

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

**February 1, 2022 - 3:30 PM
Council Chambers – City Hall**



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

VIDEOCONFERENCE INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82462740102>

Or One tap mobile :

US: +13462487799,,82462740102# or +12532158782,,82462740102#

Or Telephone:

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

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

Webinar ID: 824 6274 0102

International numbers available: <https://us02web.zoom.us/u/kbnH2CfVqK>

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion approving the Planning and Zoning Commission Meeting minutes for January 18, 2022.
3. Motion approving a Final Plat of Pavilion Park Section 14 being a replat of Lot 1B, Block 1, Pavilion Park, Section 11, City and County of Midland, Texas. (Generally located on the

east side of North Big Spring Street, approximately 353-feet south of East Mockingbird Lane. Council District 1) (DEVELOPMENT SERVICES)

4. Motion approving a Final Plat of Lonestar Business Park, Section 3 being a replat of Lots 1-7, Block 2, Lonestar Business Park, Section 2, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North State Highway 349 and Occidental Parkway. Council District 1) (DEVELOPMENT SERVICES)

PUBLIC HEARINGS

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

5. Motion approving a request by Well-Suited Property for a Zone Change from HI, Heavy Industrial District to SF-3, Single-Family Dwelling District on Lot 6, Block 50, East Midland, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of N Madison Street and South Street - Council District 2) (DEVELOPMENT SERVICES)
6. Motion approving a request by Oscar Medrano for a zone change from MF-22, Multiple Family Dwelling District to SF-3, Single Family Dwelling District on Lot 16, Block 64, Park Avenue Heights, Second Section, City and County of Midland, Texas. (Generally located on the east side of Bunche Street, approximately 250 feet south of California Avenue, Council District 2.

MISCELLANEOUS

7. Motion approving with staff's recommended conditions, a proposed Final Plat of Southwest Crossing, Section 19, being a plat of a 1.83-acre tract of land located in Section 12, Block 40, T-2-S, T&P RR. Co Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Cholla Road and Lote Bush Drive - Council District 2) (DEVELOPMENT SERVICES)

Elizabeth Shaughnessy
Planning Division Manager
Department of Development Services

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



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

Commissioners present: Stacy Grosse, Dianne Williams, Lucy Sisniega, Chase Gardaphe, Zachary Deck

Commissioners absent: Karmen Bryant, Beverly Dillow, Emily Holeva, Adrian Carrasco

Staff members present: Mirna Granados, Elizabeth Shaughnessy, Justin Smith, Cole Furqueron

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.)

Commissioner Sisniega opened the public comment period at 3:30 p.m. With no one wishing to speak the public comment period was closed at 3:31 p.m.

CONSENT ITEMS

Commissioner Gardaphe moved to approve; seconded by Commissioner Williams.

The motion passed by the following vote: 5 to 0

AYE: Sisniega, Williams, Gardaphe, Grosse, Deck

NAY: None

ABSTAIN: None

ABSENT: Bryant, Dillow, Holeva, Carrasco

2. Motion approving the Planning and Zoning Commission Meeting minutes for January 3, 2022.
3. Motion approving a Final Plat of Lone Star Trails II, Section 12, being a plat of a 7.91-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 Carriage Road, approximately 1,035- feet south of Occidental Parkway. Council District 1)
4. Motion approving a Final Plat of Moody Addition, Section 14, being a re-plat of Lots 1 through 4, Lots 9 through 12, and a 0.69-acre portion of alley right-of-way located adjacent to said lots, all out of Block 2, Moody Addition; and Lot 1A, Block 9 Moody addition, Section 10; City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of East Front Street and North Carver St. Council District 2)
5. Motion approving a Preliminary Plat of Mockingbird Heights, Section 15, being a replat of Lot 12 and the E/2 of Lot 13, Block 1, Mockingbird Heights, Section 2, City and County of Midland, Texas. (Generally located on the south side of Tanforan Ave, approximately 110 ft to the west of Rockwood Drive. Council District 2)

PUBLIC HEARING

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

6. Motion approving a request by Chukwuma Mbagwu for a zone change from AE, Agricultural Estate District to CE, Country Estate District on a 4.97-acre tract of land out of Lot 2, Block 2, Greenhill Terrace, City and County of Midland, Texas. (Generally located on the north side of Pimlico Drive, approximately 170-feet east of Holiday Hill Road. Council District 1)

Planning Manager Elizabeth Shaughnessy gave a summary of the project. With no letters of objection received, staff recommended approval.

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

The applicant was not present.

Commissioner Deck asked if the surrounding area is classified as AE even though they are smaller lots. Staff confirmed that they are classified AE but staff could not explain why, in the past, the lots were allowed to be AE.

Commissioner Williams asked for clarification on a section. Planning Manager Elizabeth Shaughnessy explained that the section in question was the HOA pool.

Commissioner Gardaphe asked if the community next door would still have access to the pool. Planning Manager Elizabeth Shaughnessy explained that the access to the pool would not be blocked.

Resident, Connie May, asked if the northside access area to the pool will be obstructed. Planning Manager Elizabeth Shaughnessy explained that the applicant would have to follow city requirement which would not allow them to block access. Mrs. May also asked if the notices for the public hearings were sent out in accordance to the rules. Planning Manager Elizabeth Shaughnessy explain that the notice was sent out in the 10 calendar days that is required. She also explained that her objection can still be noted.

Resident, Jonathan Reynolds, asked if the access road would be in the alley. Planning Manager Elizabeth Shaughnessy explained that it would not be in the alley; an additional access road would have to be developed. Mr. Reynolds also expressed his concerns with the developer applying for a zone change before the plat. The commissioners and staff explained the zoning and platting processes to Mr. Reynolds and why the developer has to go through rezoning first.

Resident, Al Melville, asked if the section of the plat to the right of the pool is going to be used as a lot. Planning Manager Elizabeth Shaughnessy explained that it would not be a lot. It would probably be used as an access point.

The public hearing was closed at 4:04 p.m.

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

The motion by the following vote: 5 to 0

AYE: Sisniega, Williams, Gardaphe, Grosse, Deck

NAY: None

ABSTAIN: None

ABSENT: Bryant, Dillow, Holeva, Carrasco

MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Sisniega adjourned the meeting at 4:06 p.m.

Lucy Sisniega, Chairman

Date

Elizabeth Shaughnessy
Planning Division Manager
Department of Development Services

Date



Planning and Zoning Commission

Approved for Agenda:
Elizabeth Shaughnessy

MEETING DATE: February 01, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Kelly Martinez, Senior Planner

SUBJECT: Motion approving a Final Plat of Pavilion Park Section 14 being a replat of Lot 1B, Block 1, Pavilion Park, Section 11, City and County of Midland, Texas. (Generally located on the east side of North Big Spring Street, approximately 353-feet south of East Mockingbird Lane. Council District 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District

Preliminary Plat Approval:

The applicant, Lance Armour is requesting to replat Lot 1B, Block 1, Pavilion Park, Section 11, City and County of Midland, Texas to develop Lot 1C as a Wendy's Restaurant. The preliminary plat was approved on November 15, 2021.

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: Okay as shown. [For applicant's information only.]

ROW: Mockingbird Ln okay as shown. Pavilion Pkwy okay as shown. [For applicant's information only.]

PAVING: Mockingbird Ln okay as shown. Pavilion Pkwy okay as shown. Big Spring St. okay as shown.
[For applicant's information only.]

WATER: 12" water line exists in N. Big Spring St. west of the tract, okay as is. 8" water line exists in Pavilion Pkwy south of the tract, okay as is. No public improvements required. [For applicant's information only.]

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

PRO RATA: None. SEWER: 15" sewer exists in N. Big Spring St. west of tract, okay as is. 12" sewer exists in Pavilion Pkwy, south of tract, okay as is. No public wastewater improvements required. [For applicant's information only.]

DRAINAGE: Show compliance with Pavilion Park Sec. 11 & 12 Drainage Study, prepared by Maverick Engineering, and approved by the City on 12/26/2019. [For applicant's information only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: Approved

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

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

Fire: Approved

No additional comments.

Oil and Gas: Approved

This property is just outside 500 ft. radius of two permitted wells. Both wells have a 500 ft. radius and a 135 ft. radius which is on the plat. These wells are operated by COG/Conoco. Any occupied residential/commercial permits inside the 500 ft. radius would require a variance to the permitted well from the City Council. The radius does not appear to impact the plat.

Code Administration: Approved

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

Planning: Approved

Staff recommends approval of the Final Plat of Pavilion Park, Section 14, 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
Application
Maps



Final Plat Application

Project Number:

Case Number:

SUB-21-0461
P-22-1259**Proposed Subdivision Plat Name:** PAVILION PARK SECTION 14**Legal Description (attached sealed Metes and Bounds):** REPLAT OF LOT 1B, BLOCK 1, PAVILION PARK, SECTION 11, CITY AND COUNTY OF MIDLAND, TEXAS.**Property Owner**

Printed Name: L&L AUSTEX, LLC and L&L Austex 2018 Real Properties, LLC

Phone (432) 520-2400

Email lance.armour@sam.biz

Address 3501 W. INDUSTRIAL

City MIDLAND

State TX

Zip 79701

Developer (if different than Owner)

Printed Name: RESTAURANT HOLDINGS, LLC

Phone (432) 520-2400

Email lance.armour@sam.biz

Address 45 OTTAWA AVE. SW, STE. 600

City GRAND RAPIDS

State MI

Zip 79503

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

Firm: SURVEYING AND MAPPING, LLC

Printed Name: LANCE ARMOUR

Phone (432) 520-2400

Email lance.armour@sam.biz

Address 200 N. LORAIN ST., STE 220

City MIDLAND

State TX

Zip 79701

Current Zoning: RR REGIONAL RETAIL DISTRICT**Reason for Platting:** PLANS TO DEVELOP LOT 1C AS A WENDY'S RESTAURANT**Plat Information**

Total Acreage: 5.821

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) & CADD File
- Original Tax Certificates (Midland Central Appraisal District – MCAD)
- Title Opinion/Policy (dated less than 90 days)
- Application Fee – Payable to the 'City of Midland'
- Recording Fee – Payable to 'Midland County Clerk'

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Kevin Leary

Date: 12-28-21

Property Owner (printed): Kevin Leary

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

Authorized Agent (signature)

