

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

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

**February 22, 2021 - 3:30 PM
Council Chambers – City Hall**



Notice is hereby given that a public meeting will be held by the Planning and Zoning Commission of the City of Midland, in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, and via videoconference using the following information:

VIDEOCONFERENCE INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84825384573>

Or iPhone one-tap :

US: +13462487799,,84825384573# or +16699006833,,84825384573#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866

Webinar ID: 848 2538 4573

International numbers available: <https://us02web.zoom.us/j/84825384573>

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

February 1, 2021.

3. Consider a proposed Correction Plat of Legacy Addition, Section 10, being a plat of a 44.68-acre tract of land located in Section 38, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of McPherson Lane, approximately 141-feet west of Bunker Hill Road. Council District 4) (DEVELOPMENT SERVICES)
4. Consider a reinstatement of an approved Preliminary Plat of Gardens Addition, Section 9, being a residential re-plat of the south half of Block 23, Gardens Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Ward Street and W. Ohio Avenue. Council District 3) (DEVELOPMENT SERVICES)
5. Consider a proposed Final Plat of Gardens Addition, Section 9, being a residential re-plat of the south half of Block 23, Gardens Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Ward Street and W. Ohio Avenue. Council District 3) (DEVELOPMENT SERVICES)
6. Consider a proposed Preliminary Plat of Northwestern Addition, Section 17, being a plat of a 3.50-acre tract of land located in the northeast part of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Cardinal Lane, approximately 2,406 – feet east of N. Midland Drive. Council District 1) (DEVELOPMENT SERVICES)
7. Consider a proposed Final Plat of Sheeler Addition, Section 9, being a re-plat of Lots 7 and 8, Block 2, Sheeler Addition, City and County of Midland, Texas. (Generally located on the west side of South K Street, approximately 146-feet north of W. Griffin Avenue. Council District 2) (DEVELOPMENT SERVICES)
8. Consider a proposed Final Plat of Sheeler Addition, Section 10, being a residential re-plat of Lots 17 and 18, Block 2, Sheeler Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of West Griffin Avenue and Fisher Street. Council District 2) (DEVELOPMENT SERVICES)
9. Consider a proposed Final Plat of Hannah Addition, Section 3, being a plat of a 15-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1230, approximately 2,660 feet south of West County Road 120. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
10. Consider a proposed Final Plat of Mayfield Place Addition, Section 8, being a re-plat of Lots 3 and 4, Block 3, Mayfield Place Addition, Section 6, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Midkiff Road and Mockingbird Lane. Council District 1) (DEVELOPMENT SERVICES)
11. Consider a proposed Preliminary Plat of Pando Park Subdivision, being a plat of a 5.39-acre tract of land located in Section 44, Block 38, T-1-S, T&P RR Co. Survey, Midland

County, Texas. (Generally located on the north side of Farm to Market Road 307, approximately 880 feet east of East Interstate 20. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

12. Consider a proposed Preliminary Plat of Petroplex Addition, being a plat of a 10.00-acre tract of land located in Section 18, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 127, approximately 815 feet east of South County Road 1290. Extraterritorial Jurisdiction). (DEVELOPMENT SERVICES)

PUBLIC HEARINGS

MISCELLANEOUS

Cristina Odenborg Burns
Planning Division Manager
Department of Development Services

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



**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
February 1, 2021
Council Chambers – City Hall**

The City Council convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:32 p.m. on February 01, 2021.

Commissioners present: Stacy Grosse, Dianne Williams, Chase Gardaphe, Zachary Deck, Emily Holeva, Adrian Carrasco

Commissioners absent: Karmen Bryant, Reggie Lawrence, Lucy Sisniega

Staff members present: Dalia Salinas, Cristina Odenborg Burns, Elizabeth Shaughnessy, Joseph Marynak, Charles Harrington, Valerie Sherman

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

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

CONSENT ITEMS

Commissioner Williams moved to approve the consent items; seconded by Commissioner Deck.

The motion passed by the following vote:

AYE: Williams, Gardaphe, Deck, Holeva, Grosse, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Bryant, Lawrence, Sisniega

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for January 19, 2021.
3. Consider a proposed Final Plat of Lone Star Trails II, Section 6, being a plat of a 19.77-acre tract of land located in Section 7, Block 38, T-1-S, T&P, R.R. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Rio Place, approximately 330- feet west of Carriage Road. Council District 1)
4. Consider a proposed Final Plat of Arrow Estates being a plat of a 10.71-acre tract of land located in the northeast quarter of Section 28, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1202 and West County Road 142. Extraterritorial Jurisdiction)
5. Consider a proposed Preliminary Plat of North Midkiff Addition, Section 4, being a plat of a 1.01-acre tract of land located in Section 9, Block X, HP Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Happy Trail Drive, approximately 574 feet west of Whitman Drive. Council District 1)
6. Consider a proposed Final Plat of Southern Addition, Section 19, being a residential re-plat of Lot 4, Block 194, Southern Addition, and Lot 3, Block 2, South Park Addition, City and County of Midland, Texas. (Generally located on the east side of South Jefferson Street, approximately 156 feet south of East Florida Avenue. Council District 2)
7. Consider a proposed Preliminary Plat of Truelove Addition being a plat of a 60.57-acre tract of land located in Section 38, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of East Interstate 20, approximately 2,100 feet northeast of Loop 250. Extraterritorial Jurisdiction.)

8. Consider a proposed Final Plat of Westgate Acres Addition, Section 9, being a re-plat of Lot 9A, Block 10, Westgate Acres Addition, Section 8; and Lot 11, Westgate Acres Addition, City and County of Midland, Texas. (Generally located on the east side of North Loop 250 West, approximately 400 feet south of Princeton Avenue. Council District 4)

PUBLIC HEARINGS

9. Hold a public hearing and consider a request by Home Depot U.S.A., Inc. for a zone change from PD, Planned District for a Shopping Center to amended PD, Planned Development District for a Shopping Center on Lot 6, Block 45, Fairmont Park, Section 15, City and County of Midland, Texas. (Generally located on the south side of Henry Koontz Boulevard, approximately 535 feet west of N. Midland Drive. Council District 1)

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

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

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote:

AYE: Williams, Gardaphe, Deck, Holeva, Grosse, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Bryant, Lawrence, Sisniega

MISCELLANEOUS

With no further items or business to come before the Commission, Commissioner Gardaphe adjourned the meeting at 3:39 p.m.

Reggie Lawrence, Chairman

Date

Cristina Odenborg Burns, Planning Division Manager
Department of Development Services

Date



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: February 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Cristina Odenborg Burns, Planning Division Manager

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

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

SF-3, Single Family Dwelling District.

Details of Request:

The applicant, Parkhill, is proposing a correction plat of Legacy Addition, Section 10, to correct some errors in the line table. The original plat of Legacy Addition, Section 10, was approved at the May 4, 2020 Planning and Zoning Commission meeting.

Final Plat Requirements:

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

Departmental Review:

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Impact Fees note has been provided.

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

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

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

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

PRO RATA: None.

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

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

EASEMENTS: Okay as shown.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

FIRE: (Approved)

No additional comments.

TRANSPORTATION: (Approved with Conditions)

STREET NAME AND TRAFFIC CONTROL SIGN FEE – Estimated fee due at Final Plat submittal = 5 new intersections created at \$500/intersection = \$2,500. Fee shall be adjusted based on number of intersections if Final Plat is phased.

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

No objections to plat.

CODE COMPLIANCE: (Approved)

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

PLANNING:

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

Conditions:

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

Attachments:

Proposed Final Plat
Maps
Application



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Correction Plat Legacy Addition Section 10**Legal Description (attached sealed Metes and Bounds):** Being 44.68 Ac. Located in Section 38, Block 40, T-1-S, T&P RR CO. Survey, City and County of Midland, Texas**Property Owner**Printed Name: D.R. Horton - Texas, LTD.

Phone (817) 230-0800

Email

Address

6751 N. Freeway

City

Fort Worth

State

TX

Zip

76131**Developer (if different than Owner)**

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)Firm: Parkhill, Smith, & CooperPrinted Name: Josh Wallender (PSC Job # 01.9675.17 - 1PLT)

Phone (432) 697-1447

Email

jwallender@team-psc.com

Address

1700 West Wall, Suite 100

City

Midland

State

Texas

Zip

79701**Current Zoning:** 1F3**Reason for Platting:** Owner Wishes to pursue building permits**Plat Information**Total Acreage: 44.68Type: ☒ Single-Family Residential☐ Multi-Family Residential☐ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Residential Lots: 133

Number of Multi-Family Dwelling Units:

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

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

Mylar Reproductions

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

- ☐ Applicant would like a reproduction made for their records
☒ Applicant does not want a reproduction/will make their own **2 EXTRA PROVIDED**

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

[Signature]

Date:

Property Owner (printed):

Assistant Vice President

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.

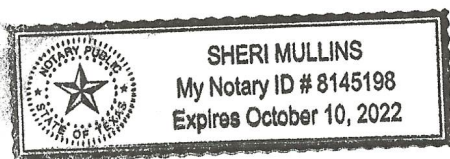
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 3 day of February, 2021, to certify which witness my hand and seal of office.



[Signature]

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

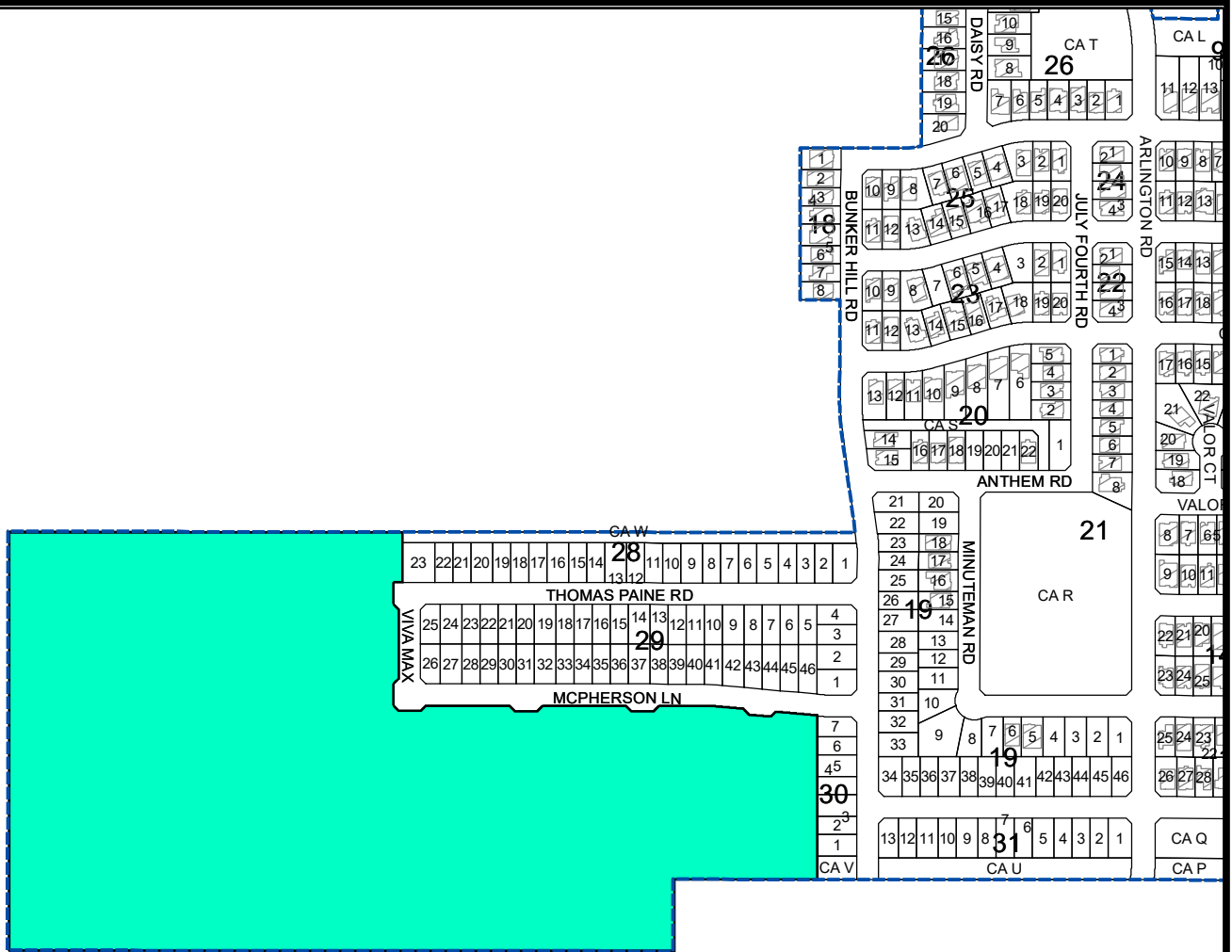
FOR OFFICE USE ONLY

- | | | |
|---|---|--|
| ☐ Property Owner Authorization | ☐ 1 Copy of Dimensioned Plat | ☐ Plat in Digital Format (PDF/JPEG) |
| ☐ Mylar | ☐ 1 Copy of Plat (11x17) | ☐ Public Improvements |
| ☐ Application Fee | ☐ Title Opinion | ☐ Recording Fee |
| Check # _____ | ☐ Tax Certificates | Check # _____ |

Received By:

Date:

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



LOCATION MAP

P-21-1026

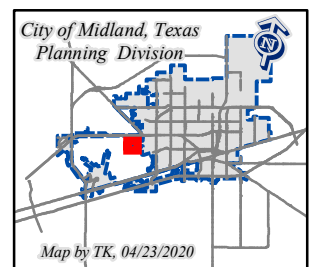
Scale: 1" = 250'

