affairs Counseling Center.

Counseling would fall under the use of Medical Clinic, and while SF-2 does not allow medical clinics, the O-1 zoning district does. Changing this to O-1 would permit the desired use.

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

Fire: (Approved)

No comments or objections

Building: (Approved)

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

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

Oil and Gas: (Approved)

No Oil and Gas issues.

Transportation: (Approved)

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

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

Planning:

The request fits with the Tall City Tomorrow Comprehensive Plan, Chapter 3 - Land Use Vision. The land use map indicates that the property is designated Special Study Area with Urban Low (U-L) surrounding the area. In accordance with the Tall City Tomorrow Comprehensive Plan, Office Districts are allowed in U-L designated areas.

Therefore, staff recommends approval of this zone change from SF-2, Single Family Dwelling District, to O-1, Office District, subject to condition A.

Condition:

A. That the use and development of this property shall conform to the regulations of the O-1, Office District.

Letters of Objection:

As of November 15, 2023, staff has received one letter of objection for this request.

Attachments:

Application
Maps



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

Project Number: _____

Case Number: _____

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

Printed Name: Redeemer Church of Midland

Phone ()
Email

Address 4001 W Illinois Ave

City Midland

State TX

Zip 79703

Property Owner

Printed Name: See Applicant

Phone ()
Email

Address

City

State

Zip

Representative (if different from Applicant or Property Owner)

Firm: Maverick Engineering

Printed Name: Paladin Huckaba/Andrew Mellen

Phone (432) 262-0999

Email

phuckaba@maverick-eng.com

amellen@maverick-eng.com

Address 1909 W Wall St S Te K

City Midland

State TX

Zip 79701

Street Address: 4001 W Illinois Ave

Legal Description

Lot: 11, 12, 13 Block: 55

Subdivision: Permian Estates

Current Zoning: MF46 SF 2

Proposed Zone: O1

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

Reason for Zone Change Request: Change to O1 in order to put in a Veteran Affairs Counseling Program

Present Use of Property: Church Operations

Proposed Use of Property: Veteran Affairs Counseling Center

How would this zone change affect the public health, safety and welfare? No Affects to the public health, safety or welfare

Describe how conditions affecting the property have changed since present zoning designation: No change

Submittal and Fees

Items to be submitted with this application form:

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

Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): <u>[Signature]</u>	Date: <u>10-17-2023</u>
Applicant (printed): <u>JASON HATCH</u>	
Property Owner (signature): see applicant	Date: <u>10-12-2023</u>
Property Owner (printed): _____	
The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received. All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.	

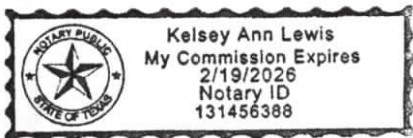
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Redeemer Church of Midland, 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.

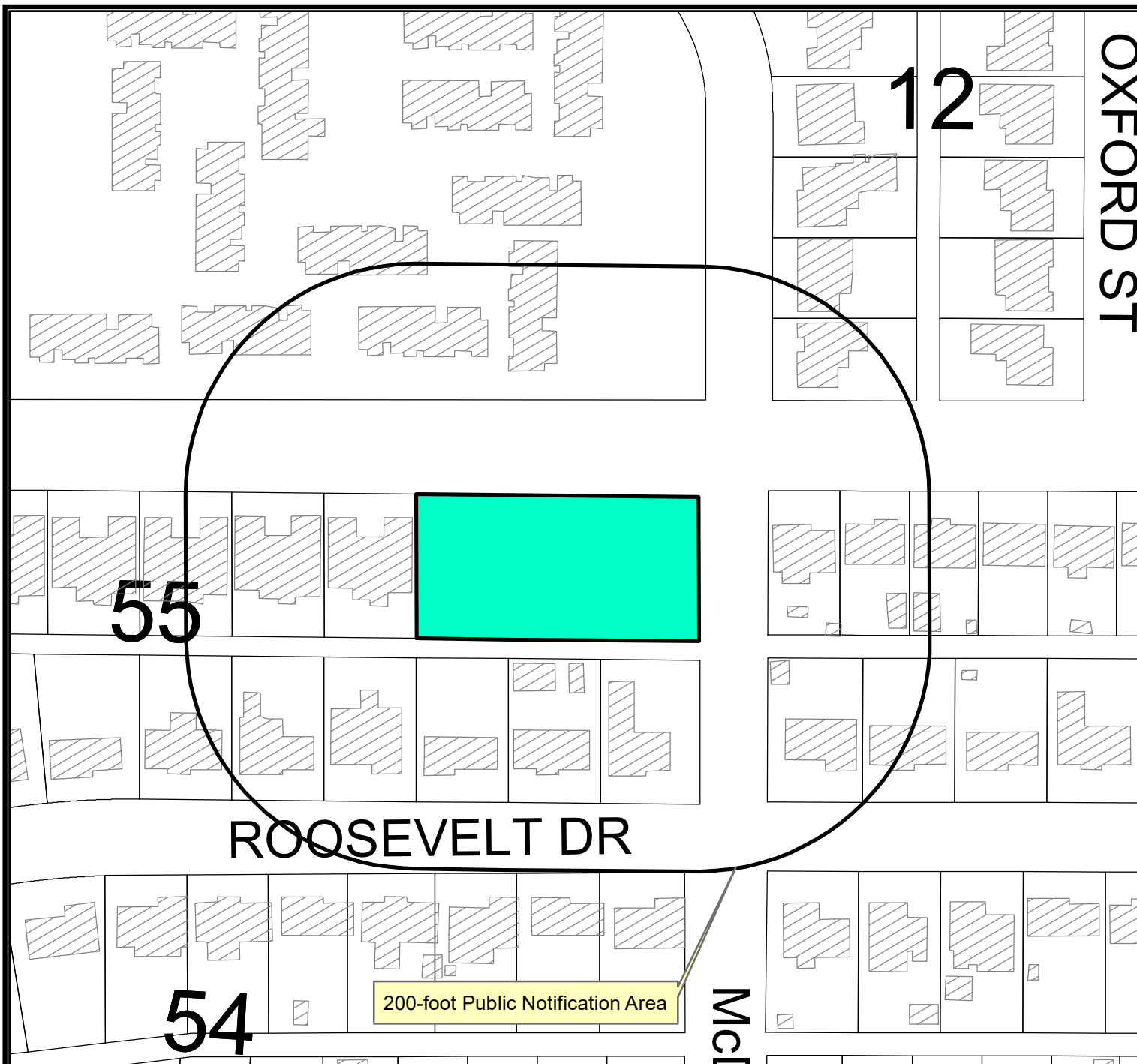
[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 19th day of October, 2023, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
☒ Property Owner Authorization ☒ Application Fee Check # <u>4518</u>	☒ Dimensioned Site Plan ☒ Plans in Digital Format (PDF/JPEG)
Received By: <u>[Signature]</u>	Date: <u>OCT 23 2023</u>



LOCATION MAP

Z-23-0352

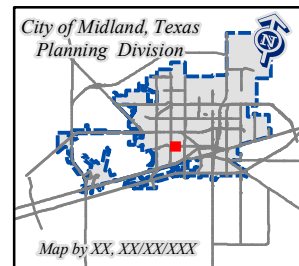
Scale: 1" = 125'

Lots 11 through 13, Block 55, Permian Estates,
City and County of Midland, Texas.

Generally located at the southwest corner of the
intersection of West Illinois Avenue and North
McDonald Street. (Council District 4)

LEGEND

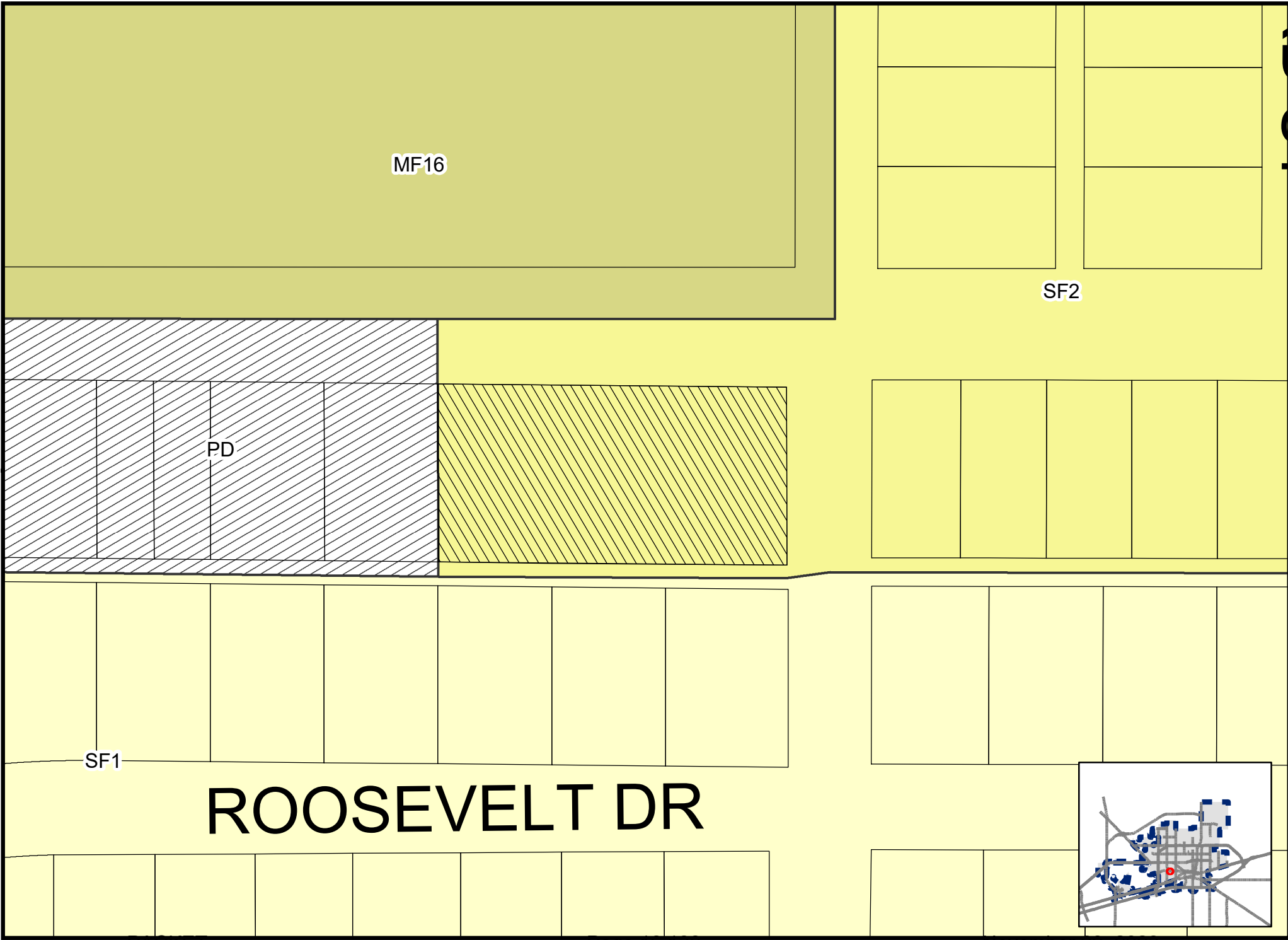
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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.



MF16

SF2

PD

SF1

ROOSEVELT DR



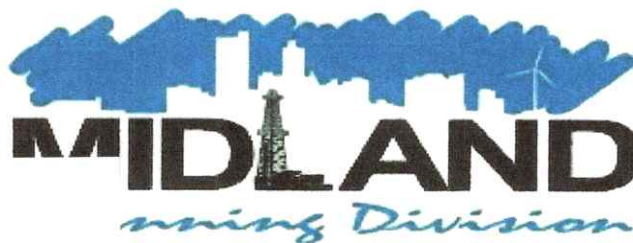








CLETO ROBERT
4002 ROOSEVELT
TX MIDLAND 79703



RECEIVED
NOV 13 2023

PUBLIC NOTICE

The **Planning and Zoning Commission** of the City of Midland, Texas will hold a public hearing at **3:30 p.m.** on **Monday, November 20, 2023**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701 on a request by **Maverick Engineering** for approval of a **Zone Change** on the following described property:

LEGAL DESCRIPTION: Lots 11, 12, and 13, Block 55, Permian Estates, City and County of Midland, Texas.

LOCATION: Generally located at the southwest corner of the intersection of West Illinois Avenue and North McDonald Street.
(Council District 4)

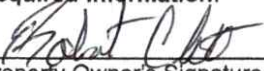
PROPOSED ZONING: **From:** SF-2, Single Family Dwelling District.

To: O-1, Office District.

Not to be considered a part of the Public Notice: 1) See reverse side for location map; 2) In order to be considered as an official objection to this request a response **must be submitted by mail or delivered in writing** to the Planning Division at the address listed above. An official objection may be filed by completing this notice and returning it to the address listed above.

I object to this request ☒ Comments:

Required Information:


Property Owner's Signature

Robert Cleto
Printed Name

4002 Roosevelt Dr.
Property Address (No P. O. Boxes)

If any further information is desired, please contact the Planning Division, at 685-7400. Si ud. desea más información en Español sobre esta cuestión, llame al : 685-7400.

Notices Mailed: 19

Date Mailed: November 10, 2023

Case Number: Z-23-0352

Case Name: Veterans Affairs Counseling

AM Planner's Initials



Cristina O. Burns

Director of Community Services

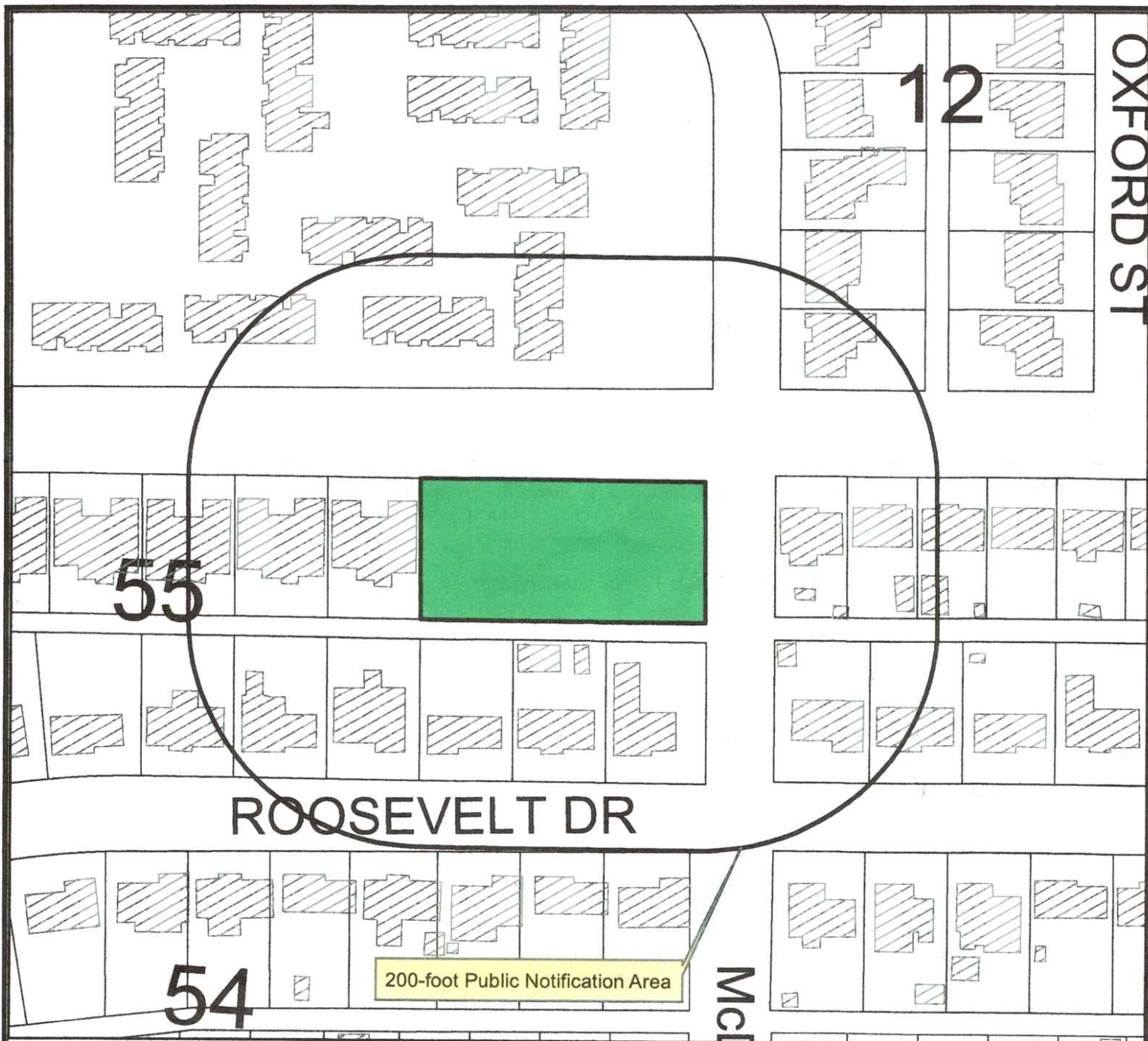
Department of Development Services

The meeting facility is accessible to disabled persons. A wheelchair entry ramp is located at the southeast entrance to City Hall. A parking space designated for use by disabled persons is available near the southeast entrance doors. Any disabled person needing special accommodations or hearing impaired persons wishing to have an interpreter should request services through the Administrative Services Department at least 48 hours prior to the scheduled meeting by contacting Compliance Coordinator for the City of Midland at (432) 685-7251. If communication via TDD is required, please call 1-800-735-2989.

Videoconference information will be available by accessing the meeting agenda at <https://www.midlandtexas.gov/967/primegov-meeting>

www.MidlandTexas.gov

Planning Division • 300 N. Loraine, Midland TX 79702 • 432-685-7400



LOCATION MAP

Z-23-0352

Scale: 1" = 125'

Lots 11, 12, and 13, Block 55, Permian Estates,
City and County of Midland, Texas.