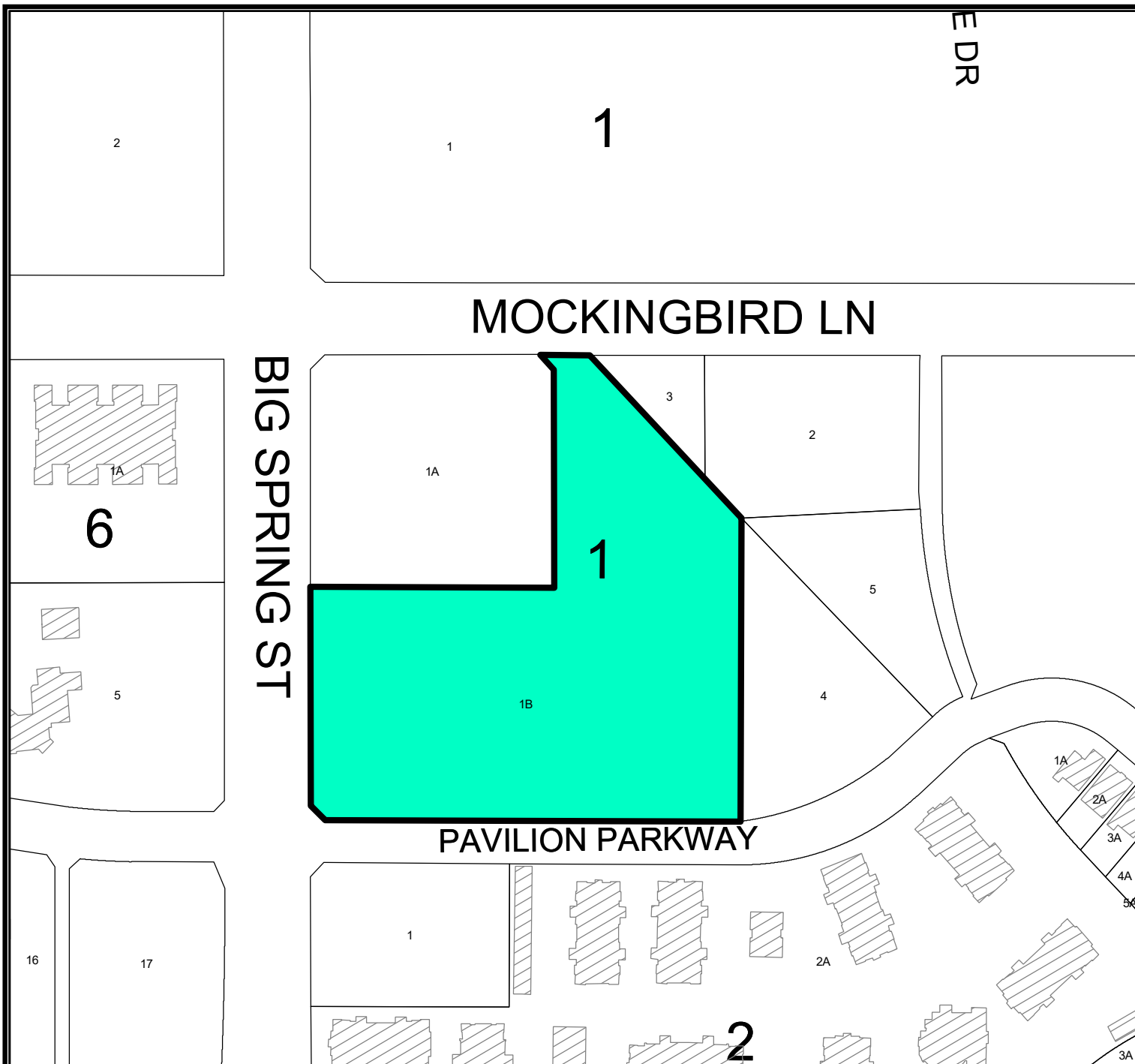
Subscribed and sworn to before me, this _____ day of _____, 20____, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☐ CADD File
☐ Application Fee	☒ Title Opinion	☐ Public Improvement
Check # _____	☒ Tax Certificates	☒ Recording Fee
Received By: <u>Km</u>		Check # <u>1005</u>
		Date: <u>1/5/22</u>

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



LOCATION MAP

SUB-21-0461

Scale: 1" = 200'

Proposed plat of Pavilion Park, Section 14, being a replat of Lot 1B, Block 1, Pavilion Park, Section 11, City and County of Midland, Texas.

Generally located on the east side of North Big Spring Street, approximately 353-feet south of East Mockingbird Lane. (Council District 1)

LEGEND

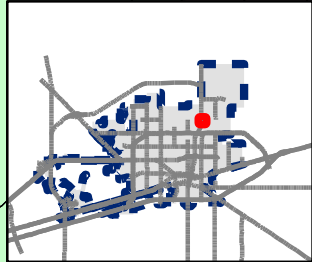
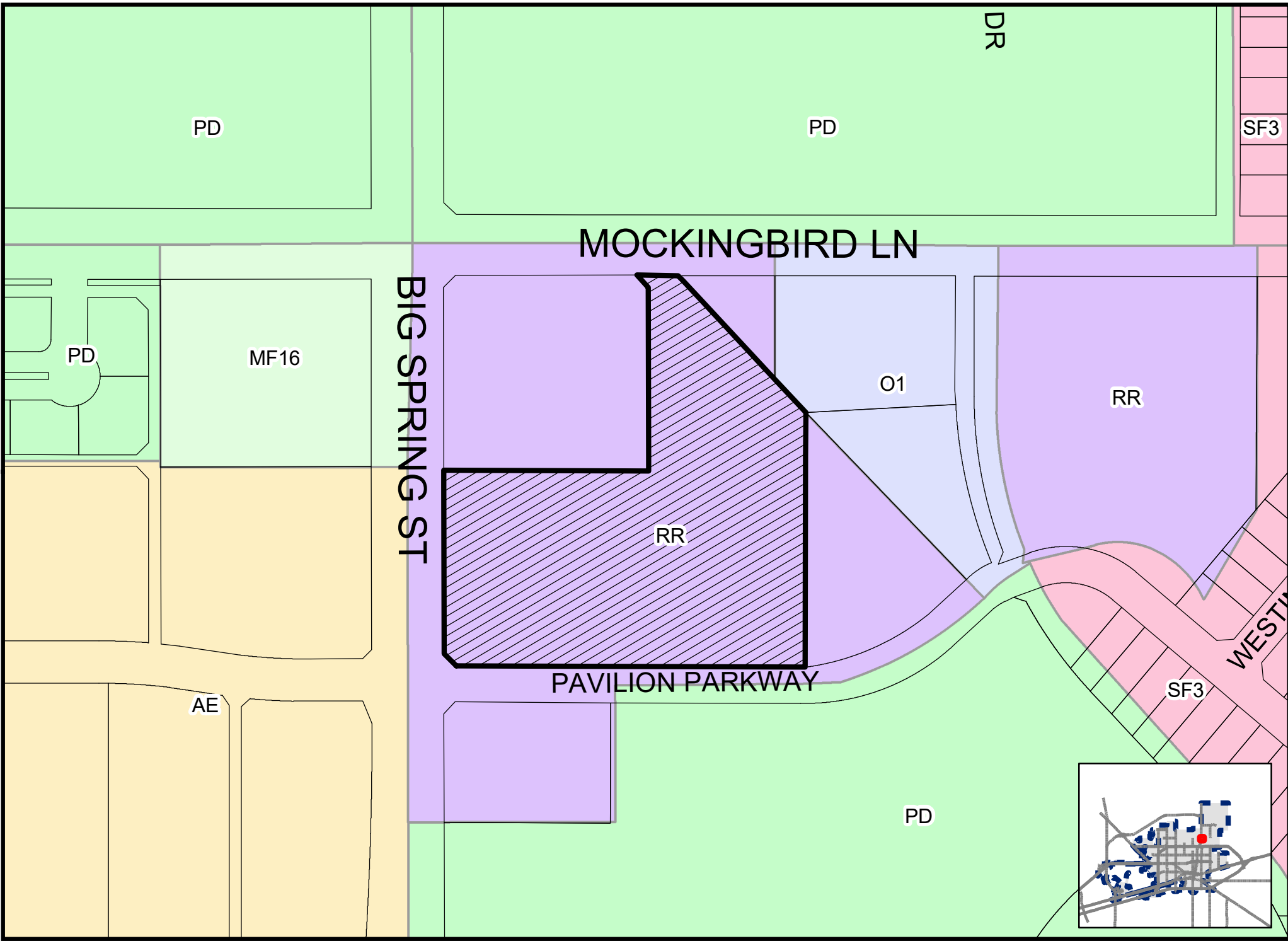
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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





Planning and Zoning Commission

Approved for Agenda:
Elizabeth Shaughnessy

MEETING DATE: February 01, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Kelly Martinez, Senior Planner

SUBJECT: Motion approving a Final Plat of Lonestar Business Park, Section 3 being a replat of Lots 1-7, Block 2, Lonestar Business Park, Section 2, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North State Highway 349 and Occidental Parkway. Council District 1)
(DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

LR, Local Retail District

Preliminary Plat Approval:

The applicant, Maverick Engineering is requesting to replat Lots 1-7, Block 2, Lonestar Business Park, Section 2, City and County of Midland, Texas for ownership purposes. This plat went short form; therefore, no preliminary plat was required.

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: Okay as shown. [For applicant's information only.]

ROW: TxDOT review comments: "Post-development drainage/runoff should not be exceeded from pre-development conditions." No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review. [For the Applicant's information only.] Access spacing will be required to adhere to the TxDOT Access Management Standards along the state highway. [Reference City Code Section 9-4-5(D).] No objections to plat. [For the Applicant's information only.]

PAVING: Maverick Lane okay as shown. Occidental Pkwy okay as shown. No public paving improvements required. State highway 349 is a TxDOT facility, built and maintained by TxDOT, no improvements required. [For applicant's information only.]

WATER: 16" water exists in Occidental Pkwy north of tract, okay as shown. 12" water exists in N SH 349 west of tract, okay as shown. 8" water exists in Maverick Lane south of tract, okay as shown. 8" water exists in alley east of tract, okay as shown. No public water improvements required. [For applicant's information only.]

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

PRO RATA: None.

SEWER: 15" sewer exists in Occidental Pkwy north of tract, okay as is. 15" sewer exists in N SH 349 west of tract, okay as is. 8" sewer exists in Maverick Lane south of tract, okay as is. 8" sewer exists in alley east of tract, okay as is. No public wastewater improvements required. [For applicant's information only.]