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

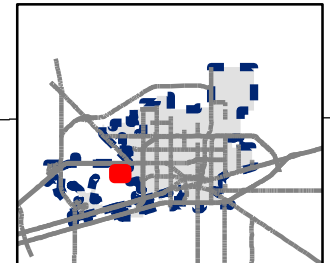
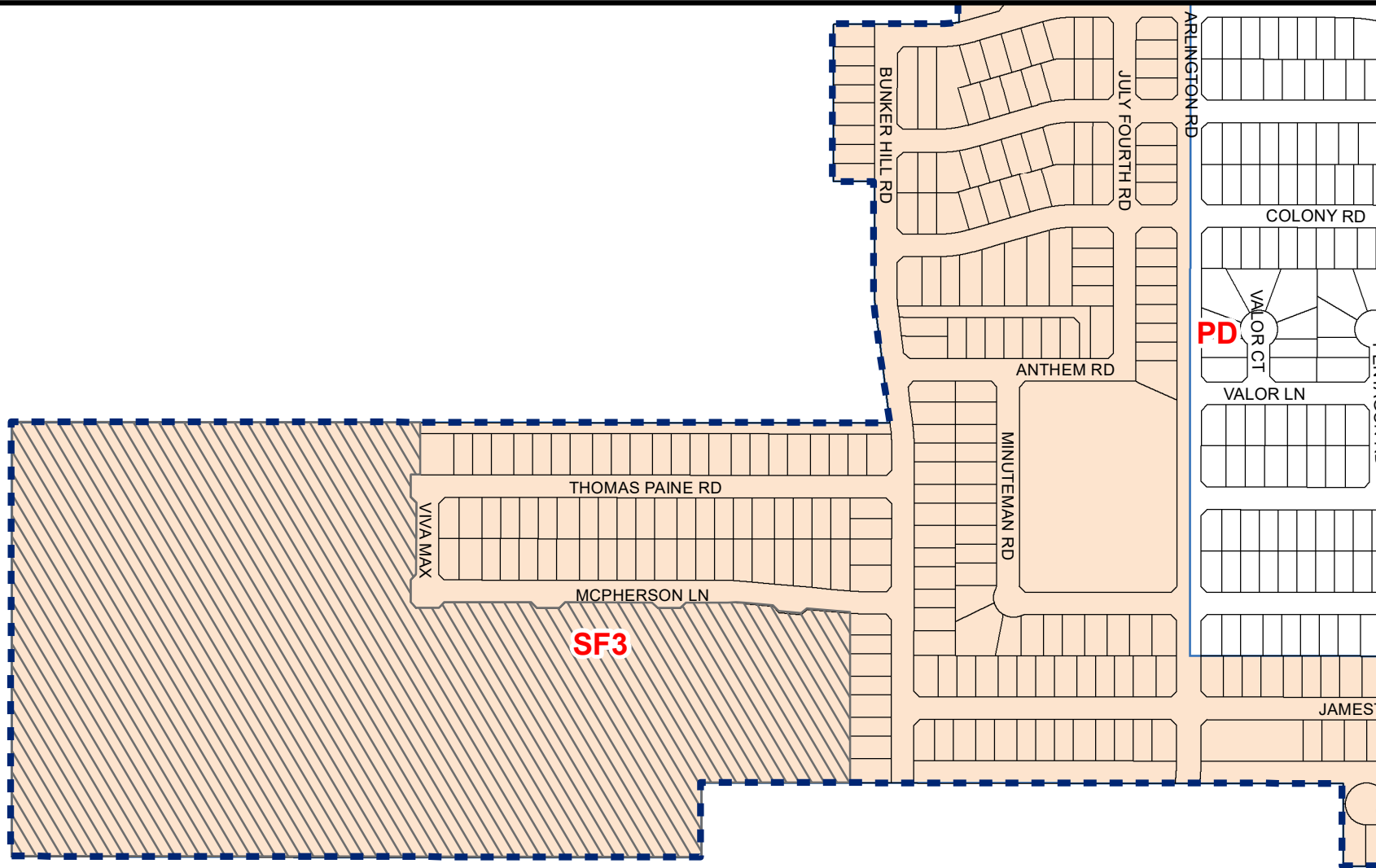
Generally located on the south side of McPherson Lane, approximately 141-feet west of Bunker Hill Road. (Council District 4)

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 Odenborg Burns

MEETING DATE: February 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Elizabeth Shaughnessy, Senior Planner

SUBJECT: Consider a reinstatement of an approved Preliminary Plat of Gardens Addition, Section 9, being a residential Re-Plat of the south half of Block 23, Gardens Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Ward Street and W. Ohio Avenue. Council District 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant's property is located at 2900, 2906 and 2908 W. Ohio Avenue. The applicant, Schumann Engineering Co. Inc., is seeking to replat the property into one (1) lot for a future development of a family transitional housing operated by Family Promise of Midland.

- Per Section 11-2-7-(A)-(3)-(a)-(1), any properties zoned for a residential use to not more than two residential units per lot during the preceding five years are considered to be residential replat.
- As this property was rezoned from 2F, Two Family Dwelling District to MF-16, Multiple Family Dwelling District on September 25, 2018, a public hearing is required.

Current Zoning:

MF-16, Multiple Family Dwelling District.

The Preliminary Plat attached hereto has been circulated to all City departments for review.

Departmental Review:

ENGINEERING: (Approved with Conditions)

INCLUDE THE FOLLOWING NOTE REGARDING IMPACT FEES ON PLAT FACE: Initial Impact Fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the permitting process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.

ROW: Okay as shown.

PAVING: Existing paving on W. Ohio okay, no public paving improvements required.

WATER: Existing 8" water in Ohio, no public water improvements required.

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

PRO RATA: None.

SEWER: Existing sewer in Ward and alley north of lots, no public sewer improvements required.

DRAINAGE: Drainage study approved 11.14.2019 for platting purposes.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

No objections to plat.

CODE ADMINISTRATION: (Approved)

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

CODE COMPLIANCE: (Approved)

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

FIRE: (Approved)

No comments.

SURVEYOR: (Approved)

Show state plane coordinates on two corners of subdivision.

PLANNING:

The lot number should be 7A.

Provide two northings and eastings and a point of beginning.

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

Staff recommends approval of the preliminary plat of Gardens Addition, Section 9, subject to conditions A and B.

Conditions:

A. That the technical items listed above are addressed.

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

Attachments:

Proposed Preliminary Plat
Application
Maps

BEING A RE-PLAT OF THE SOUTH HALF
OF BLOCK 23, GARDENS ADDITION,
CITY AND COUNTY OF MIDLAND, TEXAS.

COUNTY OF MIDLAND

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, FAMILY PROMISE OF MIDLAND TX INC., THOMAS MILLER, EXECUTIVE DIRECTOR.

MIDLAND COUNTY, TEXAS

WESTERN PARK PLAZA

COUNTRY CLUB DR

WARD ST

W. CUTHBERT AVE

STOREY AVE

ANDREWS HWY

LANHAM

ANGILEE

MOSFORD

W. KANSAS AVE

LOUISIANA AVE

MICHIGAN AVE

OHIO AVE

W. ILLINOIS AVE

KESSLER

SUNBELT

SECORD

PLAZA

E. CIRCULA

MITCHELL

TRUMAN

W. LOOP

MARIPOSA

BARKLEY AVE

POWELL ST

CRESTVIEW RD

KESSLER

THOMAS AVE

PEACH

ANDRIEFF AVE

3300 AVE

3200 AVE

3100 AVE

3000 AVE

2900 AVE

2800 AVE

2700 AVE

2600 AVE

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The logo for Schumann Engineering Co. features a stylized 'SE' monogram in blue and grey. To the right of the monogram, the company name 'SCHUMANN' is written in a large, dark blue serif font, with 'ENGINEERING CO.' in a smaller, dark blue serif font below it. Underneath the company name is a horizontal line, followed by the tagline 'A LATERAL LAND COMPANY' in a smaller, dark blue serif font. Below this, the text 'CIVIL ENGINEERING - LAND SURVEYING' is written in a dark blue serif font. Further down, 'TEXAS FIRM No. P1180 - TEXAS FIRM No. 10149500' is displayed in a dark blue serif font. At the bottom left, the address '800 N. MARSHFIELD STREET SUITE 100 MIDLAND, TEXAS 79701' is listed in a dark blue serif font. At the bottom right, the phone numbers 'Office (432) 684-5548 Fax (432) 684-6973' are provided in a dark blue serif font.

PACKET
Page 4.18
February 22, 2021

THE GARDENS ADDITION, SECTION 9

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

FAMILY PROMISE OF MIDLAND TX INC.
THOMAS MILLER, EXECUTIVE DIRECTOR
3500 NORTH "A" STREET SUITE 1400
MIDLAND, TEXAS 79705
(432) 688-7710

SIGNED: GRANDE COMMUNICATIONS

ATTEST: _____
SECRETARY CRISTINA ODENBORG

RJ DAUM
RPLS 4826

				DRAWN BY: CAK	DATE: 07/30/2018
				CHECKED BY: RJD	DRAWING NO.: 76290TM
NO.	DATE	DESCRIPTION	BY	JOB NO. 76,290	SHEET 1 OF 1



Preliminary Plat Application

Project Number:

SUB-18-0109

Case Number:

19-0752

Proposed Subdivision Plat Name: THE GARDENS ADDITION SECTION 9**Legal Description (attached sealed Metes and Bounds):** Being a Re-plat of the South half of Block 23, Gardens Addition, an Addition to the City and County of Midland, Texas

Property Owner Family Promise of Midland TX Inc. Printed Name: Thomas Miller, Executive Director	Phone (432) 688-7710 Email () tmiller@familypromiseofmidland.com		
Address 3500 North "A" Suite 1400	City Midland	State TX	Zip 79705

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

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

Current Zoning: _____**Reason for Platting:** To consolidate all properties to develop family transitional housing

Plat Information	Total Acreage: 2.014 Acres
Type: ☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Residential Lots: 1	Number of Multi-Family Dwelling Units: 6

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'

CITY OF MIDLAND
PLANNING DIVISION OFFICE
DEC 11 2019**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

RECEIVED

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):

Thomas J. Miller

Date:

12-11-19

Property Owner (printed):

Thomas J. Miller

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

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

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

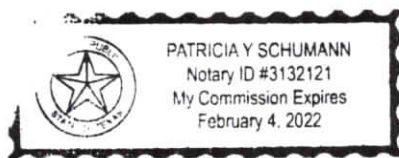
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared *Cynthia Ann Klatt* who, being by me duly sworn, upon oath says: That (s)he is authorized by *Thomas Miller*, 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.

Cynthia Ann Klatt

Authorized Agent (signature)

Subscribed and sworn to before me, this *11TH* day of *December*, 20 *19*, to certify which witness my hand and seal of office.



Patricia Y. Schumann

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 #

1307

Received By:

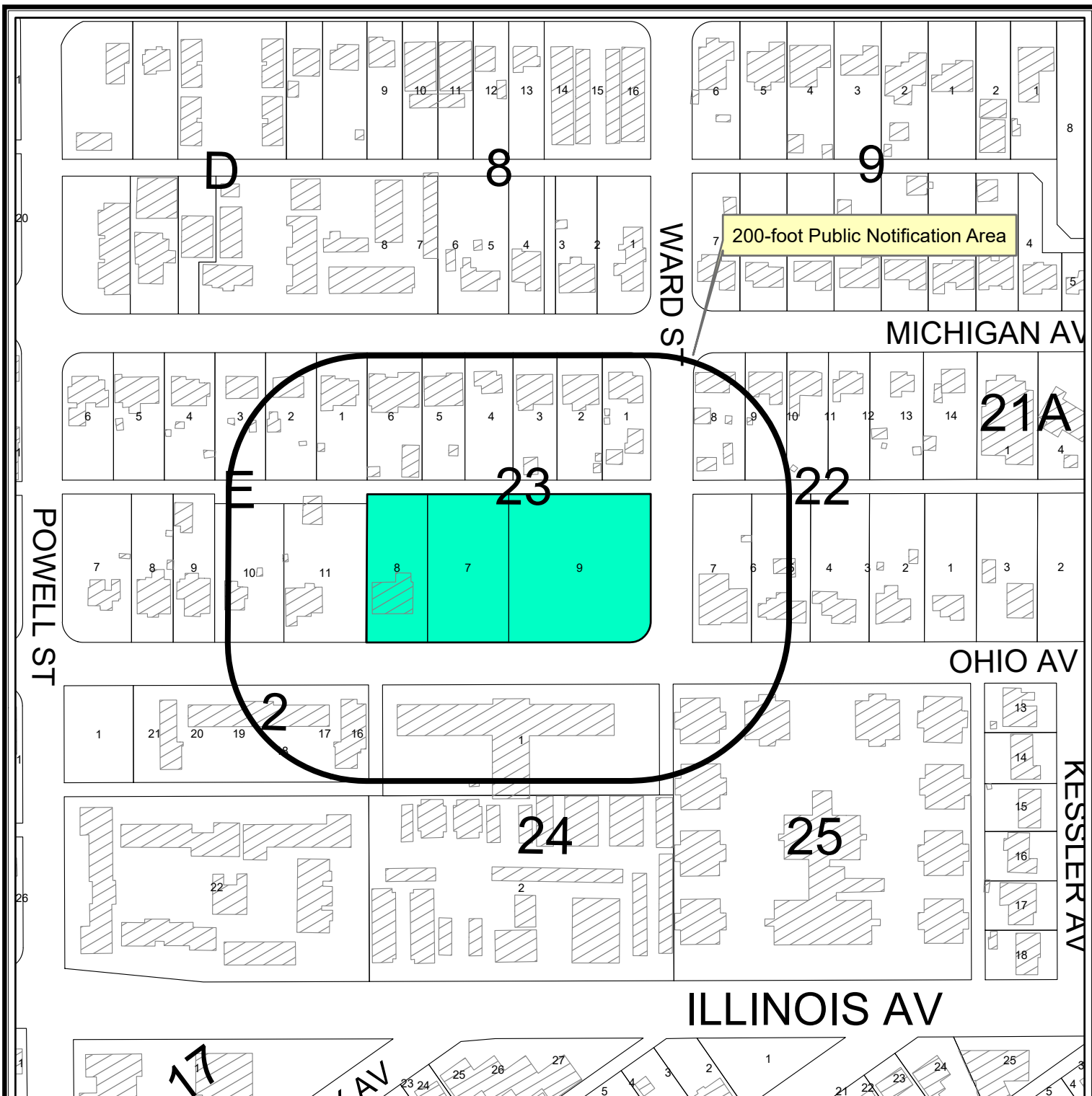
ES

Date:

RECEIVED

DEC 11 2019

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



LOCATION MAP

SUB-18-0109

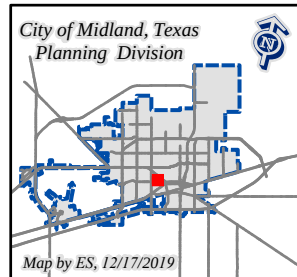
Scale: 1" = 200'

Consider a proposed plat of Garden Addition, Section 9, being a residential replat of the south half of Block 23, Gardens Addition, City and County of Midland, Texas.

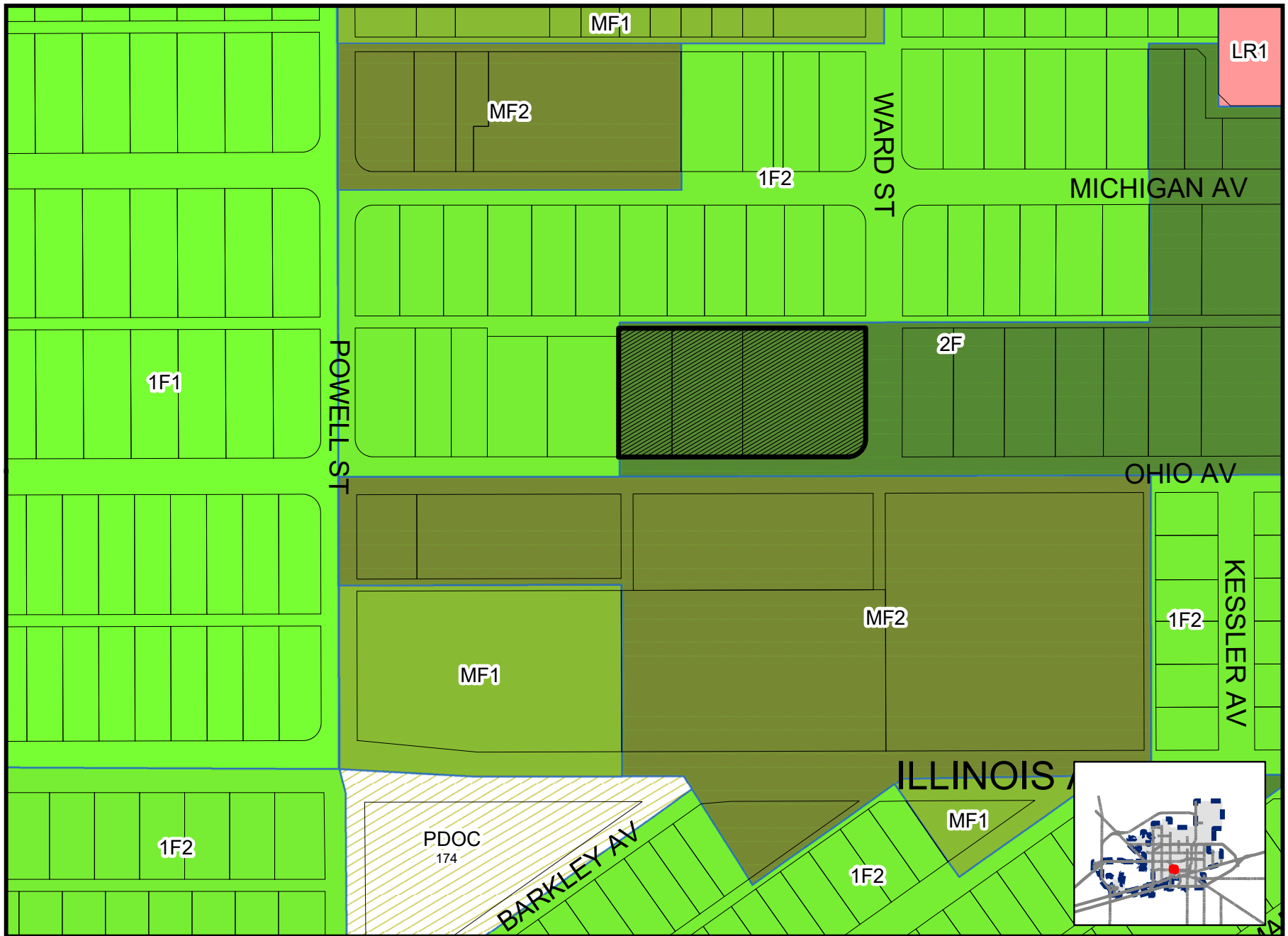
Generally located on the northwest corner of the intersection of Ward Street and W. Ohio Street. (Council District 3),

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: February 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Elizabeth Shaughnessy, Senior Planner

SUBJECT: Consider a proposed Final Plat of Gardens Addition, Section 9, being a residential re-plat of the south half of Block 23, Gardens Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Ward Street and W. Ohio Avenue. Council District 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

MF-16, Multiple Family Dwelling District.