Generally located at the southwest corner of the
intersection of West Illinois Avenue and North
McDonald Street. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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ANY DECISIONS MADE ON THE USE OF THIS DATA.



Planning and Zoning Commission

Approved for Agenda:
Cristina O. Burns

MEETING DATE: November 20, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Consider a request by Raul Carrasco Jr. for a Zone Change from, O-1, Office District, to SF-3, Single-Family Dwelling District on Lot 4, Block 12, Cowden Addition, City and County of Midland, Texas (Generally located west of Bryant Street, approximately 100-feet north of Hart Avenue (DISTRICT 3) (DEVELOPMENT SERVICES))

Recommended Planning and Zoning Commission Action:

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

Purpose:

The applicant, Raul Carrasco Jr., is requesting a Zone Change from O-1, Office District, to SF-3, Single-Family Dwelling District at 1805 Bryant Street to add a carport onto the existing single-family home.

Current Zoning:

O-1, Office District.

Surrounding Zoning and Land Use:

The properties to the north and south are zoned O-1, Office District, and the location of existing single-family homes. The property to the east is zoned LR, Local Retail District, and the location of a retail store. The property to the west is zoned SF-2, Single-Family Dwelling District, and presently vacant.

Analysis:

The applicant plans to add a carport onto the existing single-family home. Per the previous zoning ordinance, single-family homes were allowed within this zoning district. As of July 1, 2019, the new zoning ordinance does not allow the use of single-family homes within an O-1, Office District, and therefore, a zone change is required. The property would comply with the proposed SF-3, Single-Family Dwelling District which allows the 50-foot wide lot.

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

Fire: (Approved)

No comments.

Oil and Gas: (Approved)

No Oil and Gas issues.

Engineering: (Approved)

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

Building: (Approved)

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

Transportation: (Approved)

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

Planning:

The property is located within a residential neighborhood with adjacent properties to the north, south and west also containing single-family homes. This request fits with the Tall City Tomorrow Comprehensive Plan, Chapter 3-Land Use Vision, which designates the property Urban Residential-Medium (UR-M), which calls for a mix of housing types, including single-family detached, single-family attached and townhouse uses. The UR-M designation also supports Single-Family Dwelling District zoning which is consistent with the SF-2 zoning immediately to the west. The existing single-family dwelling with a carport would be consistent with this designation.

Therefore, staff recommends approval of this zone change from O-1, Office District to SF-3, Single-Family Dwelling District, subject to condition A.

Condition:

- A. That the use and development of this property shall conform to the regulations of the SF-3, Single-Family Dwelling District.**

Letters of Objection:

As of November 15, 2023, staff has not received any letters of objection for this request.

Attachments:

Application
Maps



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

Project Number: _____

Case Number: 2-23-0346

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>Raul Carrasco Jr</u>		Phone <u>(432) 238-0531</u>	
Address <u>1805 Bryant St</u>		Email <u>raulcarrascosr@gmail.com</u>	
City <u>Midland</u>	State <u>TX</u>	Zip <u>79701</u>	

Property Owner Printed Name: <u>Raul Carrasco Jr</u>		Phone <u>(432) 238-0531</u>	
Address <u>1805 Bryant St</u>		Email _____	
City <u>Midland</u>	State <u>TX</u>	Zip <u>79701</u>	

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

Street Address: <u>1805 Bryant St Midland, Tx 79701</u>		
Legal Description Lot: <u>004</u> Block: <u>012</u> Subdivision: _____		

Current Zoning: <u>04, Office district</u>	Proposed Zone: <u>SF2 - single-family dwelling</u> (List by tracts if more than one district is requested) <u>District</u>
---	--

Reason for Zone Change Request: <u>Car Port Addition to Home</u> <u>Current zone doesn't allow for permits to be issued.</u>
--

Present Use of Property: <u>Single-Family Dwelling</u>

Proposed Use of Property: <u>Single-Family Dwelling</u>
--

How would this zone change affect the public health, safety and welfare? <u>It would not affect any of the above.</u>
--

Describe how conditions affecting the property have changed since present zoning designation: <u>Present and current zoning is incorrect. This property has always been a single-family dwelling.</u>
--

Submittal and Fees

Items to be submitted with this application form:

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

RECEIVED
SEP 05 2023

BY:

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

Applicant (signature): [Signature] Date: 09-05-23

Applicant (printed): Raul Carraseo Jr

Property Owner (signature): [Signature] Date: 09-05-23

Property Owner (printed): Raul Carraseo Jr

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan

☒ Application Fee

☐ Plans in Digital Format (PDF/JPEG)

Check # 43

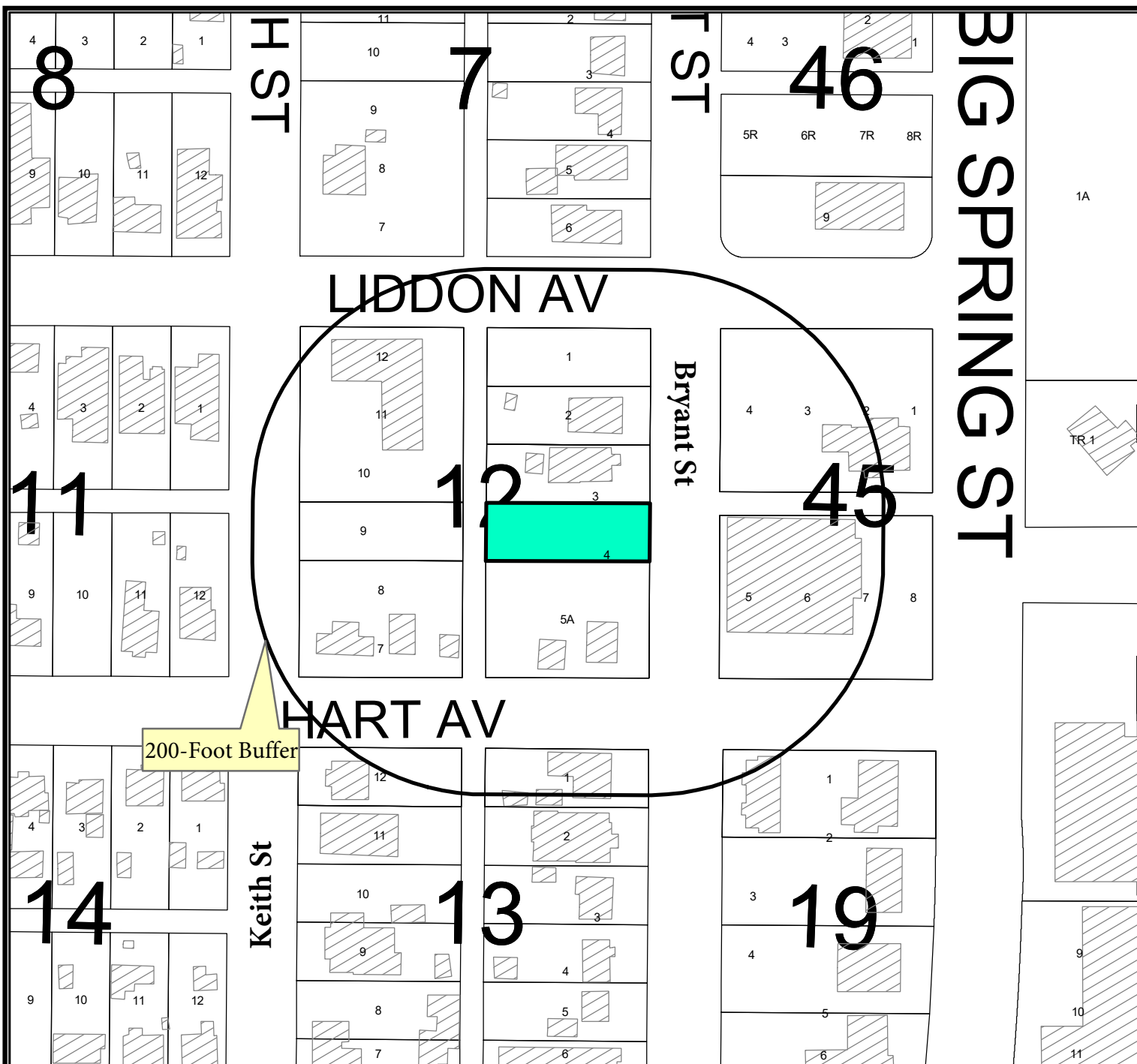
Received By: LO

Date:

RECEIVED
SEP 05 2023

BY: LO

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



LOCATION MAP

Z-23-0346

Scale: 1" = 1,480'

A request by Raul Carrasco Jr. for a zone change from, O-1, Office District, to SF-3, Single-Family Dwelling District on Lot 4, Block 12, Cowden Addition, City and County of Midland, Texas.

Generally located west of Bryant Street approximately 125-feet north of Hart Avenue (Council District 3)

LEGEND

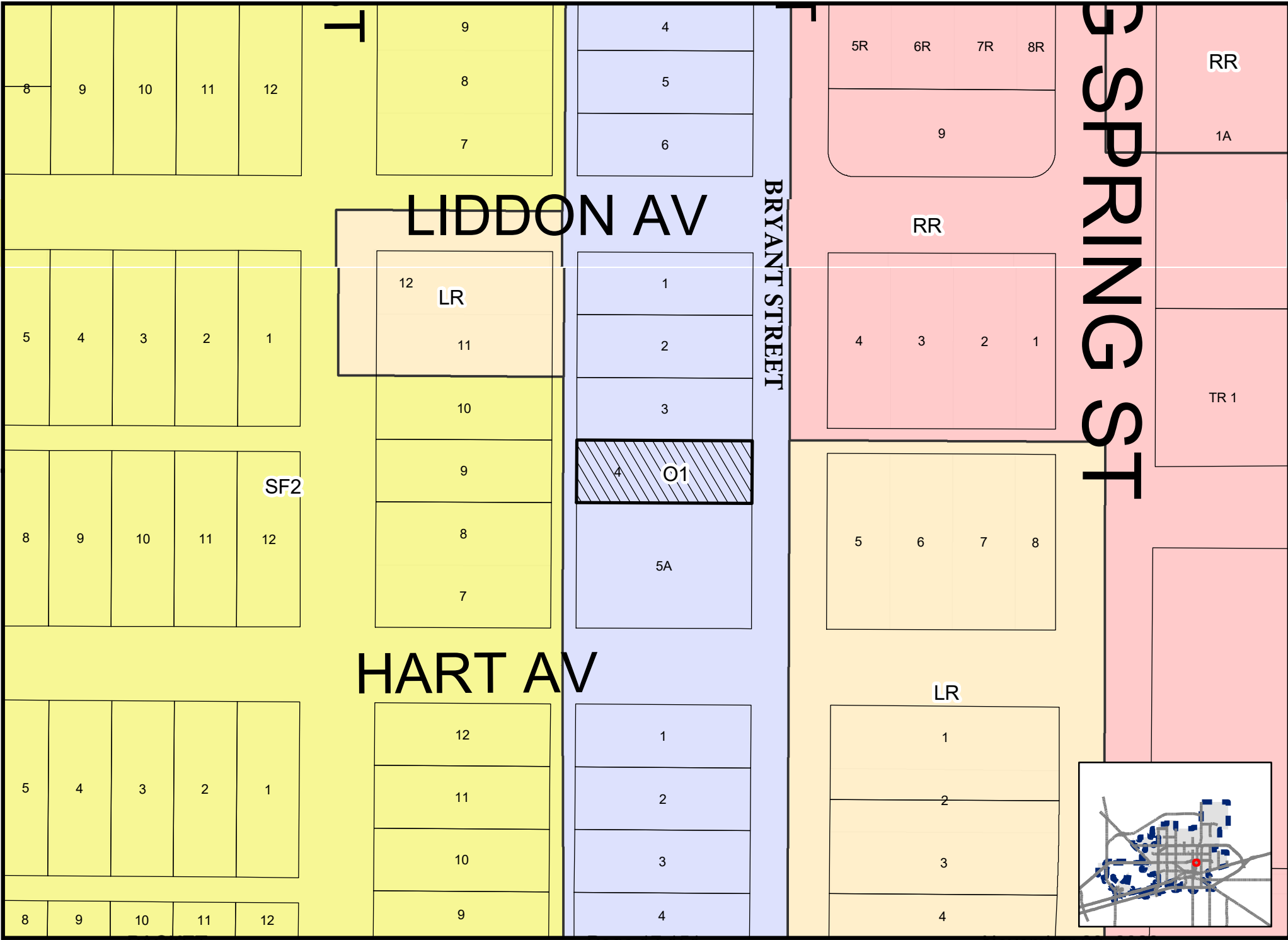
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Planning and Zoning Commission

Approved for Agenda:
Cristina O. Burns

MEETING DATE: November 20, 2023

TO: Planning and Zoning Commission

FROM: Landon Ochoa, Senior Planner

SUBJECT: Consider a request by Robert Graham for a zone change from RR, Regional Retail District to SF-1, Single-Family Dwelling District for a 3.86-acre tract of land, located out of Section 35, Block 40, T-I-S, T&P RR. CO. Survey, City and County of Midland, Texas. (Generally located approximately 230-feet north of Castlewood Drive, and approximately 620-feet west of Homeland Drive) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve

☐ Deny

☐ Direction/Informational

Details of Request:

The applicant, Robert Graham, is requesting a Zone Change from RR, Regional Retail District to SF-1, Single-Family Dwelling District to prepare the property for housing development.

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The properties to the east, south, and west are zoned SF-1, Single-Family District and are the locations of residences and vacant land. The property to the north is zoned CE, Country Estate District and is the location of vacant land.

Analysis:

The applicant is proposing lot sizes for residential uses. These lot sizes do not meet the standards of the RR, Regional Retail District. Additionally, the use would not be allowed in the RR. Therefore, the applicant is requesting this zone change.

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

Fire: (Approved)

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

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)

No objections to zone change. [For Applicant's Information Only.]

Code Compliance: (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.

Transportation: (Approved)

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

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

Planning:

The Future Land Use Map Chapter 3 of the *Tall City Tomorrow Comprehensive Plan* designates this area as Urban Residential-Low (UR-L) which calls for restrictive land use, emphasizing single-family detached development. Therefore, the request for a residential zoning for this property is consistent with the Comprehensive Plan.

Staff recommends approval of this request for a zone change subject to condition A.

Conditions:

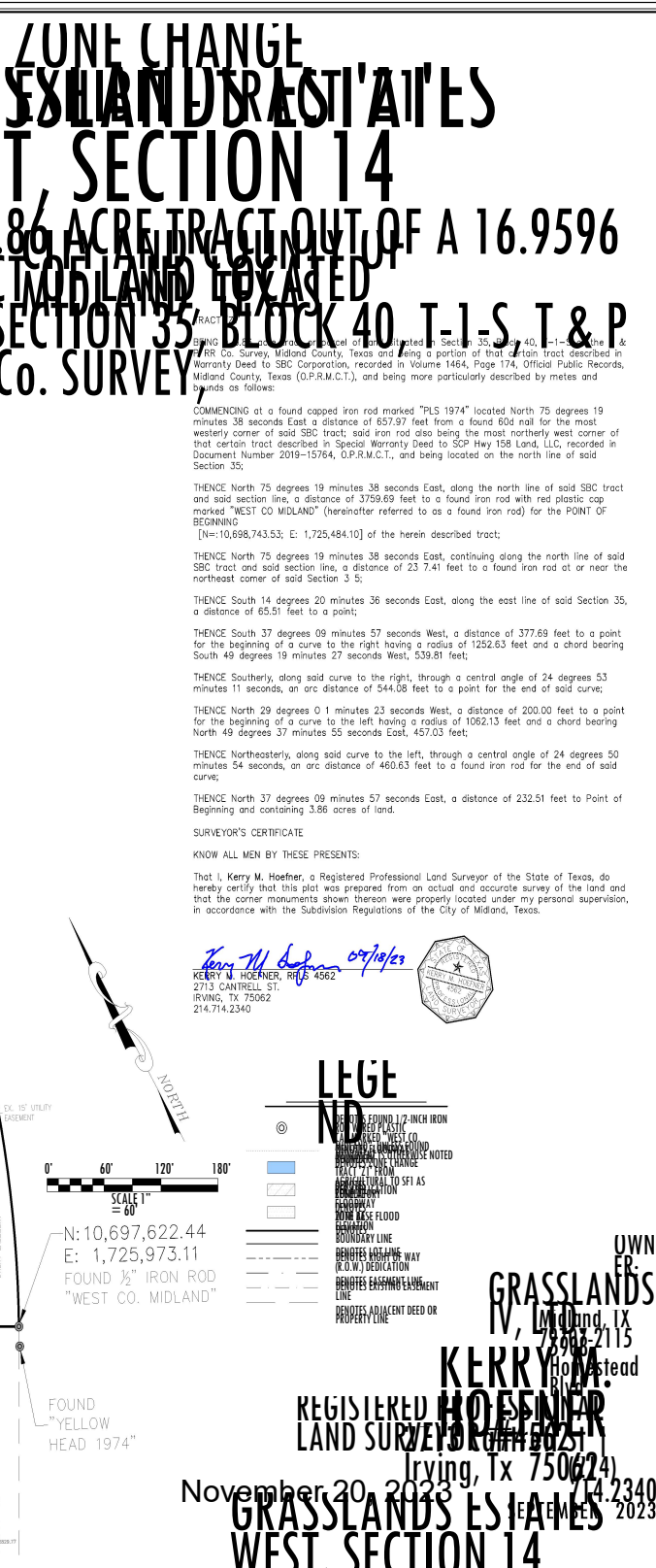
- A. That the use and development of the property shall conform to the regulations of the SF-1, Single-Family Dwelling District**

Letters of Objection:

Staff has not received any letters of objection as of November 15, 2023.