DRAINAGE: Show compliance with "Lone Star Trails Section 1" drainage study, prepared by AMD Engineering, LLC by Jimmy D. McDaniel and approved by City on May 5, 2014. [For applicant's information only.]

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

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

DIMENSION: * * * OTHER: * * *

Transportation: Approved

TxDOT comment: "Post-development drainage/runoff should not be exceeded from pre-development conditions." No additions or changes to site access are approved with plat or zoning review.

Driveways or other access points are approved only with construction drawing review.
[For the Applicant's information only.]

Access spacing will be required to adhere to the TxDOT Access Management Standards along the state highway. [Reference City Code Section 9-4-5(D).]

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

Fire: Approved

No additional comments.

Oil and Gas: Approved

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

Code Administration: Approved

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

Planning: Approved

Staff recommends approval of the Final Plat of Lonestar Business Park, Section 3 subject to condition A.

Conditions:

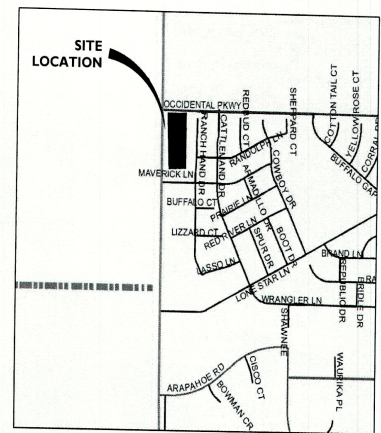
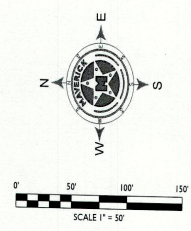
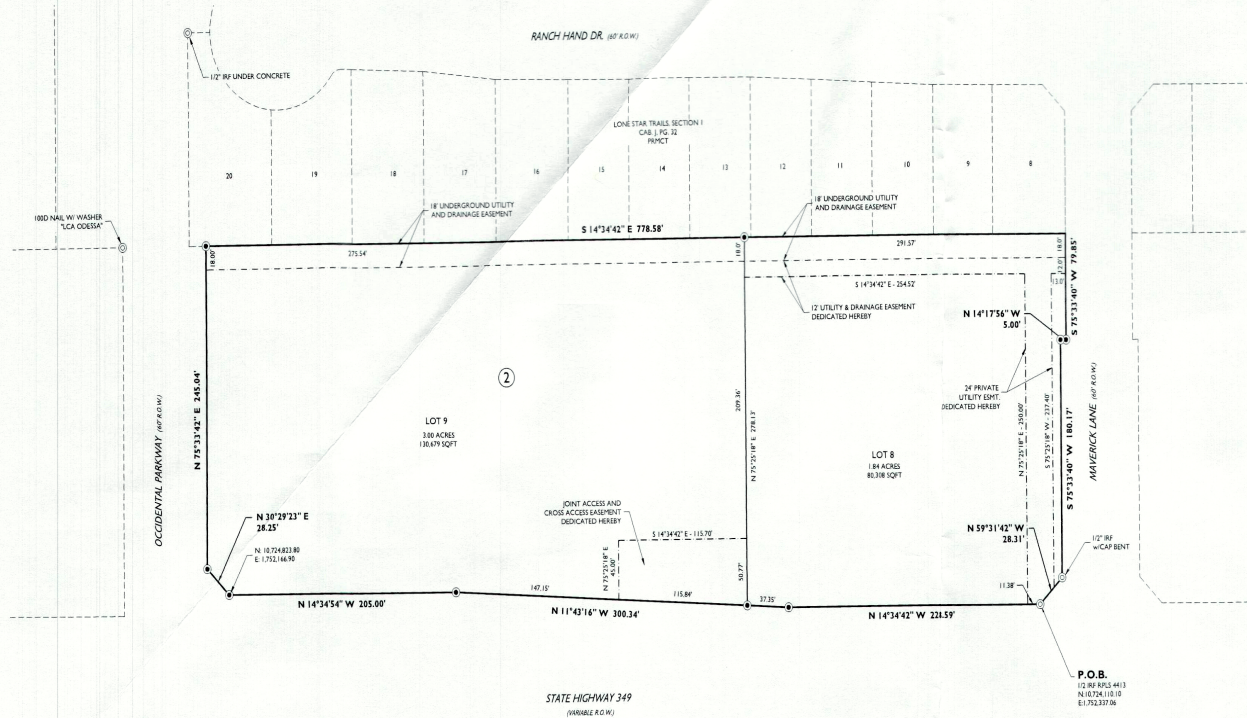
- A. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Final Plat
Application
Maps

LONE STAR BUSINESS PARK, SECTION 3

BEING A REPLAT OF LOTS 1-7, BLOCK 2, LONE STAR BUSINESS PARK,
SECTION 2, CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP
N.T.S.

LEGEND

- DENOTES SET 1/2 INCH IRON ROD W/ KID PLASTIC CAP MARKED "MAVERICK 1999/01/18/413"
- ⊙ DENOTES FOUND MONUMENT AS NOTED
- P.A.M.C.T. DENOTES OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- ⊙ D.A.M.C.T. DENOTES DEED RECORDS, MIDLAND CO., TX
- P.A.M.C.T. DENOTES PLAT RECORDS, MIDLAND CO., TX
- DENOTES BOUNDARY LINE
- - - DENOTES EXISTING EASEMENT LINE
- DENOTES EXISTING LOTS
- - - DENOTES PROPOSED EASEMENT

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accuracy of utility.

ATYPOGRAPHY BY: _____

ATYPOGRAPHY BY: _____

COORDINATE COMMUNICATION BY: _____

GRAND COMMUNICATION BY: _____

ONCOR ELECTRIC DELIVERY BY: _____

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS PSC 349 LLC, is the record owner of a tract of land situated in Section 12, Block 28, T-1-S, R-1-E, Co. Survey City and County of Midland, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That PSC 349 LLC, being the owner of the land shown on this plat designated as LONE STAR BUSINESS PARK, SECTION 3, as Addition to the City of Midland, Midland County Texas and whose name is subscribed hereto, do hereby declare to the public use for the streets, alleys, and easements shown thereon; and do hereby give an irrevocable and exclusive right to the City of Midland for the collection, utility facility access and maintenance, location and maintenance of such easements and access thereto and condition and easements that no construction shall commence on said lot or be used for the exact location of said easements thereto as have selected and approved by the Director of Public Works.

WITNESS my hand and seal of the County of Midland, Texas, this _____ day of _____, 2022.

By: _____

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of LONE STAR BUSINESS PARK, SECTION 3, was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____, 2022.

ELIZABETH SHAGHSHEEN, SECRETARY

ELIZABETH SHAGHSHEEN, SECRETARY

FORM STATEMENT

FORM STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP "48022C0100P", DATED SEPTEMBER 13, 2018, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "XEA" DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

DEVELOPMENT NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINELAND WITHDRAWALS OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. BASIS OF BEARINGS, COORDINATES AND DISTANCES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE AND CENTRAL ZONE (4303), NORTH AMERICAN DATUM OF 1983 US SURVEY FOOT.
4. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AT SUCH TIME AS:
(1) THE REPRESENTED LOTS ARE REPARCELS FOR SUBDIVISION INTO MORE THAN ONE LOT OR;
(2) THE PROPERTY IS REQUIRED FOR A MORE INTENSIVE USE.
5. LOTS 8 & 9 BLOCK 28 HEREIN ADOPT A BLANKET MUTUAL ACCESS AND PARKING EASEMENT VIA ALL PAVED POST DEVELOPMENT PAVED DRIVES.
6. 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 INCREASED IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF UTILITY LOTS TO BE DEVELOPED ON THE TRACT INCREASED.

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he was acting in concert, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SUBSCRIBER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, GREGORY W. SHAGHSHEEN, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the correct measurements shown thereon were properly located under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

GREGORY W. SHAGHSHEEN
Midland Engineering Co. (Lic. #115415)
1909 W. Wall Street, Suite 100
Midland, TX 79701



PROPERTY OWNER

PSC 349 LLC
414 E. BRAWWOOD, SUITE 110 BOX 23
MIDLAND, TX 79704
DEED INSTRUMENT #2021-29423

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____
DATE _____ PAGE _____



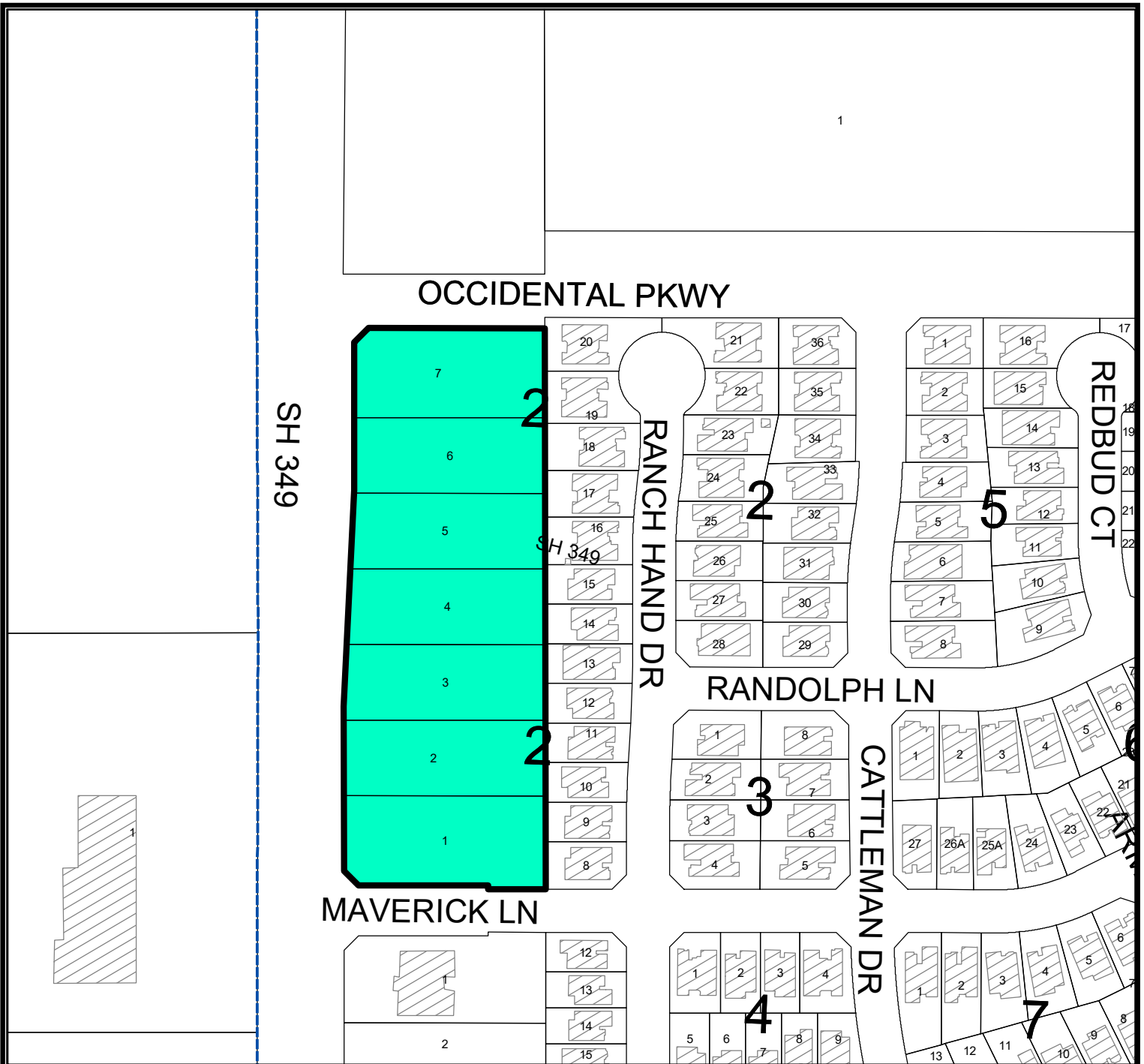
MAVERICK
ENGINEERING / SURVEY / WATER RESOURCES