Preliminary Plat Approval:

The applicant's property is located at 2900, 2906 and 2908 W. Ohio Avenue. The applicant, Schumann Engineering Co. Inc., is seeking to replat the property into one (1) lot for the future development of family transitional housing operated by Family Promise of Midland. The Preliminary Plat was approved at the January 06, 2020 Planning and Zoning Commission Meeting.

Final Plat Requirements:

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

Departmental Review:

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

Below are the departments' comments.

Engineering: Approved

IMPACT FEES: Impact fee statement okay as shown.

ROW: Okay as shown.

PAVING: Existing paving on W. Ohio okay, no public paving improvements required.

WATER: Existing 8" water in Ohio, no public water improvements required.

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

PRO RATA: None.

SEWER: Existing sewer in Ward and alley north of lots, no public sewer improvements required.

DRAINAGE: Drainage study approved 11.14.2019 for platting purposes.

EASEMENTS: Okay as shown.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

Transportation: Approved with 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.

No objections to plat.

Fire: Approved

No additional comments.

Oil and Gas: Approved

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

Code Administration: Approved

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

Planning: Approved

All of the department's comments have been satisfied.

Staff recommends approval of the Final Plat of Garden Addition, Section 9, 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

GARDENS ADDITION
SECTION 9

BEING A RE-PLAT OF THE SOUTH HALF
OF BLOCK 23, GARDENS ADDITION,
CITY AND COUNTY OF MIDLAND, TEXAS.

STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, WE ARE THE RECORD OWNER OF A TRACT OF LAND SITUATED IN THE GARDENS ADDITION, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS THE GARDENS ADDITION SECTION 9, AN ADDITION TO THE CITY OF MIDLAND, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

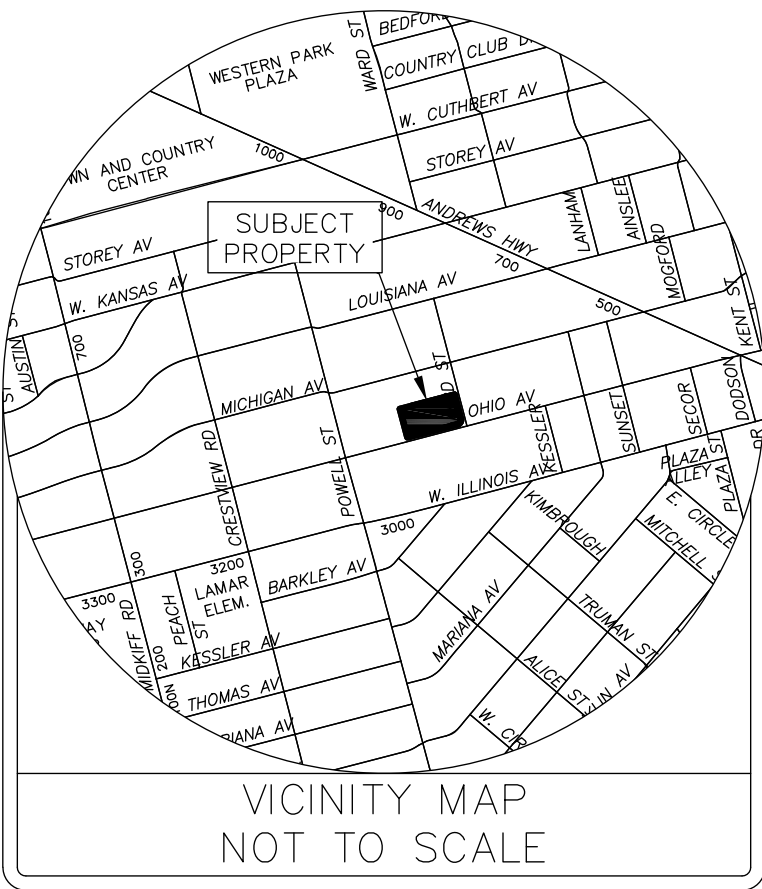
WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF _____, 20 ____ .

FAMILY PROMISE OF MIDLAND TX INC.
THOMAS MILLER, EXECUTIVE DIRECTOR

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20 ____ , FAMILY PROMISE OF MIDLAND TX INC., THOMAS MILLER, EXECUTIVE DIRECTOR.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS



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



SCHUMANN
ENGINEERING CO.
A LATERAL LAND COMPANY

CIVIL ENGINEERING - LAND SURVEYING
TEXAS FIRM No. P1880 - TEXAS FIRM No. 10148500

800 N. WARRENFIELD STREET
SUITE 100
MIDLAND, TEXAS 79701

Office (432) 684-5548

THE GARDENS ADDITION, SECTION 9

THE GARDENS ADDITION , SECTION 9



Final Plat Application

Project Number: SUB-18-0109
Case Number: P-21-1009

Proposed Subdivision Plat Name: The Gardens Addition Section 9

Legal Description (attached sealed Metes and Bounds): Being a re-plat of the South half of Block 23, Gardens addition, City and County of Midland, Texas.

Property Owner

Printed Name: Family Promise

Phone (432)688-7710

Email
tmiller@familypromiseofmidland.com

Address 3500 North A Street, Suite 1400

City Midland

State TX

Zip 79705

Developer (if different than
Owner) Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Printed Name: Eduardo L. Aleman

Phone (432) 684-5548

Email
ealeman@schumannonline.net

Address 800 N. Mariefeld Suite 100

City Midland

State TX

Zip 79701

Current Zoning:

Reason for Platting: Consolidating adjacent properties to develop additional family transitional housing.

Plat Information

Total Acreage: 2.014

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 3

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

RECEIVED
JAN 25 2021

BY:

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Thomas J. Miller

Date: 1-22-21

Property Owner (printed): Thomas J. Miller

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.

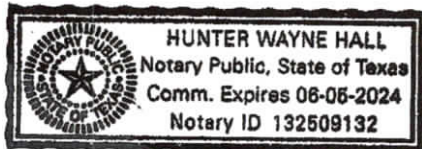
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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

Eduardo Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 21st day of January, 2021, 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 missing

☒ 1 Copy of Plat (11x17)

☐ Public Improvements

☐ Application Fee

☒ Title Opinion

☒ Recording Fee

Check # 1556

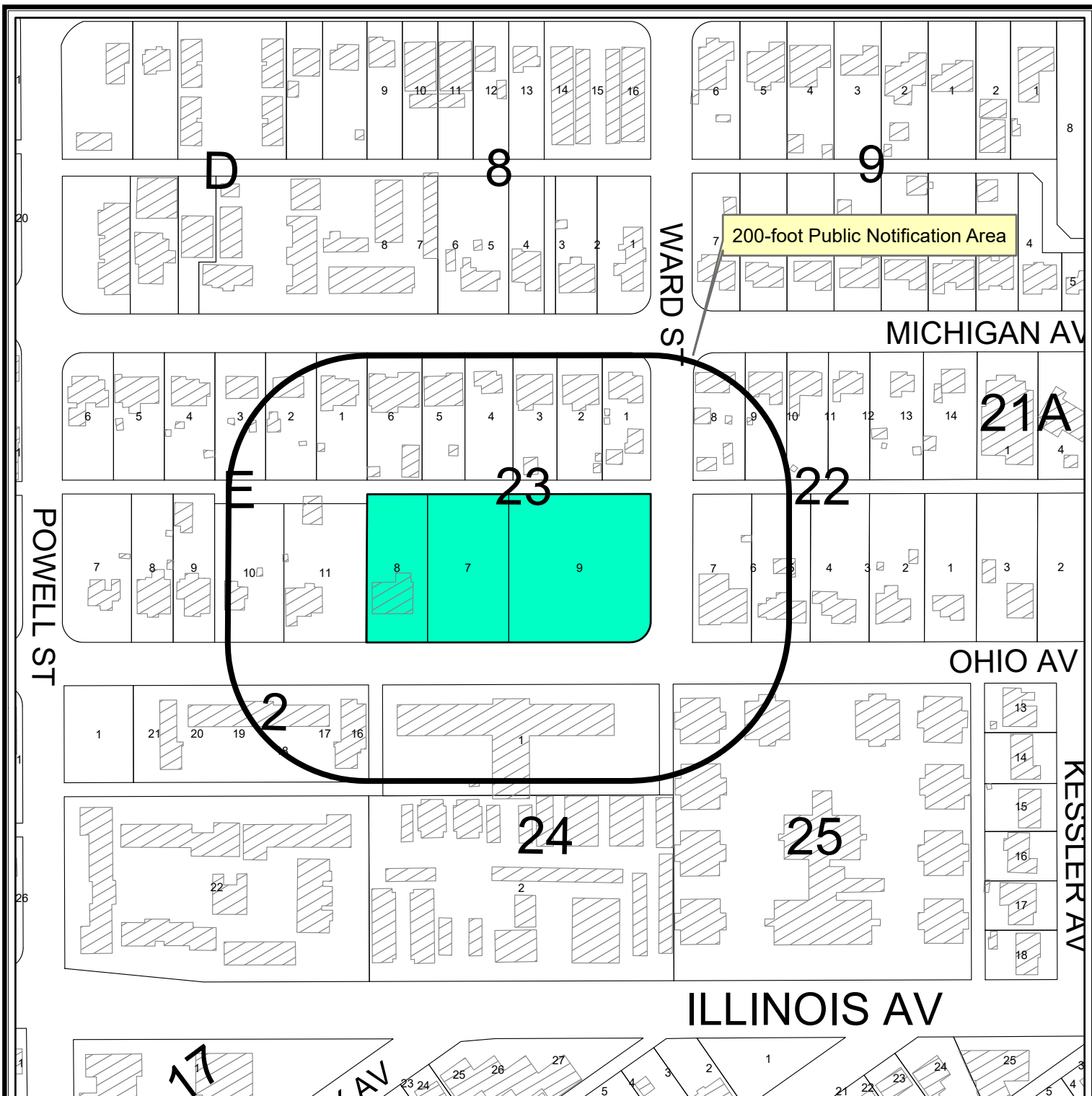
☐ Tax Certificates

Check # 1555

Received By: [Signature]

Date:

JAN 25 2021



LOCATION MAP

SUB-18-0109

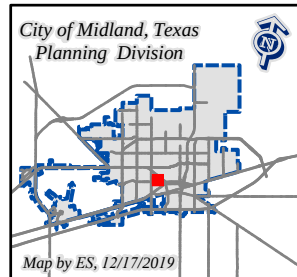
Scale: 1" = 200'

Consider a proposed plat of Garden Addition, Section 9, being a residential replat of the south half of Block 23, Gardens Addition, City and County of Midland, Texas.

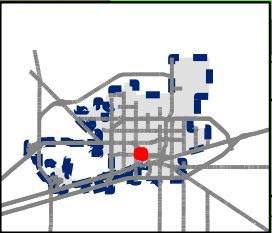
Generally located on the northwest corner of the intersection of Ward Street and W. Ohio Street. (Council District 3),

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Planning and Zoning Commission

Approved for
Agenda:
Cristina Odenborg Burns

MEETING DATE: February 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Elizabeth Shaughnessy, Senior Planner

SUBJECT: Consider a proposed Preliminary Plat of Northwestern Addition, Section 17, being a plat of a 3.50-acre tract of land located in the northeast part of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas (Generally located on the north side of Cardinal Lane, approximately 2,406 – feet east of N. Midland Drive. Council District 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The property owner, Drew Scott, is proposing to plat a 3.50-acre tract of land located in the northeast part of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas, into one (1) lot for ownership purposes.

Current Zoning:

AE, Agricultural Estate District.

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

Departmental Review:

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Impact Fee statement okay as shown.

ROW: ROW okay as shown.

PAVING: Cardinal Lane is not paved to City of Midland Standards. Pave Cardinal according to City Standards along the platted frontage or request a deferral.

WATER: Water existing in Cardinal Lane. No public water improvements required.

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

PRO RATA: PID Phase 1. Fee required is \$13.00 per linear foot of property frontage. Pro-rata has been paid in full.

SEWER: No sewer existing. install Wastewater line according to City Standards along the platted frontage or request a deferral.

DRAINAGE: Drainage report received and under review.

EASEMENTS: Show existing and proposed.

SIDEWALKS: required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

No objections to plat.

FIRE: (Approved)

No objections to Plat

All future development is required to meet the IFC 2015 ed as well as all locally adopted ordinances.

CODE COMPLIANCE: (Approved)

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

BUILDING CODE: (Approved)

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

floodplain requirements if necessary.

SURVEYOR: (Approved)

No comments.

HEALTH:

Yes, the health department will review application from the 1 proposed lot of Northwestern Addition, Section 17, PLAT OF A 3.5 ACRE TRACT OF LAND OUT OF WEST HALF OF A 7 ACRE TRACT OUT OF THE NE/4 OF SECTION 5, BLOCK X, H.P. HILLIARD SURVEY, CITY OF MIDLAND, MIDLAND COUNTY TEXAS the lot is 3.5 acre property owner must contact the CRMWD pipeline to get the setback to their lines before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

Colorado River Municipal Water District:

Please refer to the letter provided by Kevin W. Krueger, PE.

PLANNING:

All department's comments must be addressed as a condition of final plat approval.

Staff recommends approval of the preliminary plat of Northwestern Addition, Section 17, subject to conditions A through C.

