

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**

**May 17, 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/89106106907>

Or One tap mobile :

US: +13462487799,,89106106907# or +16699006833,,89106106907#

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 +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 891 0610 6907

International numbers available: <https://us02web.zoom.us/j/89106106907>

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 May 3, 2021.

3. Consider a proposed Final Plat of Lone Star Trails II, Section 7, being a plat of a 15.70-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 Tin Trail, approximately 205- feet west of Ranch Avenue. Council District 1) (DEVELOPMENT SERVICES)
4. Consider a proposed Final Plat of West 191 Industrial Park, Section 7, being a replat of Lots 8 and 9, Block 1, West 191 Industrial Park, Section 5, City and County of Midland, Texas (Generally located approximately 2,500-feet east of North Farm-to-Market Road 1788 and approximately 353 feet north of State Highway 191. - Council District 4) (DEVELOPMENT SERVICES)
5. Consider a proposed Final Plat of Villarreal Estate, being a plat of a 14.06-acre tract of land located in Section 1, Block 40, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located approximately 1,340 feet west of S. Tradewinds Boulevard, and approximately 1,315 feet north of W. State Highway 80. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
6. Consider a proposed Preliminary Plat of Original Town, Section 20, being a replat of the middle 50 feet of the northeast quarter of Block 74, Original Town, City and County of Midland, Texas. (Generally located on the west side of S. Jefferson Street, approximately 70 feet south of E. Wall Street. (Council District 2) (DEVELOPMENT SERVICES)
7. Consider a proposed Final Plat of Homestead Addition, Section 18, being a re-plat of the south 50 feet of the northwest quarter and the north 50 feet of the southwest quarter of Block 19, Homestead Addition, City and County of Midland, Texas. (Generally located on the east side of North Terrell Street, approximately 101 feet north of East Louisiana Avenue. Council District 2) (DEVELOPMENT SERVICES)
8. Consider a proposed Preliminary Plat of Riverbend Addition, Section 2, being a plat of a 0.989-acre tract of land located in Section 31, Block 38, T-1-S. T&P RR Co. Survey, City and County of Midland Texas. Generally located southeast of the intersection of Maple Avenue and North Fairgrounds Road. (Council District 2) (DEVELOPMENT SERVICES)
9. Consider a proposed Final Plat of Greenwood Addition, Section 14 being a re-plat of Lots 7 and 8, Block 5, Greenwood Addition, First Section, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of South Calhoun Street and East Kentucky Avenue. Council District 2) (DEVELOPMENT SERVICES)
10. Consider a proposed Preliminary Plat of Chase Five Addition, Section 3, being 6.76-acres out of the north part of Block 38, T-2-S, C. A. Miller Survey, A-633, Midland County, Texas. (Generally located on the south side of East County Road 130, approximately 1,447-feet east of Farm to Market Road 1213. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

PUBLIC HEARINGS

11. Consider a proposed Preliminary Plat of TSC Development, Section 1, being a replat of a

9.92-acres tract of land located in Section 11, Block X, H.P. Hilliard Survey, City and County of Midland, TX (Generally located on the northwest corner of the intersection of N. State Highway 349 and Tejas. (Council District 1) (DEVELOPMENT SERVICES)

12. Hold a public hearing and consider a request by Grasslands IV, LTD, for the initial zoning of a 97.05-acres tract of land located in Sections 35 and 36, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of W. State Highway 158, approximately 11 feet west of Brandy Hill Road. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
13. Hold a public hearing and consider a request by Monica Leclair for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in an event center on a 4, 712-square foot portion of Lot 20A, Block 17, Greathouse Addition, Section 13, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Briarwood Avenue and Portico Way. Council District 1). (DEVELOPMENT SERVICES)

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
May 3, 2021
Council Chambers – City Hall**



The Planning & Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30, May 03, 2021.

Commissioners present: Reggie Lawrence, Dianne Williams, Lucy Sisniega, Chase Gardaphe, Zachary Deck, Adrian Carrasco

Commissioners absent: Stacy Grosse, Karmen Bryant

Staff members present: Dalia Salinas, Elizabeth Shaughnessy, Charles Harrington, Kelly Martinez

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 Lawrence opened the public comment period at 3:31 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: 6 to 0

AYE: Lawrence, Williams, Sisniega, Gardaphe, Deck, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for April 19, 2021
3. Consider a proposed Final Plat of the Barber-Cole Addition, Section 2, being a replat of the North 33-Feet of Lot 9, and all of Lots 10,11 and 12, Block 2A, all out of a subdivision of Block 2, Barber-Cole Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of E. Golf Course Road and N. Fort Worth Street. Council District 2)

PUBLIC HEARINGS

4. Hold a public hearing and consider a request by Betenbough Homes for a zone change from SF-3, Single Family Dwelling District to PD, Planned Development District for a Housing Development on a 27.05-acre tract of land located in Section 7, Block 38, T-1-S, T. & P. RR. Co. Survey, City and County of Midland, TX. (Generally located on the south side of Occidental Parkway, approximately 1, 335- feet east of Carriage Road. Council District 1)

Senior Planner Elizabeth Shaughnessy gave an overview of the project. With no letters of objection received, staff recommended denial.

Commissioner Lawrence asked how many other community projects have been considered with these same lot sizes. Staff confirmed that previously this year a project with similar lot sizes was approved.

Commissioner Lawrence also asked if the main issue with fulfilling the Tall City Tomorrow Plan is the reduction of yard sizes or the lack of neighborhood recreational areas. Senior Planner Elizabeth Shaughnessy

explained that it is a combination of the two. She explained that because they are not meeting the standards they are expected to provide more amenities.

Commissioner Carrasco asked if the request for the reduction is in an attempt to make the homes more affordable. Staff deferred to the applicant.

Commissioner Deck asked if the lot size had changed from a large lot that has been subdivided. Staff deferred to the applicant.

Commissioner Sisniega asked if approved what was the condition that staff recommended. Mrs. Shaughnessy explained the lot size that would be required.

Commissioner Williams asked if the square footage on the smallest lot included the set back. Commissioner Gardaphe explained that the set back is just where the home would be placed, so it is not included in the lot size.

The public hearing was opened at 3:45 p.m.

The applicant, Ronnie Wallace and Chris Berry with Betenbough Homes, gave a summary of the project which included a slide show presentation and they were open for questions.

Commissioner Lawrence asked what the average increase in price was. Mr. Berry explained that he did not have the actual increase amount available but it was the cost of lumber that has driven up the costs.

Commissioner Carrasco asked if no changes were made, how many houses could be built per lot. Mr. Berry explained that 4-45's could be added. Which would be approximately 10 more homes.

Mr. Berry also restated that the amenities being offered to the community will still be included.

Commissioner Williams asked if the green space shown on the map is still going to be the only green space included. Mr. Berry confirmed that it will be the only green space, other than what is already near the neighborhood.

Mr. Berry explained that more green space and more money put into amenities the more home prices go up so they try to balance it so that they can keep it affordable.

The public hearing was closed at 4:03 p.m.

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

Commissioner Carrasco stated that hopefully this will be the last time the lot sizes will be reduced. Mr. Berry stated that he understands those concerns.

Commissioner Lawrence asked for the percentage that will be in the smaller lot. Mr. Berry explained that it would be 38 percent lot coverage.

The motion failed by the following vote: 3 to 3

AYE: Gardaphe, Deck, Carrasco

NAY: Lawrence, Williams, Sisniega

ABSTAIN: None

ABSENT: Grosse, Bryant

5. Hold a public hearing and consider a request by Shenandoah Bar M Ranch for a zone change from AE, Agricultural Estate District to SF-3, Single-Family Dwelling District, on a 141.53-acre tract of land located in Section 12, Block 39, T-1-S, T&P. RR Co. Survey, City of Midland, Midland and Martin Counties, Texas. (Generally located on the northeast corner of North State Highway 349 and Occidental Parkway. Council District 1)

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

The public hearing was opened at 4:12 p.m.

The applicant, Andrew Mellon with Maverick Engineering represented the Martin Family was present. He gave an overview of the project and was open to questions.

Mr. Mellon also stated that he would like to see staff look into the zoning code based off of smaller home sites. With prices increasing and not allowing smaller homes to be built it will become a problem.

The public hearing was closed at 4:14 p.m.

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

The motion passed by the following vote: 6 to 0

AYE: Lawrence, Williams, Sisniega, Gardaphe, Deck, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Lawrence adjourned the meeting at 4:15 p.m.

Reggie Lawrence, Chairman

Date

Charles Harrington
Director of Development Services

Date



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: May 17, 2021

TO: **PLANNING AND ZONING COMMISSION**

FROM: Elizabeth Shaughnessy, Senior Planner

SUBJECT: Consider a proposed Final Plat of Lone Star Trails II, Section 7, being a plat of a 15.70-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 Tin Trail, approximately 205- feet west of Ranch Avenue. Council District 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

PD, Planned District for Housing Development with an underlying of SF-3, Single-Family Dwelling District.

Preliminary Plat Approval:

This plat went short form.

Final Plat Requirements:

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

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

Below are the departments' comments.

Departmental Review:**Engineering: Approved**

ROW: ROW is fine as shown.

PAVING: Pavement improvements have been installed and accepted.

WATER: Water improvements have been installed and accepted.

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: Waste water improvements have been installed and accepted

DRAINAGE: Drainage study has been approved.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Sidewalks required on collector/arterial roadways, along common areas and ADA ramps required at corners before public infrastructure is accepted.

DIMENSION: * * *

OTHER: * * *

Transportation: Approved

STREET NAME AND TRAFFIC CONTROL SIGN FEE – Estimated fee due at Final Plat submittal = 3 new intersections created at \$500/intersection = \$1500.

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

Follow the 2015 ed. of the IFC

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. No building is allowed over plugged and abandoned well bores. Plugged wells are identified on plat under roadway.