1909 West Wall Street, Suite 100
Midland, Texas 79701
ENGINEER FIRM # F-15389
SURVEY FIRM # S-10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

**LONE STAR BUSINESS PARK
SECTION 3**

February 1, 2022

PACKET



LOCATION MAP

SUB-21-1226

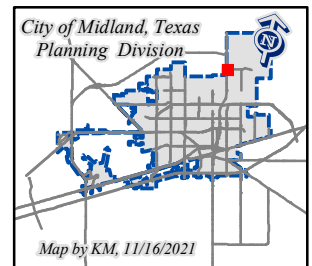
Scale: 1" = 200'

Proposed plat of Lonestar Business Park, Section 3, being a replat of Lots 1-7, Block 2, Lone Star Business Park, Section 2, City and County of Midland, Texas.

Generally located on the southeast corner of the intersection of North State Highway 349 and Occidental Parkway. (Council District 1)

LEGEND

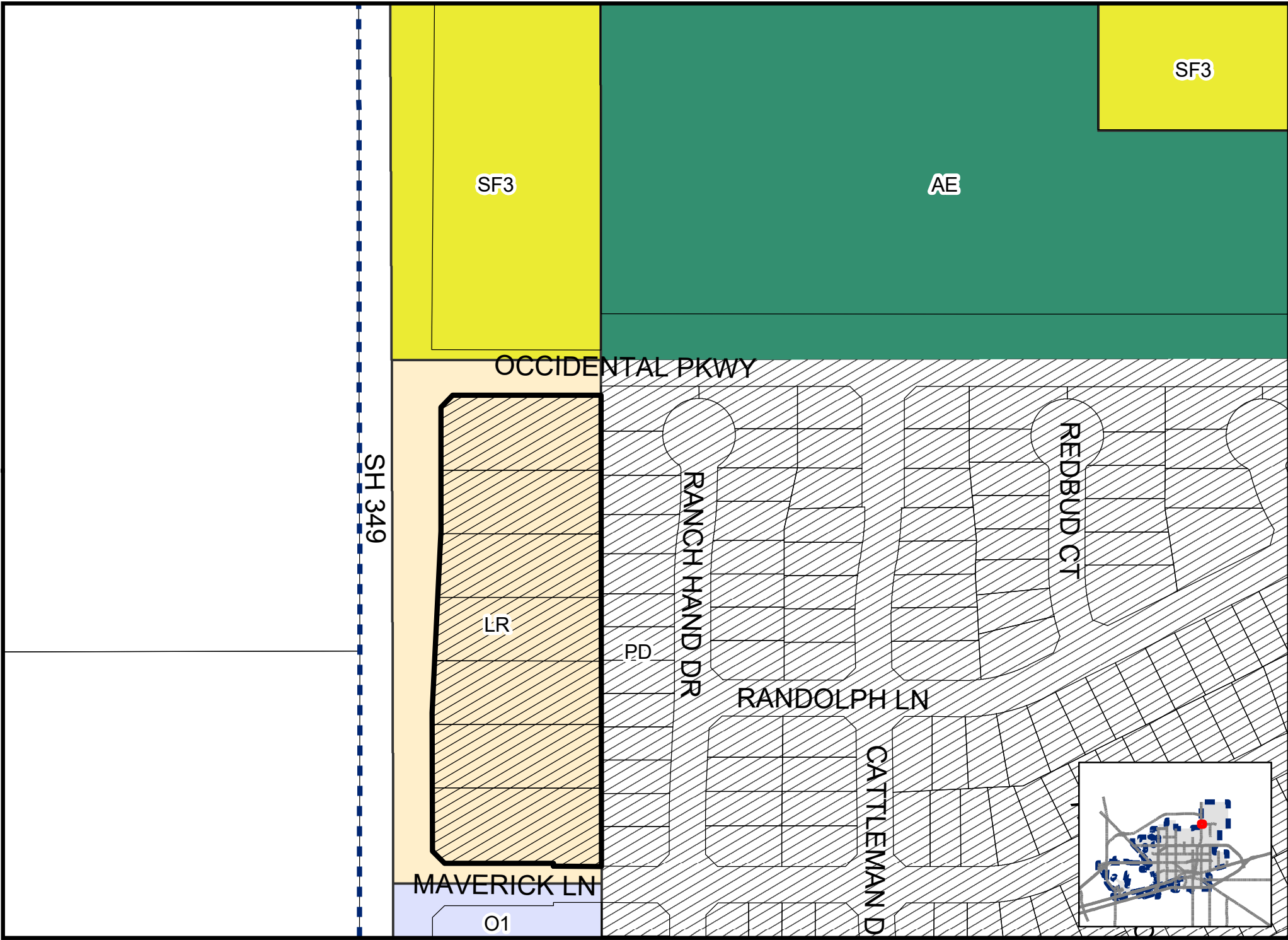
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Planning and Zoning Commission

Approved for Agenda:
Elizabeth Shaughnessy

MEETING DATE: February 01, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Kelly Martinez, Senior Planner

SUBJECT: Motion approving a request by Well-Suited Property for a Zone Change from HI, Heavy Industrial District to SF-3, Single-Family Dwelling District on Lot 6, Block 50, East Midland, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of N Madison Street and South Street - Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Purpose:

The applicant, Well-Suited Property, is requesting a Zone Change from HI, Heavy Industrial District to SF-3 Single-Family Dwelling District at 601 North Madison Street, to construct a single-family residence.

Current Zoning:

HI, Heavy Industrial District

Surrounding Zoning and Land Use:

The properties to the north, east, and west are also zoned HI, Heavy Industrial District and the location of vacant land and single-family residences, respectively. The property to the south is zoned SF-3 Single-Family Dwelling District and the location of single-family residence, respectively.

Analysis:

The property is located at 601 N. Madison Street and is currently vacant. The applicant is requesting this zone change for the purposes of constructing a single-family residence on the property. The current zoning is HI, Heavy Industrial District. Per the previous

zoning ordinance, single-family detached dwellings were allowed within this zoning district. As of July 1, 2019, the new zoning ordinance does not allow the use of single-family detached dwellings within the HI, Heavy Industrial District. The property does not meet the minimum lot size requirements for the SF-3, Single Family Dwelling District, however; a special exception for the minimum lot dimensions was approved by the City Council on December 14, 2021.

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

Fire: (Approved)

No objections.

Building: (Approved)

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

Engineering: (Approved)

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

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

Code: (Approved)

No Oil and Gas issues.

Transportation: (Approved)

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

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

Planning:

This request is in compliance with the Tall City Tomorrow Comprehensive Plan, Chapter 3 An Integrated Land Use Vision, "Future Land Use Map" as it designates this area for Urban Medium, a classification which calls for a mix of residential and non-residential uses. As the surrounding lots consist of vacant lots and residences, this zone change will

follow the existing characteristics of the surrounding neighborhood and provide additional housing for residents of the City of Midland.

Staff recommends approval of this zone change from HI, Heavy Industrial District to SF-3, Single Family Dwelling District, subject to condition A.

Conditions:

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

Letters of Objection:

Staff has not received any letters of objection as of January 26, 2022.

Attachments:

Application
East Midland Plat
Maps



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

Project Number: 2-21-0278

Case Number: _____

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

Printed Name: _____

Phone ()

Email _____

Address _____

City _____

State _____

Zip _____

Property Owner

Printed Name: Well suited Property Solutions, LLC Phone (432) 553-8756 Email ralph@wellsuitedps.com

Address 601 N Madison Str.