Conditions:

- A. That the required public improvements are adequately met.
- B. That a drainage study is approved.
- C. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Preliminary Plat
Application
Map



Preliminary Plat Application

Project Number:

SUB-20-0385

Case Number:

P-21-1008

Proposed Subdivision Plat Name: Northwestern Addition, Section 17**Legal Description (attached sealed Metes and Bounds):** Being a 3.50 Acre Tract of Land out of the Northeast Quarter of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas**Property Owner**

Printed Name: Drew Scott

Phone ()
Email

Address 5616 Drexel Courty

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: Maverick Engineering

Printed Name: Paladin Huckaba

Phone (432) 262.0999
Email

Address 1909 W Wall St Ste K

City Midland

State TX

Zip 79701

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

Total Acreage:

3.50

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

Number of Lots: 1

Number of Multi-Family Dwelling Units:

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

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

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

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

Provisions

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

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

Property Owner (signature):

Date:

Property Owner (printed) : Drew Scott

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Andrew L Mellen
Authorized Agent (signature)

Subscribed and sworn to before me, this 19th day of January, 20 21, to certify which witness my hand and seal of office.



Kelsey Ann Stine
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 # 3343

Received By: Kelsey Ann Stine

Date:

RECEIVED
JAN 22 2021

BY:

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



LOCATION MAP

SUB-20-0385

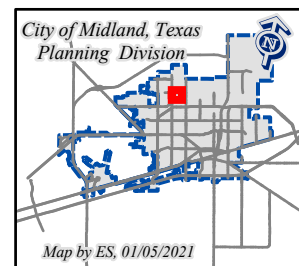
Scale: 1" = 250'

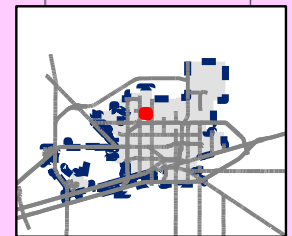
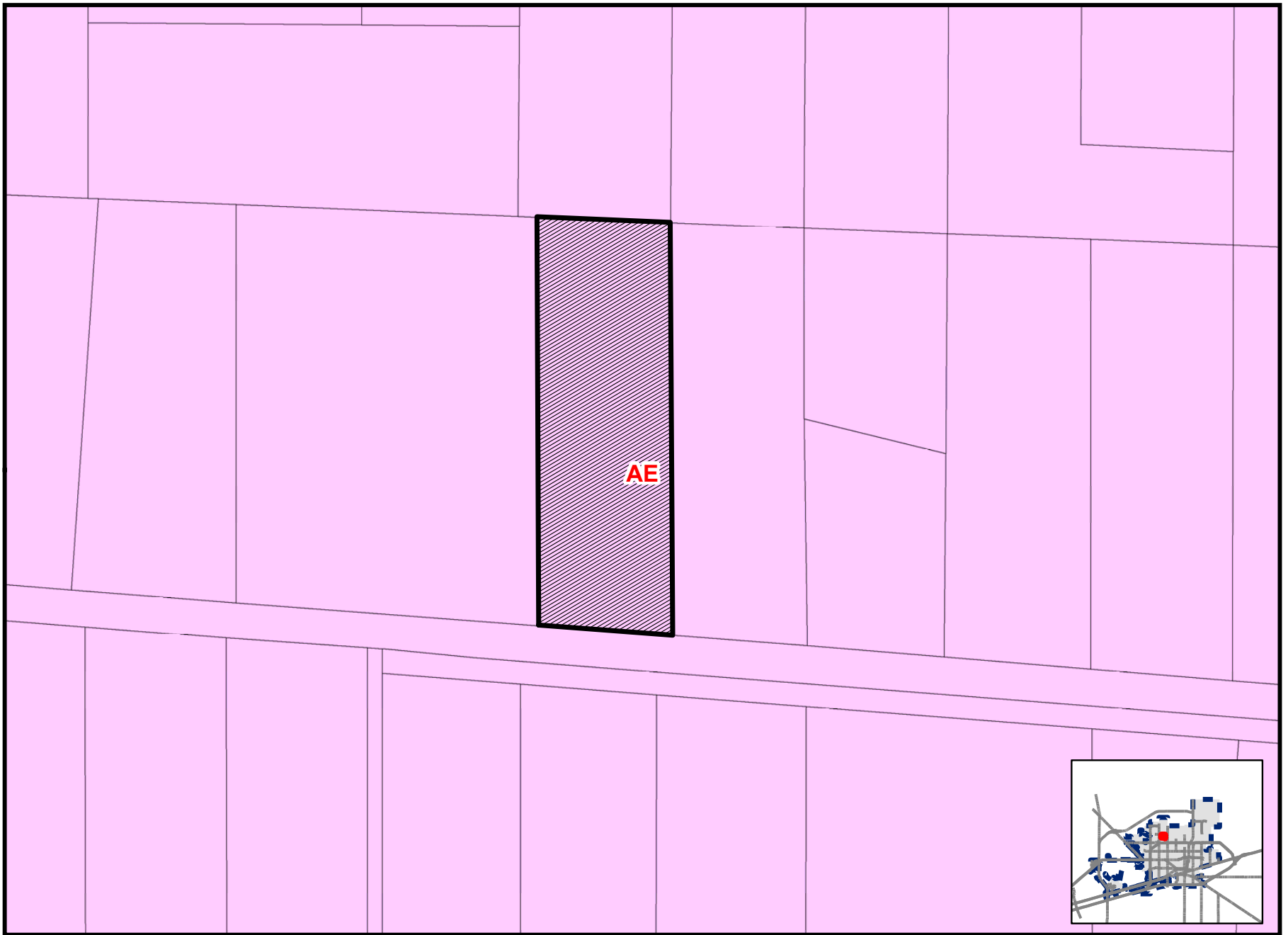
Proposed Plat of Northwestern Addition, Section 17, being a plat of a 3.50 acre tract of land, located in the northeast part of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas.

Generally located on the north side of Cardinal Lane, approximately 2,406 – feet east of N. Midland Drive. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS







Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: February 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Valerie A. Sherman, Senior Planner

SUBJECT: Consider a proposed Final Plat of Sheeler Addition, Section 9, being a re-plat of Lots 7 and 8, Block 2, Sheeler Addition, City and County of Midland, Texas. (Generally located on the west side of South K Street, approximately 146-feet north of W. Griffin Avenue. Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

MH, Manufactured Housing District.

Preliminary Plat Approval:

The applicant, Schuman Engineering Co., Inc., is proposing to re-plat Lots 7 and 8, Block 2, Sheeler Addition, City and County of Midland, Texas, to reconfigure the lots. The preliminary plat was approved at the May 18, 2020 Planning and Zoning Commission meeting.

Final Plat Requirements:

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

Departmental Review:

The proposed Final Plat of Sheeler Addition, Section 9, has been circulated to all City departments for their review. The comments are below.

Engineering: (Approved)

IMPACT FEES: Impact Fee statement okay as shown.

ROW: ROW okay as shown.

PAVING: South K Street paved to city standards. No public paving improvements required.

WATER: 6" water existing in South K Street. No public water improvements required.

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

PRO RATA: None.

SEWER: 6" wastewater existing in South K Street. No public wastewater improvements required.

DRAINAGE: No drainage report required.

EASEMENTS: Easements are okay as shown.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

No objections to plat.

Fire: (Approved)

No additional comments.

Code Compliance: (Approved)

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

Building: (Approved)

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

Planning: (Approved with Conditions)

All department's comments must be addressed as a condition of Final Plat approval.

Staff recommends approval of the Final Plat of Sheeler Addition, Section 9, 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
Map

SHEELER ADDITION
SECTION 9

BEING A REPLAT OF LOTS 7 AND 8, BLOCK 2,
SHEELER ADDITION,
AN ADDITION TO THE CITY AND COUNTY OF
MIDLAND, TEXAS

STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, WE ARE THE RECORD OWNER OF A TRACT OF LAND SITUATED IN THE SHEELER ADDITION, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SHEELER ADDITION SECTION 9, AN ADDITION TO THE CITY OF MIDLAND, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

ELDA MAE EGGLESTON ALLEN

MALLIE EDITH EGGLESTON WEEKS
POA HARLEY DALE WEEKS

HARLEY D. WEEKS

LUTHER DON WEEKS

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____, ELDA MAE EGGLESTON ALLEN.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____, HARLEY D. WEEKS.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____, MALLIE EDITH EGGLESTON WEEKS.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____, LUTHER DON WEEKS.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

OWNER:

ELDA ALLEN
P. O. BOX 3692
MIDLAND, TX 79702
(432) 631-6020
eldaallen5@gmail.com

OWNER:

M. EDITH E. WEEKS
HARLEY D. WEEKS
LUTHER DON WEEKS
1308 S. K STREET
MIDLAND, TX 79702

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 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.
- BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 0.70 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN TWO TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

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



SCHUMANN
ENGINEERING CO.
A LATERAL LAND COMPANY

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

800 N. MARINEFELD STREET
SUITE 100
MIDLAND, TEXAS 79701

Office (432) 684-5548

SHEELER ADDITION, SECTION 9

SHEELER ADDITION, SECTION 9



Final Plat Application

Project Number:

SUB-20-0309

Case Number:

P-21-1013

Proposed Subdivision Plat Name: **Sheeler Addition, Section 9**

Legal Description (attached sealed Metes and Bounds): **Being a Re-plat of lots 7 & 8, Block 2, Sheeler Addition, an Addition to the City and County of Midland, Texas. .**

Property Owner

Printed Name: **Elda Allen, M. Edith E. Meeks, Harley D. Meeks & Luther Don Meeks**

Phone **(432) 631-6020**

Email **eldaallen5@gmail.com**

Address **P.O. Box 3692
1308 S. K Street**

City **Midland**

State **TX**

Zip **79702**

Developer (if different than Owner) Printed Name:

Phone ()
Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2) Firm: **Schumann Engineering Co., Inc.**
Printed Name: **Eduardo L. Aleman**

Phone **(432) 684-5548**

Email **ealeman@schumannonline.net**

Address **800 N. Marienfeld Suite 100**

City **Midland**

State **TX**

Zip **79701**

Current Zoning:

Reason for Platting: **To change configuration of Lots.**

Plat Information

Total Acreage: **.70**

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)
- 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): X Harley D. MeeksDate: 1-27-21Property Owner (printed): Harley Dale Meeks

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.

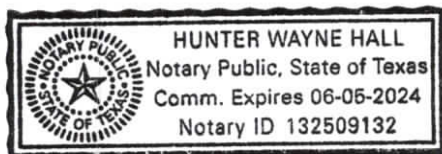
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Harley D. Meeks 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.

Ed Aleman
 Authorized Agent (signature)

Subscribed and sworn to before me, this 27 day of January, 2021, 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)	☐ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>1557</u>	☒ Tax Certificates	Check # <u>1557</u>

Received By: JS

Date:

RECEIVED
 JAN 27 2021

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): X Harley D Meeks POA Edah Make

Date: 1-27-21

Property Owner (printed): Harley D Meeks

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.

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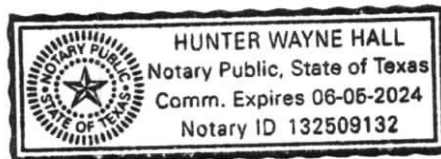
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Harley D. Meeks, 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.

Ed Aleman
 Authorized Agent (signature)

Subscribed and sworn to before me, this 27 day of January, 2021, to certify which witness my hand and seal of office.



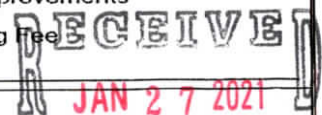
HWH
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

- | | | |
|---|---|--|
| ☐ Property Owner Authorization | ☐ 1 Copy of Dimensioned Plat | ☐ Plat in Digital Format (PDF/JPEG) |
| ☐ Mylar | ☐ 1 Copy of Plat (11x17) | ☐ Public Improvements |
| ☐ Application Fee | ☐ Title Opinion | ☐ Recording Fee |
| Check # _____ | ☐ Tax Certificates | Check # _____ |

Received By: _____

Date: _____



BY: _____

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

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

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

Property Owner (signature): X ID MECKS Date: 1-27-21

Property Owner (printed): DON MECKS

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.

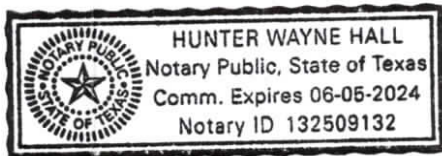
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ed Atkman
Authorized Agent (signature)

Subscribed and sworn to before me, this 27th day of January, 2021, 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)	☐ Public Improvements
☐ Application Fee	☐ Title Opinion	☐ Recording Fee
Check # _____	☐ Tax Certificates	Check # _____
Received By: _____	Date: <u>JAN 27 2021</u>	

BY:

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

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

Signature (by property owner only – authorized agent must sign affidavit below)Property Owner (signature): Elda Allen Elda Eggkeston AllenDate: 1-27-21Property Owner (printed): Elda Allen Elda Eggkeston Allen

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.

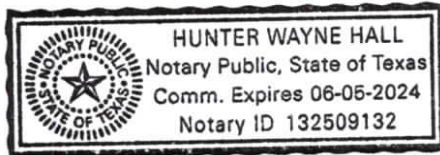
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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 Elda Allen, 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.

Edelman
 Authorized Agent (signature)

Subscribed and sworn to before me, this 27 day of January, 2021, to certify which witness my hand and seal of office.



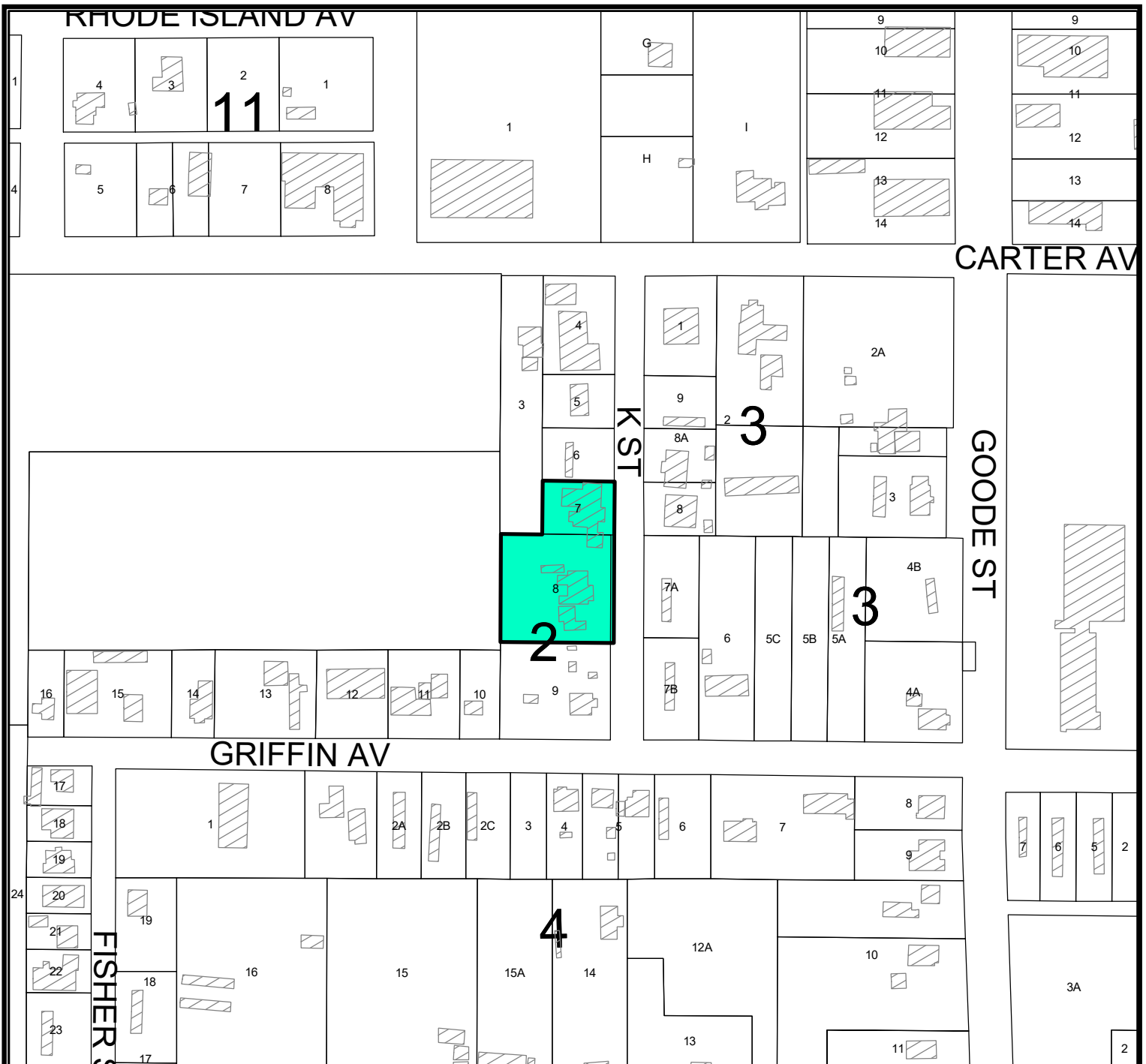
H. H.
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☐ Property Owner Authorization	☐ 1 Copy of Dimensioned Plat	☐ Plat in Digital Format (PDF/JPEG)
☐ Mylar	☐ 1 Copy of Plat (11x17)	☐ Public Improvements
☐ Application Fee	☐ Title Opinion	☐ Recording Fee
Check # _____	☐ Tax Certificates	Check # _____
Received By: _____	Date: _____	