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.

Planning:

Staff recommends approval of the Final Plat of Lone Star Trails II, Section 7, 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



Final Plat Application

Project Number:

Case Number:

4-21-1068

Proposed Subdivision Plat Name: Lone Star Trails II, Section 7**Legal Description (attached sealed Metes and Bounds):** Being a 15.70 Acre Tract of Land in Section 7, Block 38,

T-1-S, T. & P. RR. Co. Survey, City and County of Midland, Texas

Property Owner

Printed Name: Betenbough Homes

Phone (806) 412 6611

Email: Ronniew@betenbough.com

Address 6305 82nd Street

City Lubbock

State TX

Zip 70424

Developer (if different than Owner)

Printed Name: N/A

Phone (806) 412 6611

Email: Ronniew@betenbough.com

Address

City

State

Zip

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

Firm: Betenbough Homes

Printed Name: Ronnie Wallace, Land Planner

Phone (806) 412 6611

Email: Ronniew@betenbough.com

Address 6305 82nd Street

City Lubbock

State TX

Zip 79424

Current Zoning: 1F-3**Reason for Platting:** Development for Residential , Single Family New Homes**Plat Information**

Total Acreage: 15.70

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

Number of Lots: 94

Number of Multi-Family Dwelling Units: None

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: 4 / 8 / 2021

Property Owner (printed): Ronnie Wallace

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

☐ Mylar

☒ Application Fee

Check # _____

☒ 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: V. Sherman

Date: APR 14 2021

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

LONE STAR TRAILS II, SECTION 7 **BEING A 15.70 ACRE TRACT OF LAND IN** **SECTION 7, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY,** **CITY AND COUNTY OF MIDLAND, TEXAS**

Legal Description for Lone Star Trails II, Section 7.

Being a 15.70 Acre Tract of Land out of a 354.08 Acre Tract recorded in Document No. 2017-36824, Official Public Records, located in Section 7, Block 38, T-1-S, T&P RR Co Survey, City of Midland, Midland County, Texas.

Boundary more fully described by metes and bounds as follows:

Beginning at (N10724583.15, E1757893.35) a 1/2" iron rod set in the south right of way line of Tin Trail for the northeast corner of this tract, whence a 1/2" iron rod found at the southwest corner of said Section 7 bears South 02°20'49" East, a distance of 1086.37 feet;

Thence with the south right of way line of said Tin Trail the following five (5) courses and distances:

1. With a curve to the left, having a radius length of 360.00 feet, an arc length of 110.71 feet, a delta angle of 17°31'11", and a chord length of 110.27 feet bearing North 55°30'47" East to a 1/2" iron rod set for a point of deflection in the north line of this tract;
2. North 70°00'30" East, a distance of 33.20 feet to a 1/2" iron rod set for a point of deflection in the north line of this tract;
3. North 38°11'12" East, a distance of 63.55 feet to a 1/2" iron rod set for a point of deflection in the north line of this tract;
4. North 19°30'20" West, a distance of 24.89 feet to a 1/2" iron rod set for a point of deflection in the north line of this tract;
5. North 30°30'22" East, a distance of 245.01 feet to a 1/2" iron rod set for the northeast corner of this tract;

Thence South 67°54'13" East, a distance of 785.39 feet to a 1/2" iron rod set for a point of non tangent curvature in the east line of this tract;

Thence with a curve to the left, having a radius length of 245.00 feet, an arc length of 102.71 feet, a delta angle of 04°01'14", and a chord length of 101.56 feet bearing North 57°03'01" East to a 1/2" iron rod set for the northwest end of Yucca Lane for a point of deflection in the east line of this tract;

Thence South 60°56'40" East with the end of said Yucca Lane, a distance of 62.05 feet to a 1/2" iron rod set for a point of deflection in the east line of this tract;

Thence with a curve to the right, having a radius length of 305.00 feet, an arc length of 97.32 feet, a delta angle of 18°16'36", and a chord length of 96.91 feet bearing South 51°23'55" West to a 1/2" iron rod set for a point of deflection in the east line of this tract;

Thence South 60°54'13" East, a distance of 269.84 feet to a 1/2" iron rod set for a point of deflection in the east line of this tract;

Thence with a curve to the left, having a radius length of 245.00 feet, an arc length of 24.25 feet, a delta angle of 05°40'14", and a chord length of 24.24 feet bearing North 33°20'27" East to a 1/2" iron rod set for a point of tangency in the east line of this tract;

Thence North 30°30'22" East, a distance of 65.68 feet to a 1/2" iron rod set at the northwest end of Pioneer Road for a point of deflection in the east line of this tract;

Thence South 60°56'40" East with the end of said Pioneer Road, a distance of 60.02 feet to a 1/2" iron rod set for a point of deflection in the east line of this tract;

Thence South 30°30'22" West, a distance of 67.20 feet to a 1/2" iron rod set for a point of curvature in the east line of this tract;

Thence with a curve to the right, having a radius length of 305.00 feet, an arc length of 22.74 feet, a delta angle of 04°16'21", and a chord length of 22.74 feet bearing South 32°38'31" West to a 1/2" iron rod set for a point of deflection in the east line of this tract;

Thence South 60°54'13" East, a distance of 278.73 feet to a 1/2" iron rod set in the north line of 60 Foot Pipeline Easement recorded in Document No. 2011-14879, Official Public Records, for the southeast corner of this tract;

Thence South 76°04'30" West with the north line of said 60 Foot Pipeline Easement, a distance of 1185.77 feet to a 1/2" iron rod set for the southwest corner of this tract;

Thence through said Section 7 the following five (5) courses and distances:

1. North 14°02'22" West, a distance of 582.12 feet to a 1/2" iron rod set for a point of deflection in the west line of this tract;
2. South 88°34'19" West, a distance of 73.37 feet to a 1/2" iron rod set for a point of deflection in the west line of this tract;
3. North 78°31'14" East, a distance of 66.27 feet to a 1/2" iron rod set for a point of deflection in the west line of this tract;
4. North 67°06'04" West, a distance of 69.16 feet to a 1/2" iron rod set for a point of deflection in the west line of this tract;
5. North 55°18'01" East, a distance of 58.46 feet to the Point of Beginning.

Containing 15.70 surface acres of land.

CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	DELTA ANGLE
N 107°24'58.31" E	110.27	N 55°30'47" E	110.71	17°31'11"
N 70°00'30" E	33.20			
N 38°11'12" E	63.55			
N 19°30'20" W	24.89			
N 30°30'22" E	245.01			
S 67°54'13" E	785.39			
N 57°03'01" E	101.56	S 51°23'55" W	97.32	18°16'36"
S 51°23'55" W	96.91	S 60°54'13" E	269.84	
S 60°54'13" E	269.84	N 33°20'27" E	24.25	05°40'14"
N 33°20'27" E	24.25	N 30°30'22" E	65.68	
N 30°30'22" E	65.68	S 60°56'40" E	60.02	
S 60°56'40" E	60.02	S 30°30'22" W	67.20	
S 30°30'22" W	67.20	N 04°16'21" E	22.74	04°16'21"
N 04°16'21" E	22.74	S 60°54'13" E	278.73	
S 60°54'13" E	278.73	S 76°04'30" W	1185.77	
S 76°04'30" W	1185.77	N 14°02'22" W	582.12	
N 14°02'22" W	582.12	S 88°34'19" W	73.37	
S 88°34'19" W	73.37	N 78°31'14" E	66.27	
N 78°31'14" E	66.27	N 67°06'04" W	69.16	
N 67°06'04" W	69.16	N 55°18'01" E	58.46	

OWNERS' CERTIFICATE:

THE STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, I, _____, Agent of Belenbough Homes Inc. as the recorded owner of a 15.70 Acre Tract of Land, out of a 354.08 Acre Tract of Land, as recorded in Instrument No. 2017-36824, Official Public Records, Midland County, Texas, located in Section 7, Block 38, T-1-S, T. & P. RR. Co. Survey, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, _____, Agent of Belenbough Homes Inc., do hereby adopt this plat designating the herein above described property as "LONE STAR TRAILS II, SECTION 7" 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 _____ day of _____, 2021.

By: _____

Agent of Belenbough Homes Inc.

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 _____, Agent of Belenbough Homes Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act as owner, and that he executed the same as the act for the purpose and consideration therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plot of "LONE STAR TRAILS II, SECTION 7" 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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____

ATMOS ENERGY PRINT NAME

SIGNED: _____

ONCOR ELECTRIC DELIVERY PRINT NAME

SIGNED: _____

AT&T TEXAS PRINT NAME

SIGNED: _____

SUDENLINK COMMUNICATIONS PRINT NAME

SIGNED: _____

GRANDE COMMUNICATIONS PRINT NAME

Flood Zone A

Flood Zone X

Flood Zone A

Flood Zone A

PLANNING NOTE:

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

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 WITHDRAWALS OF UTILITIES AND BUILDING
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.

OWNER:
 BELENBOUGH HOMES INC.
 6305 82ND STREET
 LUBBOCK, TEXAS 79424
 806-797-9494

FLOOD NOTE:

Special Flood Hazard Areas as graphically scaled from FEMA Map No. 45320C0102F, dated September 16, 2005, Prepared for Midland County, Texas are shown hereon.

Bearings shown on this survey are relative to the Texas Coordinate System, NAD 1983, Central Zone (CORS).