City Midland

State TX

Zip 79701

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Phone ()

Email _____

Address _____

City _____

State _____

Zip _____

Street Address: 601 N Madison Street, Midland TX 79701

Legal Description

Lot: _____ Block: 6 Subdivision: 50 East Midland Addition Parcel R17105

Current Zoning: H1

Proposed Zone: SF3

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

Reason for Zone Change Request: _____

To re-zone from H1 to SF3

Present Use of Property: Vacant

Proposed Use of Property: To build a single family home

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

None

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

None

Submittal and Fees

Items to be submitted with this application form:

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

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

Applicant (signature):

Date: 12/20/21

Applicant (printed):

Ralph Skugbore

Property Owner (signature):

Date: 12/20/21

Property Owner (printed):

Ralph Skugbore

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

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

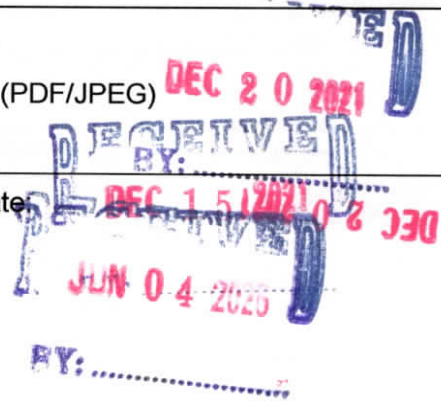
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY☐ Property Owner Authorization☐ Dimensioned Site Plan☐ Application Fee☐ Plans in Digital Format (PDF/JPEG)

Check # 1486

Received By: JS

Date:



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

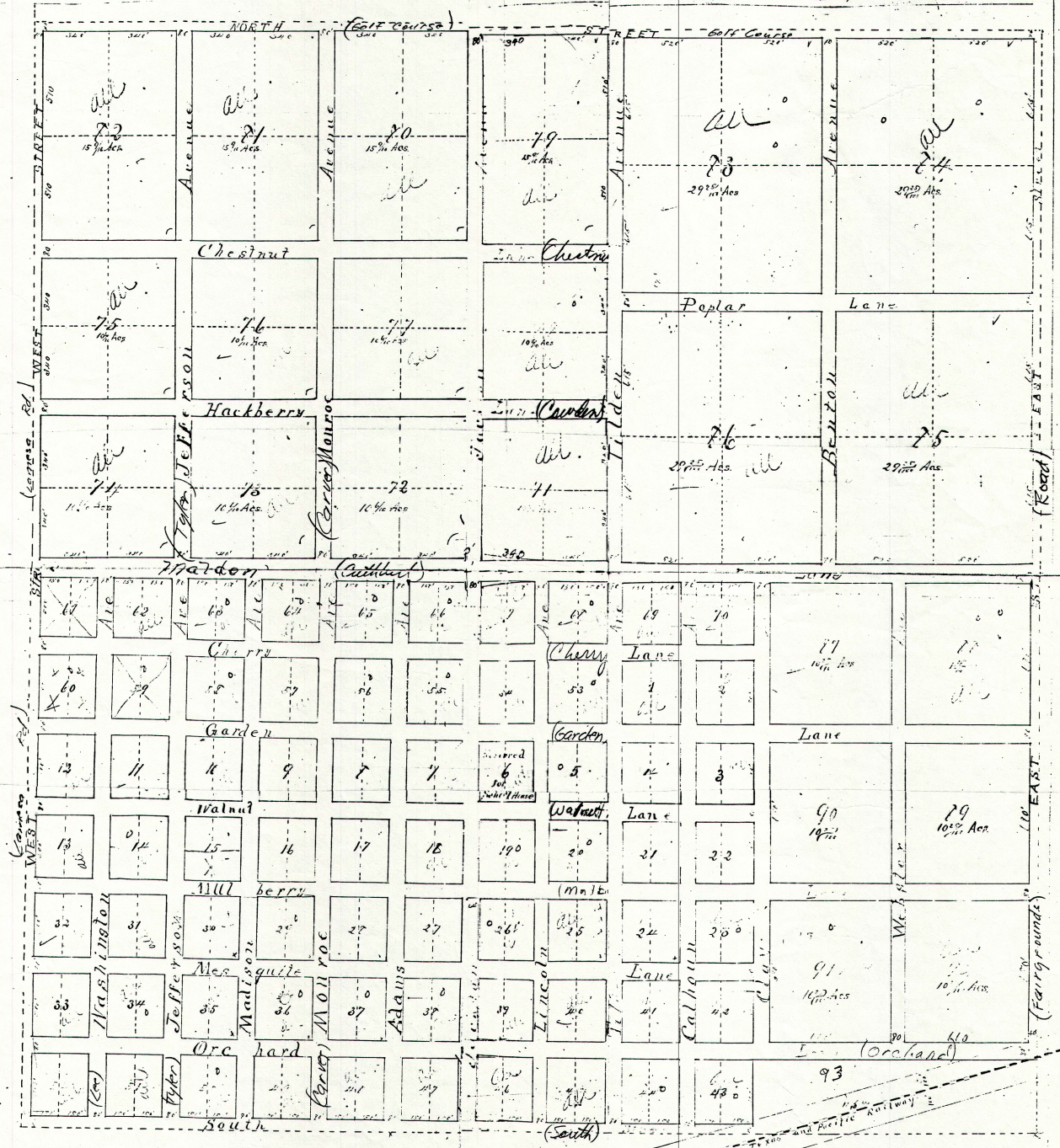
Do Not Remove
From DRAFTING ROOM

EAST MIDLAND

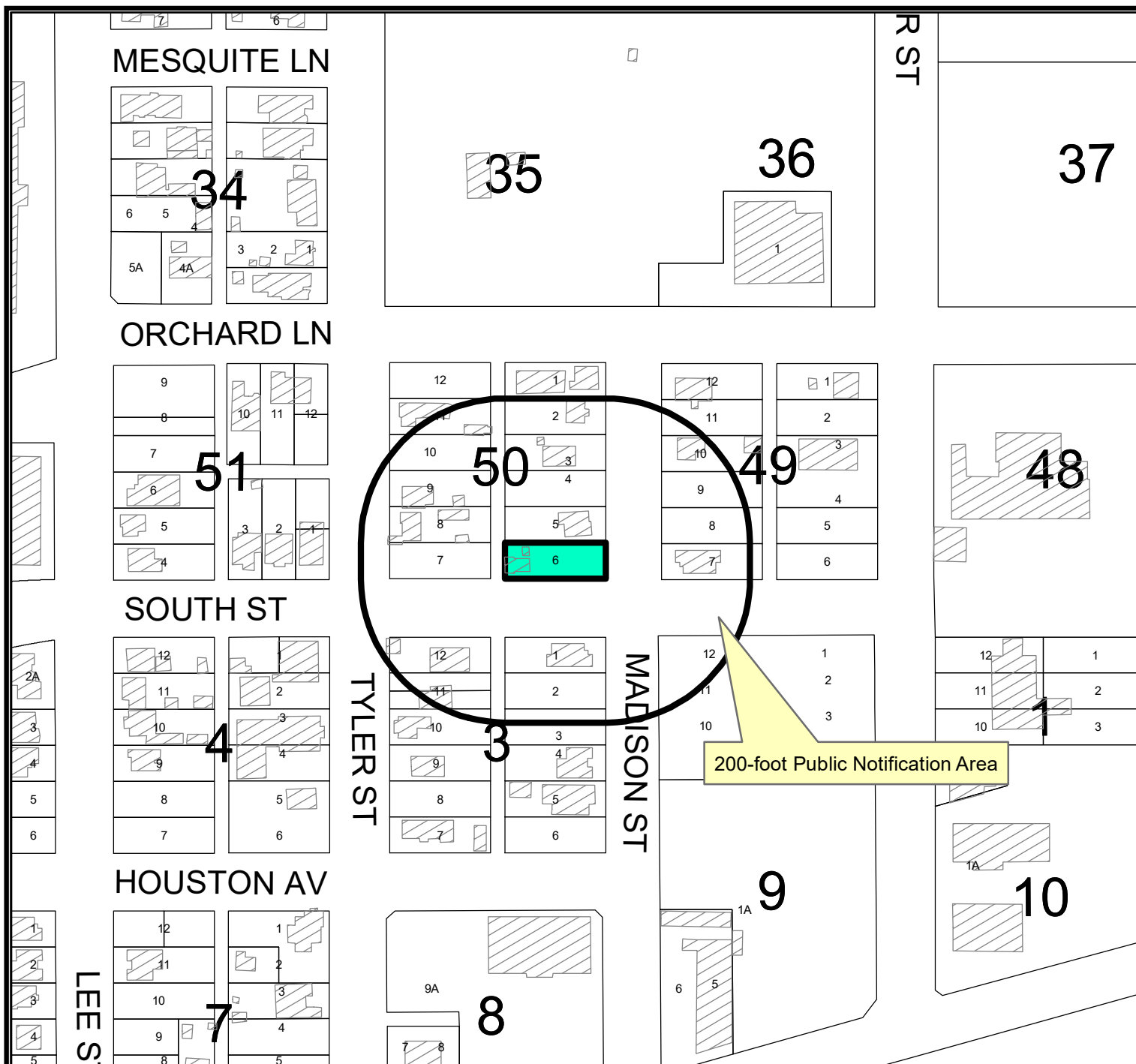
Being all of Section 25, Block 39
 Township 1 South Texas and
 Pacific Railway Company
 Scale 40 ft. = 1 inch

MIDLAND COUNTY
 TEXAS

This Map is Recorded on pages
 of Book of the Records
 of Deeds of MIDLAND COUNTY Texas



State of Texas
 Midland County. When called upon by the pres. of the Texas State Board
 and of Texas and I am and S. H. Griffith of said county, Texas
 York acting under by my attorney in fact S. H. Griffith of said Texas
 County, Texas under Power of attorney dated September 21, 1888 and
 recorded in the records of deeds of Midland County Texas in Book
 I on Pages 5487 and B. H. Grant of said Midland County Texas have
 prepared and donated and by those present before me
 February 1, 1922
 Knutlicks



LOCATION MAP

Z-21-0278

Scale: 1" = 200'

Consider a request by Well-Suited Property for a Zone Change from HI, Heavy Industrial District to SF-3, Single Family-Dwelling District on Lot 6, Block 50, East Midland, City and County of Midland, Texas.