Attachments:

Survey (Exhibit A)
Application
Maps





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

Project Number: _____

Case Number: _____

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: ROBERT GRAHAM		Phone (432) 697-9866 Email	
Address 5908 HOMESTEAD BLVD.	City MIDLAND	State TX	Zip 79707-2215

Property Owner Printed Name: GRASSLANDS IV, LTD.		Phone (432) 697-9866 Email	
Address 5908 HOMESTEAD BLVD.	City MIDLAND	State TX	Zip 79707-2215

Representative (if different from Applicant or Property Owner) Firm: WA CIVIL, LLC. Printed Name: LARRY H. WALKER, PE,PMP		Phone (432) 901-2060 Email lwalker@wacivil.com	
Address 223 WEST WALL ST., SUITE 226 (8th FLOOR) Midland Towers	City MIDLAND	State TX	Zip 79701

Street Address: Elkwoodway
Legal Description Lot: 21-31 Block: 19 Subdivision: GRASSLANDS ESTATES WEST, SECTION 14

Current Zoning: GR	Proposed Zone: SF1 (List by tracts if more than one district is requested)
---------------------------	--

Reason for Zone Change Request: _____ Downgrading from General Retail (GR) to Single Family 1 (SF1) to add more lots to the subdivision.
--

Present Use of Property: Undeveloped land
--

Proposed Use of Property: Residential (SF1)
--

How would this zone change affect the public health, safety and welfare? _____ It will not have any adverse affect on the public health, safety, or welfare.
--

Describe how conditions affecting the property have changed since present zoning designation: _____ No physical conditions have changed, owner owns both pieces of property and decided to add more lots to subdivision.
--

Submittal and Fees Items to be submitted with this application form: • Application Fee – Payable to the 'City of Midland' • Dimensioned Site Plan • Digital Copies of Site Plan (PDF/JPEG)

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

Applicant (signature):

Date: 9-12-23

Applicant (printed): ROBERT GRAHAM

Property Owner (signature):

Date: 9-17-23

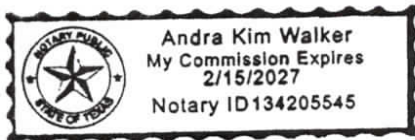
Property Owner (printed): ROBERT GRAHAM

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear LARRY H. WALKER who, being by me duly sworn, upon oath says: That (s)he is the owner of GRASSLANDS IV, LTD. or authorized by ROBERT GRAHAM, 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 14 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

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check # 1497

Received By: Daniel Humbert

Date:

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

PACKET

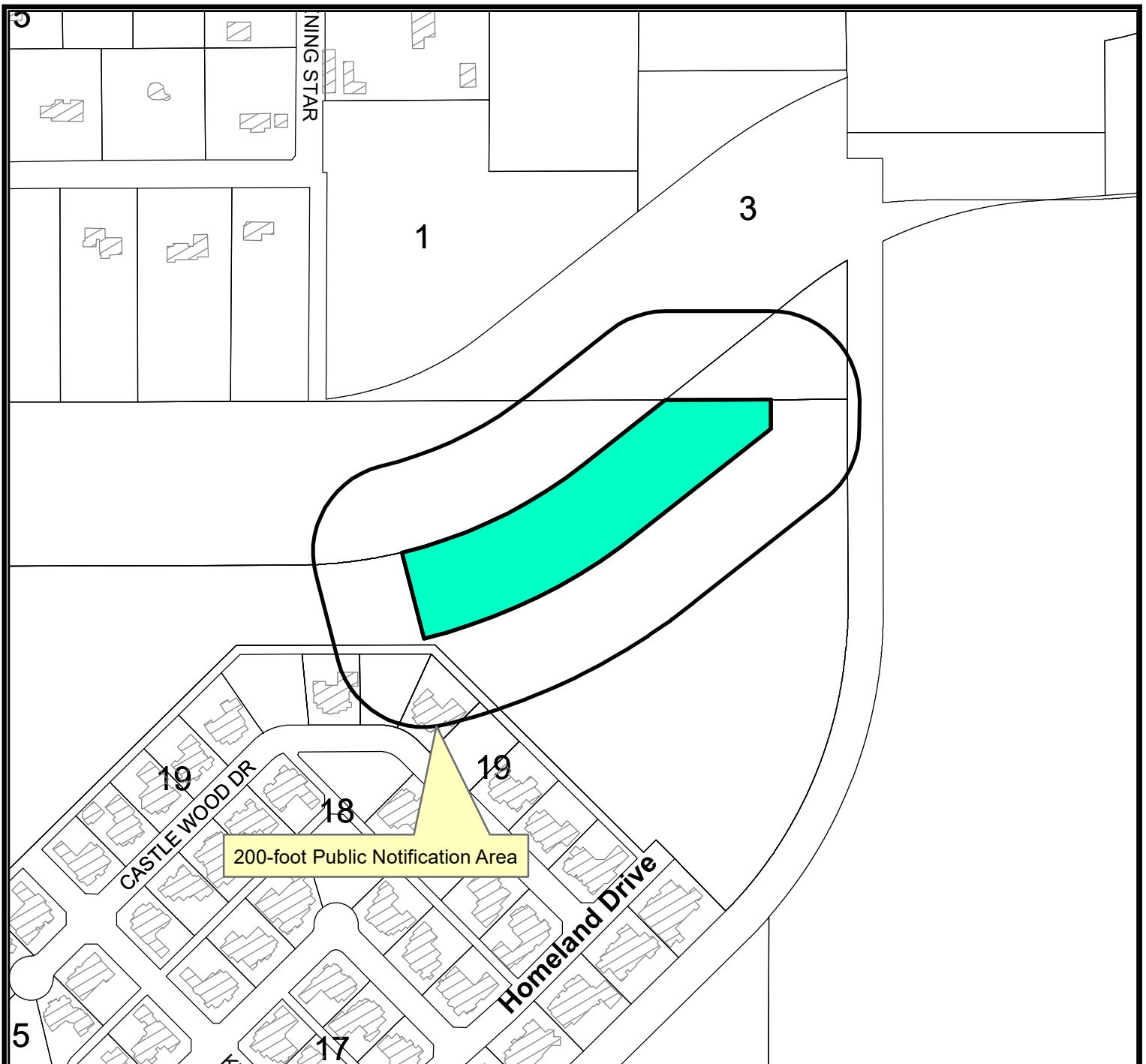
Page 18.161

November 20, 2023

Special Exception Application

2

Revised 10/6/16



LOCATION MAP

Z-23-0351

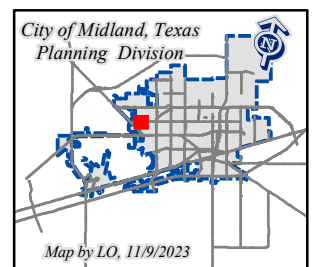
Scale: 1" = 325'

Consider a request by Robert Graham for a zone change from, RR, Regional Retail District to SF-1, Single-Family Dwelling District for a 3.86-acre tract of land, located out of Section 35, Block 40, T-I-S, T&P RR. CO. Survey, City and County of Midland, Texas.

Generally located approximately 230-feet north of Castlewood Drive, and approximately 620-feet west of Homeland Drive (Council District 4)

LEGEND

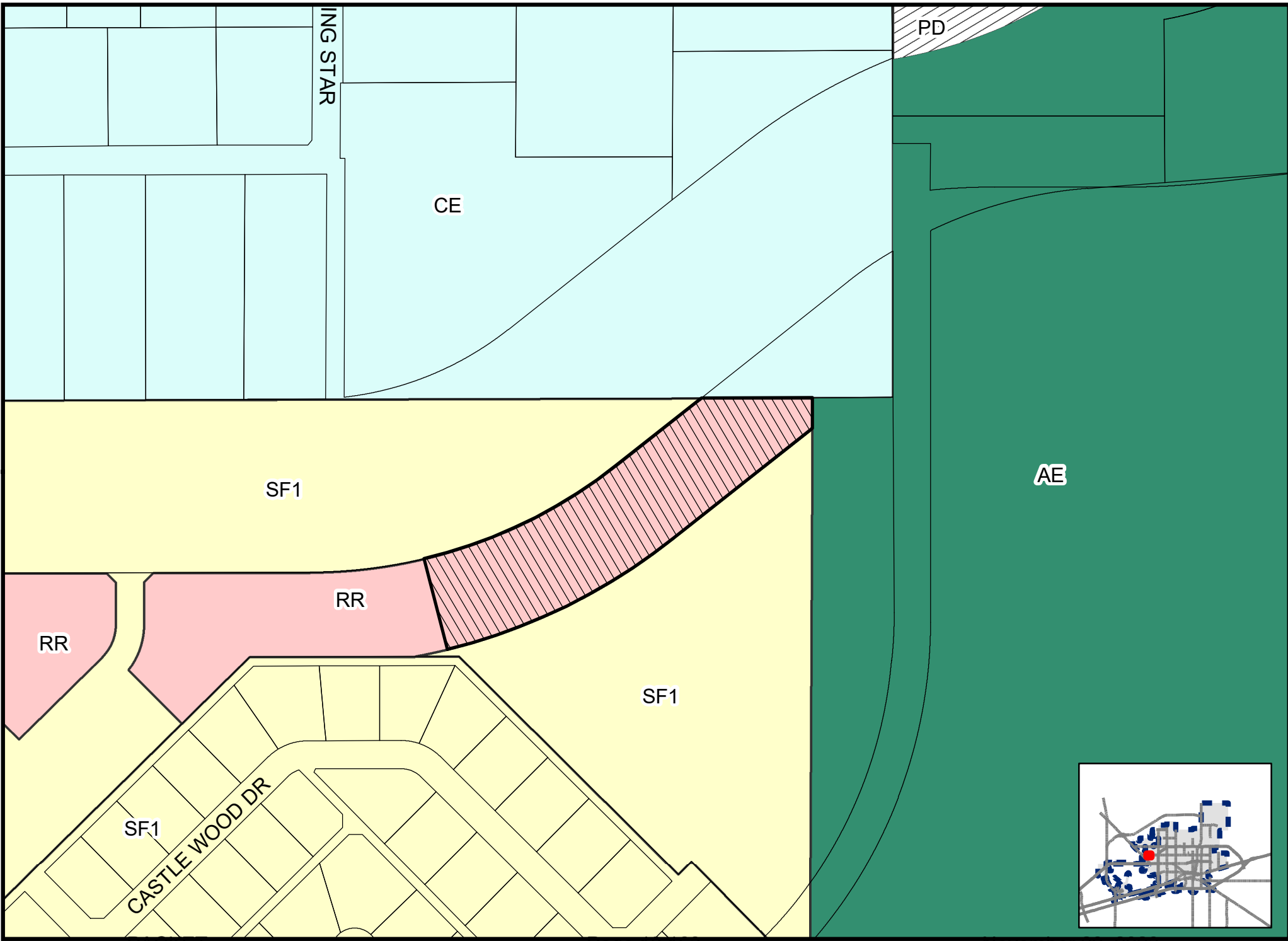
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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PACKET

Page 18.163

November 20, 2023

Map By LO, 11/9/2023

Z-23-0351

Scale: 1" = 259'

ZONING MAP



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Planning and Zoning Commission

Approved for Agenda:
Cristina O. Burns

MEETING DATE: November 20, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Consider a request by Shufeng Lin for a Specific Use Designation for the Sale of all Alcoholic Beverages for on premises consumption in a Restaurant on a 4,115 square foot portion of Lot 4A, Block 1, North Park Addition, Section 5, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Midkiff Road and W. Loop 250 North) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Shufeng Lin, is requesting a Specific Use Designation (SUD) for the sale of all alcoholic beverages for on-premises consumption in a restaurant known as Sumo Sushi Hibachi, located at 4706 N Midkiff Rd, Suite 15 - 16.

Current Zoning:

RR, Regional Retail District.

Surrounding Zoning and Land Use:

West Loop 250 North is adjacent to the south and is zoned PD, Planned District for Housing Project and a Shopping Center. The property to the north and east is zoned RR, Regional Retail District and is the location of a mall. The property to the west is zoned RR, Regional Retail District and is the location of a fast food restaurant and gas station.

Analysis:

The applicant is requesting a Specific Use Designation for a restaurant located at 4706 N Midkiff Rd, Suite 15 - 16, to be able to sell all alcoholic beverages for on premises consumption, within a restaurant. The property's zoning of RR, Regional Retail District,

permits the sale of all alcoholic beverages for on-premises consumption, in a restaurant with the approval of a Specific Use Designation with Term.

The floor plan attached hereto as "Exhibit A" illustrates that the establishment will have a total square footage of 4,115 square feet, with an alcohol serviceable area of 2,783 square feet. The site will have adequate parking, access, and internal circulation.

The restaurant has the following hours of operation:

Monday through Thursday from 11 a.m. to 9:30 p.m.
Friday and Saturday from 11 a.m. to 10 p.m.
Sunday from 12 p.m. to 9 p.m.

The restaurant is proposing the following hours of alcohol service:

Monday through Thursday from 11 a.m. to 9:30 p.m.
Friday and Saturday from 11 a.m. to 10 p.m.
Sunday from 12 p.m. to 9 p.m.

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

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

There are no schools or churches within 300 feet of the property.

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

Fire: (Approved)

No objections.

Engineering: (Approved)

No objection. [For Applicant's Information Only.]

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for Sumo Sushi is acceptable. The property must adhere to the maximum occupant load of 185 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning: (Approved)

The request is in compliance with the *Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4*, which is to “Encourage the development of places where Midland residents can gather and socialize to build connections.” Sumo Sushi Hibachi is an establishment that will provide Midland residents with a unique social gathering experience.

Staff recommends approval of this Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, subject to conditions A through G.

Conditions:

- A. That the serviceable area of the restaurant shall be limited to approximately 2,783 square feet as shown in Exhibit “A”, which is attached hereto and incorporated herein for all purposes.**
- B. That the days and hours of alcoholic beverages sales and consumption shall be limited to:**
 - Monday through Thursday from 11 a.m. to 9:30 p.m.*
 - Friday and Saturday from 11 a.m. to 10 p.m.*
 - Sunday from 12 p.m. to 9 p.m.*
- C. That the occupancy of the establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.**
- D. That the establishment shall meet all requirements of the Fire Department and Code Administration.**
- E. That the sale and on-premises consumption of alcoholic beverages shall conform to applicable state and local laws.**
- F. That the applicant shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on premises consumption to ensure that the conditions of this permit are satisfied.**
- G. That in accordance with Section 9.07.E.3 of the zoning ordinance, the restaurant shall be in operation within 120 days from the final adoption date of this ordinance.**

Letters of Objection:

Staff has not received any letters of objection as of November 14, 2023

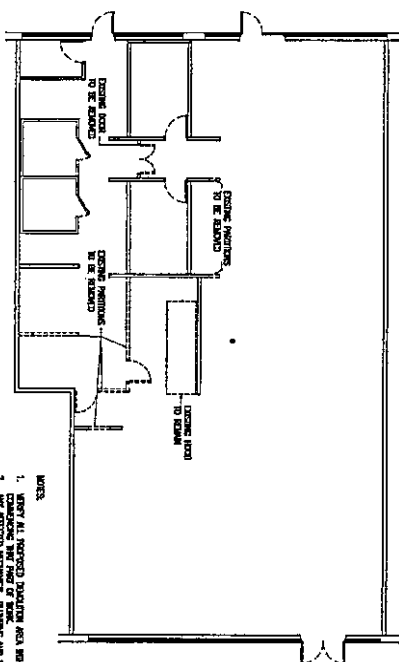
Attachments:

Floor and Site Plans (Exhibit A)
Application
Maps

RENOVATION OF EXISTING RESTAURANT
4706 N. MIDKIFF RD., UNIT #15
MIDLAND, TX 79705



SCALE N7.B.



EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"

1. ANYBY ALL APPROVED DOCUMENTS AREA WITH THE OWNER, FROM IT CHANGING THE PARTS OF THEM.
2. NOT ATTACHED TO THEM, PLUMBING AND ELECTRICAL WIRING IN ROOMS, BEING USED TO PROVIDE TO A BROADEN COMMUNITY OF OTHER DEVICES OR SERVICES.
3. IDENTIFIED THEM TO BE CARRIED OUTWARD BEING CONSIDERED, PLUMBING WIRING TO BE CARRIED OUTWARD BEING THE WALL, BEING USED TO BE CARRIED OUTWARD BEING THE WALL, BEING USED TO BE CARRIED OUTWARD BEING THE WALL.
4. ALL OTHERS, INCLUDING, COUNCIL, ELECTRICAL PANELS, ETC. FROM ROOM, FOR THE ROOM AND THEY ARE DESIGNED TO REMAIN.

CODE CLASSIFICATION

- 2015 BC - INTERNATIONAL BILLING CODE
2015 BE - INTERNATIONAL RECEIVING CODE
2015 FE - INTERNATIONAL FEE CODE
2015 HC - INTERNATIONAL HONORARY CODE
2015 IC - INTERNATIONAL CLAIM CODE
2015 ITC - INTERNATIONAL TRAILER CODE
2015 KCC - INTERNATIONAL KEY CONSTRUCTION CODE
2014 MCE - NATIONAL ELECTRONIC CODE

DEFERRED SUBMITTAL

- * SUPPLEMENTAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND REVIEW BY THE SUPPRESSION CONTRACTOR SHALL SUBMIT FIRE ALARM SHOP DRAWINGS FOR APPROVAL AND REVIEW.