RECEIVED
JAN 27 2021

BY:



LOCATION MAP

SUB-20-0309

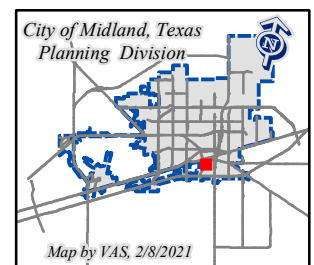
Scale: 1" = 200'

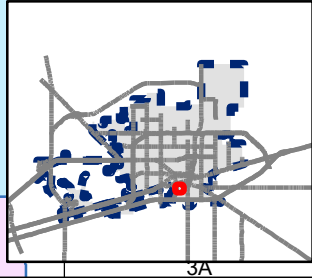
Proposed plat of Sheeler Addition, Section 9, being a re-plat of Lots 7 and 8, Block 2, Sheeler Addition, City and County of Midland, Texas.

Generally located on the west side of South K Street, approximately 146-feet north of W. Griffin Avenue.
(Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS







Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: February 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Valerie A. Sherman, Senior Planner

SUBJECT: Consider a proposed Final Plat of Sheeler Addition, Section 10, being a residential re-plat of Lots 17 and 18, Block 2, Sheeler Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of West Griffin Avenue and Fisher Street. Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

MH, Manufactured Housing District.

Preliminary Plat Approval:

The applicant, S. W. Howell, Inc., is proposing to re-plat Lots 17 and 18, Block 2, Sheeler Addition, City and County of Midland, Texas, into one (1) lot to combine the two existing lots. The preliminary plat was approved at the December 7, 2020 Planning and Zoning Commission meeting.

Final Plat Requirements:

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

Departmental Review:

The proposed Final Plat of Sheeler Addition, Section 10, has been circulated to all City departments for their review. The comments are below.

GIS:

Something is off with the beginning point. It encroaches what we have as lot 24 block 2 off Sheeler Section 7. I checked the survey for Section 7, and it seems to be correct. The other thing is that lot 24 is already taken by Sheeler Section 7 plat.

Engineering: (Approved)

ROW: ROW is fine as shown on W. Griffin Ave. and S Fisher St.

PAVING: Fisher roadway is okay as shown.

WATER: 6" water exists in Fisher Street, okay as is. No public water improvements required. 6" water exists in Griffin east of tract, okay as is. No public water improvements required.

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

PRO RATA: None.

SEWER: 6" sewer exists in Fisher Street, okay as is. No public wastewater improvements required.

DRAINAGE: Drainage study not required for development into single-family residences. Development considered infill.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

No objections to plat.

Fire: (Approved)

No additional comments.

Code Compliance: (Approved)

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

Building: (Approved)

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

Planning: (Approved)

This should be Lot 25, as there already is a Lot 24, Block 2.

Label a point of beginning (POB).

The date in the Acknowledgement and Certificate of Approval should be 2021.

All department's comments must be addressed as a condition of Final Plat approval.

Staff recommends approval of the Final Plat of Sheeler Addition, Section 10, 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
Map

SHEELER ADDITION, SECTION 10
BEING A REPLAT OF LOTS 17 & 18, BLOCK 2, SHEELER ADDITION
AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

NO INFORMATION FOUND

LOT 16

②

LOT 15

SHEELER ADDITION

W. Griffin Avenue

(45' R.O.W.)

N 10,688.368.60
E 1,751,851.50

End 1/2" IR
POB

N 75°12'36" E 90.00'

End 1/2" IR

②

Lot 24
(0.21 Ac.)

OWNER
Victor Zubia & Leonarda O.
Gonzales
1400 S. Fisher St. & 1801 W.
Griffin Ave.

4.52 ACRE TRACT
(2011-6592, O.P.R.M.C.T.)

N 14°34'43" W 105.00'

Set 1/2" IR w/Cap
MKOF-100147

S 75°12'36" W 90.00'

N 10,688.289.03
E 1,751,964.31

End 1/2" IR

SHEELER ADDITION

LOT 19

S 14°34'43" E 105.00'

Fisher Street
(33' R.O.W.)

④

LOT 1
SHEELER ADDITION

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. BEARINGS ARE RELATIVE TO THE PLAT OF SHEELER ADDITION RECORDED IN CABINET C, PAGE 181, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.
3. COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE LOT(S) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
5. THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE "X AS INTERPRETED FROM OUR FILE COPY OF FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, TEXAS. PANEL NO. 48329C0202F DATED SEPTEMBER 16, 2005. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION; THE LOCAL FEMA FLOOD PLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR VERIFICATION.
6. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE PERMITTING PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

UTILITY COMPANY CERTIFICATE

This plat has been check for accessibility of utilities.

Atmos Energy

Oncor Electric Delivery

A T & T

Grande Communications

SuddenLink Communications

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

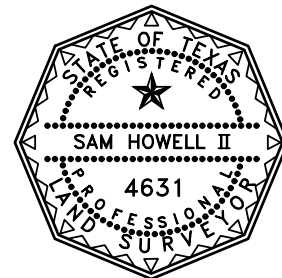
KNOW ALL MEN BY THESE PRESENTS

That I, Sam Howell, II, A Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my supervision.

DATED _____

S. W. HOWELL, INC.

SAM HOWELL, II
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4631



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, Victor Zubia Gonzales and Leonarda Ortega Gonzales are the record owners of Lot 17 and Lot 18, Block 2, Sheeler Addition, an addition to the City of Midland, Midland County, Texas, and more particularly described hereon:

FIELD NOTES OF A 0.21 ACRE TRACT OF LAND BEING LOTS 17 AND 18, BLOCK 2, SHEELER ADDITION, RECORDED IN CABINET C, PAGE 181, PLAT RECORDS OF MIDLAND COUNTY, TEXAS, MIDLAND COUNTY, TEXAS:

BEGINNING at a 1/2 inch iron rod found in the south Right of Way line of West Griffin Avenue and the east boundary line of a 4.52 acre tract described in Instrument Number 2011-6592, Official Public Records of Midland County, Texas, for the northwest corner of Lot 17, Block 2, Sheeler Addition, an addition to the City of Midland, Midland County, Texas, recorded in Cabinet C, Page 181, Plat Records of Midland County, Texas, and for this tract;

THENCE N 75°12'36" E, with the south Right of Way line of said W. Griffin Avenue and the north boundary line of said Lot 17, 90.00 feet, to a 1/2 inch iron rod found in the south Right of Way line of said W. Griffin Avenue and the west Right of Way line of Fisher Street for the northeast corner of said Lot 17 and this tract;

THENCE S 14°34'43" E, with the west Right of Way line of said Fisher Street and the east boundary line of said Lot 17 and Lot 18 of said Block 2, 105.00 feet, to a 1/2 inch iron rod found for the northeast corner of said Lot 19 of said Block 2 and for the southeast corner of said Lot 18 and this tract;

THENCE S 75°12'36" W, with the north boundary line of said Lot 19 and the south boundary line of said Lot 18, 90.00 feet, to a 1/2 inch iron rod with cap marked "Howell F-100147" set in the east boundary line of said 4.52 acre tract for the southwest corner of said Lot 18 and this tract;

THENCE N 14°34'43" W, with the east boundary line of said 4.52 acre tract and the west boundary line of said Lot 18 and said Lot 17, 105.00 feet, to the Point of Beginning and containing 0.21 acres of land.

ACKNOWLEDGEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Victor Zubia Gonzales and Leonarda Ortega Gonzales do hereby adopt this plat designating the hereon described property as "SHEELER ADDITION, Section 10" Being a 0.21 acre tract of land in City of Midland, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys and easements as shown hereon,

WITNESS my hand at Midland County, Texas this _____ day of _____, 2020.

Victor Zubia Gonzales

Leonarda Ortega Gonzales

STATE OF TEXAS
COUNTY OF MIDLAND

This instrument was acknowledged before me on _____, 2020, by Victor Zubia Gonzales.

My Commission Expires: _____

Notary Public, State of Texas

Printed Name of Notary

STATE OF TEXAS
COUNTY OF MIDLAND

This instrument was acknowledged before me on _____, 2020, by Leonarda Ortega Gonzales.

My Commission Expires: _____

Notary Public, State of Texas

Printed Name of Notary

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "SHEELER ADDITION, SECTION 10," was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____, 2020.

REGGIE LAWRENCE
Chairman of Planning and Zoning Commission

CRISTINA ODENBORG-BURNS
Secretary of Planning and Zoning Commission

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

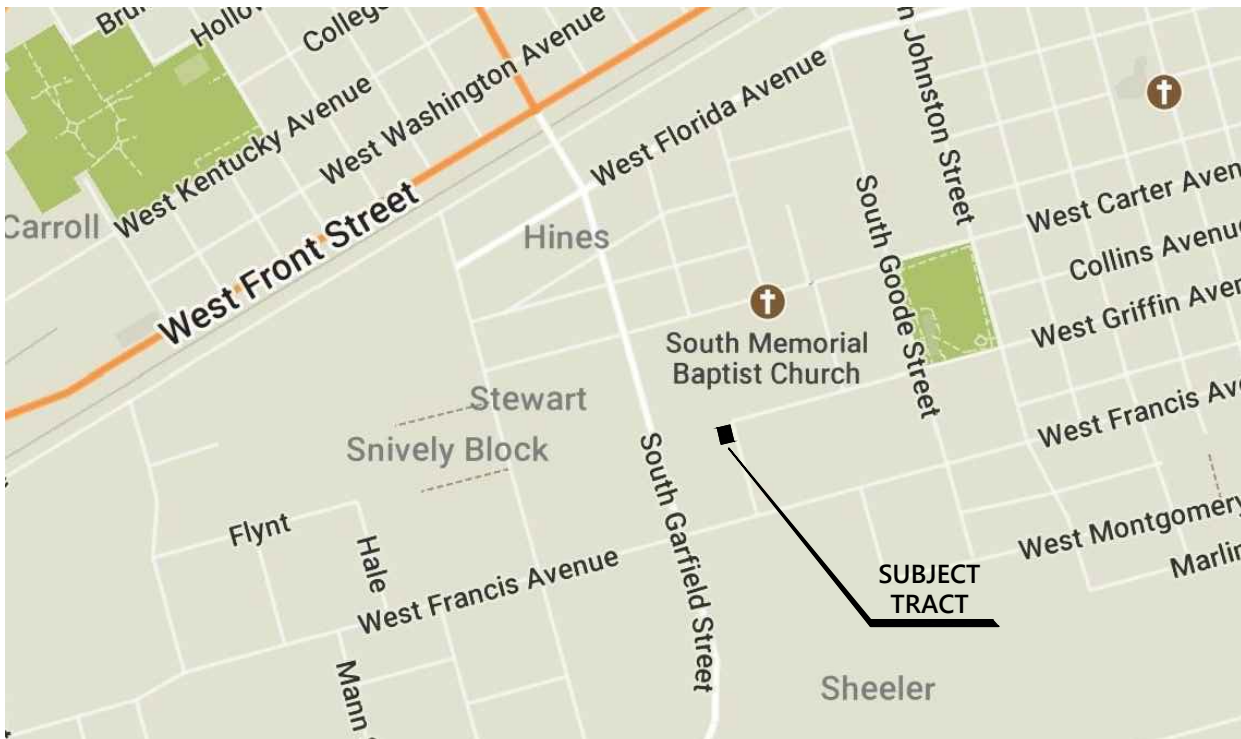
NO. _____ CABINET _____

DATE: _____ PAGE _____

INSTRUMENT NUMBER: _____

Owner Information:		
Name:	Victor Zubia and Leonarda Ortega Gonzales	
Address:	1400 S. Fisher Street & 1801 W. Griffin Avenue	
Midland, Texas 79701		

Job Number: 20-36263	Drawn by: RJD	Date: August, 2020
----------------------	---------------	--------------------



VICINITY MAP NTS





Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Sheeler Addition, Section 10**Legal Description (attached sealed Metes and Bounds):** Lots 17 and 18, Block 2, Sheeler Addition

Recorded in Cabinet C, Page 181, Plat Records of Midland County, Texas

Property Owner

Printed Name: Victor Zubia Gonzales & Leonarda O. Gonzalez

Phone (432) 664-6076

Email
alexlove1945@gmail.com

Address 1400 Fisher Street

City Midland

State TX

Zip
79701**Developer (if different than Owner)**

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: S.W. Howell, Inc.