Generally located on the northwest corner of the intersection of N Madison Street and South Street. (Council District 2)

LEGEND

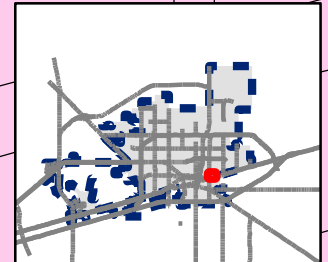
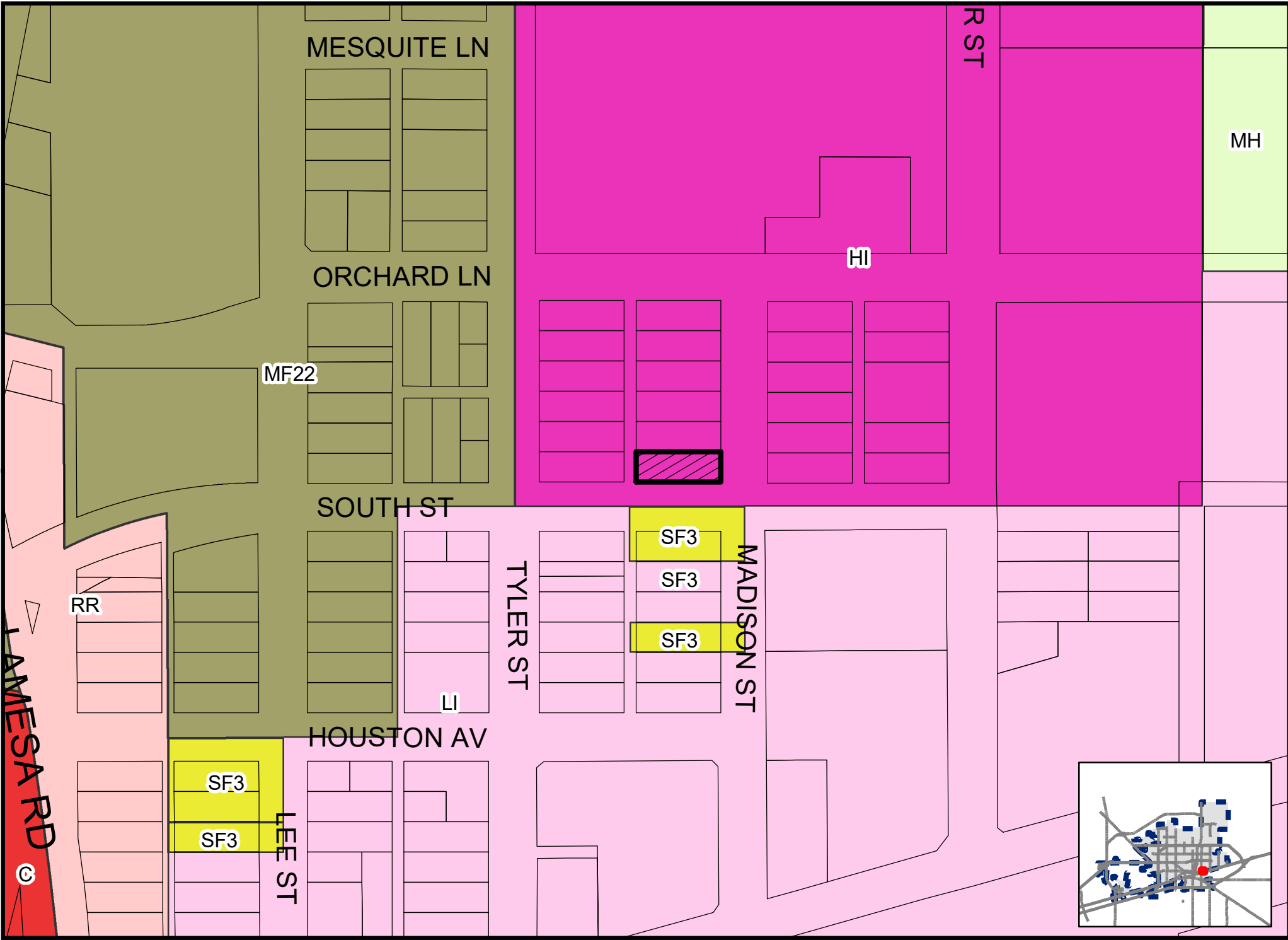
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Planning and Zoning Commission

Approved for Agenda:
Elizabeth Shaugnessy

MEETING DATE: February 01, 2022

TO: **PLANNING AND ZONING COMMISSION**

FROM: Paul Rodriguez, Planner

SUBJECT: Motion approving a request by Oscar Medrano for a zone change from MF-22, Multiple Family Dwelling District to SF-3, Single Family Dwelling District on Lot 16, Block 64, Park Avenue Heights, Second Section, City and County of Midland, Texas. (Generally located on the east side of Bunche Street, approximately 250 feet south of California Avenue, Council District 2.

Recommended Planning and Zoning Commission Action:

 X **Approve** **Deny** **Directional/Informational**

Details of Request:

The applicant, Oscar Medrano, is requesting a Zone Change from MF-22, Multiple Family Dwelling District to SF-3 Single Family Dwelling District at 809 Bunche Street, for construction of a single-family home.

Current Zoning:

MF-22, Multiple Family District

Surrounding Zoning and Land Use:

The properties to the north, south, east, and west are zoned MF-22, Multiple Family Dwelling District, and are the locations of single-family residences and vacant land, respectively.

Analysis:

The applicant is requesting this zone change for the purposes of constructing a single-family home. The lot dimensions satisfy the minimum requirements for the SF-3, Single Family Dwelling District zoning.

Under the previous zoning ordinance, the current zoning district would have allowed for construction of single-family homes, which allowed for the proliferation of their construction in this area. Under the new zoning ordinance adopted in 2019, the construction of single-family detached dwellings was restricted to single family dwelling districts.

Departmental Review:

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

Fire: (Approved)

No objections.

Building: (Approved)

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

Engineering: (Approved)

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

Code: (Approved)

No Oil and Gas issues.

Transportation: (Approved)

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

Planning:

This request is in compliance with the Tall City Tomorrow Comprehensive Plan, Chapter 3, An Integrated Land Use Vision, "Future Land Use Map" as it designates this area for Urban Residential, a classification which calls for single family detached housing. This property also supports the existing neighborhood characteristics and uses of the area.

Staff recommends approval of this zone change from MF-22, Multiple Family Dwelling District to SF-3, Single Family Dwelling District, subject to condition A.

Conditions:

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

Letters of Objection:

Staff has not received any letters of objection as of January 26, 2022.

Attachments:

Application
Park Avenue Heights, 2nd Section (Exhibit A)
Survey (Exhibit B)
Maps



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

Project Number:

2-22-0280

Case Number:

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

Printed Name:

Phone (432) 557-8673

Email

hilite_99@yahoo.com

Address

710 Atlanta

City

Midland

State

Texas

Zip

79701

Property Owner

Printed Name:

Oscar Medrano

Phone (432) 557-8673

Email

432 557-8673

Address

710 Atlanta

City

Midland

State

Texas

Zip

79701

Representative (if different from Applicant or Property Owner)

Firm:

Printed Name:

Phone (432) 557-8673

Email

Address

City

State

Zip

Street Address: 809 Bunche

Legal Description

Lot: 16

Block: 64

Subdivision: Park Avenue Heights (Second Section)

Current Zoning:

MF-22

Proposed Zone: SF-3

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

Reason for Zone Change Request: Proposing to build single family home. Lot is small.

Present Use of Property: Empty lot.

Proposed Use of Property: Proposing to build single family home.

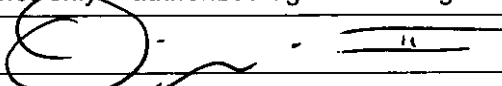
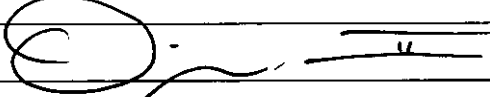
How would this zone change affect the public health, safety and welfare? None.

Describe how conditions affecting the property have changed since present zoning designation: None.

Submittal and Fees

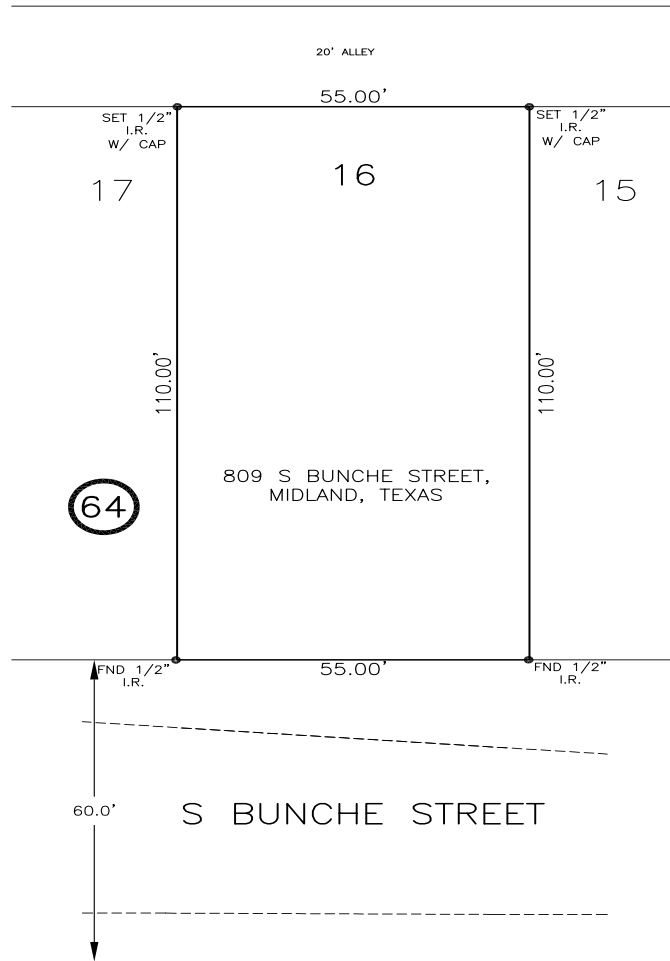
Items to be submitted with this application form:

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

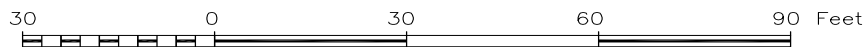
Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): 	Date: 1-4-2022
Applicant (printed): Oscar Medrano	
Property Owner (signature): 	Date: 1-4-2022
Property Owner (printed) : Oscar Medrano	
<i>The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.</i> <i>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</i>	

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

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



PLAT
 OF
 LOT 16, BLOCK 64,
 PARK AVENUE HEIGHTS SECOND SECTION,
 AN ADDITION TO THE CITY OF MIDLAND,
 MIDLAND COUNTY, TEXAS



TO LIEN HOLDER ISSUING THE INSURANCE UNDERWRITER
 THIS SURVEY PLAT IS PROVIDED SOLELY FOR THIS TRANSACTION
 PLAT IS COPYRIGHTED AND SHALL NOT BE USED FOR ANY OTHER TRANSACTION.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THIS SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN.