Scale 1" = 100'

- Legend
- Fe 1/2" Iron Rod
- Set 1/2" Iron Rod
- Utility Easement

Professional Land Surveying & Mapping
 Aaron Burrell Land Surveyors, LLC
 415 W. Wall St., Suite 204
 Midland, Texas 79701
 432-848-4439
 aaburrell@ablsurveyors.com
 TPLS Firm No. 0099227

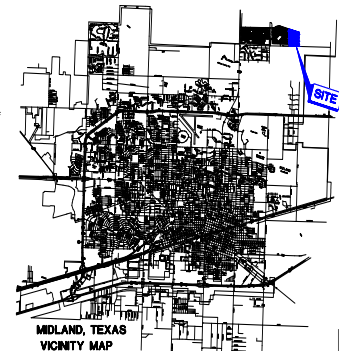


PACKET

DATE

AARON SCOTT BURRELL TX RPLS 3689

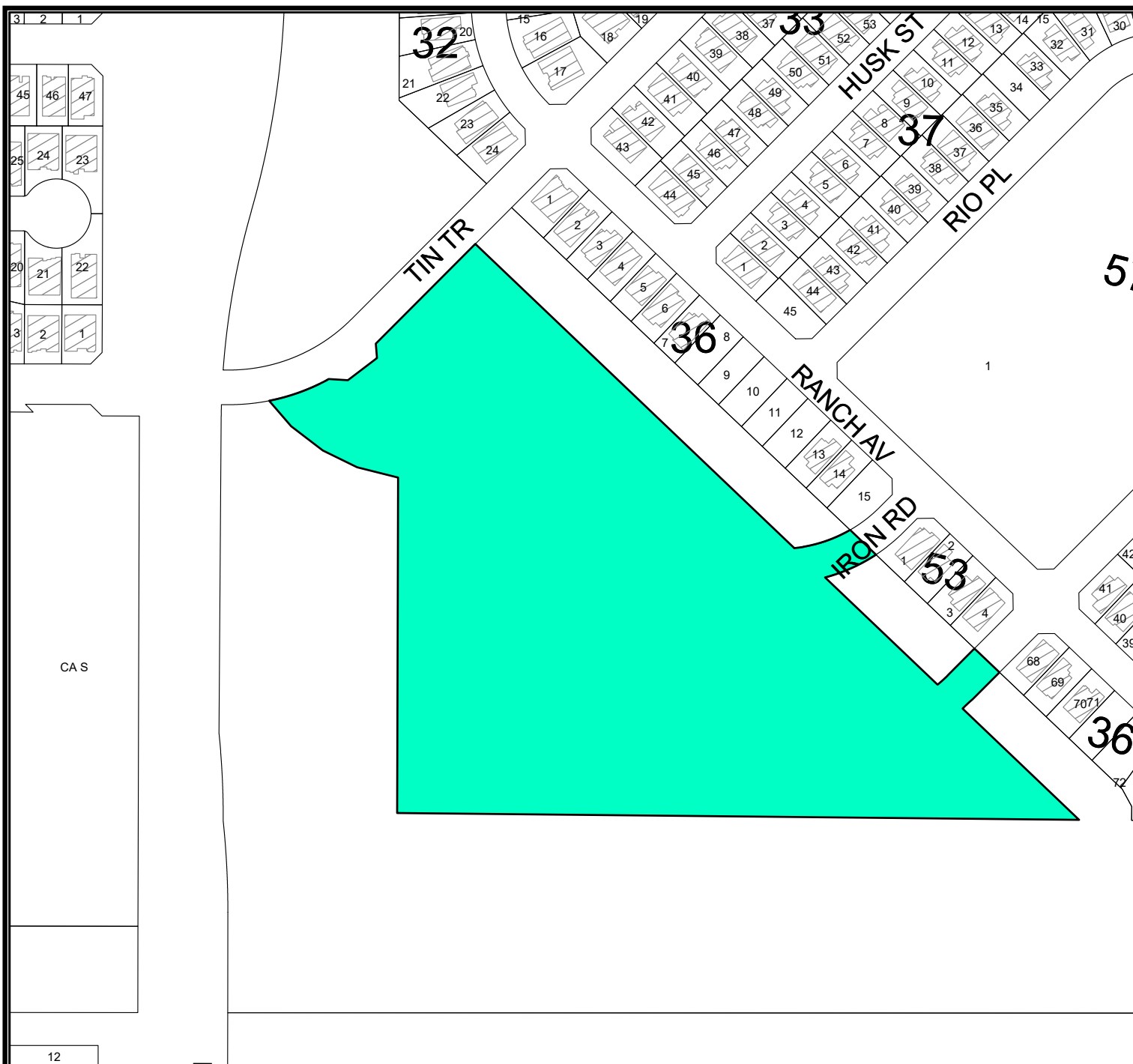
Page 3.12



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

May 17, 2021

FINAL PLAT LONE STAR TRAILS II, SECTION 7



LOCATION MAP

P-21-1068

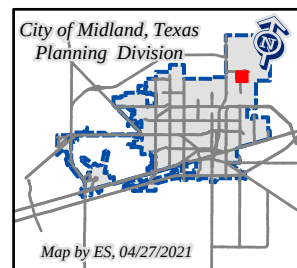
Scale: 1" = 250'

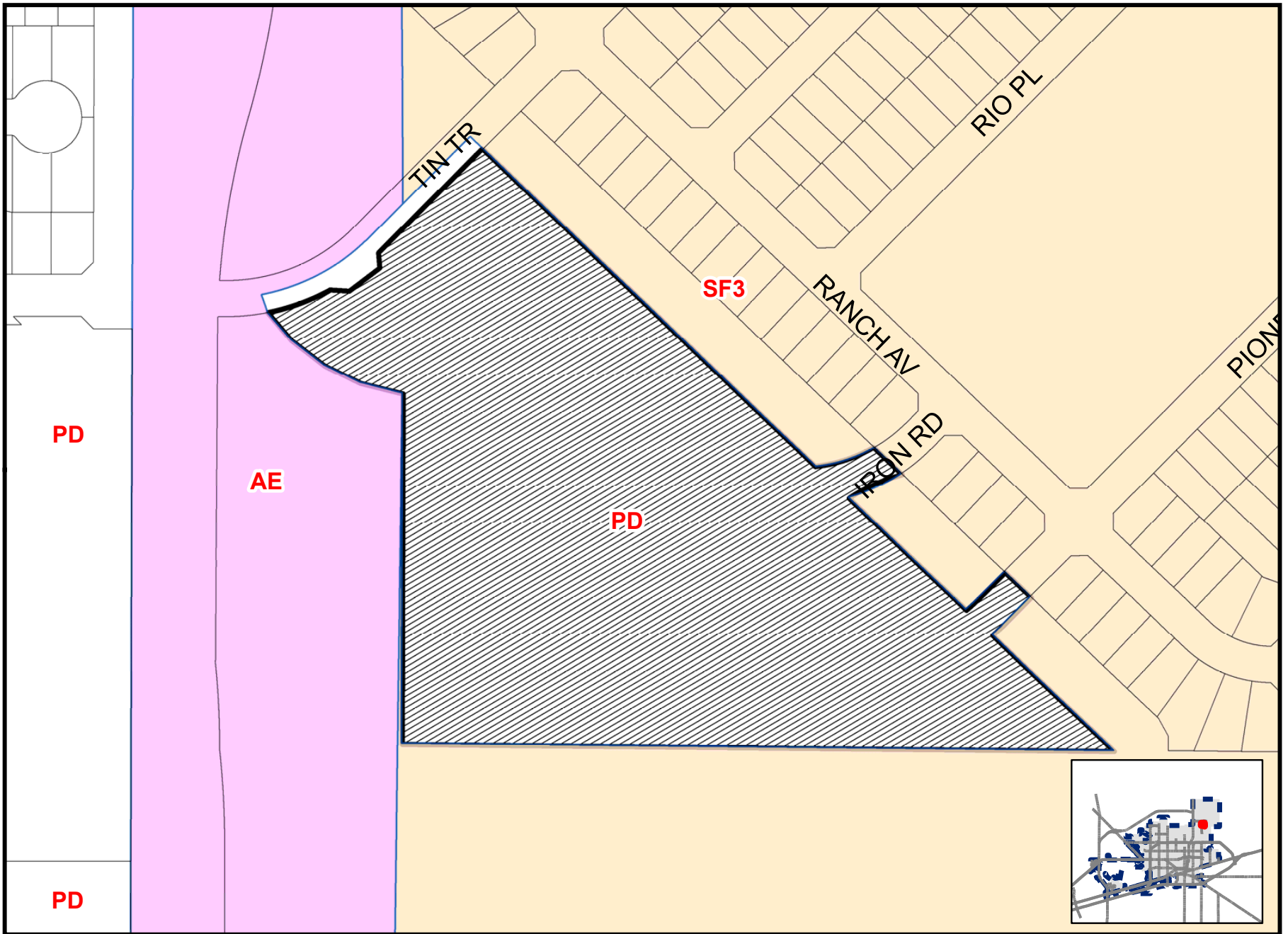
Proposed plat of Lone Star Trails II, Section 7, being a plat of a 15.70-acre tract of land located in Section 7, Block 38, T-1-S, T&P, R.R. Co. Survey, City and County of Midland, Texas.

Generally located on the south side of Tin Trail, approximately 205- feet west of Ranch Avenue. (Council District 1).

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS







Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: May 17, 2021

TO: **PLANNING AND ZONING COMMISSION**

FROM: Elizabeth Shaughnessy, Senior Planner

SUBJECT: Consider a proposed Final Plat of West 191 Industrial Park, Section 7, being a replat of Lots 8 and 9, Block 1, West 191 Industrial Park, Section 5, City and County of Midland, Texas (Generally located approximately 2,500-feet east of North Farm-to-Market Road 1788 and approximately 353 feet north of State Highway 191. - Council District 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

RR, Regional Retail District.

Preliminary Plat Approval:

The applicant, Newton Engineering, PC, is proposing to replat Lots 8 and 9, Block 1, West 191 Industrial Park, Section 5, City and County of Midland, Texas into five (5) lots. This plat will be going short form therefore, there was no Preliminary Plat.