PROJECT DATA

- CONSTRUCTION TYPE: 00

→ START: 1

- THE BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SUPPRESSION SYSTEM. ANY ALTERATION TO THE EXISTING SPRINKLER SYSTEM, SPRINKLER CONNECTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

- **COLLEGE JUNE**[illegible]

GENERAL NOTES

- [illegible]

HEALTH DEPARTMENT NOTES

- [illegible]

[illegible]

NOTES

- ALL INTERIORS SHALL BE SMOOTH, EASILY CLEANED AND NON ABSORBENT. ALL DRINKS CUPPED OR DISHES SHALL BE EASILY REMOVED FROM THE PROJECT SHALL BE INSTANTLY REMOVED IN AN APPROPRIATE MANNER. ALL SERVICE ITEMS SHALL BE CLEANED AND DISINFECTED IMMEDIATELY.
- ALL PLUMBING, PIPES, DISCHARGE CHARGES, GAS LINES, ETC. SHALL BE DONE WITHIN THE WALL CAVITIES ABOVE THE CEILING.
- THE WALL MUST BE AN OUTSIDE OF THE WALL. THEY A CLOTHED BRACKET MUST BE USED THAT WILL BRACE THE WALL AT 12" OFF THE FLOOR.
- UTILITY LINES SHOULD BE STAYED OUT OF THE WALLS. PIPING OR COLUMNS AT EACH FLOOR OF CONSTRUCTION SHOULD

- [illegible]

DATE: 03/16/2023
SCALE: AS NOTED
DRAWN: EQD

JOB No. A20-069

1

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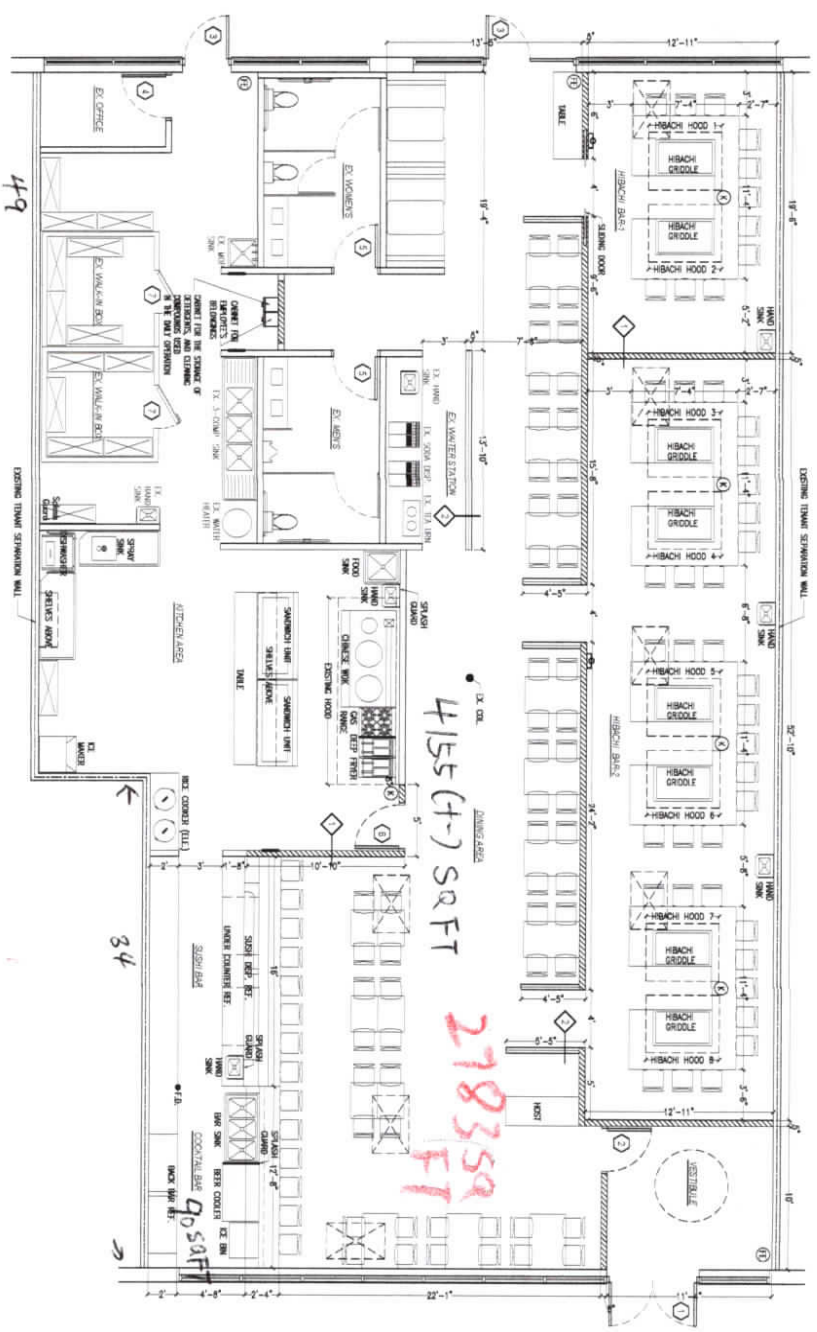
SHOGUN SUSHI & HIBACHI
RENOVATION OF EXISTING RESTAURANT
4708 N MIDKIFF RD., UNIT #15
MIDLAND, TX 79705

FOOD SERVICE CONSULTANT
LAM & ASSOCIATES CONSULTING, INC.
33 EAST BROADWAY, # 112, NEW YORK, NY 10002
TEL: 212 732-1480 FAX: 212 732-3645
EMAIL: M.LAM@COMCAST.COM

FRANK D. MILETO A.I.A.

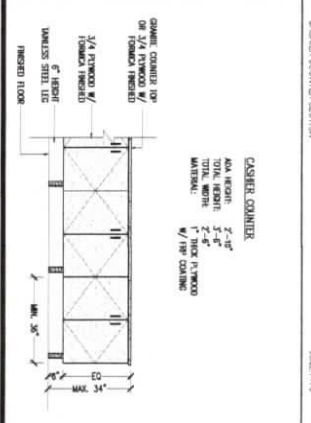
14 BEAVER BROOK DRIVE, LONG VALLEY, N.J. 07855
Tel: (908) 876-8400 Fax: (908) 876-8488
Email: info@compel.net
ARCHITECT-PROFESSIONAL PLANNER





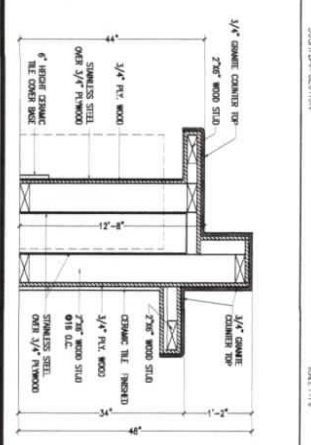
FLOOR PLAN

SCALE: 1/8" = 1'-0"



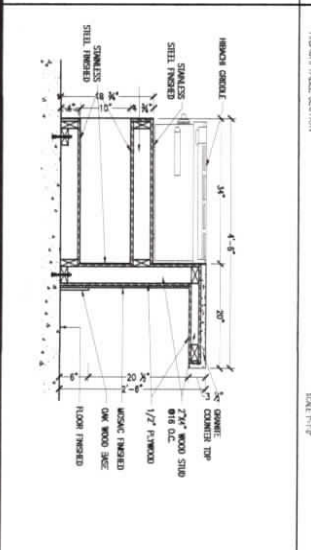
CABINET COUNTERTOP SECTION

SCALE: 1/8" = 1'-0"



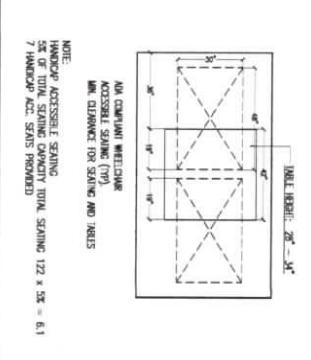
SUSHI BAR SECTION

SCALE: 1/8" = 1'-0"

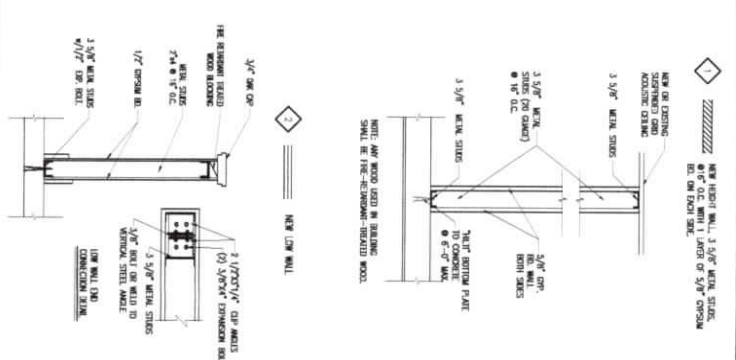


HIBACHI GRILL SECTION

SCALE: 1/8" = 1'-0"



DETAIL: HEIGHT: 28" - 34"



WALL SECTION

- SYMBOL LEGEND**
- 1. WALL TYPE: REFER TO SHEET A-1 FOR ROOM SCHEDULES
 - 2. ROOM NO. (ENTER TO SHEET A-1 FOR ROOM SCHEDULES)
 - 3. GLASS TYPE: REFER TO SHEET A-1 FOR ROOM SCHEDULES
 - 4. GLASS TYPE: REFER TO SHEET A-1 FOR ROOM SCHEDULES
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 - 100. GLASS TYPE: REFER TO SHEET A-1 FOR ROOM SCHEDULES

DATE: 03/18/2020
 SCALE: AS NOTED
 DRAWN: ECD
 JOB NO. A03-008

SHOGUN SUSHI & HIBACHI
 RENOVATION OF EXISTING RESTAURANT
 4708 N. MIDCOTE RD. UNIT #15
 MIDLAND, TX 79705

FOOD SERVICE CONSULTANT
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 11 EAST BROADWAY # 111 NEW YORK, NY 10002
 TEL: 212 762-8480 FAX: 212 762-5145
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 ARCHITECT-PROFESSIONAL PLANNER



FIG. 308.2.1 UNOBSTRUCTED FORWARD REACH

FIG. 308.2.2 OBSTRUCTED HIGH FORWARD REACH

710. SUGGEST POSITION OF CLEAR FLOOR SPACE

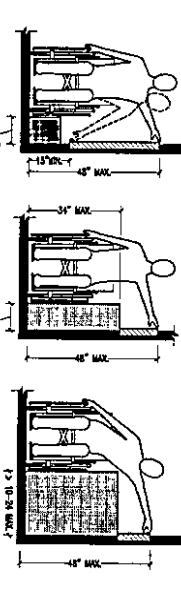
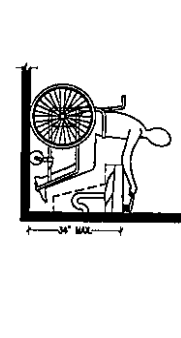


FIG. 308.3.1 UNOBSTRUCTED SIDE REACH

FIG. 308.3.2 OBSTRUCTED HIGH SIDE REACH

NOTE: ALL CONTROLS OF APPLIANCES IN KITCHEN AREA SHALL MEET THE FOLLOWING REACH RANGES OF ANSI A117.1-2003



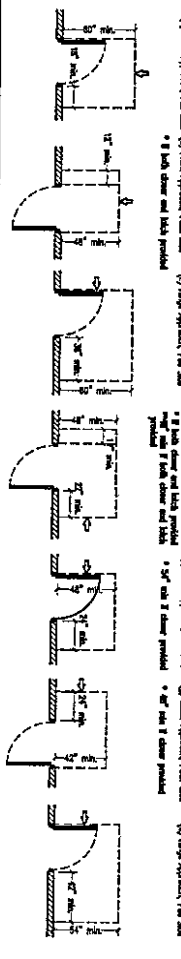
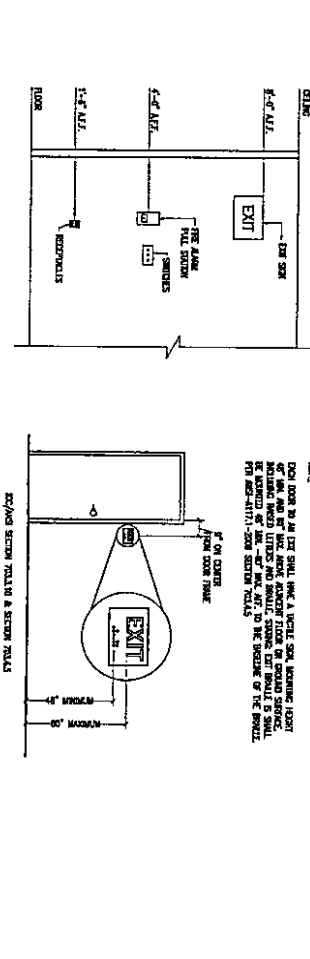
THE BOSS HEIGHTS OF
LAVATORIES AND SINKS



FIG. 308.2 TOE CLEARANCE



MOE

[illegible]

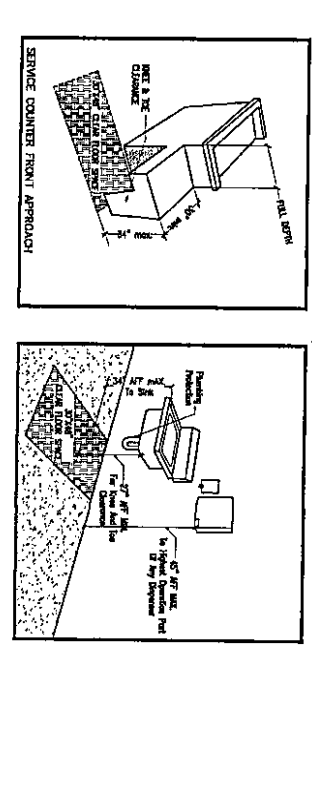
DEVICE MOUNTING HEIGHTS DETAIL HEIGHT OF TACTILE CHARACTERS ABOVE FLOOR

[illegible]

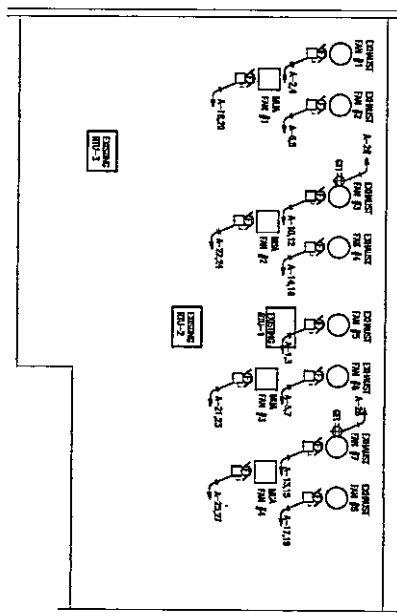
1. Label with description of all equipment used for the experiment with ECU/MSD A17.1-2009, reading 409.2.11.
2. All cells to be labeled.
3. Further items to be labeled are to be specified later.

[illegible]

4. Add 5 inches (125 mm) if closer is provided.

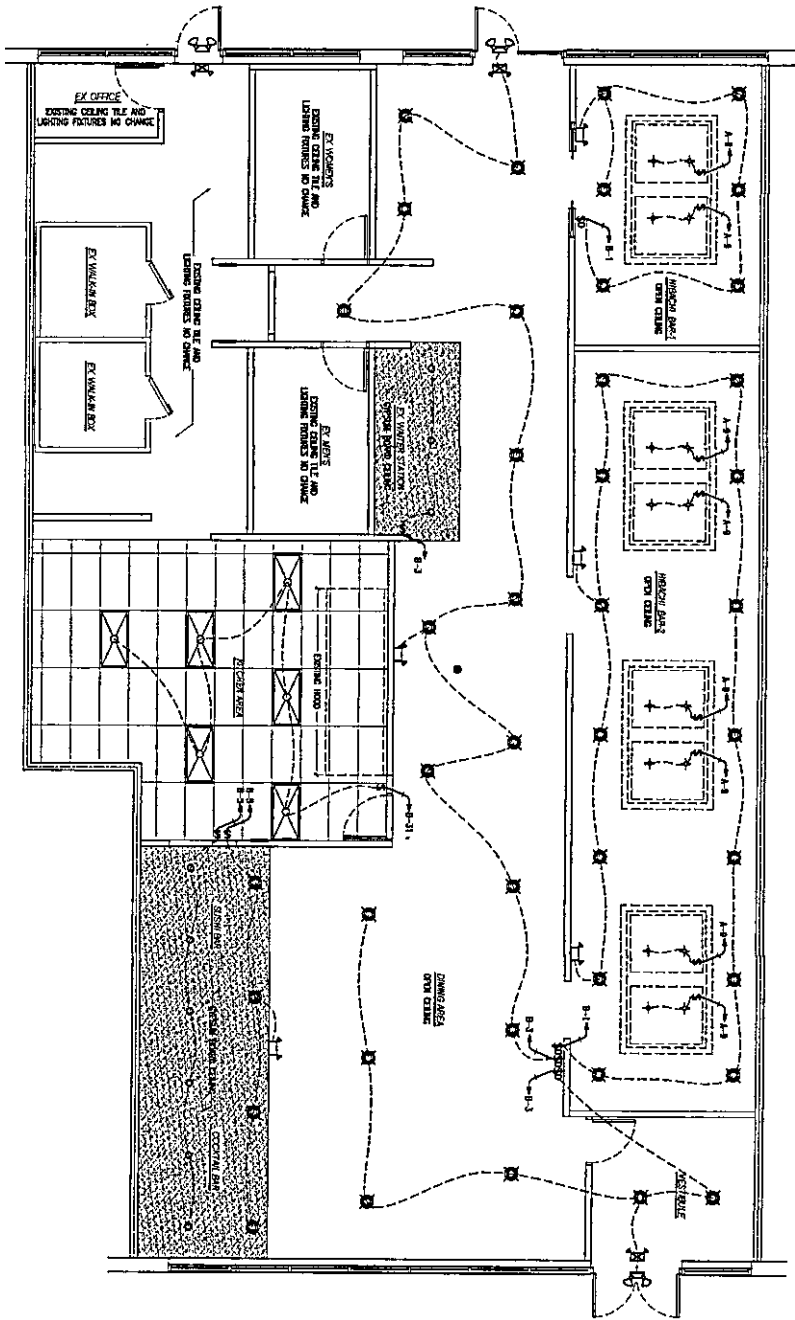


KITCHEN EQUIPMENT SCHEDULE												
* ALL APPLIANCES AND EQUIPMENT SHALL BE LISTED, DATED AND SPECIALLY APPROVED BY THE WARRANTED, AGGRAVATION, REPAIRS, OR THE APPOINTED WHICH OVER IT ALSO RESISTANT.												
NO.	QTY.	DESCRIPTION	MANUFACTURER	MODEL	CLASS.	WAT.	PHS.	HT.	W.D.	W.D.	W.D.	W.D.
1.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
2.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
3.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
4.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
5.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
6.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
7.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
8.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
9.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
10.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
11.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
12.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
13.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
14.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
15.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
16.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
17.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
18.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
19.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
20.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
21.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
22.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
23.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
24.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
25.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
26.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
27.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
28.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
29.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
30.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
31.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
32.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
33.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
34.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
35.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
36.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
37.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
38.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
39.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
40.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
41.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
42.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
43.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
44.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
45.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
46.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
47.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
48.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
49.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
50.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
51.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
52.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
53.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
54.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
55.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
56.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
57.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
58.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
59.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
60.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
61.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
62.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
63.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
64.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
65.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
66.	1	REFRIG. (REF.)	W. S. S. S.	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0	1-0-0-0-0-0
6												