Michael L. McBrayer



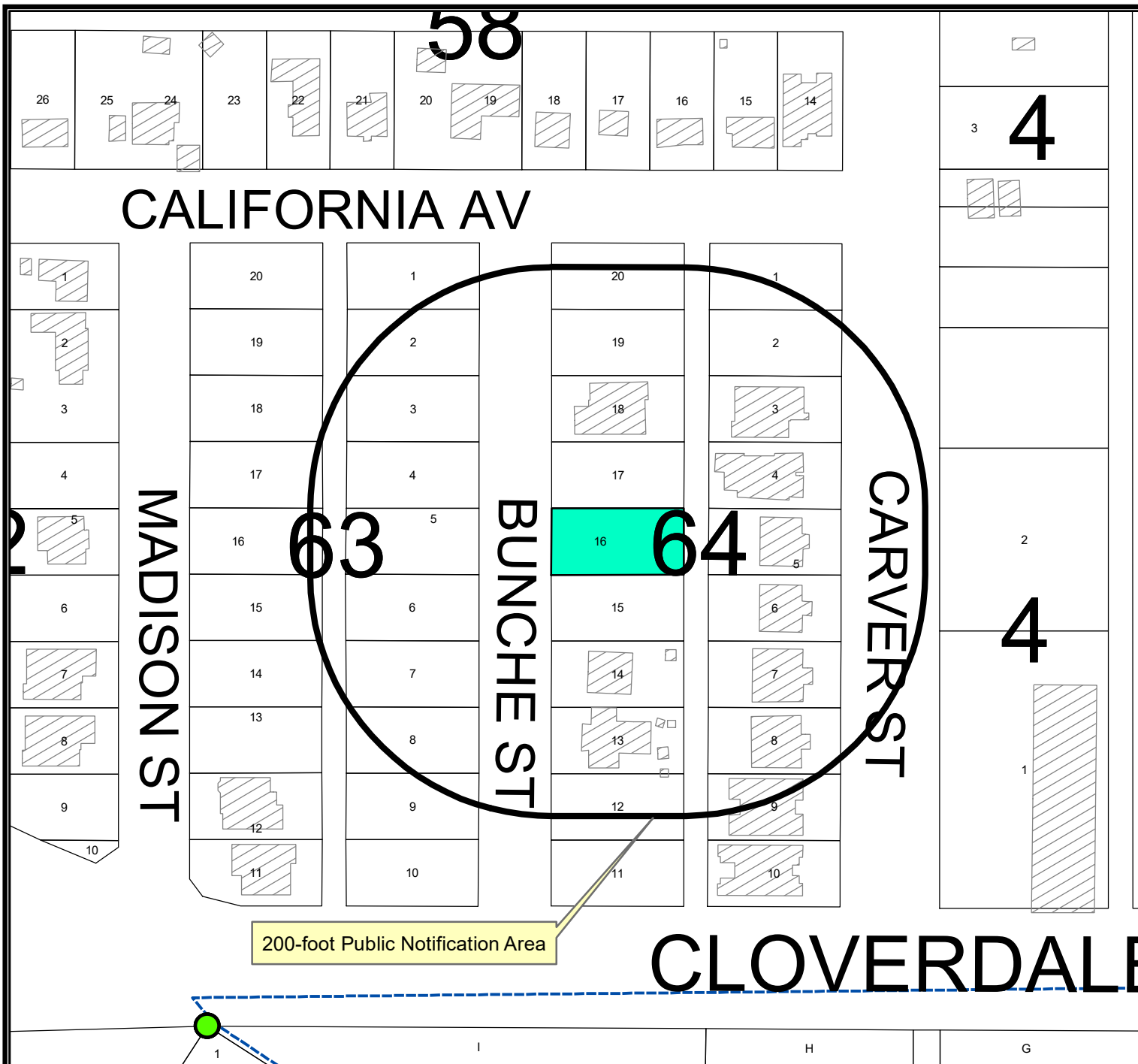
FILED IN CABINET B, PAGE 114, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP COMMUNITY PANEL 48329C0206 F, DATED SEPTEMBER 16, 2005.

Stored: 19092247

BRADSHAW AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 FIRM # 10122900/10122901
 4400 N. BIG SPRING SUITE A-8
 MIDLAND, TEXAS 79705
 (432) 682-4400 FAX (432) 682-7997

	Drawn	Chkd	Surveyed
By	VR	MLM	GB/CH
Date	10-7-2019	10-8-2019	10-7-2019



LOCATION MAP

Z-22-0280

Scale: 1" = 200'

Request by Oscar Medrano for a zone change from MF-22, Multi-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 16, Block 64, Park Avenue Heights, Second Section, City and County of Midland, Texas.

Generally located on the east side of Bunche Street, approximately 250 feet south of E. California Avenue. (Council District 2)

LEGEND

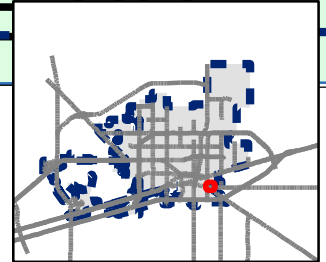
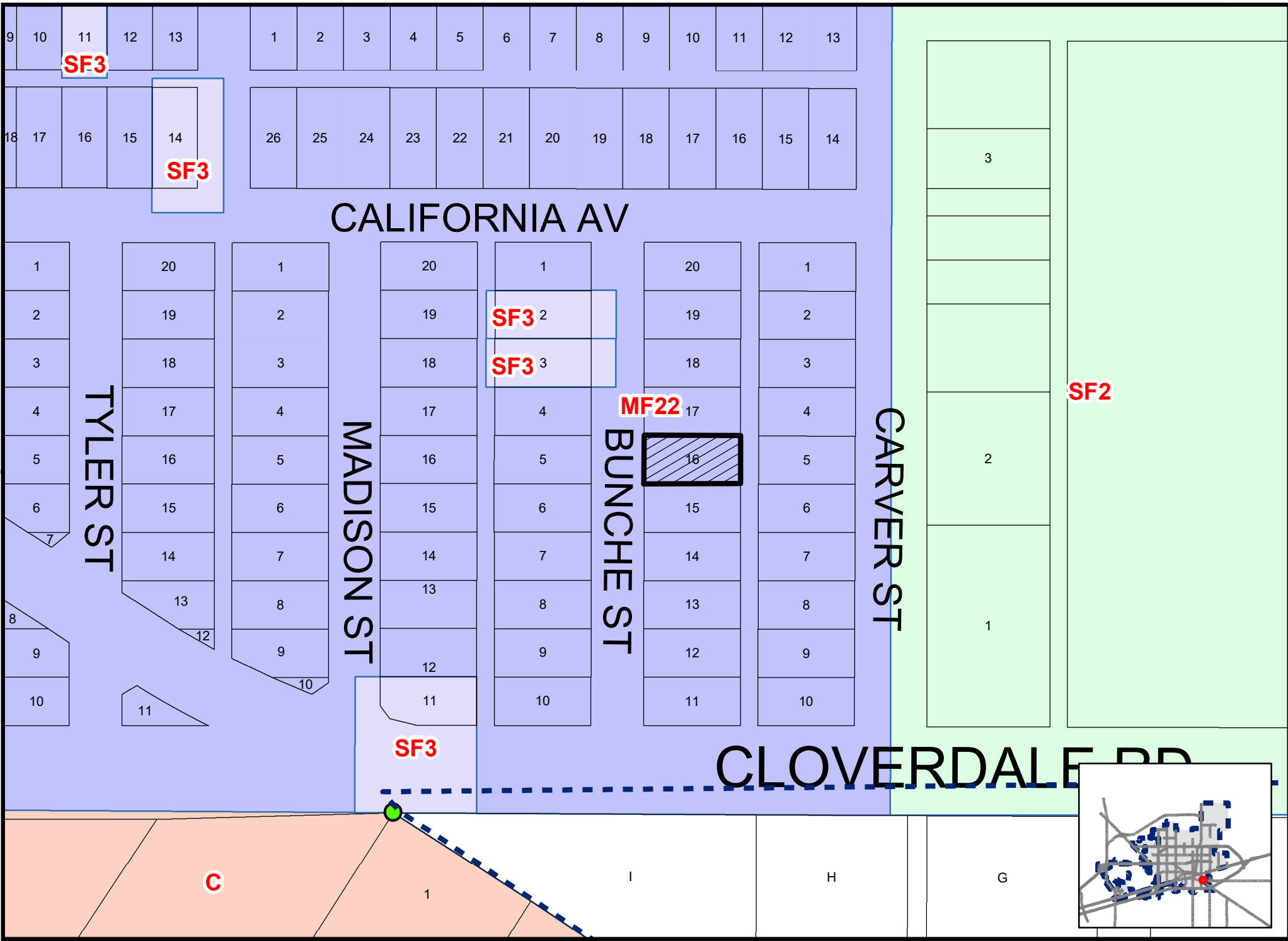
- CITY LIMITS
- PARCEL
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Planning and Zoning Commission

Approved for Agenda:
Elizabeth Shaughnessy

MEETING DATE: February 1, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Cole Furqueron, Senior Planner

SUBJECT: Motion approving with staff's recommended conditions, a proposed Southwest Crossing, Section 19, being a plat of a 1.83-acre tract of land located in Section 12, Block 40, T-2-S, T&P RR. Co Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Cholla Road and Lote Bush Drive - Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☐ Approve

☒ Deny

☐ Direction/Informational

Details of Request:

The applicant, Aaron Burrell, is requesting to plat a 1.83-acre tract of land located in Section 12, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Current Zoning:

BP-Business Park District.

Preliminary Plat Approval:

A public hearing was held and the preliminary plat was approved at the November 1, 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.

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

Below are the departments' comments.

BUILDING CODE: (Approved)

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

ENGINEERING: (Denied)

***Denied per Midland City Code Sect. 11-2-3(D)8 and impact fee language missing on plat face ***

IMPACT FEES: Provide note on Plat: 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. [For the Applicant's information only.]

ROW: 60' ROW for Lote Bush Drive is okay as shown. [For the Applicant's information only.]

PAVING: Bush Drive roadway okay as is. [For the Applicant's information only.]

WATER: 12" water exists in Lote Bush Drive west of tract, okay as is. No public water improvements required. [For the Applicant's information only.]

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

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

SEWER: 8" sewer exists in intersection of Lote Bush Drive and Cholla Road west of tract, okay as is. Extend wastewater to City standards along entire platted frontage. [For the Applicant's information only.]

DRAINAGE: Drainage study pending resubmittal. [Midland City Code Sect. 11-2-3(D)8]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No additional comments.

All future development shall comply with IFC 2015 ed. and local ordinances.

CODE COMPLIANCE: (Approved)

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

PLANNING: (Approved)

No Comments

Accordingly, staff recommends Denial, due to lack of approved drainage report, of the Final Plat of Southwest Crossing, Section 19 subject to conditions A and B.

Conditions:

- A. Approval of this final plat is conditioned upon the approval of the drainage plan by the City Engineer. Midland City Code 11-2-3(D)8(a).
- B. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas

Attachments:

Proposed Final Plat
Application
Maps



Final Plat Application

Project Number: Sub-20-0374
Case Number: P-22-1258

Proposed Subdivision Plat Name: Southwest Crossing, Section 19

Legal Description (attached sealed Metes and Bounds): Being a subdivision of 1.83 Acres of land in Section 12, Block 40, T-2-S, T&P RR Co Survey, City and County of Midland, Texas.