Final Plat Requirements:

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

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

Below are the departments' comments.

Departmental Review:

Engineering: Approved

IMPACT FEES: Ok as shown

ROW: Ok as shown

PAVING: Existing road W CR 77 paved to county standards. No public improvements required per previous agreement with Shana McWilliams on May 21, 2018.

WATER: Existing 16" and 12" water main North & East of property. No public Improvements Required. When applying for a building permit, 16" water main will not be able to be tapped.

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: Existing 8" sewer main south of property. No public Improvements Required.

DRAINAGE: Drainage letter accepted as submitted for platting purposes. (03/30/2021)

EASEMENTS: ok as shown

SIDEWALKS: No public improvements required per previous agreement with Shana McWilliams on May 21, 2018.

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

Future development must comply with IFC 2015 ed. and local ordinances.

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. Closest well is non-permitted approximately 200 ft. to the East

(Henry Resources- Nobles #3116).

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.

Colorado River Municipal Water District:

No comments.

Planning:

Staff recommends approval of the Final Plat of West 191 Industrial Park, Section 7, 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-21-0399
P-21-1079

Proposed Subdivision Plat Name: WEST 191 INDUSTRIAL SECTION 7

Legal Description (attached sealed Metes and Bounds): See attached.

Property Owner PB ANDERSON
Printed Name: PROPERTIES, LLCPhone (432) 561-5880
Email

Address 10716 HWY 191

City MIDLAND

State TX

Zip 79707

Developer (if different than Owner)

Printed Name: Same as owner.

Phone ()
Email

Address

City

State

Zip

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

Firm: Newton Engineering, PC

Printed Name: John M. Newton

Phone (432) 770-0499

Email
john@newtoncivil.com

Address 4501A SANTA ROSA DR.

City Midland

State TX

Zip 79707

Current Zoning: RR

Reason for Platting: To create a lot for an industrial development

Plat Information

Total Acreage: 5.54 acres

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

Number of Lots: 5

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
- 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'

RECEIVED
APR 27 2021

BY:



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: WEST 191 INDUSTRIAL SECTION 7**Legal Description (attached sealed Metes and Bounds):** See attached.**Property Owner** SCOTT DICKERSON
Printed Name: INVESTMENTS, INCPhone (~~432~~) 663-4667

Email 432-556-5842

Address 4217 FAIRWOOD DR.
Box 8062

City MIDLAND

State TX

Zip 79707
79708**Developer** (if different than Owner)

Printed Name: Same as owner.

Phone ()

Email

Address

City

State

Zip

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

Firm: Newton Engineering, PC

Printed Name: John M. Newton

Phone (432) 770-0499

Email

john@newtoncivil.com

Address 4501A SANTA ROSA DR.

City Midland

State TX

Zip 79707

Current Zoning: RR**Reason for Platting:** To create a lot for an industrial development**Plat Information**

Total Acreage: 5.54 acres

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

Number of Lots: 5

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:**

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- Title Opinion/Policy (dated less than 90 days)
- Application Fee – Payable to the 'City of Midland'
- Recording Fee – Payable to 'Midland County Clerk'

RECEIVED
APR 27 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): Robert Anderson

Date: 4-16-21

Property Owner (printed): Robert Anderson

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.

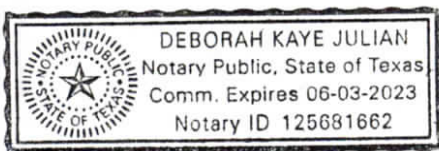
STATE OF TEXAS
COUNTY OF MIDLAND

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

Robert Anderson

Authorized Agent (signature)

Subscribed and sworn to before me, this 16th day of April, 2021, to certify which witness my hand and seal of office.



Deborah Kaye Julian

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

RECEIVED
APR 27 2021

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

BY:

Revised 7/01/19

May 17, 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):

Scott Dickerson

Date: 4-16-21

Property Owner (printed): SCOTT DICKERSON

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 _____ 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

APR 27 2021

BY:

****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 # CC

☒ Tax Certificates

Check # 1091

Received By: ES

Date:

RECEIVED
APR 27 2021

BY:

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

W 191 IND. PARK S7

LOCATION MAP
N.T.S.

FINAL PLAT
WEST 191 INDUSTRIAL PARK, SECTION 7
A REPLAT OF LOTS 8 AND 9, BLOCK 1, WEST 191 INDUSTRIAL PARK SECTION 5
AS RECORDED IN CABINET L, PG 72 OPRMCT IN SECTION 31, BLOCK 40, T-1-S,
T&P RR CO SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

GRAPHIC SCALE

0 60 120
(IN FEET)
1 inch = 60 ft.

LEGEND

- Property Corner found (see description)
○ 1/2" Iron rod set

REMAINDER OF 467.05 ACRES AS
DESCRIBED IN DOCUMENT NUMBER
VOL. 2148, PG. 292 MCDR
QUATRO COMPADRES PROPERTIES, LP

N:10688543.24
E:1703981.94

5.32 ACRES AS DESCRIBED IN DOCUMENT
NUMBER 2015-34215 MCDR
RE POOL III LLC

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, SCOTT DICKERSON INVESTMENTS INC and PB ANDERSON PROPERTIES LLC are the record owners of
Lots 8 and 9, Block 1, West 191 Industrial Section 5 as recorded in Cabinet L, Pg. 72, OPRMCT in Section 31,
Block 40, T-1-S, T&P RR CO Survey, City and County of Midland, Texas and being more particularly shown
herein:

Now, therefore, know all men by these present:

That we, Scott Dickerson and Robert Anderson, do hereby adopt this plat designating the hereinabove
described property as West 191 Industrial Section 7, an addition to the City of Midland, Texas, and
herby dedicate to the public use forever of the streets and easements shown herein.

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

Scott Dickerson Investments, Inc.
Scott Dickerson, Owner

PB Anderson Properties, LLC
Robert Anderson, Owner

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____, 2021 by Scott Dickerson.

Notary Public, State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____, 2021 by Robert Anderson.

Notary Public, State of Texas

REMAINDER OF 151.18 ACRES AS
DESCRIBED IN DOCUMENT NUMBER
VOL. 1135, PG. 296 MCDR
SUSHR LTD.

LOT 7, BLOCK 1
WEST 191 INDUSTRIAL SECTION 4

LOT 6, BLOCK 1
WEST 191 INDUSTRIAL SECTION 4

3.13 ACRES AS DESCRIBED
IN DOCUMENT NUMBER
2013-16491 MCDR
ANDERSON CONSTRUCTION

SH 191
(400' ROW)

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

Signed: _____
Oscar Electric Delivery Company

Signed: _____
A. T. & T.

Signed: _____
Atmos Energy

Signed: _____
Suddenlink

Signed: _____
Grande Communications

SURVEYOR'S CERTIFICATE:
Know all Men by these Presents:
That I, Marcus L. Hostos, a Registered Professional Land Surveyor of the State of Texas,
do hereby certify that this plat was prepared from an actual and accurate survey of the
land and that the corner monuments shown thereon were properly located under my
personal supervision, in accordance with the Subdivision Regulations of the City and
County of Midland, Texas.



PRELIMINARY. THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.

Marcus L. Hostos, R.P.L.S. No. 5643

CERTIFICATE OF APPROVAL:
For approval by the Commission:

This is to certify that the above and foregoing plat of WEST 191
INDUSTRIAL PARK SECTION 7 was approved by proper action of the
Planning and Zoning Commission of the City of Midland, Texas, on
this _____ day of _____, 2021.

Signed: _____
Reggie Lawrence, Chairman

Signed: _____
Orlinda Osterburg Burns, Secretary

- NOTE:
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
 3. BEARINGS/DISTANCES/COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 4. THE AREA SHOWN ON THIS PLAT IS IN FLOOD ZONE X ACCORDING TO FIRM MAP NUMBER 4832C020F DATED DECEMBER 6, 1999
 5. ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE, OR ENLARGE AN EXISTING STRUCTURE OR ESTABLISH A NEW USE, OR SUBSTANTIALLY CHANGE AN EXISTING USE IN ACD MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-6, 11-11-8, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE ADMINISTRATIVE AGENCY.
 6. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
 7. COMPLY WITH THE EXISTING DRAINAGE ANALYSIS FOR WEST 191 INDUSTRIAL SECTION 7 DATED 2-9-2021 SEALED BY JOHN M. NEWTON, P.E. AND APPROVED BY THE CITY OF MIDLAND. OR ANY SUBSEQUENT CORRECTIONS, REVISIONS, OR RECALCULATIONS OF THE DRAINAGE ANALYSIS THIS PLAT SHALL BE VOID.