SCALE 1/4"=1'-0"

SCALE 1A51-D



LIGHTING PLAN

SCALE: 1/8"=1'-0"

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
①	200 WATT RECESSED, 4" x 4" AIR	①	200 WATT RECESSED, 4" x 4" AIR
②	200 WATT RECESSED, 6" x 6" AIR	②	200 WATT RECESSED, 6" x 6" AIR
③	200 WATT RECESSED, 8" x 8" AIR	③	200 WATT RECESSED, 8" x 8" AIR
④	200 WATT RECESSED, 10" x 10" AIR	④	200 WATT RECESSED, 10" x 10" AIR
⑤	200 WATT RECESSED, 12" x 12" AIR	⑤	200 WATT RECESSED, 12" x 12" AIR
⑥	200 WATT RECESSED, 14" x 14" AIR	⑥	200 WATT RECESSED, 14" x 14" AIR
⑦	200 WATT RECESSED, 16" x 16" AIR	⑦	200 WATT RECESSED, 16" x 16" AIR
⑧	200 WATT RECESSED, 18" x 18" AIR	⑧	200 WATT RECESSED, 18" x 18" AIR
⑨	200 WATT RECESSED, 20" x 20" AIR	⑨	200 WATT RECESSED, 20" x 20" AIR
⑩	200 WATT RECESSED, 22" x 22" AIR	⑩	200 WATT RECESSED, 22" x 22" AIR
⑪	200 WATT RECESSED, 24" x 24" AIR	⑪	200 WATT RECESSED, 24" x 24" AIR
⑫	200 WATT RECESSED, 26" x 26" AIR	⑫	200 WATT RECESSED, 26" x 26" AIR
⑬	200 WATT RECESSED, 28" x 28" AIR	⑬	200 WATT RECESSED, 28" x 28" AIR
⑭	200 WATT RECESSED, 30" x 30" AIR	⑭	200 WATT RECESSED, 30" x 30" AIR
⑮	200 WATT RECESSED, 32" x 32" AIR	⑮	200 WATT RECESSED, 32" x 32" AIR
⑯	200 WATT RECESSED, 34" x 34" AIR	⑯	200 WATT RECESSED, 34" x 34" AIR
⑰	200 WATT RECESSED, 36" x 36" AIR	⑰	200 WATT RECESSED, 36" x 36" AIR
⑱	200 WATT RECESSED, 38" x 38" AIR	⑱	200 WATT RECESSED, 38" x 38" AIR
⑲	200 WATT RECESSED, 40" x 40" AIR	⑲	200 WATT RECESSED, 40" x 40" AIR
⑳	200 WATT RECESSED, 42" x 42" AIR	⑳	200 WATT RECESSED, 42" x 42" AIR
㉑	200 WATT RECESSED, 44" x 44" AIR	㉑	200 WATT RECESSED, 44" x 44" AIR
㉒	200 WATT RECESSED, 46" x 46" AIR	㉒	200 WATT RECESSED, 46" x 46" AIR
㉓	200 WATT RECESSED, 48" x 48" AIR	㉓	200 WATT RECESSED, 48" x 48" AIR
㉔	200 WATT RECESSED, 50" x 50" AIR	㉔	200 WATT RECESSED, 50" x 50" AIR
㉕	200 WATT RECESSED, 52" x 52" AIR	㉕	200 WATT RECESSED, 52" x 52" AIR
㉖	200 WATT RECESSED, 54" x 54" AIR	㉖	200 WATT RECESSED, 54" x 54" AIR
㉗	200 WATT RECESSED, 56" x 56" AIR	㉗	200 WATT RECESSED, 56" x 56" AIR
㉘	200 WATT RECESSED, 58" x 58" AIR	㉘	200 WATT RECESSED, 58" x 58" AIR
㉙	200 WATT RECESSED, 60" x 60" AIR	㉙	200 WATT RECESSED, 60" x 60" AIR
㉚	200 WATT RECESSED, 62" x 62" AIR	㉚	200 WATT RECESSED, 62" x 62" AIR
㉛	200 WATT RECESSED, 64" x 64" AIR	㉛	200 WATT RECESSED, 64" x 64" AIR
㉜	200 WATT RECESSED, 66" x 66" AIR	㉜	200 WATT RECESSED, 66" x 66" AIR
㉝	200 WATT RECESSED, 68" x 68" AIR	㉝	200 WATT RECESSED, 68" x 68" AIR
㉞	200 WATT RECESSED, 70" x 70" AIR	㉞	200 WATT RECESSED, 70" x 70" AIR
㉟	200 WATT RECESSED, 72" x 72" AIR	㉟	200 WATT RECESSED, 72" x 72" AIR
㊱	200 WATT RECESSED, 74" x 74" AIR	㊱	200 WATT RECESSED, 74" x 74" AIR
㊲	200 WATT RECESSED, 76" x 76" AIR	㊲	200 WATT RECESSED, 76" x 76" AIR
㊳	200 WATT RECESSED, 78" x 78" AIR	㊳	200 WATT RECESSED, 78" x 78" AIR
㊴	200 WATT RECESSED, 80" x 80" AIR	㊴	200 WATT RECESSED, 80" x 80" AIR
㊵	200 WATT RECESSED, 82" x 82" AIR	㊵	200 WATT RECESSED, 82" x 82" AIR
㊶	200 WATT RECESSED, 84" x 84" AIR	㊶	200 WATT RECESSED, 84" x 84" AIR
㊷	200 WATT RECESSED, 86" x 86" AIR	㊷	200 WATT RECESSED, 86" x 86" AIR
㊸	200 WATT RECESSED, 88" x 88" AIR	㊸	200 WATT RECESSED, 88" x 88" AIR
㊹	200 WATT RECESSED, 90" x 90" AIR	㊹	200 WATT RECESSED, 90" x 90" AIR
㊺	200 WATT RECESSED, 92" x 92" AIR	㊺	200 WATT RECESSED, 92" x 92" AIR
㊻	200 WATT RECESSED, 94" x 94" AIR	㊻	200 WATT RECESSED, 94" x 94" AIR
㊼	200 WATT RECESSED, 96" x 96" AIR	㊼	200 WATT RECESSED, 96" x 96" AIR
㊽	200 WATT RECESSED, 98" x 98" AIR	㊽	200 WATT RECESSED, 98" x 98" AIR
㊾	200 WATT RECESSED, 100" x 100" AIR	㊾	200 WATT RECESSED, 100" x 100" AIR

ELECTRICAL NOTES & REQUIREMENTS

1. ALL WIRING TO COMPLY WITH NEC, 2014 OR LATER EDITION, AND LOCAL REQUIREMENTS.
2. WIRING SHALL BE IN 20 AMP, BRANCHED (2) 12" x 3/4" CHANNEL (400) UNLESS OTHERWISE SHOWN.
3. PROVIDE SCHEDULING MARKS IN ALL WIRING LOCATIONS.
4. WIRING SHALL BE CONCEALED IN WALLS, CEILING, FLOOR, OR UNDER FLOOR.
5. WIRING SHALL BE CONCEALED IN WALLS, CEILING, FLOOR, OR UNDER FLOOR.
6. WIRING SHALL BE CONCEALED IN WALLS, CEILING, FLOOR, OR UNDER FLOOR.
7. WIRING SHALL BE CONCEALED IN WALLS, CEILING, FLOOR, OR UNDER FLOOR.
8. WIRING SHALL BE CONCEALED IN WALLS, CEILING, FLOOR, OR UNDER FLOOR.
9. WIRING SHALL BE CONCEALED IN WALLS, CEILING, FLOOR, OR UNDER FLOOR.
10. WIRING SHALL BE CONCEALED IN WALLS, CEILING, FLOOR, OR UNDER FLOOR.
11. WIRING SHALL BE CONCEALED IN WALLS, CEILING, FLOOR, OR UNDER FLOOR.
12. WIRING SHALL BE CONCEALED IN WALLS, CEILING, FLOOR, OR UNDER FLOOR.
13. ELECTRICAL PANEL SHALL BE PROVIDED AND THE WALL.

LIGHTING NOTES

1. PROVIDE A MIN. 30 FOOT CORDS OF LIGHT FOR ALL WORKING SURFACES IN THE FOOD PREPARATION AREA, CLEANING AND WASHING AREA, AT HANDWASHING STATION, AND IN RESTROOMS.
2. PROVIDE A MIN. 30 FOOT CORDS OF LIGHT FOR ALL WORKING SURFACES IN THE FOOD PREPARATION AREA, CLEANING AND WASHING AREA, AT HANDWASHING STATION, AND IN RESTROOMS.
3. ALL LIGHTING FIXTURES AND LAMP BULBS LOCATED WITHIN 1200 WATTAGE AND SHOWN AREAS SHALL BE FIELD OR SURFACING.

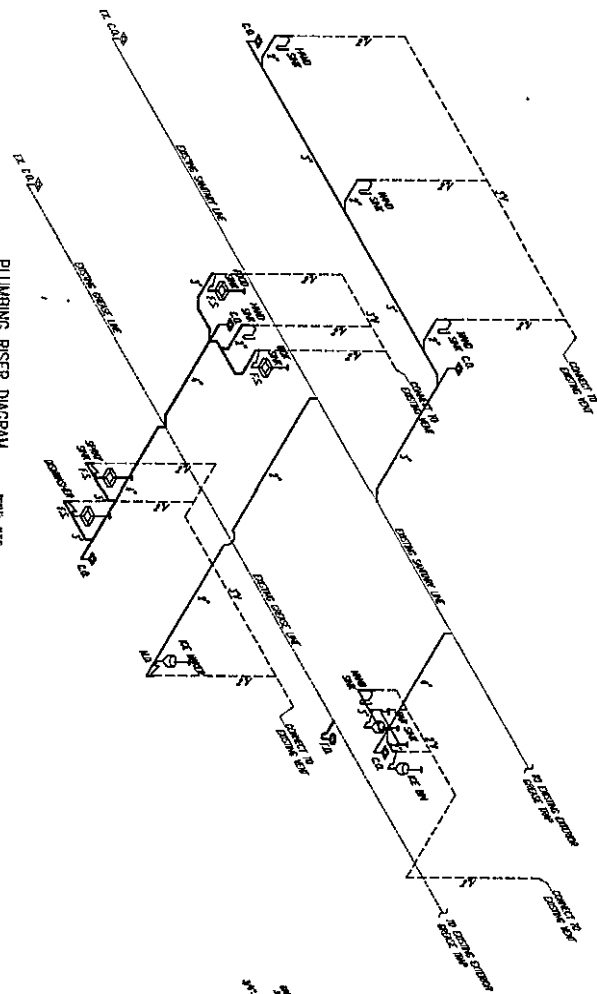
SHOGUN SUSHI & HIBACHI
RENOVATION OF EXISTING RESTAURANT
4706 N. MIDKIFF RD., UNIT #15
MIDLAND, TX 79705

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Email: frank@frankmileto.com
ARCHITECT-PROFESSIONAL PLANNER

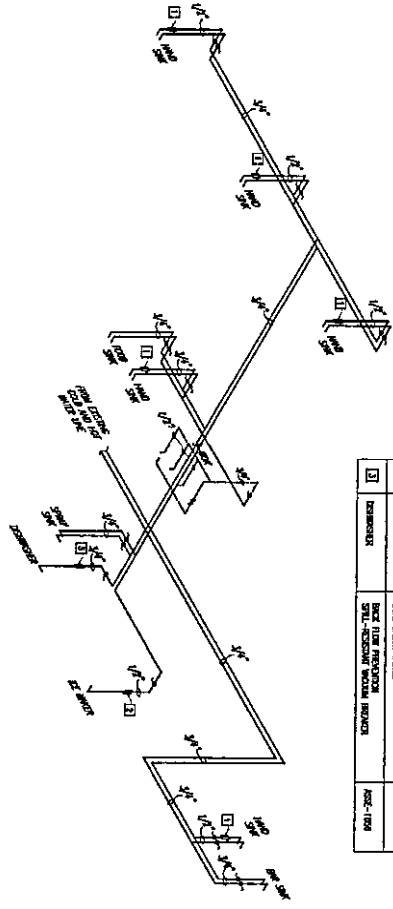


[illegible][illegible]



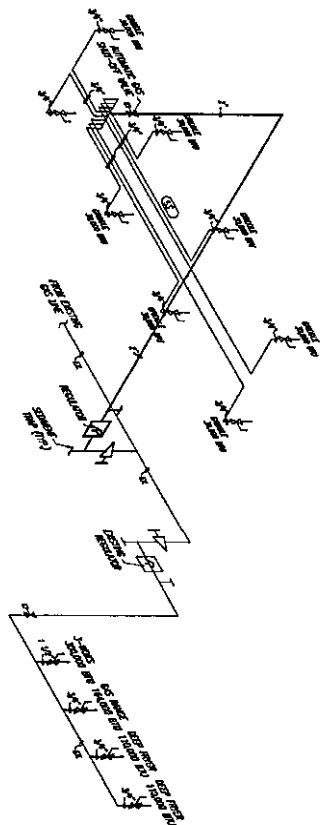
PLUMBING RISER DIAGRAM SCALE: 1/8" = 1'-0"

ITEM	DESCRIPTION	QUANTITY	UNIT	NOTES
1	1/2" GALV. STEEL RISER	100	FT.	
2	1/2" GALV. STEEL VALVE	10	EA.	
3	1/2" GALV. STEEL ELBOW	20	EA.	
4	1/2" GALV. STEEL TEEL	10	EA.	
5	1/2" GALV. STEEL FLANGE	10	EA.	
6	1/2" GALV. STEEL NUT	20	EA.	
7	1/2" GALV. STEEL WASHER	20	EA.	
8	1/2" GALV. STEEL LOCKWASHER	20	EA.	
9	1/2" GALV. STEEL LOCKNUT	20	EA.	
10	1/2" GALV. STEEL RIVET	20	EA.	

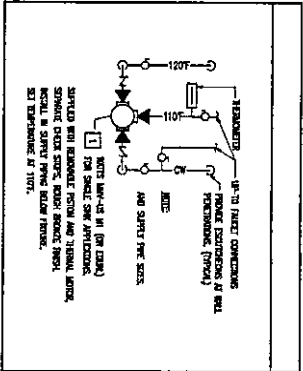


WATER RISER DIAGRAM SCALE: 1/8" = 1'-0"

GAS RISER DIAGRAM SCALE: 1/8" = 1'-0"



ITEM	DESCRIPTION	QUANTITY	UNIT	NOTES
1	1/2" GALV. STEEL RISER	100	FT.	
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4	1/2" GALV. STEEL TEEL	10	EA.	
5	1/2" GALV. STEEL FLANGE	10	EA.	
6	1/2" GALV. STEEL NUT	20	EA.	
7	1/2" GALV. STEEL WASHER	20	EA.	
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9	1/2" GALV. STEEL LOCKNUT	20	EA.	
10	1/2" GALV. STEEL RIVET	20	EA.	



NOTES:
 1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 CALIFORNIA ELECTRICAL CODE (CEC).
 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2017 NATIONAL ELECTRICAL CODE (NEC).
 3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2017 NATIONAL ELECTRICAL CODE (NEC).
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 7. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2017 NATIONAL ELECTRICAL CODE (NEC).
 8. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2017 NATIONAL ELECTRICAL CODE (NEC).
 9. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2017 NATIONAL ELECTRICAL CODE (NEC).
 10. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2017 NATIONAL ELECTRICAL CODE (NEC).

SHOGUN SUSHI & HIBACHI
 RENOVATION OF EXISTING RESTAURANT
 4706 N. MIDCUFF RD., UNIT #15
 MIDLAND, TX 79706

FOOD SERVICE CONSULTANT
LAM & ASSOCIATES CONSULTING, INC.
 15 EAST BROADWAY, 8th FL., NEW YORK, NY 10008
 TEL: 212 740-4400 FAX: 212 740-4444
 WWW.LAM-AC.COM

FRANK D. MILETO A.I.A.
 14 BEAVER BROOK DRIVE, LONG VALLEY, N.J. 07035
 TEL: 908 478-6400 FAX: 908 478-6444
 EMAIL: FRANK@FRANKMILETO.COM
 ARCHITECT-PROFESSIONAL PLANNER

REGISTERED ARCHITECT
 FRANK D. MILETO
 STATE OF TEXAS
 108

DATE: 01/18/2020
 SCALE: AS NOTED
 DRAWING: EDCI
 JOB NO. A20-008

P-2



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

Project Number: _____

Case Number: _____

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

Printed Name: SHUFENG LIN

Phone (520) 280 9180

Email Arizona9180@gmail.com
arizona9180@gmail.com

Address 3203 Southridge Ct

City Midland

State TX

Zip 79705

Property Owner Pilchers North Park Limited Partnership

Printed Name: Contact: KR Vineyard

Phone (214) 520-2800x 103

Email kr@pilchers.com

Address 7001 Preston Road, Suite 200/LB18

City Dallas

State TX

Zip 75205

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Phone ()

Email _____

Address _____

City _____

State _____

Zip _____

Street Address: 4706 N Midkiff Rd Ste 15-16 Midland , TX 79705

Business Name: Sumo Sushi Hibachi

Legal Description

Lot: 3A Block: Subdivision: North park 5 TH

Current Zoning: RR

Reason for Request: Alcoholic Permits

Type of Business (restaurant, bar, lounge, nightclub, etc.): Restaurant

Proposed/Current Days and Hours of Operation: Mon-Thur 11: 00 Am -9:30 Pm

Fri-Sat 11:00 Am -10: 00 Pm Sunday 12: 00 Am-9:00 PM

Proposed Days and Hours of Alcohol Service: Same as above

Total Square Footage of Business: 4115 (+-) SQ FT

Square Footage of Alcohol Serviceable Area: ~~90~~ sq ft 2783 SQ FT

Restroom Fixtures:

Men

Toilets/Urinals: 1 / 1

Bathroom Sinks: 2

Women

Toilets: 2

Bathroom Sinks: 2

FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Floor Plan
☒ Application Fee	☒ Site Plan
Check # <u>2073</u>	☐ Plans in Digital Format (PDF/JPEG)
Received By: <u>[Signature]</u>	Date: <u>RECEIVED OCT 23 2023</u>

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

Submittal and Fees

Items to be submitted with this application form:

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

Signatures

Applicant (signature): 

Date: 10/18/2023

Applicant (printed): SHUFENG LIN

Property Owner (signature): 

Date: 10/18/2023

Property Owner (printed): KR Vineyard for Pilchers North Park Limited Partnership

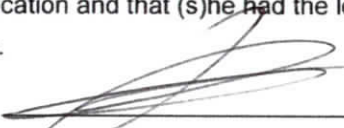
The Specific Use Designation with Term for the sale of all alcoholic beverages shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the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

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

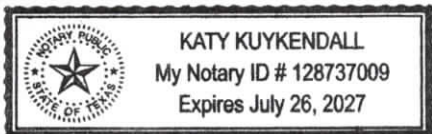
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

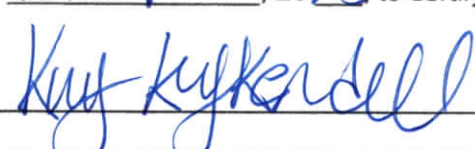
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Shufeng Lin who, being by me duly sworn, upon oath says: That (s)he is authorized by KR Vineyard, 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 18 day of October, 2023 to certify which witness my hand and seal of office.




NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

October 23, 2023

City of Midland
Midland Development Services
300 N. Loraine
Midland, TX 79701

RE: North Park Shopping Center – Sumo Sushi Hibachi

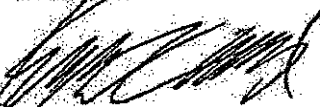
To Whom It May Concern:

**The
Pilchers
Group**

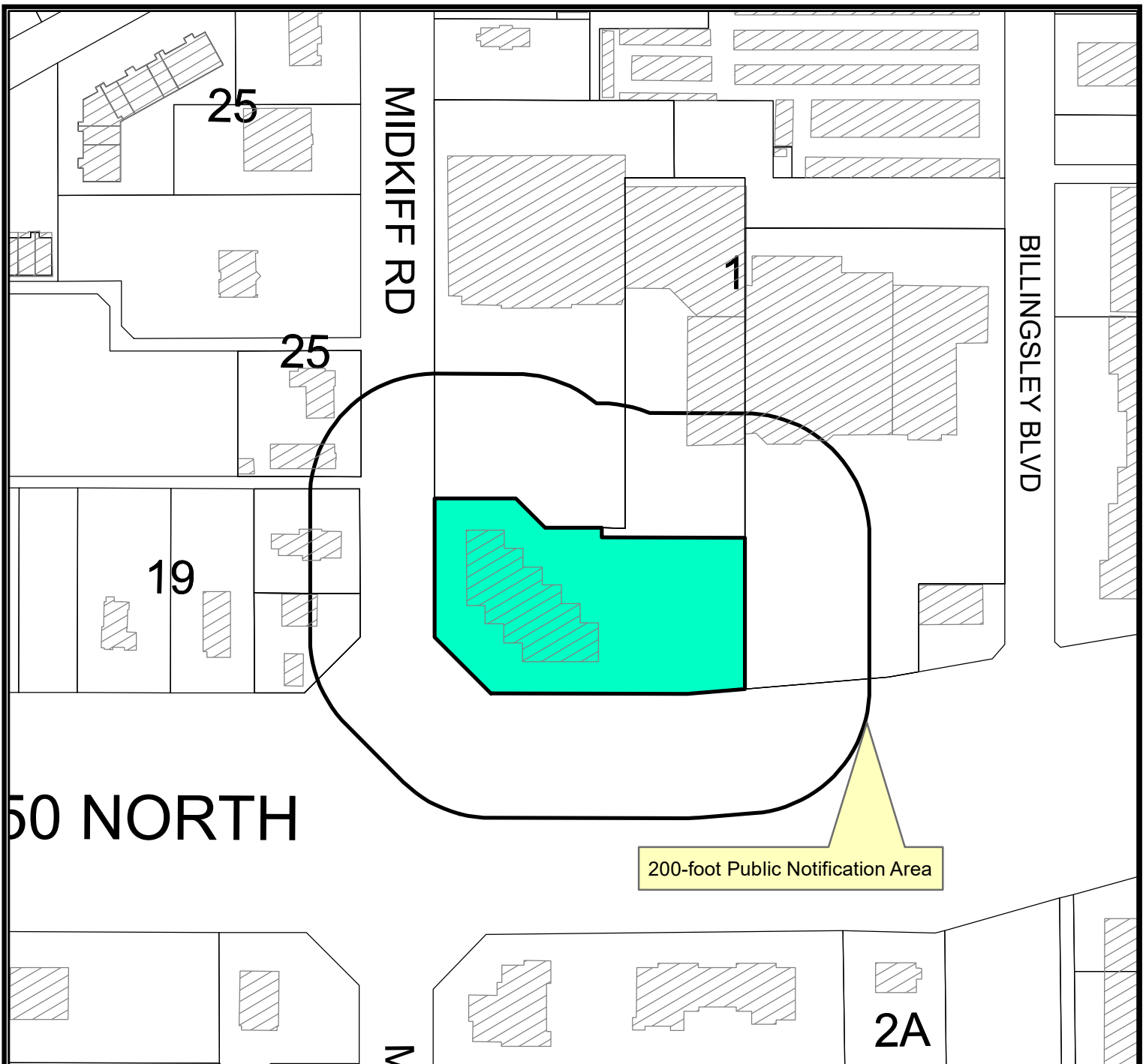
My name is Kenneth (KR) Vineyard, Jr., I am the ownership representation for the North Park Shopping Center. Therefore, I have full legal authority to sign the Specific Use Designation with Term for the Sale of Alcoholic Beverage for On-Premises Consumption form.

If you have any further questions, please do not hesitate to contact me.

Thank you!



Kenneth (KR) Vineyard, Jr.
(214) 520-2800 x103
kr@pilchers.com



LOCATION MAP

SUD-23-0169

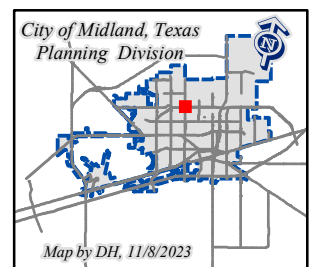
Scale: 1" = 231'

Consider a request by Shufeng Lin for a Specific Use Designation with Term for the sale of all alcohol beverages for on-premises consumption on a 4,115 square foot portion of Lot 4A, Block 1, North Park Addition, Section 5, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of North Midkiff Road and W. Loop 250 North. (Council District 1)

LEGEND

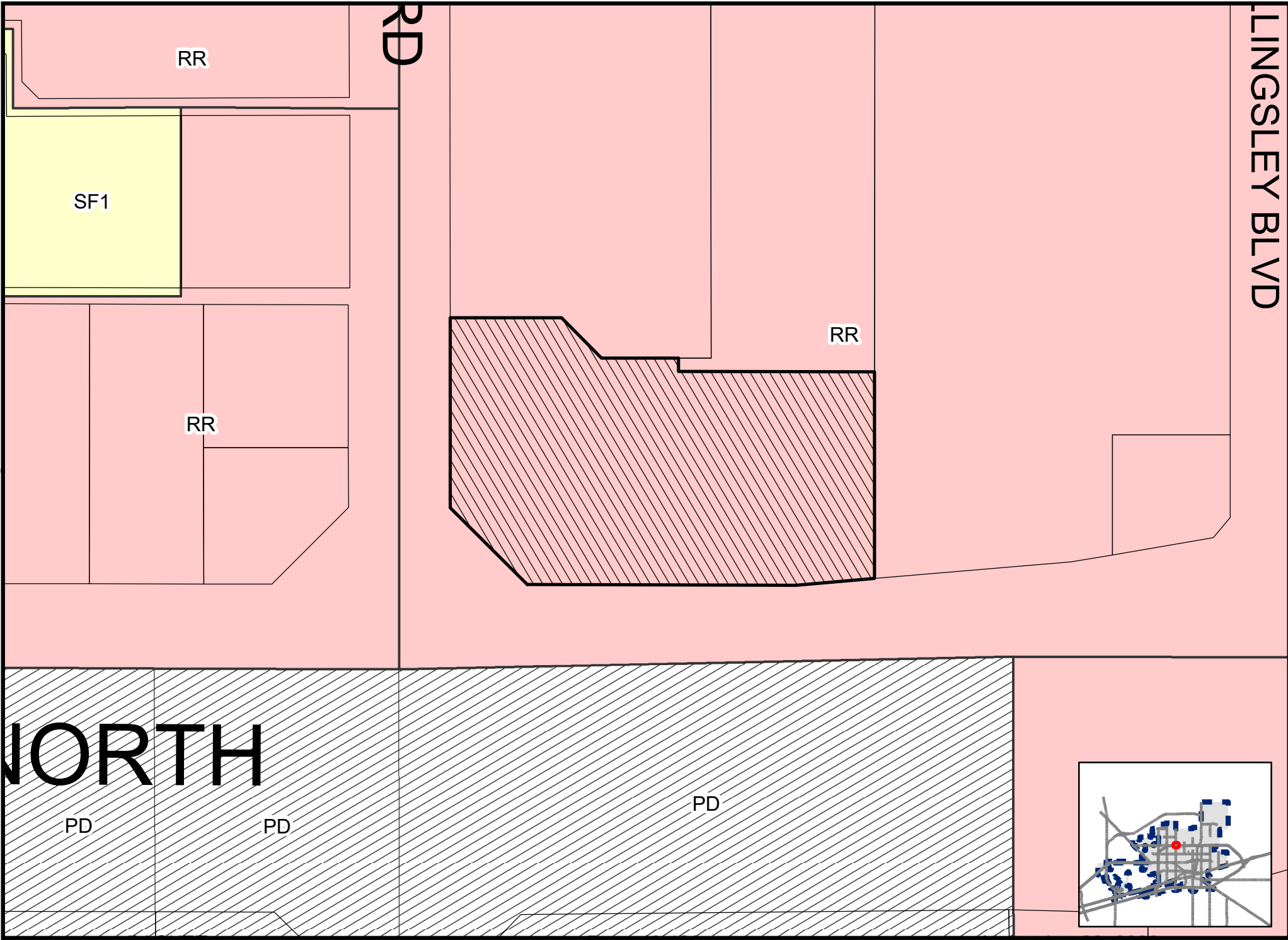
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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:
Cristina O. Burns

MEETING DATE: November 20, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Redneck Retreat, Section 3, being a 11.08-acre tract of land out of Section 15, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. Generally located on the south side of East County Road 130, approximately 1881-feet east of F.M. 715. (Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Schumann Surveying, Inc. is requesting to plat to obtain septic permits and addresses. The proposed subdivision will have four (4) lots with a total acreage of 11.08.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction.

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Plat outside designated service areas. [For Applicant's Information Only.]

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

PAVING: Deferral request for paving improvements were administratively approved on 10/30/2023. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 10/30/2023. [For Applicant's Information Only.]

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 10/30/2023. [For Applicant's Information Only.]

DRAINAGE: Deferral request for sidewalk improvements were council approved on XX/XX/20XX motion no. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: Provide FEMA Firm data to be on plat face. [For Applicant's Information Only.]

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments.

OIL AND GAS: (Approved)

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

GIS: (Approved)

Legal description repeats itself twice. Please provide recording information for 60' private access and utility easement. South boundary call is garbled on plat visual. Please label surrounding subdivisions. For ROW dedication, please say 60' ROW dedication instead of "60' of the 120'." In legal description, please show that plat is in Midland County only.

PUBLIC WORKS: (Approved with Conditions)

Add note: Midland County Shall Not Be Responsible For Maintenance Of Private Streets, Drives, Emergency Access Easements, Recreation Areas, And Open Spaces; And, The Owners Shall Be Responsible For The Maintenance Of Private Streets, Drives, Emergency Access Easements, Recreation Areas, And Open Spaces, And Said Owners Agree To Indemnify And Save Harmless Midland County From All Claims, Damages, And Losses Arising Out Of Or Resulting From The Performance Of The Obligations Of Said Owners Set Forth In This Paragraph.

CRMWD: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 4 proposed lots of REDNECK RETREAT SECTION 3, PLAT OF A 11 ACRE TRACT OF LAND OUT OF THE NORTHWEST/4 SECTION 15, BLOCK 38, T-2-S, T. & P. RR. CO. SURVEY lot 1 is 2.5 acre, lot 2 is 2.5 acre lot 3 is 2.5 acre, lot 4 is 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.

PLANNING: (Approved with Conditions)

The legal description should read, "Being a 11.08-acre tract of land out of Section 15, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas." [Informational]

Under secretary, add name Cristina O. Burns. [Informational]

Staff recommends approval of the Preliminary Plat of Redneck Retreat, Section 3, subject to condition A.

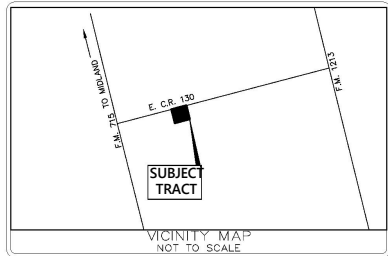
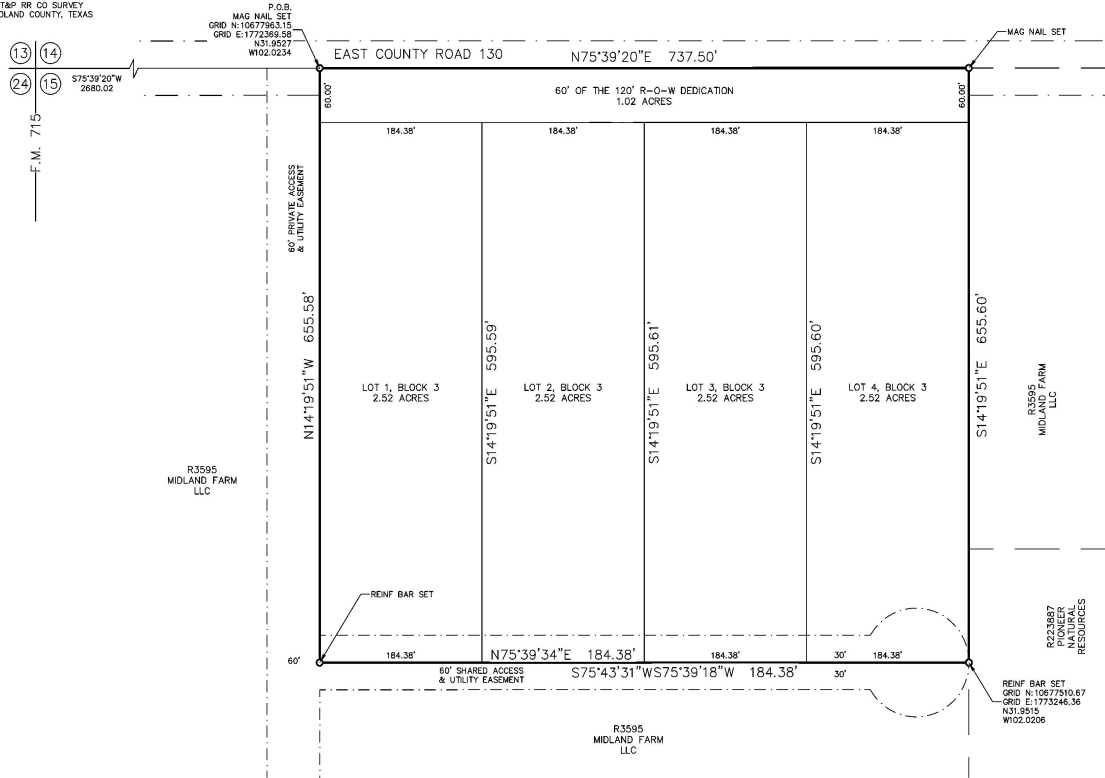
Conditions:

- A. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception when waived or deferred by the Council. Midland City Code 11-2-4(A)2(a).**

Attachments:

Application
Preliminary Plat
Maps

NW CORNER OF SECTION 15,
BLOCK 38, T-2-S,
T&P RR CO. SURVEY,
MIDLAND COUNTY, TEXAS



OWNER(S):

BIG HAT NO CATTLE HOLDINGS, LLC & FYW
PROPERTIES, LLC

ADDRESS
CITY, STATE ZIPCODE
PHONE NUMBER
EMAIL ADDRESS

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

NOTES:

- 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.
- MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "SCHUMANN ENGINEERING" UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- 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.
- MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE, MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND, THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS MIDLAND COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

LEGEND:

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- SECTION LINE
- UTILITY EASEMENT

GRAPHIC SCALE
0 100 200
Page 20.195
(1 INCH = 100 FEET)

PRELIMINARY REDNECK RETREAT SECTION 3

BEING AN 11.08-ACRE TRACT OF LAND OUT OF SECTION 15,
BLOCK 38, T-2-S, T&P RR CO. SURVEY, CITY AND COUNTY
OF MIDLAND, TEXAS BEING A 11.08-ACRE TRACT OF LAND OUT
OF SECTION 15, BLOCK 38, T-2-S, T&P RR CO. SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS.

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, WE ARE THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN THE NORTHWEST/4 OF SECTION 15, BLOCK 38, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 11.08 ACRE TRACT OF LAND, OUT OF THE NORTHWEST/4 OF SECTION 15, BLOCK 38, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, SAID 11.08 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET (N:10677963.15, E:1772369.58) IN THE CENTERLINE OF EAST COUNTY ROAD 130 FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH THE NW CORNER OF SAID SECTION 15 BEARS SOUTH 75°39'20" WEST 2680.02 FEET;

THENCE NORTH 75°39'20" EAST, ALONG SAID CENTERLINE OF SAID EAST COUNTY ROAD 130, 737.50 FEET TO A MAG NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°19'51" EAST 655.60 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°43'31" WEST 737.50 FEET TO A REINF BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°19'51" WEST 655.58 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 REDNECK RETREAT SECTION 3, AN ADDITION OF 11.08 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.