Property Owner

Printed Name: Ramon & Marina Villalobos
Address: 4504 Pasadena Drive City: Midland

Phone (432) 230-6018
Email

State: TX Zip: 79703

Developer (if different than Owner)

Printed Name: NONE

Address: City: State: Zip:

Phone ()
Email

State: Zip:

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

Firm: Aaron Burrell Land Surveyors, LLC
Printed Name: Aaron Burrell

Address: 415 W. Wall St Suite 204 City: Midland

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

State: TX Zip: 79701

Current Zoning:

Reason for Platting: Get Permits

Plat Information

Total Acreage: 1.83

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

Number of Lots: 1 Number of Multi-Family Dwelling Units: 0

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):



Date:

11-10-21

Property Owner (printed):

Ramon Villalobos

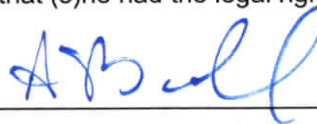
The Final Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

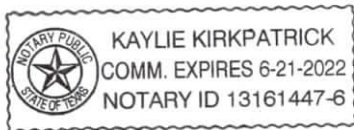


Authorized Agent (signature)

Subscribed and sworn to before me, this 10th day of November, 20 21, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Mylar

☒ Application Fee

Check #

1042

☒ 1 Copy of Dimensioned Plat

☒ 1 Copy of Plat (11x17)

☒ Title Opinion

☒ Tax Certificates

☒ Plat in Digital Format (PDF/JPEG)

☒ CADD File

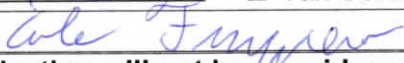
☐ Public Improvement

☒ Recording Fee

Check #

1043

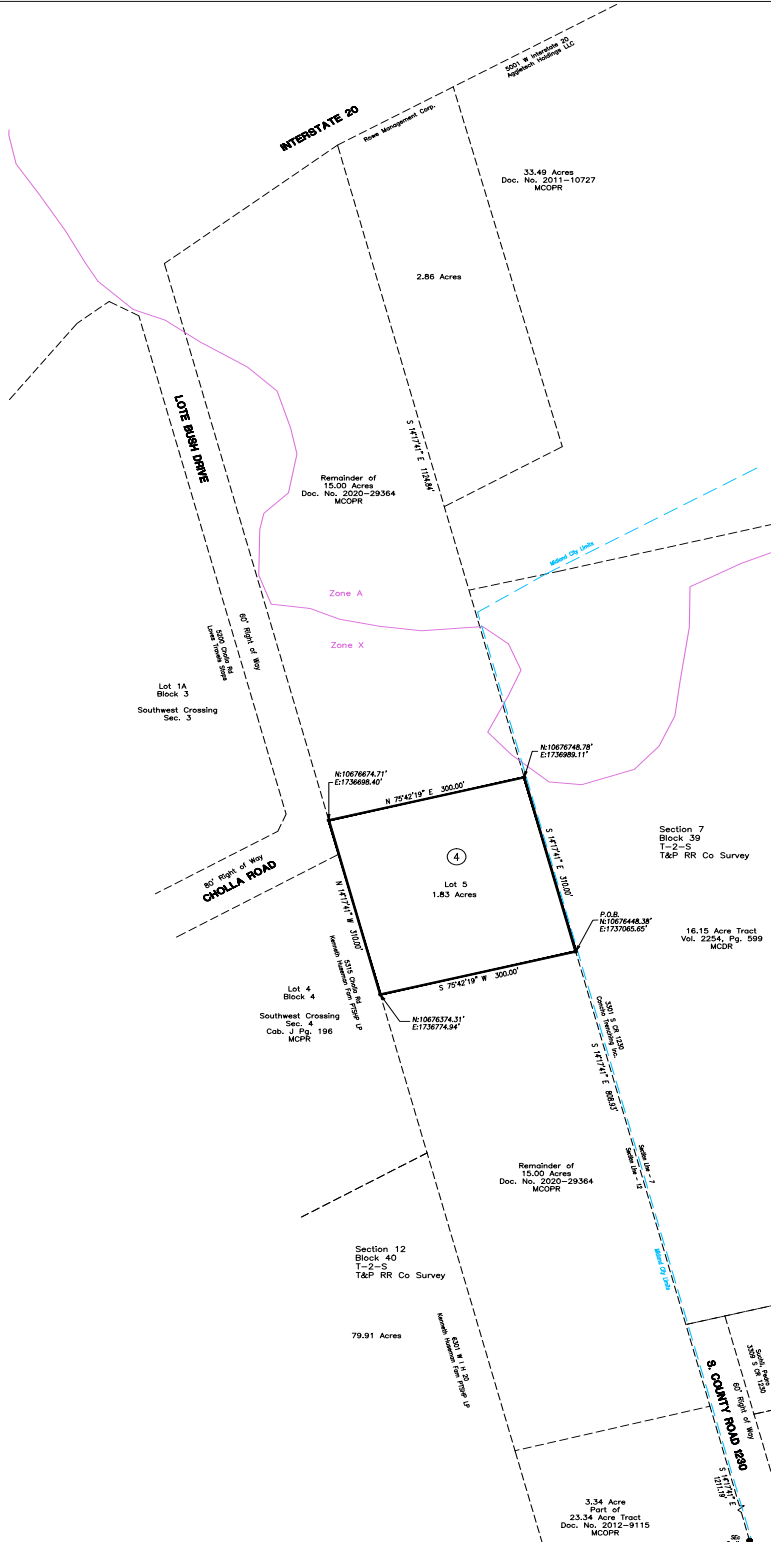
Received By:



Date:

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

SOUTHWEST CROSSING, SECTION 19
Being a Subdivision of 1.83 Acres of Land in
Section 12, Block 40, T-2-S, T&P RR Co Survey,
City and County of Midland, Texas.



OWNERS' CERTIFICATE:
THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I, RAMON VILLALOBOS, as the recorded owner of a 1.83 acre tract in a 15.00 acre tract of land recorded in Document No. 2020-29364, Official Public Records, and located in Section 12, Block 40, T-2-S, T&P RR Co Survey, City and County of Midland, Texas, and more particularly shown hereon:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, RAMON VILLALOBOS, do hereby adopt this plat designating the herein above described property as "SOUTHWEST CROSSING, SECTION 19" an Addition to the City of Midland, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon.

WITNESS our hands at Midland, Texas, this the ____ day of ____, 2021.

RAMON VILLALOBOS

ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF MIDLAND

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

Given under my hand and seal of office this ____ day of ____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNERS' CERTIFICATE:
THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I, MARINA VILLALOBOS, as the recorded owner of a 1.83 acre tract in a 15.00 acre tract of land recorded in Document No. 2020-29364, Official Public Records, and located in Section 12, Block 40, T-2-S, T&P RR Co Survey, City and County of Midland, Texas, and more particularly shown hereon:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, MARINA VILLALOBOS, do hereby adopt this plat designating the herein above described property as "SOUTHWEST CROSSING, SECTION 19" an Addition to the City of Midland, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon.

WITNESS our hands at Midland, Texas, this the ____ day of ____, 2021.

MARINA VILLALOBOS

ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF MIDLAND

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

Given under my hand and seal of office this ____ day of ____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Legal Description:

Being a 1.83 Acre Tract of Land in a 23.34 Acre Tract recorded in Document No. 2012-9115, Official Public Records, in Section 12, Block 40, T-2-S, T&P RR Co Survey, City of Midland, Midland County, Texas.

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. A PORTION OF THIS PROPERTY IS IN ZONE X AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS GRAPHICALLY SCALED ONTO FEMA MAP NO. 48329C0184F, DATED SEPTEMBER 16, 2005, PREPARED FOR MIDLAND COUNTY, TEXAS. A PORTION IS IN ZONE A AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN.
4. BEARING & COORDINATES SHOWN ON THIS SURVEY ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD 1983, CENTRAL ZONE (CORS).

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____ PRINT NAME: _____
 SIGNED: _____ PRINT NAME: _____
 SIGNED: _____ PRINT NAME: _____
 SIGNED: _____ PRINT NAME: _____
 SIGNED: _____ PRINT NAME: _____

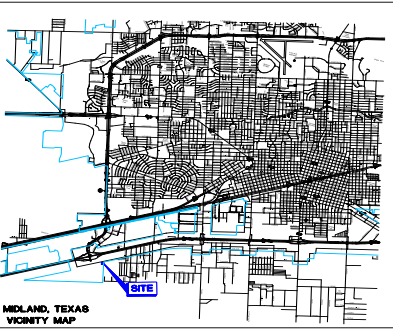
CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plot of "SOUTHWEST CROSSING, SECTION 19" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, on this ____ day of ____, 2021.

SIGNED: _____
 PRINT: _____
 Chairman
 ATTEST: _____
 PRINT: _____
 Secretary

OWNER:
 RAMON & MARINA VILLALOBOS
 4504 PASADENA DRIVE
 MIDLAND, TEXAS 79703
 432-230-6018

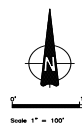
PLAT FILED FOR RECORD
 MIDLAND COUNTY, TEXAS
 NO. _____ CABINET _____
 DATE _____ PAGE _____



THAT I, ARON S. BURRELL, 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 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.



ARON SCOTT BURRELL, TX RPLS 568



LEGEND
 • 5' Iron Rod
 • 1/2" Iron Rod
 --- Utility Easement

17 September 2021
PACKET

Page 7.50

February 11, 2022
PRELIMINARY PLAT
SOUTHWEST CROSSING, SECTION 19



LOCATION MAP

SUB-20-0374

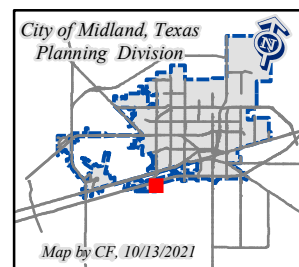
Scale: 1" = 300'

Proposed Final Plat of Southwest Crossing,
Section 19 being a plat of 1.83-acre tract of land
located in Section 12, Block 40, T-2-S, T&P RR.
Co Survey, City and County of Midland, Texas.

Generally located on the southeast corner of the
intersection of Cholla Road and Lote Bush Drive.
(Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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