OWNER:

ROBERT ANDERSON
10716 HWY 191
MIDLAND, TX 79705
(432)561-5880

SCOTT DICKERSON
4217 FAIRWOOD DR.
MIDLAND, TX 79707
(432)883-4867

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

CABINET

PAGE

West 191 Industrial Park Section 7			
SCALE:	1" = 60'	DRAWN BY:	JUN
DATE:	FEB 2021	FILE NAME:	
		NEWTON ENGINEERING, PC	
4501A Santa Rita Dr. Midland, Texas 79707 (432)755-0489		Final Plat	
PROJECT NUMBER			

PACKET

Page 4.23

May 2021



LOCATION MAP

SUB-21-0399

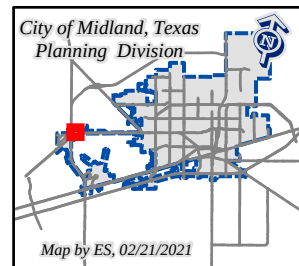
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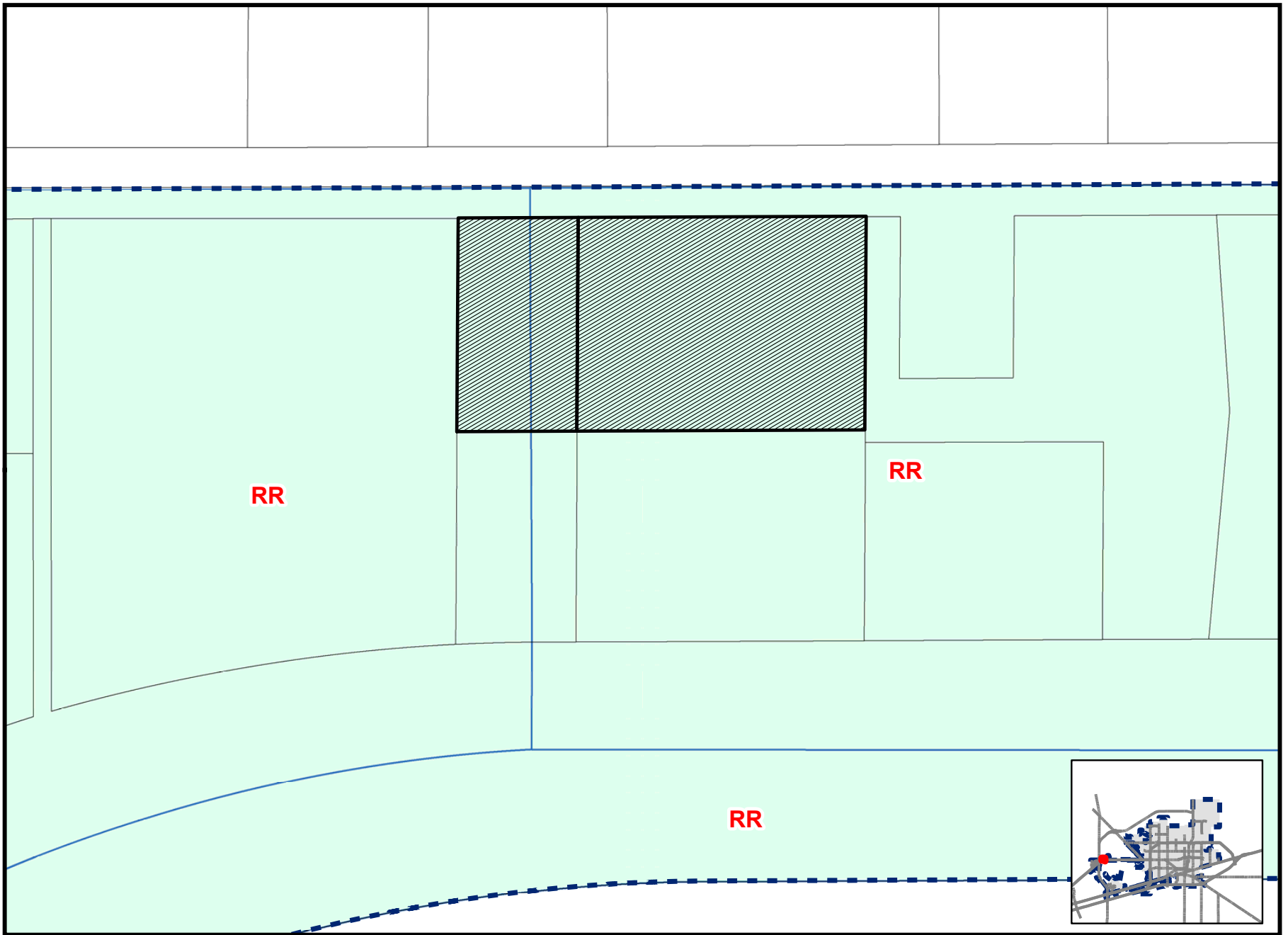
Proposed plat of West 191 Industrial Park, Section 7, being a replat of Lots 8 and 9, Block 1, West 191 Industrial Park, Section 5, City and County of Midland, Texas.

Generally located approximately 2,500-feet east of North Farm-to-Market Road 1788 and approximately 353 feet north of State Highway 191.
(Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS







Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: May 17, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Valerie A. Sherman, Senior Planner

SUBJECT: Consider a proposed Final Plat of Villarreal Estate, being a plat of a 14.06-acre tract of land located in Section 1, Block 40, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located approximately 1,340 feet west of S. Tradewinds Boulevard, and approximately 1,315 feet north of W. State Highway 80. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

The property owner, Angel Villarreal, is proposing to plat a 14.06-acre tract of land located in Section 1, Block 40 T-2-S, T&P RR. Co. Survey, Midland County, Texas, into one (1) lot, to develop an RV park. The preliminary plat was approved at the March 1, 2021 Planning and Zoning 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:

This proposed Final Plat of Villarreal Estate, has been circulated to all city departments for their review. The comments are below.

Engineering: (Approved)

IMPACT FEES: Plat is located outside of the designated service areas impact fees do not apply at this time.

ROW: Fine as shown.

PAVING: If there is no public frontage there is no need for implementation for public improvements at this time.

WATER: If there is no public frontage there is no need for implementation for public improvements at this time.

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 shown on GIS.

SEWER: If there is no public frontage there is no need for implementation for public improvements at this time.

DRAINAGE: Approved for platting purposes.

EASEMENTS: Show existing and proposed.

SIDEWALKS: If there is no public frontage there is no need for implementation for public improvements at this time.

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

No objections.

Fire: (Approved)

No comments.

Code Compliance: (Approved)

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

Building Inspection: (Approved)

ETJ, no jurisdiction.

Planning:

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

Staff recommends approval of the Villarreal Estate, 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
Map



Final Plat Application

Project Number:

Case Number:

SUB-20-0383
P-21-1080**Proposed Subdivision Plat Name:** Villarreal Estate**Legal Description (attached sealed Metes and Bounds):** _____

14.06 Acres Section 1, Block 40, T-2-S, T&P R.R. Co. Survey, Midland County, Texas

Property Owner

Printed Name:

Angel Villareal

Phone (432) 203-7150

Email

Address

6100 W Hwy 80

City

Midland

State TX

Zip 79706

Developer (if different than Owner)

Printed Name:

Phone (432) 367-5711

Email

Address

City

State

Zip

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

Firm: SW Howell Inc.

Printed Name: Janie Howell

Phone (432)

367-5711

Email

j.howell@swhowell.com

Address

409 E 57th St.

City

Odessa

State TX

Zip 79762

Current Zoning: _____**Reason for Platting:** _____

To install RV park in the ETJ Subdivision

Plat Information

Total Acreage: 14.06

Type:

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

Number of Lots: 1

Number of Multi-Family Dwelling Units: 13 RV spaces and a club house

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)
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Mylar Reproductions

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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: 4.6.21

Property Owner (printed): Angel Villarreal

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 Luis Aranda who, being by me duly sworn, upon oath says: That (s)he is authorized by Angel Villarreal, 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.

Luis Aranda
Authorized Agent (signature)

Subscribed and sworn to before me, this 7 day of APRIL, 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 # 8379

Received By: V. Sherman

☒ 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 # 8381

Date: APR 28 2021

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

BY: [Signature]

VILLARREAL ESTATE

BEING A PLAT OF 14.06 ACRES

IN SECTION 1, BLOCK 40, T-2-S, T&P RY. CO. SURVEY, MIDLAND COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, Angel Villareal is the record owner of a tract of land situated in Section 1, Block 40, T-2-S, T&P Ry. Co. Survey, Midland County Texas and more particularly described hereon:

FIELD NOTES OF A 14.06 ACRE TRACT OF LAND LOCATED IN SECTION 1, BLOCK 40, T-2-S, T&P RY. CO. SURVEY, MIDLAND COUNTY, TEXAS:

BEGINNING at a 1/2 inch iron rod w/cap marked "WEST" found in the south boundary line of a 232 acre tract of land recorded in Volume 3131, Page 210, Official Public Records of Midland County, Texas, for the northeast corner of a 4.90 acre tract of land described in Instrument Number 213-19084, Official Public Records of Midland County, Texas and for the northwest corner of this tract from which the northwest corner of Section 1, Block 40, T-2-S, T&P Ry. Co. Survey, Midland County, Texas, bears S 74°52'05" W, 1077.9 feet and N 14°19'28" W, 1948.7 feet;

THENCE N 74°52'05" E, with the south boundary line of said 232 acre tract, 759.91 feet, to a 1/2 inch iron rod found for the northwest corner of a remainder tract owned by Olga Banks recorded in Volume 1323, Page 485, Official Public Records of Midland County, Texas, and for the northeast corner of this tract;

THENCE S 14°05'12" E, with the west boundary line of said remainder tract and the west boundary line of a 14.00 acre tract recorded in Volume 2189, Page 761, Official Public Records of Midland County, Texas, 806.24 feet, to a 1/2 inch iron rod with cap that is illegible for the northeast corner of sa 29.03 acre tract recorded in Volume 2450, Page 675, Official Public Records of Midland County, Texas, and for the southeast corner of this tract;

THENCE S 74°52'05" W, with the north boundary line of said 29.03 acre tract, 759.91 feet, to a point that falls next to a metal fence post for the south east corner of said 4.90 acre tract and for the southwest corner of this tract;

THENCE N 14°05'12" W, with the east boundary line of said 4.90 acre tract, 806.24 feet, to the Point of Beginning and containing 14.06 acres of land.

ACKNOWLEDGEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Angel Villareal, do hereby adopt this plat designating the herein hereon described property as "VILLAREAL ESTATE," Being a 14.06 acre tract of land in, Section 1, Block 40, T-2-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 _____, 2021

Angel Villareal

STATE OF TEXAS
COUNTY OF MIDLAND

This instrument was acknowledged before me on _____, 2021, by Angel Villarreal

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 "VILLAREAL ESTATE" 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 Commission

CRISTINA ODENBORG-BURNS
Secretary of Planning and Zoning Commission

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



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

Atmos Energy

Oncor Electric Delivery

AT&T

Grande Communications

SuddenLink Communications

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE: PAGE

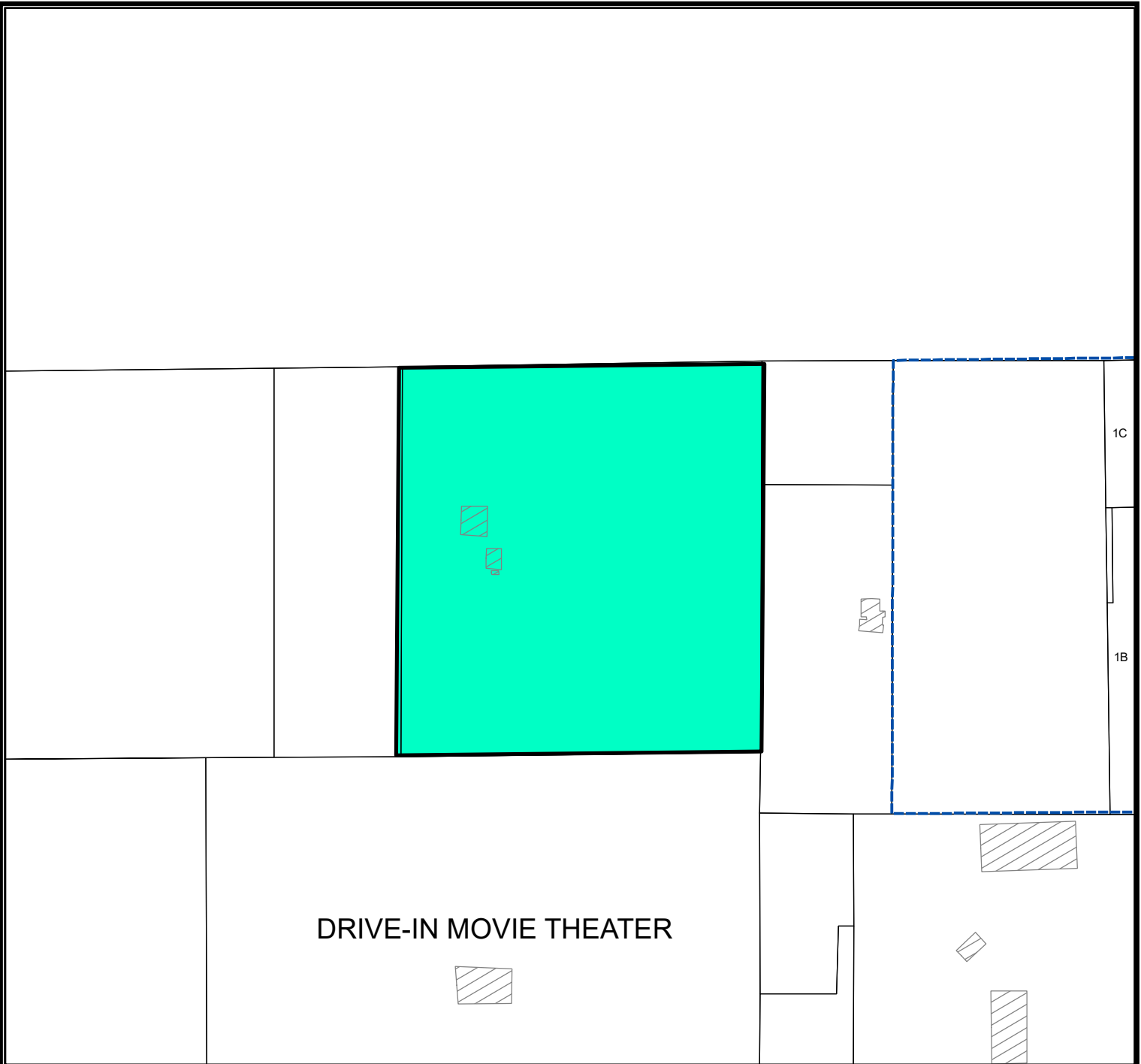
INSTRUMENT NUMBER: _____

1.56 ACRE TRACT
(2013-15367, O.P.R.M.C.T.)



S.W. HOWELL, INC.
 409 East 57th Street, Odessa, Texas, 79762
 Phone: (432) 367-5711
swh@swhowell.com
 TEXAS SURVEYING FIRM #F-100147-00
 TEXAS ENGINEERING FIRM #F-173
Engineering, Surveying and Land Planning

Owner Information:	
Name:	ANGEL VILLAREAL
Address:	6100 W. HIGHWAY 80 MIDLAND, TX 79706



LOCATION MAP

SUB-20-0383 **Scale: 1" = 300'**

Proposed plat of Villarreal Estate, being a plat of a 14.06-acre tract of land located in Section 1, Block 40, T-2-S, T&P RR. Co. Survey, Midland County, Texas.

Generally located approximately 1,340 feet west of S. Tradewinds Boulevard, and approximately 1,315 feet north of W. State Highway 80. (Extraterritorial Jurisdiction)

- 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: May 17, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Valerie A. Sherman, Senior Planner

SUBJECT: Consider a proposed Preliminary Plat of Original Town, Section 20, being a replat of the middle 50 feet of the northeast quarter of Block 74, Original Town, City and County of Midland, Texas. (Generally located on the west side of S. Jefferson Street, approximately 70 feet south of E. Wall Street. (Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The property owner, Joseph Costilla is proposing to replat the middle 50 feet of the northeast quarter of Block 74, Original Town, City and County of Midland, Texas into one (1) lot to build a residence.

Current Zoning:

The property was recently rezoned from RR, Regional Retail District to SF-3, Single-Family Dwelling District.

Departmental Review:

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

BUILDING CODE: (Approved)

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

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Ok as shown.

ROW: ROW ok as shown.

PAVING: Existing Wall St. and S. Jefferson St are paved to City Standards. No public improvements are required.

WATER: Existing 6-inch water main on alleyway. No public 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: Existing 6-inch sewer main on alleyway. No public improvements required.

DRAINAGE: FEMA Firm data (zone, firm number, date) to be on plat face. Drainage study not required for development into single-family residences. Development considered in-fill.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit.

DIMENSION: * * * Show dimension of alley (20-ft)

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 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.

CITY UTILITIES:

Please note to the builder that Starting May 1, 2021, the City of Midland will no longer be providing water or sewer tap services for new home builds.

PLANNING:

Staff recommends approval of the Preliminary Plat of Original Town, Section 20, subject to conditions A and B.

Conditions:

A. That all required public improvements are addressed.

B. 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

Case Number

Sub-21-0393
P-21-1073

Proposed Subdivision Plat Name: *Original Town Section 20*

Legal Description (attached sealed Metes and Bounds): *BEING A REPLAT OF THE MIDDLE 50.00 FEET OF LOT 1, OUT OF THE NORTHEAST QUARTER OF BLOCK 74, ORIGINAL TOWN, IN THE CITY AND COUNTY OF MIDLAND TEXAS*

Property Owner

Printed Name: *Joseph Costilla*

Phone *432-894-5431*

Email *jcostilla@yahoo.com*

Address *729 N. Clay 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: *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: *New Home Construction*

Plat Information

Total Acreage: *0.16*

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):

[Signature]

Date: 4-19-21

Property Owner (printed):

Joseph Castilla

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.

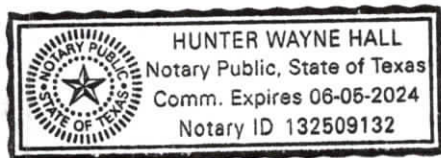
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Eduardo I. Aleman who, being by me duly sworn, upon oath says: That (s)he is authorized by Joseph Castilla, 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 April, 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

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☒ Application Fee

☒ 1 Copy of Plat (11x17)

Check # 11602

Received By: KM

RECEIVED
APR 20 2021
BY: KM

Date: 4/20/21

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

BEING A REPLAT OF THE MIDDLE 50.00 FEET OF
LOT 1, OUT OF THE NORTHEAST QUARTER OF
BLOCK 74,
ORIGINAL TOWN, IN
THE 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____.

STATE OF TEXAS:
COUNTY OF MIDLAND:

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

IMELDA COSTILLA CHAVEZ
729 N. CLAY STREET
MIDLAND, TX 79701
jscostilla@yahoo.com

VICINITY MAP
NOT TO SCALE

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

SCHUMANN
ENGINEERING CO.
A LATERAL LAND COMPANY

CIVIL ENGINEERING - LAND SURVEYING
TEXAS FIRM No. F1880 - TEXAS FIRM No. 10149500

Office (432) 684-5548

ORIGINAL TOWN, SECTION 20

PACKET
Page 6.38
May 17, 2021

ORIGINAL TOWN. SECTION 20

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

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

4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 0.16 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

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

6. THIS PROPERTY LIES WITHIN THE
FEDERAL EMERGENCY MANAGEMENT
AGENCY (FEMA) FEDERAL INSURANCE
RATE MAP (FIRM) 49329-C0202F WITH
AN EFFECTIVE DATE OF SEPTEMBER 15,
2005.

○ PROPERTY CORNER	— x — WIRE FENCE	Ⓜ WATER WELL
⏏ POWER POLE	□ RETIRED BREAKER BOX	-- LOT LINES
—O— OVERHEAD ELECTRIC	— PROPERTY LINE	Ⓣ TELEPHONE PEDESTAL
CM d.p. GAS METER	Ⓢ GAS RISER	Ⓢ SEWER MANHOLE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: SUDDENLINK COMMUNICATIONS

SIGNED: _____
GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ORIGINAL TOWN, SECTION 20, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____ DAY OF _____, 2021.