Printed Name: Janie Howell

Phone (432) 367-5711

Email

j.howell@swhowell.com

Address 409 E 57th Street

City Odessa

State TX

Zip
79762**Current Zoning:** MH Mobile Home Dwelling District**Reason for Platting:** _____

Combine two lots into one

Plat Information

Total Acreage: 0.21 acres

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

Number of Lots: 1

Number of Multi-Family Dwelling Units:

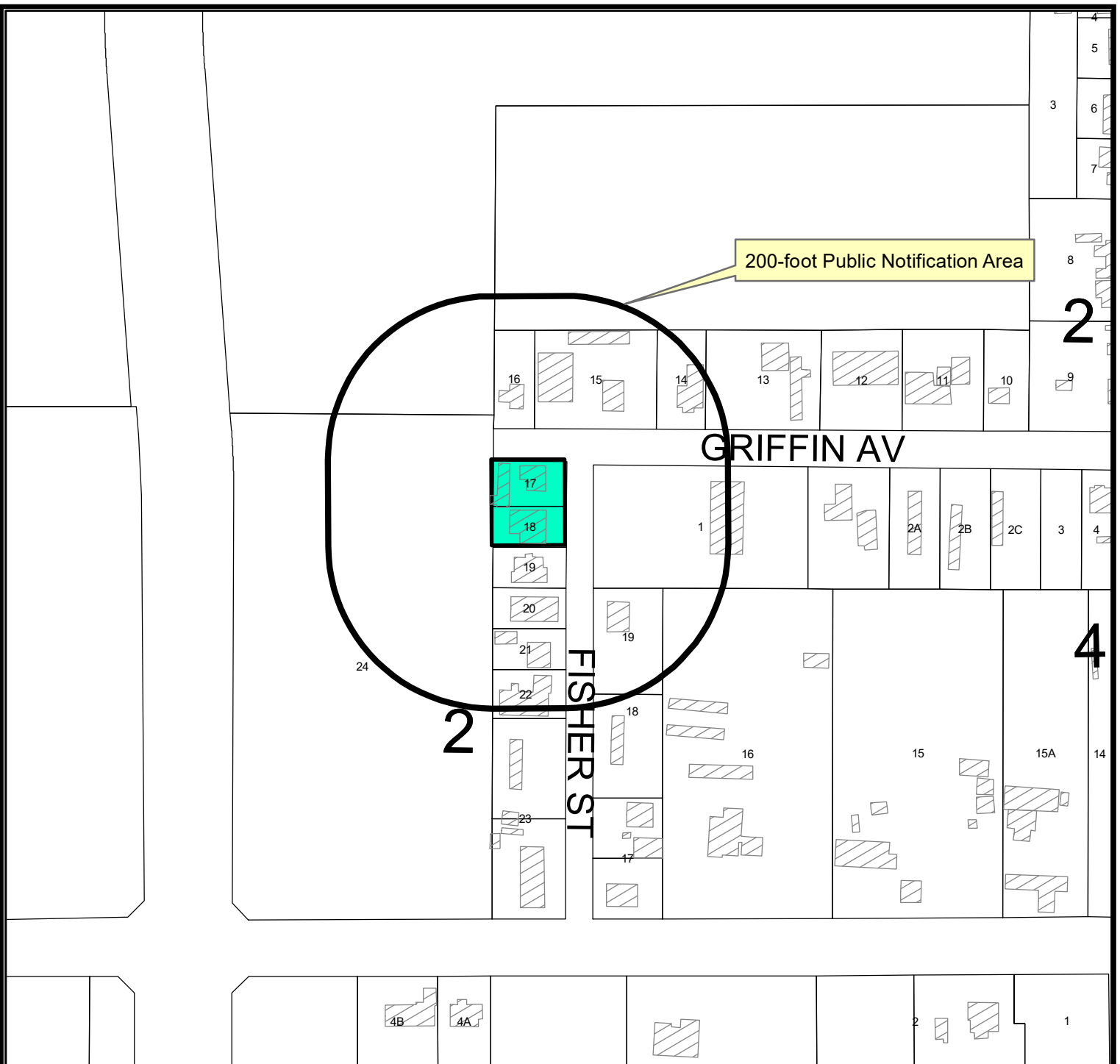
Submittal Information: Standard Plats must be submitted at least 20 days and a Residential Replat must be submitted at least 25 days prior to the P&Z Commission meeting at which action is desired, unless Short Form or Administrative Procedure is applicable.**Items to be submitted with this application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



Janie Howell
Victor and Leonarda Gonzalez

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



LOCATION MAP

SUB-20-0361

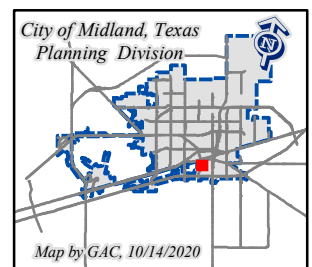
Scale: 1" = 400'

Proposed plat of Sheeler Addition, Section 10, being a re-plat of Lots 17 and 18, Block 2, Sheeler Addition, City and County of Midland, Texas.

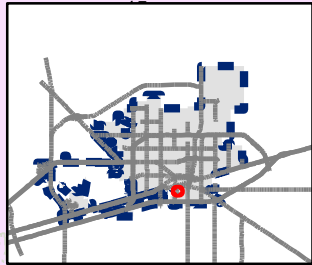
Generally located on the southwest corner of the intersection of West Griffin Avenue and Fisher Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: February 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed Final Plat of Hannah Addition, Section 3, being a plat of a 15-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1230, approximately 2,660 feet south of West County Road 120. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Preliminary Plat Approval:

The applicant, Landgraf, Crutcher & Associates, is proposing to plat a 15-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas, into five (5) lots for ownership purposes. The Preliminary Plat was approved at the June 15, 2020 Planning and Zoning Commission Meeting.

Final Plat Requirements:

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

Departmental Review:

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

Below are the departments' comments.

BUILDING CODE: (Approved)

ETJ, no jurisdiction.

ENGINEERING: (Approved with Conditions)

ROW: ROW okay as shown.

PAVING: Deferral approved by the City of Midland on 2/3/2020

WATER: Deferral approved by City of Midland on 2/3/2020.

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

PRO RATA: "None"

SEWER: Deferral approved by City of Midland on 2/3/2020

DRAINAGE: Drainage report approved by City of Midland.

EASEMENTS: okay as shown.

SIDEWALKS: Deferral approved by City of Midland on 2/3/2020.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

Driveway permits required from Midland County for access to CR 1232.

No objections to plat.

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

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

PLANNING:

The chairman of the Planning and Zoning Commission is Reggie Lawrence

Staff recommends approval of the Final Plat of Hannah Addition, 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
Maps
Application





Final Plat Application

LCA Job # 20-022

Project Number:

Case Number:

SUB-20-0332
P-20-0955**Proposed Subdivision Plat Name:** Hannah Addition Section 3**Legal Description (attached sealed Metes and Bounds):** Being a 15-Acre tract located in Section 13, Block 40, T-2-S, T&P RR. Co. Survey Midland County, Texas.**Property Owner**

Printed Name: Veteran Fabrication Inc.

Phone ()

Email

Address PO Box 50822

City Midland

State TX

Zip 79710

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Landgraf, Crutcher & Associates

Printed Name: LCA

Phone (432) 332-5058

Email

Address 521 N. Texas Avenue

City Odessa

State TX

Zip 79761

Current Zoning: Property is not zoned**Reason for Platting:** Ownership purposes**Plat Information**

Total Acreage: 15- Acres

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

Number of Residential Lots:

Number of Multi-Family Dwelling Units:

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

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

OCT 19 2020

BY:

Mylar Reproductions

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

- ☒ Applicant would like a reproduction made for their records-2nd Mylar was sent for LCA Records
☐ Applicant does not want a reproduction/will make their own

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Date:

Property Owner (printed) : _____

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

George E. Thornley
Authorized Agent (signature)

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



Melanie Martinez

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☒ Mylar

☒ 1 Copy of Plat (11x17)

☐ Public Improvements

☒ Application Fee

☒ Title Opinion

☒ Recording Fee

Check # 38607

☒ Tax Certificates

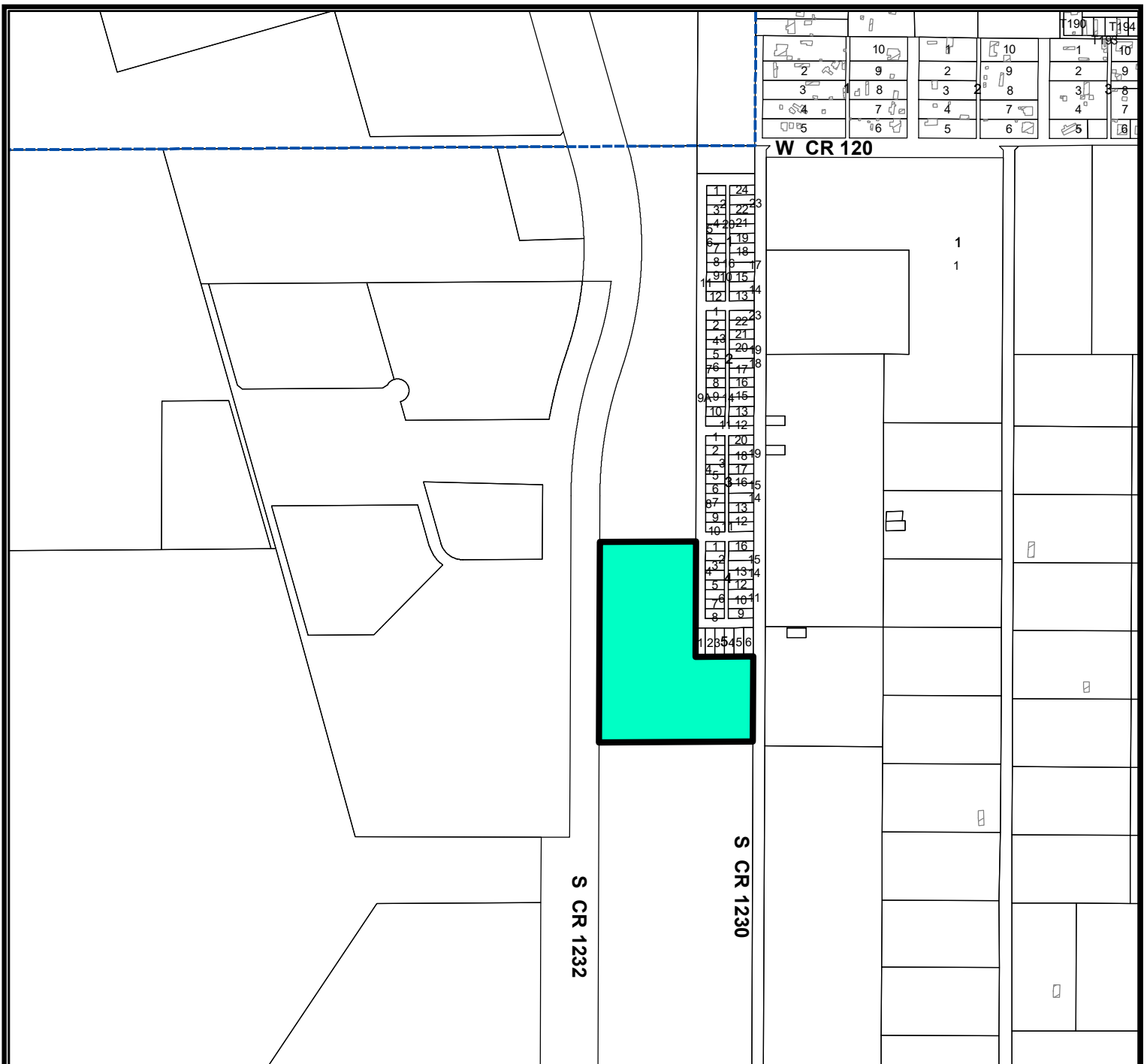
Check # 38608

Received By: gac

Date: OCT 19 2020

By:

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



LOCATION MAP

P-20-0857

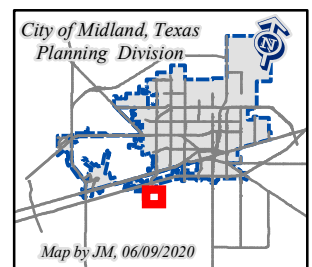
Scale: 1" = 750'

Preliminary Plat of Hannah Addition, Section 3, being a 15-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the west side of South County Road 1230, approximately 2,660 feet south of West County Road 120. (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 Odenborg Burns

MEETING DATE: February 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

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

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District.

Details of Request:

The applicant, Dunaway Associates, is proposing to re-plat Lots 3 and 4, Block 3, Mayfield Place Addition, Section 6, into one (1) lot for the development of an office and retail center.

Preliminary Plat Approval:

The preliminary plat for this addition was approved at the December 7, 2020 Planning and Zoning Commission meeting.

Final Plat Requirements:

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

Departmental Review:

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 2017 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, and floodplain requirements if necessary.

ENGINEERING: (Approved)

IMPACT FEES: Impact fee statement okay as shown.

ROW: ROW okay as shown

PAVING: The developer's obligation to pave North Midkiff has already been fulfilled. No paving improvements are required.

WATER: Water existing in Bromley, Midkiff, and Mockingbird. No water improvements required.

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

PRO RATA: None

SEWER: No sewer existing along North Midkiff. Developer will provide escrow for the installation of the required sewer line.

DRAINAGE: Provide a drainage letter that indicates the intention to excavate the drainage pond to its finished dimensions and connect the existing storm drain to the pond. These two items were not addressed in the previous drainage letter. Please revise and resubmit. Also, reference the existing drainage report on the plat face.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

No objections to plat.

FIRE: (Approved)

No additional comments.

CODE COMPLIANCE: (Approved)

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

CRMWD:

We have no comments on the final plat. I would like for you to remind the owners of the following:

Our pipelines and easements carry certain restrictions prohibiting the construction of habitable structures as well as other features designed to protect the pipeline. All proposed crossing utilities must cross under the pipeline with a minimum clearance of two feet and be encased throughout the easement (standard cross detail is available).

In order to help ensure the integrity of this pipeline, CRMWD requests that a copy of the proposed construction plans be provided for review. This review will allow CRMWD to the opportunity to provide comments prior to issuance of the final construction plans and will help to make the construction process go smoother. Electronic copies of the plans can be provided to the District via e-mail.

PLANNING:

This plat should be labeled as "Mayfield Place Addition, Section 8." Please remove "Final Plat of" and "Lot 3A, Block 3" from the title of the plat.

Remove the former lot lines and call outs for the former Lots 3 and 4.

Staff recommends approval of the preliminary plat of Mayfield Place Addition, Section 8, subject to conditions A and B.

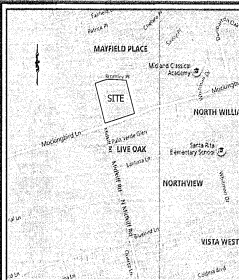
Conditions:

A. That the technical items listed above are addressed.

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

Attachments:

Proposed Final Plat
Application
Maps



D.R.M.C.T. = DEED RECORDS MIDLAND COUNTY, TEXAS
P.R.M.C.T. = PLAT RECORDS MIDLAND COUNTY, TEXAS
O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS

ENGINEER/SURVEYOR

DUNAWAY ASSOCIATES, L.L.C.
4000 N. Big Spring Street
Suite 101
Midland, Texas 79705
(210) 241-8839
Contact: Tim Hair

OWNER

SUMMIT WEST RESOURCES, LP
550 W. TEXAS AVE. STE 700
Midland, Texas 79701
(432) 682-0800
Contact: Matt Johnson

VICINITY MAP

NOT TO SCALE

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plot of Mayfield Place Addition was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the _____ day of _____, 2021.

KEVIN WILTON, CHAIRMAN

ROBERT BARONTO, JR., AICP SECRETARY

UTILITY COMPANY'S CERTIFICATE

This plot has been checked for accessibility of utilities.

At&T Energy **MARK LIES**
Print Name: _____
At&T Electric Delivery **Julia R. Henderson**
Print Name: _____
Suddenlink **Luis Montez**
Print Name: _____
Grande Communications **Tommy Pate**
Print Name: _____
At&T Texas **KENNETH P. SPANER**
Print Name: _____

CITY OF MIDLAND

Print Name: _____

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF MIDLAND:

WHEREAS Summit West Resources LP, is the record owner of Lots 3 & 4, Block 3, Mayfield Place Addition, situated in Section 9, Block 3, H.P. Hilliard Survey, County of Midland, and more particularly described herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Summit West Resources LP, do hereby adopt this plat designating the herein above described property as Lot 3A, Block 3, Mayfield Place Addition, Section 6, to the City of Midland, Texas, and we do hereby dedicate to the public use forever the streets, alleys, and easements shown hereon.

WITNESS our hands at Midland, Texas, this the 27th day of January, 2021.

Matthew Johnson
Representative of: Summit West Resources LP

STATE OF TEXAS, COUNTY OF MIDLAND:

This instrument was acknowledged before me on January 27th, 2021,
by **Matt Johnson** on behalf of Summit West Resources LP.