BIG HAT NO CATTLE HOLDINGS, LLC

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2023, BIG HAT NO CATTLE HOLDINGS, LLC

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

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

FYW PROPERTIES, LLC

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2023, FYW PROPERTIES, LLC

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

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.

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

RJ DAUM
TEXAS RPLS 4826

DRAWN BY: JG
DATE: 05/03/2023
CHECKED BY: ED/RJ
PROJECT NO.: 195
JOB NO.: 79,389
SHEET: 1 OF 1



REDNECK RETREAT, SECTION 3



Preliminary Plat Application

Project Number:

Case Number:

SUB-23-0019
P-23-1881

Proposed Subdivision Plat Name: REDNECK RETREAT SECTION 3

Legal Description (attached sealed Metes and Bounds): BEING AN 11.08-ACRE TRACT OF LAND OUT OF SECTION 15, BLOCK 38, T-2-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name:

FYW Properties, LLC

BIG HAT NO CATTLE HOLDINGS, LLC

Phone (599) 930-0817

Email

lonestardriller@gmail.com

Address

1212 W PAUL AVE

City

FRESNO

State

CA

Zip

93711

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 SURVEYING

Printed Name:

ED ALEMAN

Phone (432) 254-0327

Email

ealeman@schumannonline.net

Address

800 N. Marienfeld

City

Midland

State

TX

Zip

79701

Current Zoning: NA

Reason for Platting: Septic Permits and Addresses

Plat Information

Total Acreage:

11.08

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

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Bradley Towers

Date: 10-6-23

Property Owner (printed): Brad Towers

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.

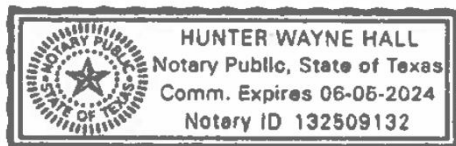
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Brad Towers, 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 6th day of October, 20 23, to certify which witness my hand and seal of office.



H. Hall
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

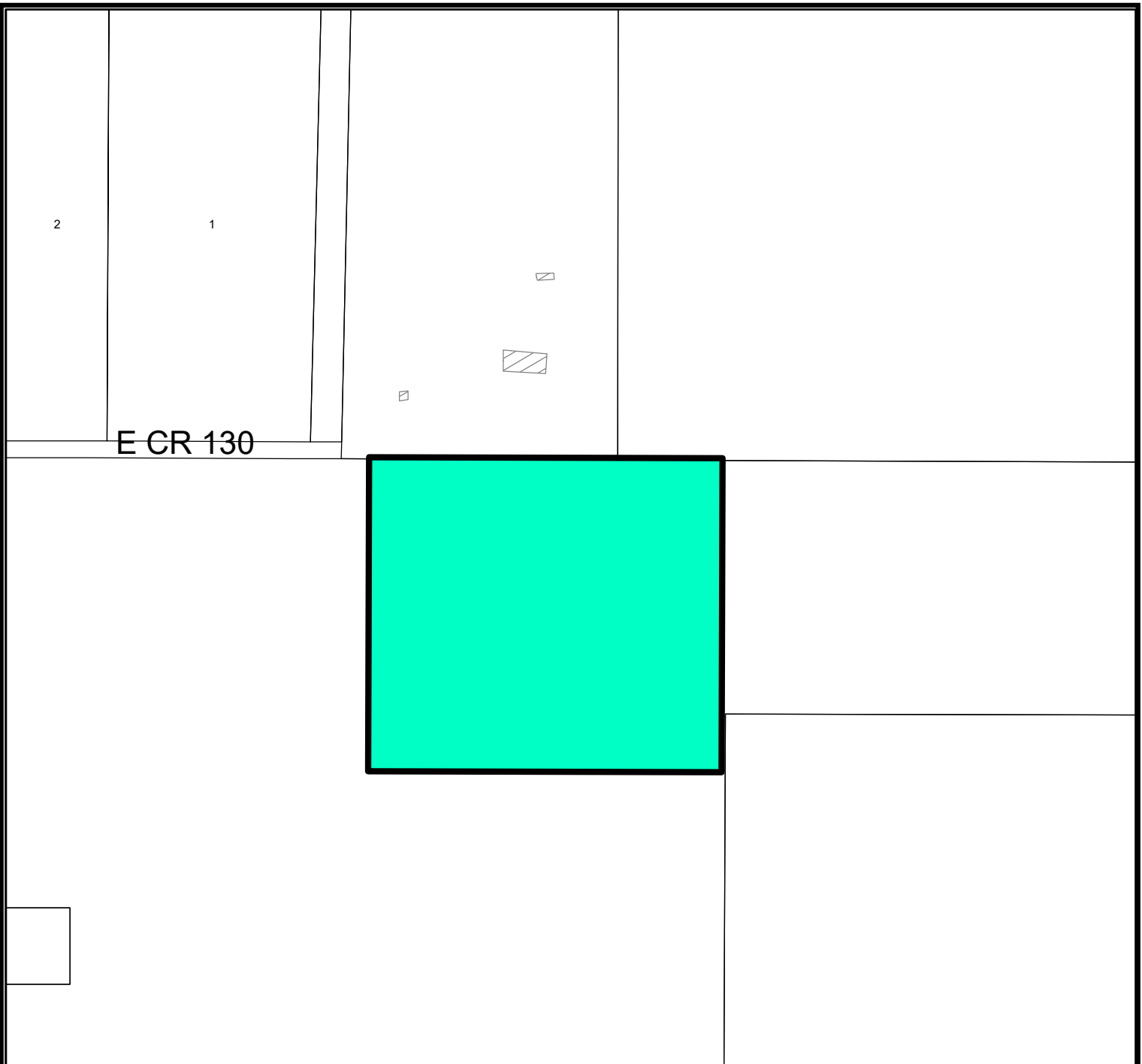
FOR OFFICE USE ONLY

- | | | |
|---|---|--|
| ☐ 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 # <u> </u> | ☐ Tax Certificates | ☐ Recording Fee |

Received By: [Signature]

Date: 10/7/23

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



LOCATION MAP

SUB-23-0619

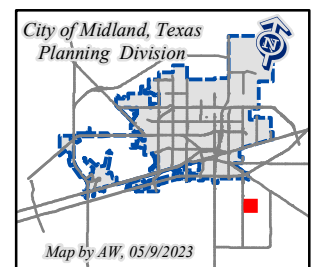
Scale: 1" = 200'

Proposed plat of Redneck Retreat, being a 11.08-acre tract of land out of Section 15, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the south side of East County Road 130, approximately 1881-feet east of F.M. 715. – (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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



Planning and Zoning Commission

Approved for Agenda:
Cristina O. Burns

MEETING DATE: November 20, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion denying a Final Plat of Redneck Retreat, Section 4, being a plat of a 10-acre tract of land located 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.) (Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 Approve X Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

The preliminary plat was approved at the October 16, 2023, Planning and Zoning Commission meeting. The property owner is requesting to plat to obtain septic permits and addresses. The proposed subdivision will have two (2) lots with a total acreage of 10.00.

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: (Denied)

IMPACT FEES: There are no impact fees associated with this plat. Plat outside designated service areas. Impact fee note is not required. [For Applicant's Information Only.]

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

PAVING: Paving improvements deferral request received and in review. [For Applicant's Information Only.]

WATER: Water improvements deferral request received and in review. [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: Sewer improvements deferral request received and in review. [For Applicant's Information Only.]

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

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

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

DIMENSION: * * *

OTHER:

Transportation: (Approved)

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

Fire: (Approved)

No comments.

Oil and Gas: (Approved)

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

Building Code: (Approved)

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

GIS: (Approved)

No comments.

PUBLIC WORK:

Ensure you get driveway permits through the county prior to tying onto the county road.

CRMWD:

Yes, the health department will review applications from the 2 proposed lots of REDNECK RETREAT SECTION 4, PLAT OF A 10 ACRE TRACT OF LAND OUT OF THE SOUTHWEST/4 SECTION 15, BLOCK 38, T-2-S, T. & P. RR. CO. SURVEY lot 1 is 4.6-acre, lot 2 is 4.6 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.

HEALTH DEPARTMENT:

No comments.

Planning: (Approved)

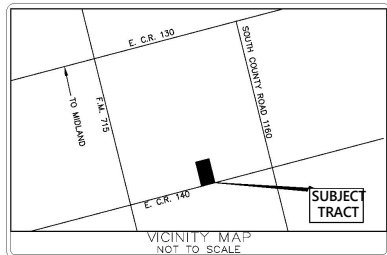
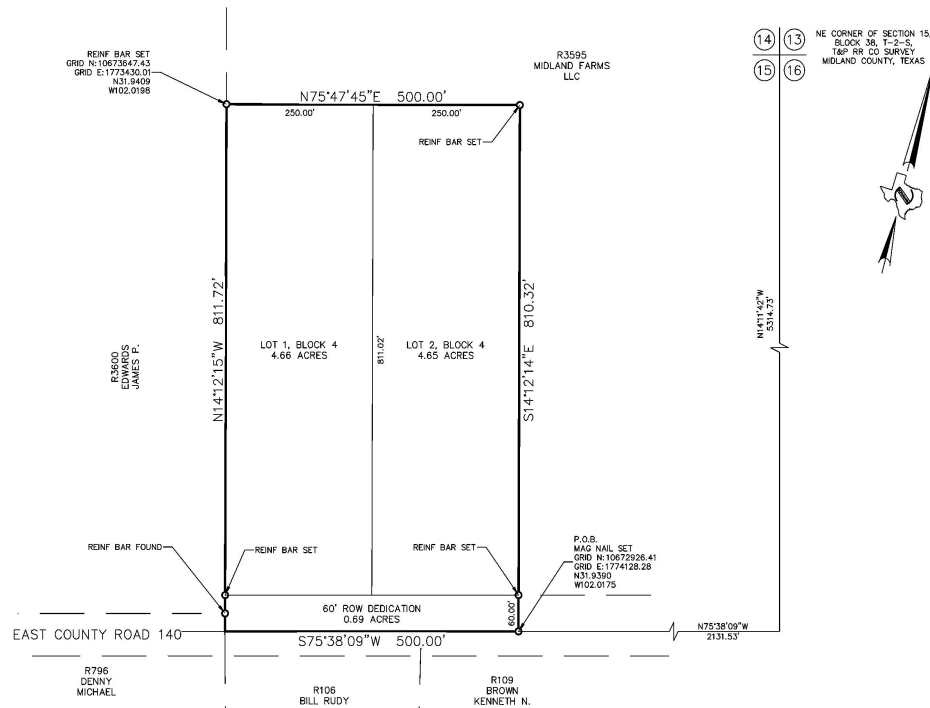
Staff recommends the denial of the final plat of Redneck Retreat, Section 4, subject to condition A.

Condition(s):

- 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



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. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATING 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. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
7. 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. THIS PROPERTY IS IN FEMA PANEL 48320C0203F, WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2005, THIS PROPERTY IS IN ZONE "X" ACCORDING TO THIS PANEL.
8. ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE OR ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE ADDITION MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-8, 11-11-9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

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

LEGEND:

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- - - ADJOINING PROPERTIES
- - - SECTION LINE
- - - UTILITY EASEMENT

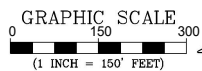
OWNER(S):

BIG HAT NO CATTLE HOLDINGS, LLC
ADDRESS
CITY, STATE ZIPCODE
PHONE NUMBER
EMAIL ADDRESS

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.

"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."

RJ DAUM
TEXAS RPLS 4826



NO.	DATE	DESCRIPTION	BY	DRAWN BY:	DATE:
				JG	05/04/2023
				CHECKED BY:	ED/RJ
				PROJECT NO.:	79,393
				JOB NO.:	79,393
				SHEET:	1 OF 1

PRELIMINARY
REDNECK RETREAT
SECTION 4

BEING A 10.00 ACRE TRACT OUT OF THE SOUTHWEST/4 OF SECTION 15, BLOCK 38, T-2-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 SOUTHWEST/4 OF SECTION 15, BLOCK 38, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 10.00 ACRE TRACT OF LAND, OUT OF THE SOUTHWEST/4 OF SECTION 15, BLOCK 38, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, SAID 10.00 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET (N:10672926.41, E:1774128.28) IN THE CENTERLINE OF EAST COUNTY ROAD 140 FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 15 BEARS NORTH 75°38'09" EAST 2131.53 FEET AND NORTH 14°11'42" WEST 5314.73 FEET;
THENCE SOUTH 75°38'09" WEST, ALONG SAID CENTERLINE, 500.00 FEET TO A MAG NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH 14°12'15" WEST, AT 30.00 FEET PASS A REINF BAR FOUND IN THE NORTH RIGHT OF WAY OF SAID EAST COUNTY ROAD 140, IN ALL 871.72 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE NORTH 75°47'45" EAST 500.00 FEET TO A REINF BAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 14°12'14" EAST, AT 840.32 FEET TO A REINF BAR SET IN THE NORTH RIGHT OF WAY OF SAID EAST COUNTY ROAD 140, IN ALL 870.32 FEET TO THE PLACE OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS REDNECK RETREAT, SECTION 4, AN ADDITION OF 10.00 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.

BIG HAT NO CATTLE HOLDINGS, LLC,

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS INSTRUMENT WAS APPROVED BEFORE ME ON THIS ____ DAY OF _____, 2023, BY BIG HAT NO CATTLE, LLC

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 SISNIEGA

ATTEST: SECRETARY JEFF FISHER

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



Office (432) 684-3348



Final Plat Application

Project Number:

Case Number:

SUB-23-0026
P-23-1829**Proposed Subdivision Plat Name:** REDNECK RETREAT, SECTION 4**Legal Description (attached sealed Metes and Bounds):** BEING A 10.00 ACRE TRACT OUT OF THE SOUTHWEST 1/4 OF SECTION 15, BLOCK 38, T-2-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS**Property Owner**

Printed Name: BIG HAT NO CATTLE HOLDINGS, LLC

Phone (432) 684-5548

Email ealeman@schumannonline.net

Address

1212 W. Paul Ave

City

Fresno

State

CA

Zip

93711

Developer (if different than Owner)

Printed Name:

Phone (432) 684-5548

Email ealeman@schumannonline.net

Address

City

State

Zip

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

Firm: SCHUMANN SURVEYING, INC.

Printed Name: EDUARDO ALEMAN

Phone (432) 684-5548

Email ealeman@schumannonline.net

Address

800 N. MARENFIELD SUITE 100

City

MIDLAND

State TX

Zip

79701

Current Zoning:

NA

Reason for Platting: TO OBTAIN SEPTIC PERMITS AN ADDRESS**Plat Information**

Total Acreage: 10

Type:

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

Number of Lots: 2

Number of Multi-Family Dwelling Units:

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

- 2 FOLDED Copies of Dimensioned Plat
- 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) Bradley Towers Date 10-6-23

Property Owner (printed) Brad Towers

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.

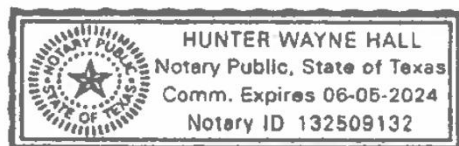
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Brad Towers 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 6th day of October, 2023, to certify which witness my hand and seal of office.



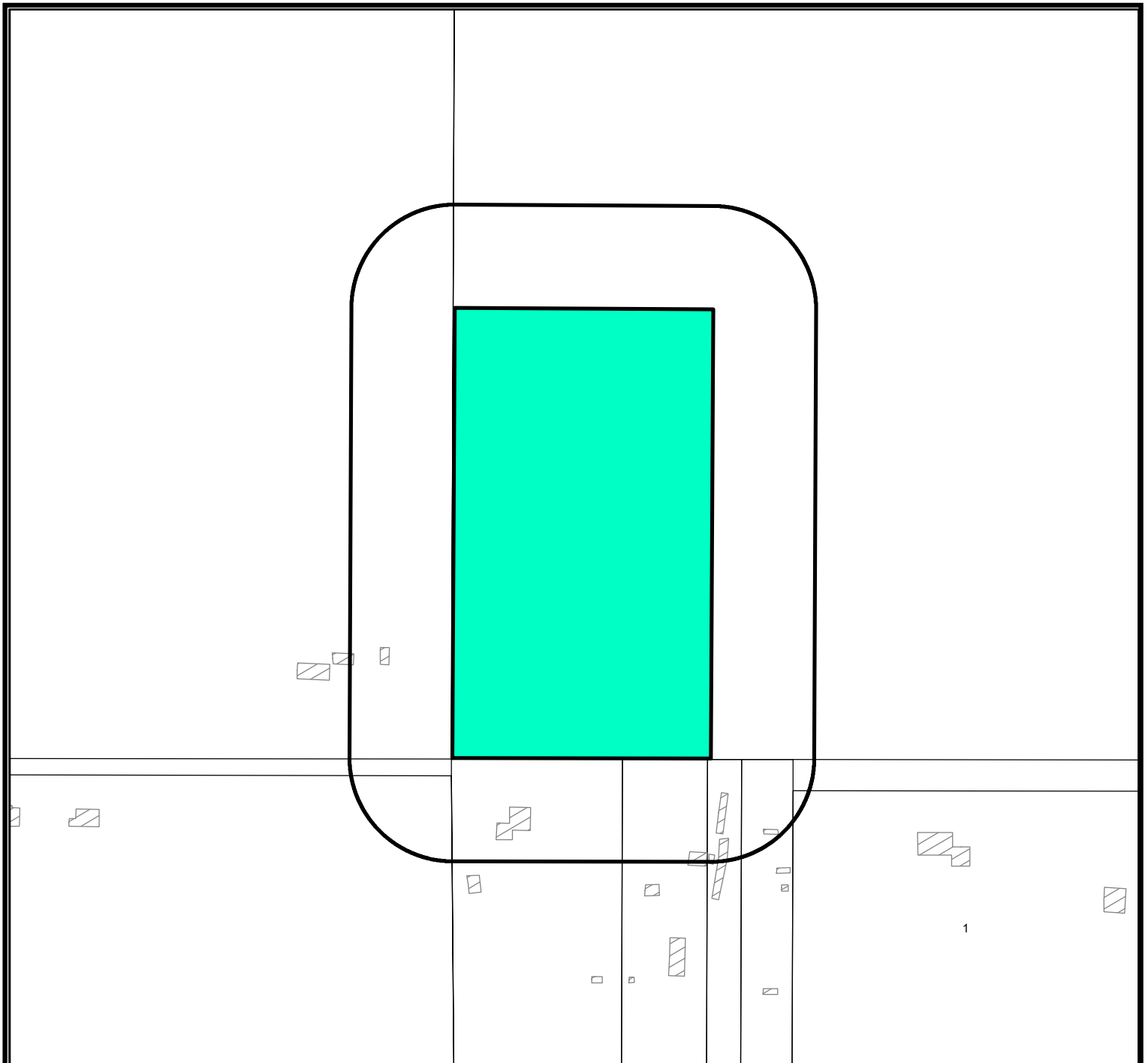
H. Hall
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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 # <u>online</u>	☒ Tax Certificates	☒ Recording Fee
Received By: <u>[Signature]</u>		Check # <u>2086</u>

Date OCT 23 2023

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



LOCATION MAP

SUB-23-1755

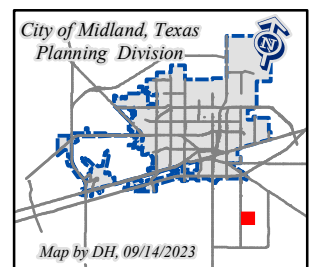
Scale: 1" = 3,350'

Proposed preliminary plat Redneck Retreat, Section 4, being a 10- acre tract out of the southwest quarter of Section 15, Block 38, T2-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 2627-feet east of FM 715.) (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Planning and Zoning Commission

Approved for
Agenda:
Cristina O. Burns

MEETING DATE: November 20, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Tanglewood Addition, Section 9, being a Replat of Lots 8 and 9, Tanglewood Addition, Section 8, and Lots 6 and 7, Block 4, Tanglewood Addition, Section 4, City and County of Midland, Texas. Generally located west of North Lamesa Road, approximately 815-feet north of East Wadley Avenue. (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering is requesting to replat for ownership purposes. The proposed subdivision will have three (3) lots with a total acreage of 19.09.