SIGNED: _____
CHAIRMAN REGGIE LAWRENCE

ATTEST: _____
SECRETARY CRISTINA ODENBORG BURNS

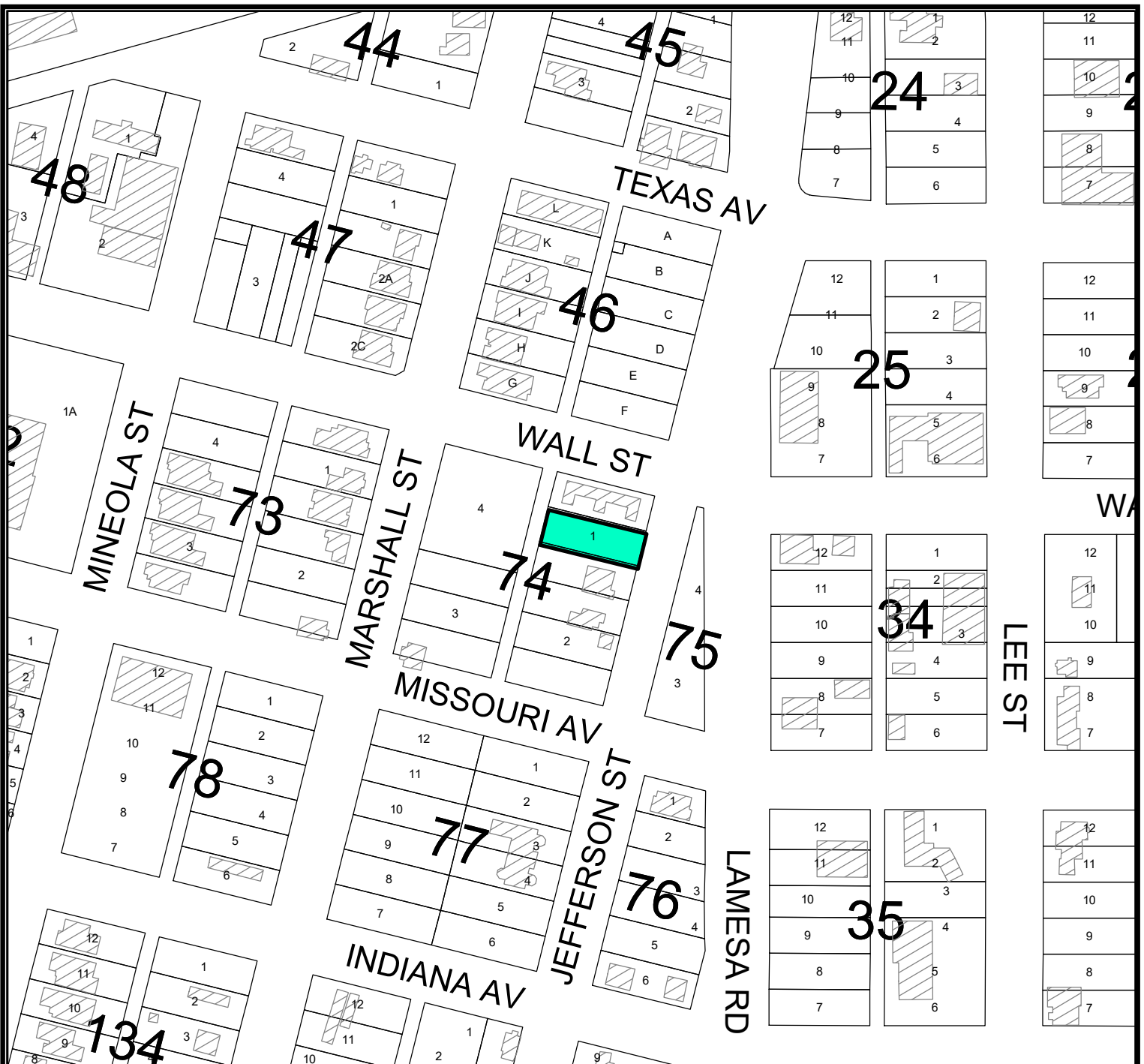
THAT I, RJ DAUM, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY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

RJ DAUM
TEXAS RPLS 4826

0 60' 120'

(IN FEET)
1 inch = 60 ft.

				DRAWN BY: KDS	DATE: 1/15/2021
				CHECKED BY: RJD	DRAWING NO.: 77531
NO.	DATE	DESCRIPTION	BY	JOB NO.: 77,531	SHEET 1 OF 1



LOCATION MAP

SUB-21-0393

Scale: 1" = 200'

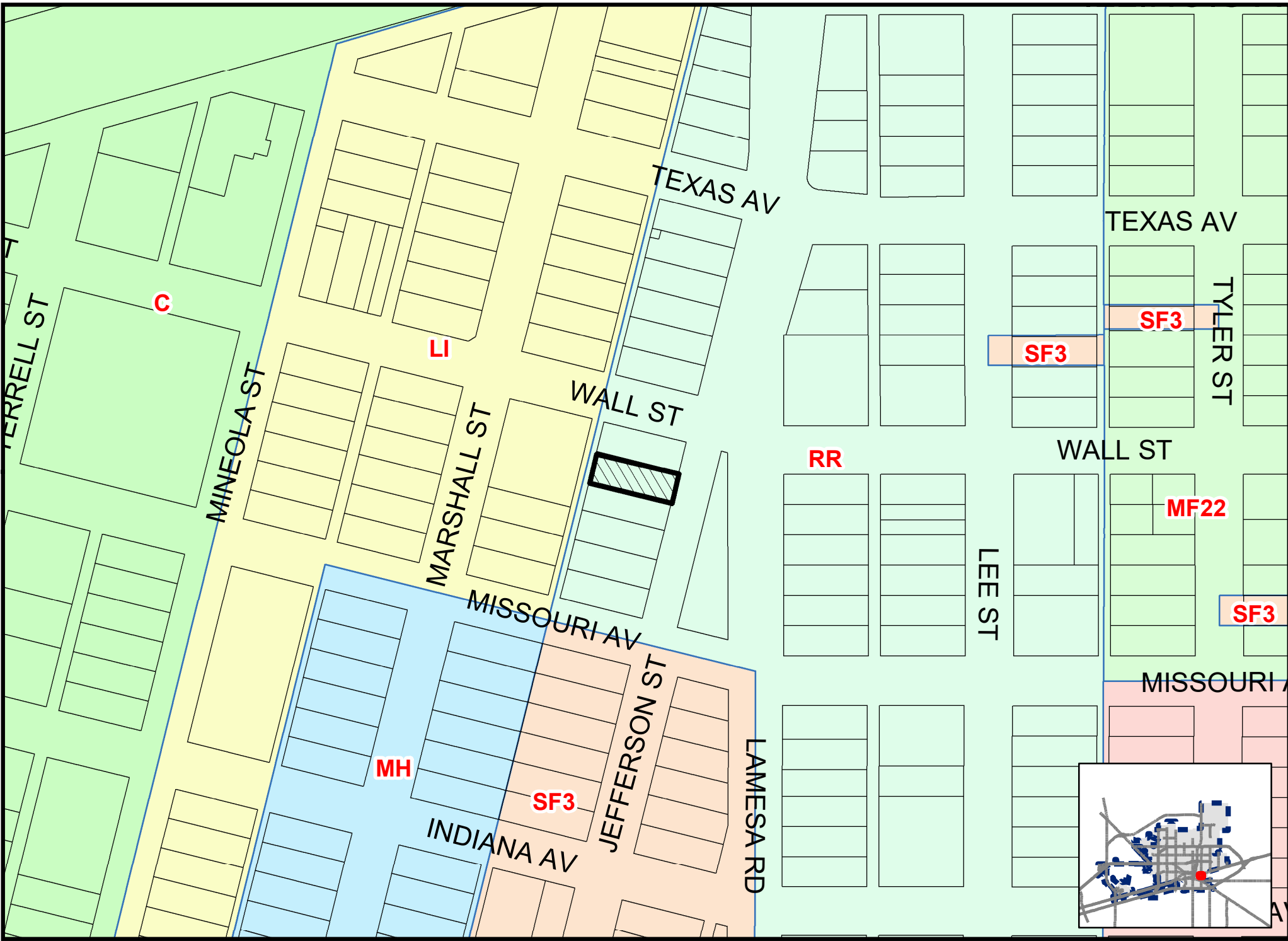
Proposed plat of Original Town, Section 20, being a replat of the middle 50 feet of the northeast quarter of Block 74, Original Town, City and County of Midland, Texas.

Generally located on the west side of S. Jefferson Street, approximately 70 feet south of E. Wall Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS







Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: May 17, 2021

TO: **PLANNING AND ZONING COMMISSION**

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed Final Plat of Homestead Addition, Section 18, being a re-plat of the south 50 feet of the northwest quarter and the north 50 feet of the southwest quarter of Block 19, Homestead Addition, City and County of Midland, Texas. (Generally located on the east side of North Terrell Street, approximately 101 feet north of East Louisiana Avenue. Council District 2)
(DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

SF-3, Single Family Dwelling District

Preliminary Plat Approval:

This preliminary plat was approved at the January 19, 2021 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.

Departmental Review:

Details of Request:

The applicant, Schuman Engineering, is requesting to re-plat the properties located at 706 and 708 North Terrell Street for development.

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: (Approved)

IMPACT FEES: Ok as shown.

ROW: Ok as shown.

PAVING: N Terrell Street, ok as is. No public water improvements required.

WATER: 6" water exists in N. Terrell St., ok 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 alley E of tract, ok as is. No public wastewater improvements required.

DRAINAGE: Drainage Study not required for development into single-family residences. Development will be considered in-fill.

EASEMENTS: Ok 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.

PLANNING:

No comments.