Jeffrey M. Lang
Notary Public, State of Texas
My Commission Expires 09-16-2022

SURVEYOR'S CERTIFICATE

I, Hal Mollenkopf, 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 herein were placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

Hal Mollenkopf 01/28/21
Hal Mollenkopf
Registered Professional Land Surveyor
Texas Registration No. 5439



PACKET

MAYFIELD PLACE ADDITION
SECTION 2
CABINET Q, PAGE 188
P.R.M.C.T.

BROMLEY PLACE
(60' WIDE RIGHT-OF-WAY)
CABINET Q, PAGE 188
P.R.M.C.T.

SUMMIT WEST RESOURCES LP
INSTRUMENT NUMBER
2020-1583
O.P.R.M.C.T.

LOT 3, BLOCK 3
MAYFIELD PLACE ADDITION
CABINET I, PAGE 126
P.R.M.C.T.

LOT 3A, BLOCK 3
17.07 ACRES
(743,640 SQUARE FEET)

12' UTILITY EASEMENT
CABINET I, PAGE 126
P.R.M.C.T.
(PACKED PER THIS PLAT)

SUMMIT WEST RESOURCES LP
INSTRUMENT NUMBER
5383
O.P.R.M.C.T.

MOCKINGBIRD LANE
(120' WIDE RIGHT-OF-WAY)

NOTES:

- The basis of the bearings shown hereon is the Texas State Coordinate System, Central Zone, (NAD83). All distances shown hereon are Surface values using a combined scale factor of 0.99991092.
- 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.
- Any utility company, developer or other entity installing, repairing, maintaining or relocating a utility line or permanent improvement within utility easements must restore the premises as nearly as possible to its original condition following any such work at its sole expense.
- Approval of a site plan by the City of Midland may be required before the development of any lot and before a building permit may be obtained.
- A blanket release easement of ingress and egress for garbage and trash collection purposes is hereby granted.
- All property corners are set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOCIATES LP" unless otherwise noted.
- Reference the Drainage Report for Mayfield Place Addition - Phase I, prepared October 2006 by PSC.

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

February 22, 2021

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____



Final Plat Application

Project Number: SUB-20-0375
Case Number: D-21-1014

Proposed Subdivision Plat Name: Mayfield Place Addition Section 6, Lot 3A, Block 3

Legal Description (attached sealed Metes and Bounds): See enclosed exhibits (final plat)

Property Owner Printed Name: <u>Summit West Resources, LP</u>		Phone (432) 682 9800 Email <u>mjohnson@summitpetroleumllc.com</u>	
Address <u>550 W. Texas Avenue, Suite 700</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79701</u>

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

Representative (if acting as Agent, see affidavit on page 2) Firm: <u>Dunaway Associates</u> Printed Name: <u>Tim Hair</u>		Phone (432) 699 4889 Email <u>thair@dunaway.com</u>	
Address <u>4000 N. Big Spring Street, Suite 101</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79705</u>

Current Zoning: PD

Reason for Platting: Merging of lots 3 & 4 into lot 3A

Plat Information	Total Acreage: 17.07 ac.
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1	Number of Multi-Family Dwelling Units: 0

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

Items to be submitted with this application form:

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

RECEIVED
JAN 27 2021
for

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Date:

Property Owner (printed):

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

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

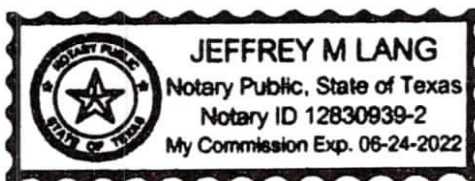
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 19th day of January, 20 21, 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 # Credit Card

☒ 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

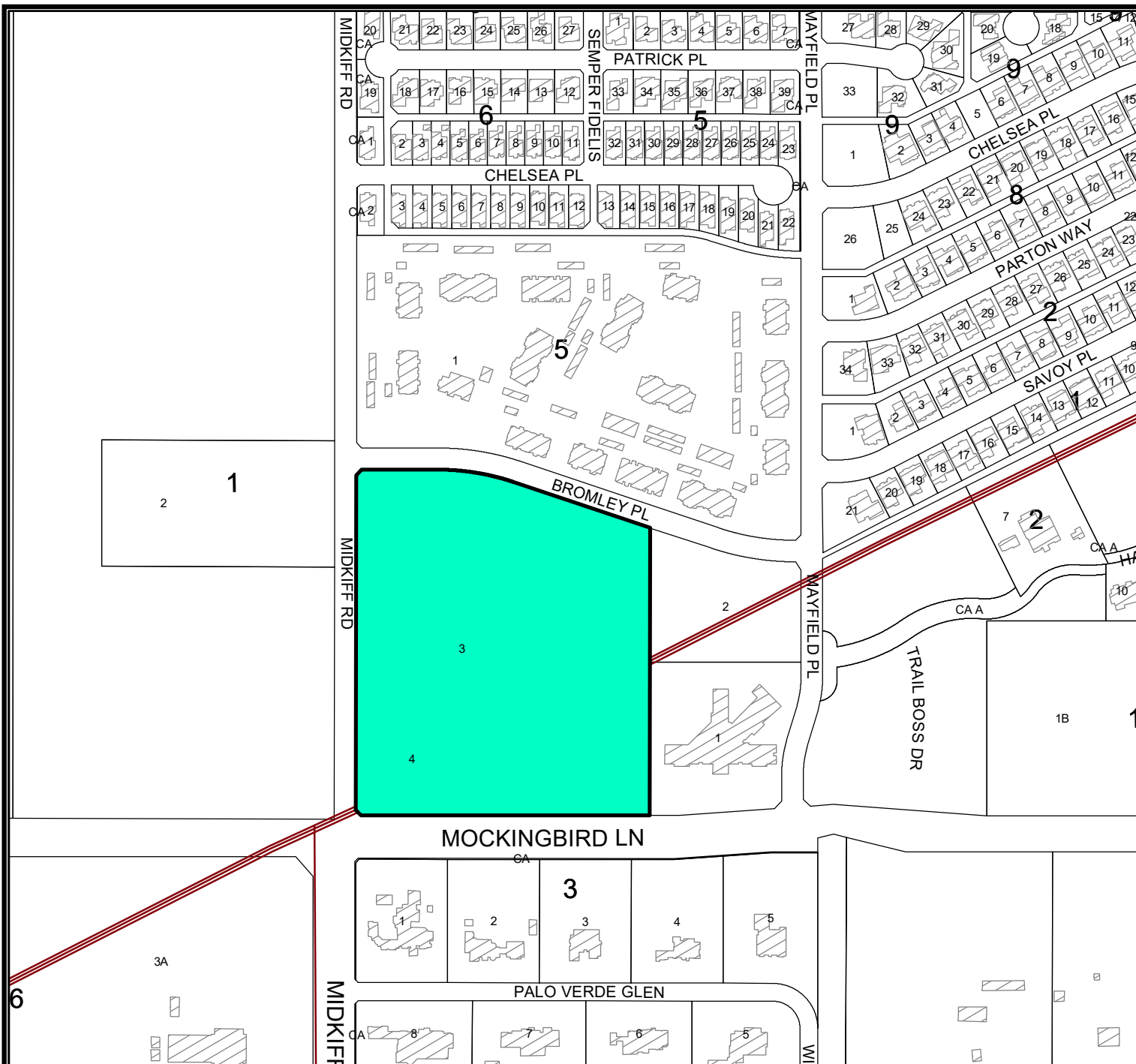
Check #

Received By:

Date:

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

RECEIVED
JAN 27 2021



LOCATION MAP

SUB-20-0375

Scale: 1" = 400'

Proposed plat of Mayfield Place Addition, Section 8, being a re-plat of Lots 3 and 4, Block 3, Mayfield Place Addition, Section 6, City and County of Midland, Texas.

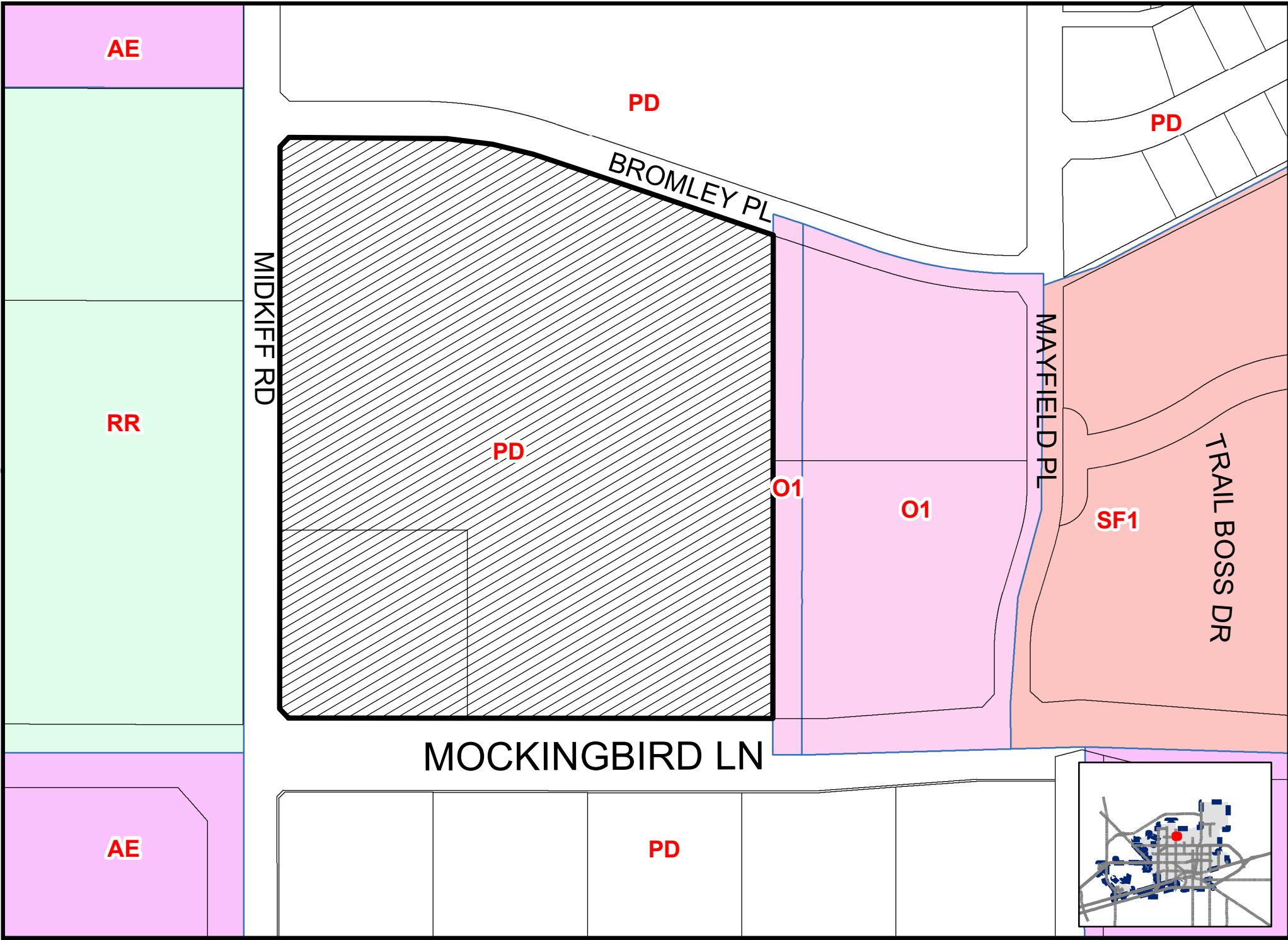
Generally located at the northeast corner of the intersection of North Midkiff Road and Mockingbird Lane. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





Planning and Zoning Commission

Approved for
Agenda:
Cristina Odenborg Burns

MEETING DATE: February 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed Preliminary Plat of Pando Park Subdivision, being a plat of a 5.39-acre tract of land located in Section 44, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of Farm to Market Road 307, approximately 880 feet east of East Interstate 20. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, S. W. Howell, Inc., is requesting to plat this property into one (1) lot for the purpose of combining parcels.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Departmental Review:

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Impact fee statement okay as shown.

ROW: ROW okay as shown.

PAVING: I-20 and FM 307 are TxDOT roadways and will be maintained by them. No paving improvements required.

WATER: No water existing. Install water lines along the platted frontage or request a deferral.

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

PRO RATA: None

SEWER: None sewer utilities existing. Install wastewater lines along the platted frontage or request a deferral

DRAINAGE: Drainage Study required.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

TxDOT comment, "No access will be allowed to Interstate 20 since there is not frontage roads at this location. It appears that the western part of this area is currently being utilized as an RV Park and a burrito stand on the east side abutting FM 307. It appears there is currently 3 access points for this 5.39 acre tract. The one located approximately in the middle on FM 307 should be removed."

Recommend providing shared access easement to the property to east.

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

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

PLANNING:

Remove label from the previous lot 2 unless this property is to be platted into two separate lots instead of one. If two lots are proposed, the lot boundaries should be solid, not dashed.

Verify northings and eastings. Property appears to be shifted approximately 7 feet east.

Dates under the acknowledgement should be 2021

Property owner information, including the mailing address, must match what is on record at the Midland Central Appraisal District, which also shows Eulalia Garcia as owner of a portion of the proposed plat.

Staff recommends approval of the preliminary plat of Pando Park Subdivision, subject to conditions A through D.

Conditions:

- A. That the technical items listed above are addressed.
- B. That the required public improvements are adequately met.
- C. That a drainage study is approved.
- D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Preliminary Plat
Application
Maps

BEING A SUBDIVISION OF 5.39 ACRES IN THE SOUTHEAST PART OF SECTION 44
BLOCK 38, T-1-S, T&P RY. CO. SURVEY, MIDLAND COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, Bernice Pando and Elsa Pando are the record owners of a tract of land situated in Section 44, Block 38, T-1-S, T&P Ry. Co. Survey, Midland County, Texas and more particularly described hereon:

FIELD NOTES OF A 5.39 ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 44, BLOCK 38, T-1-S, T&P RY. CO. SURVEY, MIDLAND COUNTY, TEXAS:

BEGINNING at a 1/2" iron rod found in the North Right of Way line of Farm to Market Road 307 for the southwest corner of a tract being the Remainder of a 2.00 acre tract described in Instrument Number 2016-35990, Official Public Records of Midland County, Texas, and for the southeast corner of this tract, from which the southeast corner of Section 44, Block 38, T-1-S, T&P Ry. Co. Survey, Midland County, Texas , bears S 14°21'06" E, 72.80 feet and N 75°34'50" E, 845.77 feet;

THENCE S 75°34'50" W, with the North Right of Way line of said FM 307, 401.49 feet, to a 1/2" iron rod found for the southeast corner of a 1.00 acre tract described in Instrument Number 2009-18919, Official Public Records of Midland County, Texas, and for the southwest corner of this tract;

THENCE N 14°21'11" W, with the East boundary line of said 1.00 acre tract, 465.81 feet, to a 1/2" iron rod found in the South Right of Way line of Interstate Highway 20 for the northeast corner of said 1.00 acre tract and for the northwest corner of this tract;

THENCE N 45°00'46" E, with the South Right of Way line of said IH 20, 466.63 feet, to a 1/2" iron rod with cap marked "Watson" found for the northwest corner of a tract being the remainder of a 19.154 acre tract recorded in Volume 1142, Page 248, Deed Records of Midland County, Texas, and for the northeast corner of this tract;

THENCE S 14°21'06" E, with the West boundary line of said 19.154 acre remainder and with the West boundary line of said 2.00 acre remainder 703.12 feet, to the Point of Beginning and containing 5.39 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Bernice Pando and Elsa Pando, do hereby adopt this plat designating the herein hereon described property as "PANDO PARK SUBDIVISION," Being a 5.39 acre tract of land in, Section 44, Block 38, T-1-S, T&P Ry. Co. Survey, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys and easements as shown hereon,

WITNESS my hand at Midland County, Texas this _____ day of _____, 2020.