Current Zoning:

MF-16, Multiple-Family Dwelling District, and 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, 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 Applicant's Information Only.]

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

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

WATER: 12" water exists in La Mesa, okay as is. 16" water exists in La Mesa, 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 exists in La Mesa, okay as is. 15" sewer exists in La Mesa, okay as is. 10" sewer exists in alley north of tract, okay as is. 24" sewer exists West of tract, okay as is. No public wastewater improvements required. [For 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.]

DIMENSION: * * *

OTHER: Missing a 0 on FEMA FIRM number. It should be #48329C0087F.

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

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

OIL AND GAS: (Approved)

No Oil & Gas 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)

Please provide recording information for 20' reciprocal easement. Is there an additional easement in between the 20' reciprocal access and 4' TESCO easement? If not, please remove dashed line that appears to connect them. If there is another easement please provide recording information.

PLANNING: (Approved with Conditions)

Change Secretary to Cristina O. Burns.

The southerly 80.48-feet of Lot 11 zoned LR, Local Retail District, and the remainder is zoned MF-16, Multiple Family Dwelling District. It is recommended to rezone into one zoning district for ease of development.

Label the right-of-way width for Midland Draw.

Lot 10 requires a minimum 200 feet of frontage onto North Lamesa Road, an Arterial Street. All nonresidential lots established following the effective date of this Chapter and abutting an arterial or more important thoroughfare shall have a minimum of 60 linear meters (200 linear feet) of frontage. [11-2-5(B)(7)(b)(1)]

Add a note for a blanket refuse collection easement required where no alleys are dedicated or for commercial lots.

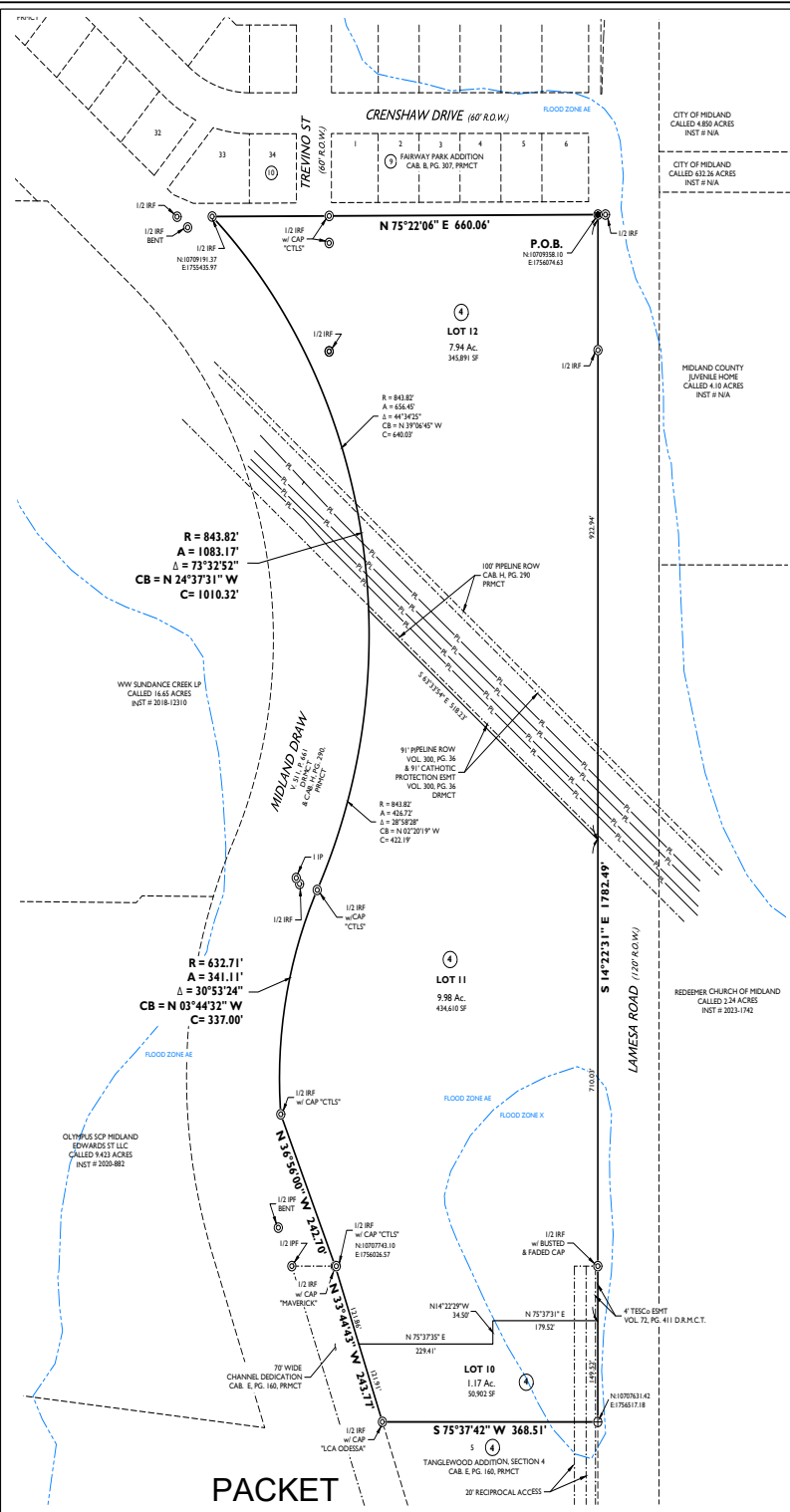
Staff recommends the approval of the preliminary plat of Tanglewood Addition, Section 9, subject to condition A.

Conditions:

- A. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception when waived or deferred by the Council. Midland City Code 11-2-4(A)2(a).**

Attachments:

Application
Preliminary Plat
Maps



TANGLEWOOD ADDITION SECTION 9

BEING A REPLAT OF LOTS 8 AND 9, BLOCK 4, TANGLEWOOD ADDITION, SECTION 8
AND LOTS 6 AND 7, BLOCK 4, TANGLEWOOD ADDITION, SECTION 4
CITY AND COUNTY OF MIDLAND, TEXAS



PRELIMINARY PLAT

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.
GREGORY W. SHOULTS 061053336
MAVERICK ENGINEERING (TX) FIRM #10194514
1809 W. WALL STREET, SUITE 4
MIDLAND, TX 79701

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS REDEEMER CHURCH OF MIDLAND, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 9, BLOCK 38, T-1-A, T&M BK. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS;
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT REDEEMER CHURCH OF MIDLAND, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS TANGLEWOOD ADDITION, SECTION 9, IN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON, AND DO HEREBY GIVE AN EASEMENT OF ROGUES AND LOGS TO THE CITY OF MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THEREIN, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.
WITNESS MY HAND AT _____, TX,
THIS _____ DAY OF _____, 2023.
BY: _____ FOR REDEEMER CHURCH OF MIDLAND

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS ACTING AS OWNER, AND THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

EXISTING ENERGY
BY: _____

WATER
BY: _____

SEWER
BY: _____

EXISTING BROADBAND
BY: _____

ONKOR ELECTRIC DELIVERY
BY: _____

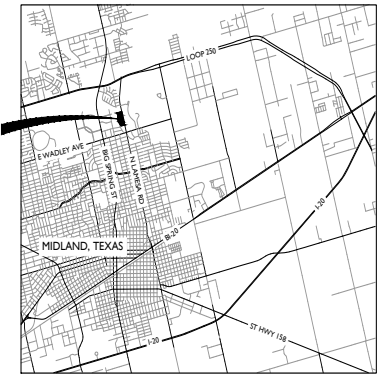
CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF TANGLEWOOD ADDITION, SECTION 9, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2023.

CHAIRMAN

TERRY FISHER, SECRETARY

SITE LOCATION



VICINITY MAP
N.T.S.

DEVELOPMENT NOTES

- SELLING A PORTION OF THIS ADDITION BY NOTES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOTS ARE ADAPTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR;
(2) THE PROPERTY IS REQUIRED FOR A MORE INTENSIVE USE.
- 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.

SURVEY NOTES

- BASES OF BEARING, COORDINATES, DISTANCES AND ACRES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT, WITH A CONVERGENCE ANGLE (theta) OF -0°54'48" AND A CONVERSION SCALE FACTOR OF 0.99999811 AT NGS MIDLAND.
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE, BASED UPON OBSERVED SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKING AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED; CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- THIS IS A PROVISIONAL PRELIMINARY PLAT. THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #48320C087, DATED SEPTEMBER 14, 2005, PORTIONS OF THIS PROPERTY ARE WITHIN THE SHADDED PORTION OF ZONE "X", DESIGNATED AS A FLOODPLAIN WITH BASE FLOOD ELEVATIONS DETERMINED.

THIS PROPERTY IS ALSO WITHIN THE UNSHADDED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN."

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

PROPERTY OWNER
REDEEMER CHURCH OF MIDLAND
PO BOX 8333
MIDLAND, TEXAS 79708
DEED INSTRUMENT # 2023-1742, INSTRUMENT



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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____ November 20, 2023
**TANGLEWOOD ADDITION
SECTION 9**



Preliminary Plat Application

Project Number: SYB-23-0648
Case Number: P-23-1825

Proposed Subdivision Plat Name: Tanglewood Addition, Section 9

Legal Description (attached sealed Metes and Bounds): Being a Replat of Lots 8 and 9, Block 4, Tanglewood Addition Section 8, and Lots 6 and 7, Block 4, Tanglewood Addition, Section 4, City and County of Midland, Texas

Property Owner Printed Name: Redeemer Church of Midland		Phone (432) 262-0999 Email	
Address PO Box 8333	City Midland	State TX	Zip 79708

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: <u>Maverick Engineering</u> Printed Name: Paladin Huckaba		Phone (432) 262-0999 Email phuckaba@maverick-eng.com	
Address 1909 W Wall St Ste K	City Midland	State TX	Zip 79701

Current Zoning: MF-16, LR

Reason for Platting: ownership purposes

Plat Information	Total Acreage: 19.09
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 3	Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

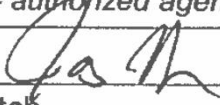
Do you expect to request a development agreement with the City? ☐ Yes ☒ No
If yes, contact the City Engineer at (432) 685-7286

Provisions

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

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

Property Owner (signature):



Date: 10-20-2023

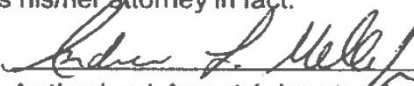
Property Owner (printed): Jason Hatch

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.

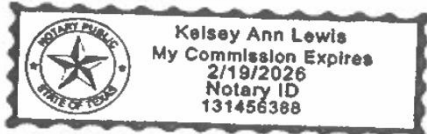
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Andrew L. Mellen, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or is authorized by Redeemer Church of Midland 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 20th day of October, 2023, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

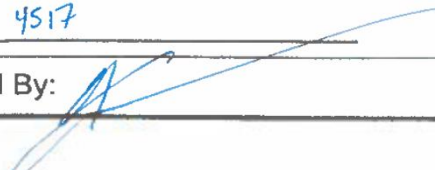
☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☒ Application Fee

☒ 1 Copy of Plat (11x17)

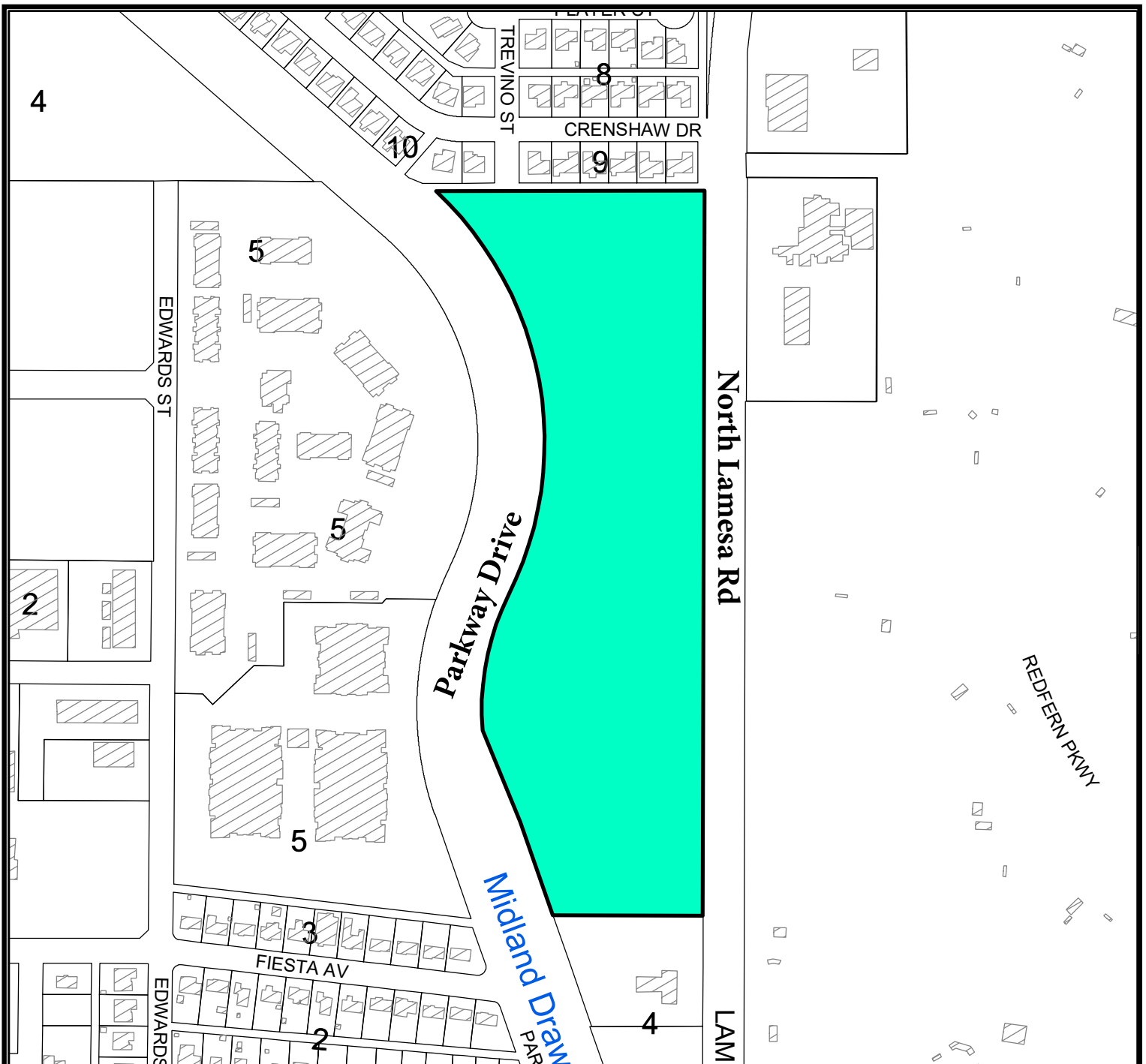
Check # 4517

Received By: 

Date: 10/23/2023

RECEIVED

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



LOCATION MAP

SUB-23-0648

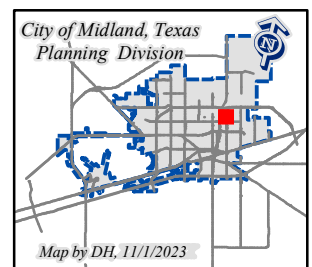
Scale: 1" = 4250'

Proposed Plat of Tanglewood Addition, Section 9 being a Residential Replat of Lots 8 and 9, Block 4, Tanglewood Addition, Section 8, and Lots 6 and 7, Block 4, Tanglewood Addition, Section 4, City and County of Midland, Texas.

Generally located on the west side of North Lamesa Road, approximately 815 feet north of East Wadley Avenue. (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.