Bernice Pando, Executrix of the Estate of Victor Manuel Pando

STATE OF TEXAS
COUNTY OF MIDLAND

This instrument was acknowledged before me on _____, 2020, by Bernice Pando, Executrix of the Estate of Victor Manuel Pando.

My Commission Expires:

Printed Name of Notary

STATE OF TEXAS
COUNTY OF MIDLAND

This instrument was acknowledged before me on _____, 2020, by Elsa Pando.

My Commission Expires:

Printed Name of Notary

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "PANDO PARK SUBDIVISION" was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____, 2021.

REGGIE LAWRENCE
Chairman of Planning and Zoning

CRISTINA ODENBORG BURNS
Commission Secretary of Planning and Zoning Commission

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF MIDLAND

That I, Sam Howell, II, A Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my supervision.

Dated:

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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

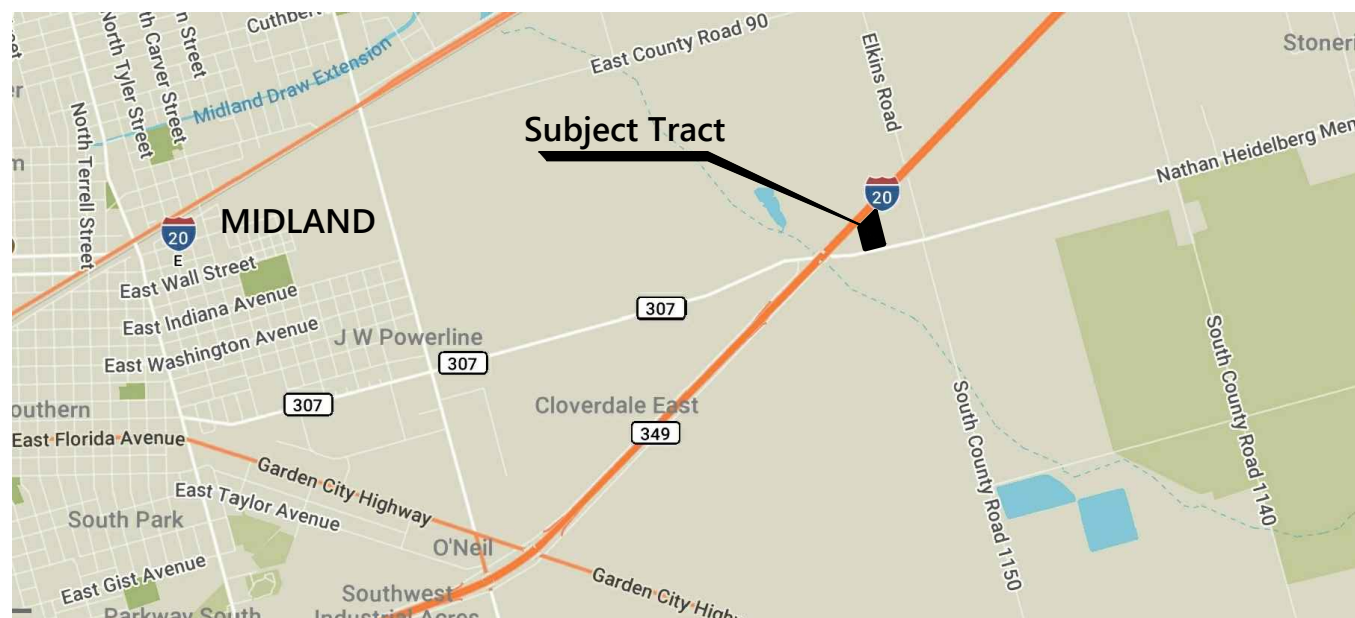
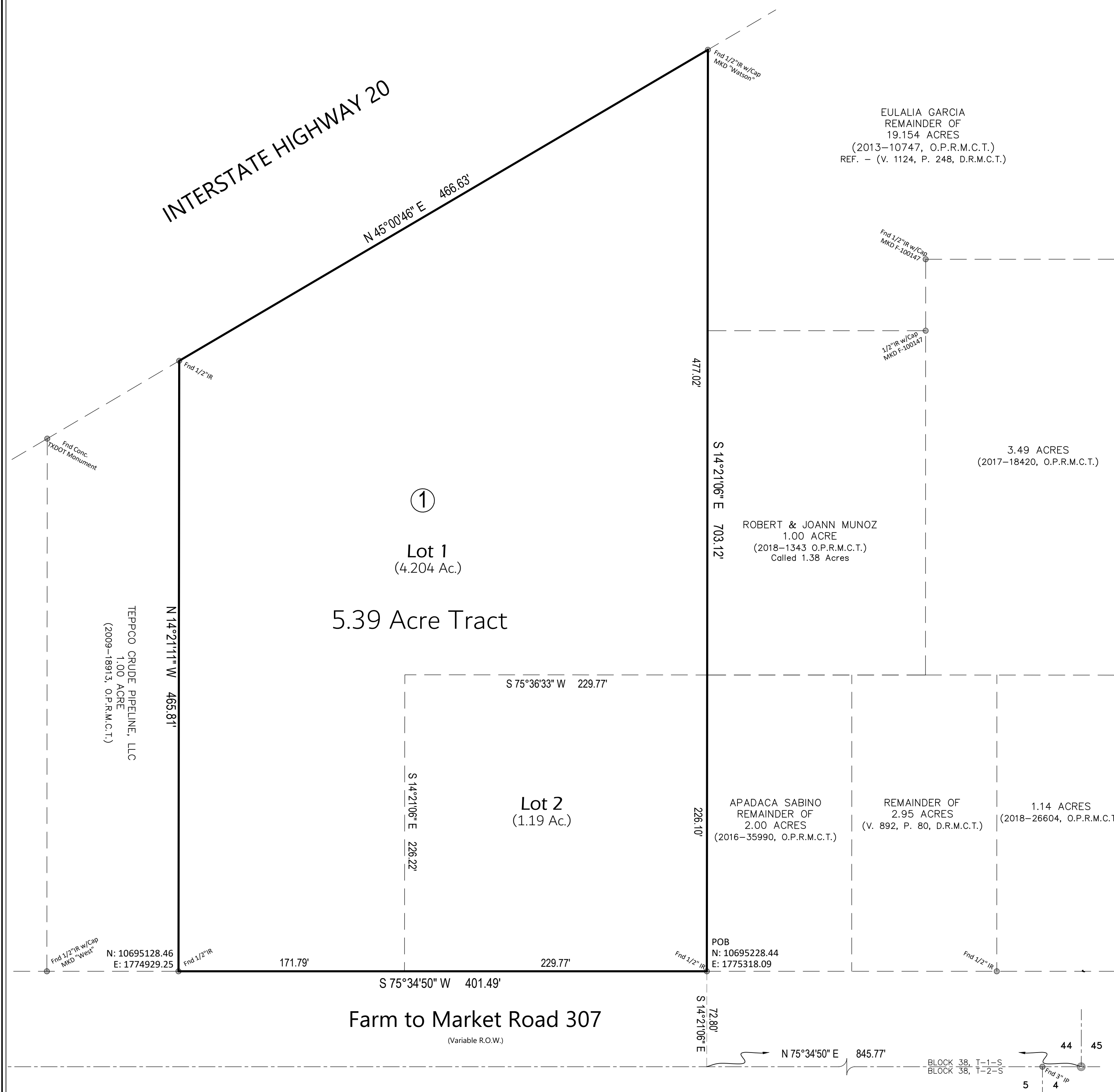
NO. _____ CABINET _____

DATE: _____ PAGE _____

INSTRUMENT NUMBER: _____

	S.W. HOWELL, INC. 409 East 57th Street, Odessa, Texas, 79762 Phone: (432) 367-5711 swh@swhowell.com		Owner Information:	
	TEXAS SURVEYING FIRM #F-100147-00 TEXAS ENGINEERING FIRM #F-173 <i>Engineering, Surveying and Land Planning</i>		Name: BERNICE PANDO Address: 3801 FM 307, MIDLAND, TX 79706 Name: ELSA PANDO Address: 3719 FM 307, MIDLAND, TX 79706	
Job Number: 20-36358	Drawn by: RJD	Date: December, 2020		

PACKET
Page 11.78
February 22, 2021



VICINITY MAP NTS

UTILITY COMPANY CERTIFICATE

This plat has been check for accessibility of utilities.

Atmos Energy

Oncor Electric Delivery

AT&T

Grande Communications

SuddenLink Communications



Preliminary Plat Application

Project Number: SUB-20-0384
Case Number: D-21-1004

Proposed Subdivision Plat Name: Pando Park Subdivision

Legal Description (attached sealed Metes and Bounds): _____

Section 44, Block 38, T-1-S, T&P Ry. Co. Survey Midland County, Texas

Property Owner
Printed Name: Elsa Pando

Phone (432) 557-6443
Email

Address 5702 E Ct. Rd. 128

City Midland

State TX

Zip 79706

Developer (if different than Owner)
Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: S.W. Howell, Inc.

Printed Name: Janie Howell

Phone (432) 367-5711

Email j.howell@swhowell.com

Address 409 E 57th Street

City Odessa

State TX

Zip 79762

Current Zoning: _____

Reason for Platting: Combine two lots into one

Plat Information

Total Acreage: 5.39 acres

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): _____

Date: _____

Property Owner (printed): _____

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

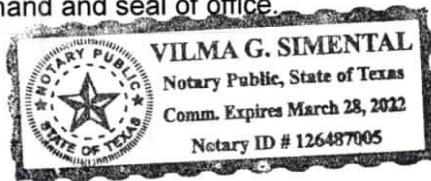
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Janie Howell who, being by me duly sworn, upon oath says: That (s)he is the owner of Pando Park Subdivision or is authorized by Mediation Agreement 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.

Janie Howell
Authorized Agent (signature)

Subscribed and sworn to before me, this 20th day of January, 20 21, to certify which witness my hand and seal of office.



Vilma G. Simental
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)

will send

Check # 8160

Received By: V. Sherman

Date: 1-20-2021

JAN 20 2021

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



LOCATION MAP

SUB-20-0384

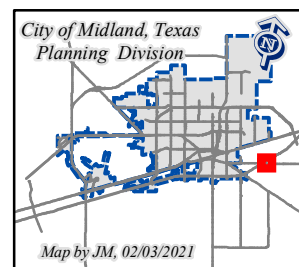
Scale: 1" = 550

Proposed plat of Pando Park Subdivision, being a plat of a 5.39-acre tract of land located in Section 44, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the north side of Farm to Market Road 307, approximately 880 feet east of East Interstate 20. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS





Planning and Zoning Commission

Approved for
Agenda:
Cristina Odenborg Burns

MEETING DATE: February 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed Preliminary Plat of Petroplex Addition, being a plat of a 10.00-acre tract of land located in Section 18, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 127, approximately 815 feet east of South County Road 1290. Extraterritorial Jurisdiction). (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Landgraf, Crutcher, & Associates, is requesting to plat this property into two (2) lots for ownership purposes.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Departmental Review:

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Impact fee statement okay as shown.

ROW: Indicate the ROW width for WCR 127 and WCR 128.

PAVING: WCR 127 and WCR 128 not paved to City Standards. Pave WCR 127 and WCR 128 to City of Midland Standards along the platted frontage, or request a deferral.

WATER: No existing water utilities. Install water lines according to City of Midland Standards along the platted frontage or request a deferral.

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

PRO RATA: None

SEWER: No existing sewer utilities. Install wastewater lines along the platted frontage in accordance with City Standards, or request a deferral.

DRAINAGE: Drainage Study Required.

EASEMENTS: Show Existing and proposed.

SIDEWALKS: required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

No objections to plat.

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

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

MIDLAND COUNTY ROAD AND BRIDGE:

They will need permits from Road & Bridge to tie into the road.

PLANNING:

Update the plat name in the Certificate of Approval.

The secretary under the Certificate of Approval should be Cristina, not Christina.

Staff recommends approval of the preliminary plat of Petroplex Addition, subject to conditions A through D.

Conditions:

- A. That the technical items listed above are addressed.
- B. That the required public improvements are adequately met.
- C. That a drainage study is approved.
- D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Preliminary Plat
Application
Maps



Preliminary Plat Application

 Project Number: Sub-20-0381
 Case Number: P-21-1005
Proposed Subdivision Plat Name: Petroplex Addition

Legal Description (attached sealed Metes and Bounds): Being a 10.00 tract located in Section 18, Block 40
T-2-S T&P RR CO. Survey Midland County, Texas
Property Owner

Printed Name: Petroplex Properties II LLC

Phone ()
Email

Address 10497 Town and Country Way Ste 930

City Houston

State TX

Zip 77024

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: Landgraf, Crutcher & Associates

Printed Name: LCA

Phone (432) 332-5058

Email lca@lcaodessa.com

Address 521 N. Texas Avenue

City Odessa

State TX

Zip 79761

Current Zoning: Property is not zoned**Reason for Platting:** Splitting property into two lots, ownership purposes**Plat Information**

Total Acreage: 10.00

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

Number of Residential Lots:

Number of Multi-Family Dwelling Units:

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

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

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

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

Provisions

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

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

Property Owner (signature):

Date:

Property Owner (printed):

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

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

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 Randy Anderson who, being by me duly sworn, upon oath says: That (s)he is authorized by Petroplex Properties II 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.

Randy Anderson
Authorized Agent (signature)

Subscribed and sworn to before me, this 19 day of January, 20 21, to certify which witness my hand and seal of office.



Melanie Martinez
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 # 38816

RECEIVED
JAN 20 2021

Received By:

Joseph Mangrum

Date:

BY: [Signature]

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



ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING
521 North Texas
Odessa, Texas 79761
(432) 332-5058 • 580-8812
FAX (432) 332-8812

LETTER OF TRANSMITTAL

TO: City of Midland- Planning 300 N. Loraine Midland, Texas 79701	DATE: 1/20/21 ATTENTION: Cristina Odenborg Burns RE: Petroplex Addition- Preliminary Plat
☒ Delivered ☐ Picked Up ☐ Mailed	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Specifications ☐ Samples ☐ SWPPP

☐ Copy of letter ☐ Change Order ☐ Electronic File (☐ Read Only ☐ Dwg)

COPIES	DATE	NO.	DESCRIPTION
1			Preliminary Application & Fee
1			Folded Copy of Plat
1			11X17 Copy of Plat
1			Digital Copies Via Email
1			Authorization Letter

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|---|---|
| ☐ For approval | ☐ Approved as submitted | ☐ Electronic File accompanied with signed hard copy. |
| ☒ For your use | ☐ Approved as noted | Hard copy rules in ALL conflicts. |
| ☐ As requested | ☐ Returned for corrections | |
| ☐ Review and comment | | |
| ☐ FOR BIDS USE _____, 20__ | | |

REMARKS:

COPY TO: File

SIGNED: 
Melanie Martinez



LOCATION MAP

SUB-20-0381

Scale: 1" = 400'

Proposed plat of Petroplex Addition, being a plat of a 10.00-acre tract of land located in Section 18, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the south side of West County Road 127, approximately 815 feet east of South County Road 1290. (Extraterritorial Jurisdiction).

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