Staff recommends approval of the final plat of Homestead Addition, Section 18 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: SUB-20-0319
Case Number: P-21-1071

Proposed Subdivision Plat Name: **Homestead Addition Section 18**

Legal Description (attached sealed Metes and Bounds): **Being a re-plat of the south 50 feet of the NW/4 of Block 19, and the North 50 feet of the SW/4 of Block 19, Homestead Addition, an addition to the City of Midland, Texas.**

Property Owner

Printed Name: **Minerva Gutierrez**

Phone **(817)841-5269**

Email **ec71061@gmail.com**

Address **3117 Mariana Av.**

City **Midland**

State **TX**

Zip **79701**

Developer (if different than Owner) Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Phone **(432) 684-5548**

Email
ealeman@schumannonline.net

Address **800 N. Marienfeld Suite 100**

City **Midland**

State **TX**

Zip **79701**

Current Zoning:

Reason for Platting: **To obtain construction permits on each of the 2 lots.**

Plat Information

Total Acreage: **0.321**

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 Minerva Gutierrez Date: 4/20/2021

Property Owner (printed) : Minerva Gutierrez

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.

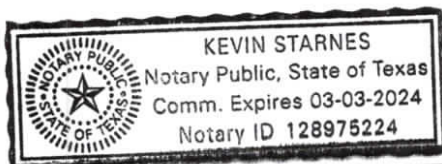
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Eduardo L. Aleman who, being by me duly sworn, upon oath says: That (s)he is authorized by Minerva Gutierrez, 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 L. Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 20th day of April, 20 21, 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) *with send today*
☐ Mylar ☒ 1 Copy of Plat (11x17) ☐ Public Improvements
☒ Application Fee ☒ Title Opinion ☒ Recording Fee
 Check # 11005 ☒ Tax Certificates Check # 11000

Received By: KM

Date: 4/20/20

RECEIVED
 APR 20 2021
 BY: KM

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

HOMESTEAD ADDITION,
SECTION 18

BEING A REPLAT OF SOUTH 50.00 FEET OF
THE NW/4 OF BLOCK 19 AND,
THE NORTH 50.00 FEET OF THE SW/4 OF BLOCK 19,
HOMESTEAD ADDITION, AN ADDITION TO
THE CITY AND COUNTY OF MIDLAND, TEXAS

STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS, I AM THE RECORD OWNER OF A TRACT OF LAND SITUATED IN THE NW/4 OF BLOCK 19 AND THE NORTH 50.00 FEET OF THE SW/4 OF BLOCK 19, HOMESTEAD ADDITION, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS HOMESTEAD ADDITION, SECTION 18, 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 ____.

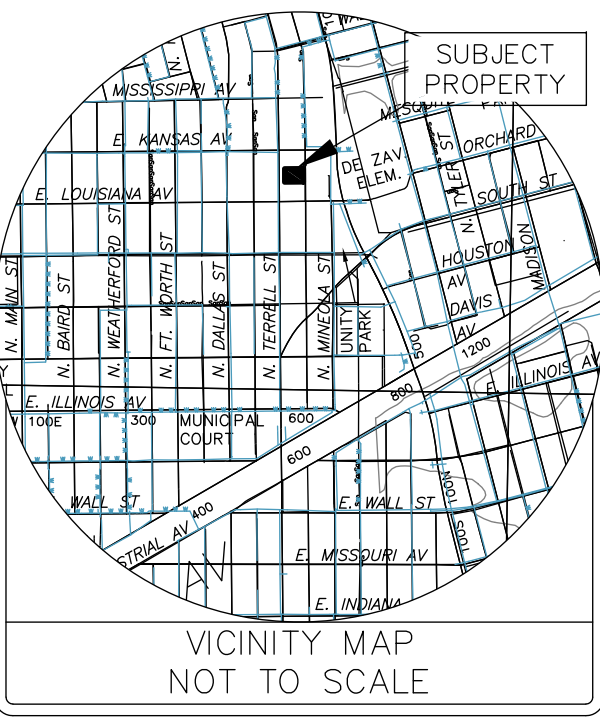
MINERVA GUTIERREZ

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____, MINERVA GUTIERREZ.

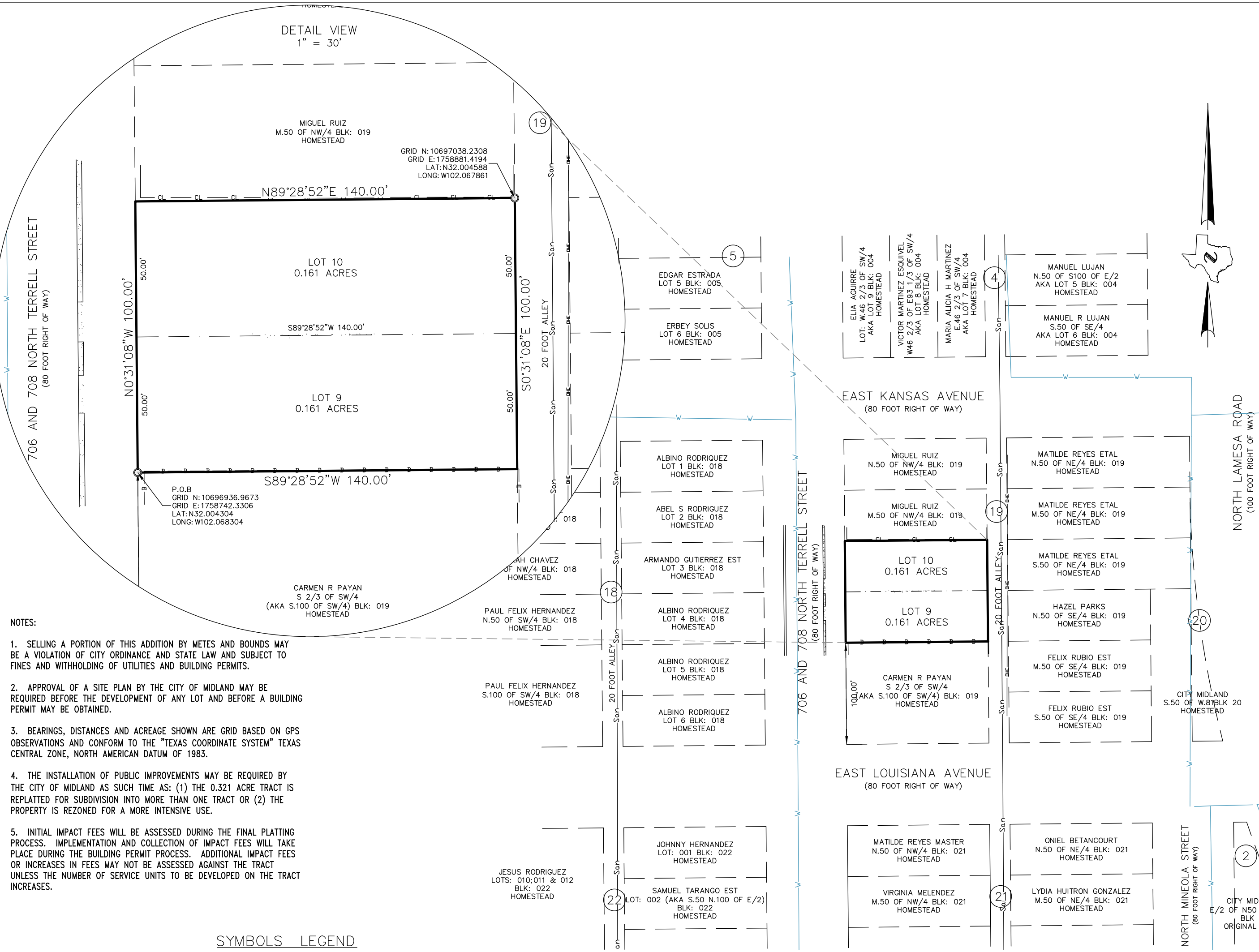
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

OWNER:
MINERVA GUTIERREZ
3117 MARIANA AVENUE
MIDLAND TX 79701
(817) 841-5269
ec71061@gmail.com



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

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



- NOTES:
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
 3. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 0.321 ACRE TRACT IS REPLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
 5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

SYMBOLS LEGEND

- | | | |
|-----------------------|-----------------------|----------------------|
| ○ PROPERTY CORNER | —x— WIRE FENCE | ⊕ WATER WELL |
| ⊕ POWER POLE | □ RETIRED BREAKER BOX | — LOT LINES |
| —O— OVERHEAD ELECTRIC | — PROPERTY LINE | ⊕ TELEPHONE PEDESTAL |
| ⊕ GAS METER | ⊕ GAS RISER | ⊕ SEWER MANHOLE |

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
SUDDENLINK COMMUNICATIONS

SIGNED: _____
GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HOMESTEAD ADDITION, SECTION 18. WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF _____, 2020.

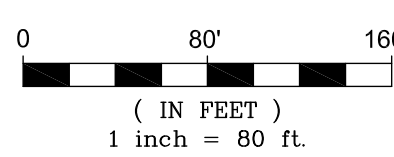
SIGNED: _____
CHAIRMAN REGGIE LAWRENCE

ATTEST: _____
SECRETARY CRISTINA ODENBORG BURNS

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

RJ DAUM
TEXAS RPLS 4826

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY	DRAWN BY:	DATE:
2	4/9/2021	FINAL PLAT	ELA	KDS	2/10/2020
1	7/27/20	PRELIMINARY PLAT	KDS	RJD	77216EC
NO.	DATE	DESCRIPTION	BY	CHECKED BY:	DRAWING NO.:
				77,216	1 OF 1



LOCATION MAP

SUB-20-0319

Scale: 1" = 200'

Proposed plat of Homestead Addition, Section 18, being a re-plat of the south 50 feet of the northwest quarter and the north 50 feet of the southwest quarter of Block 19, Homestead Addition, City and County of Midland, Texas.

Generally located on the east side of North Terrell Street, approximately 101 feet north of East Louisiana Avenue. (Council District 2)

LEGEND

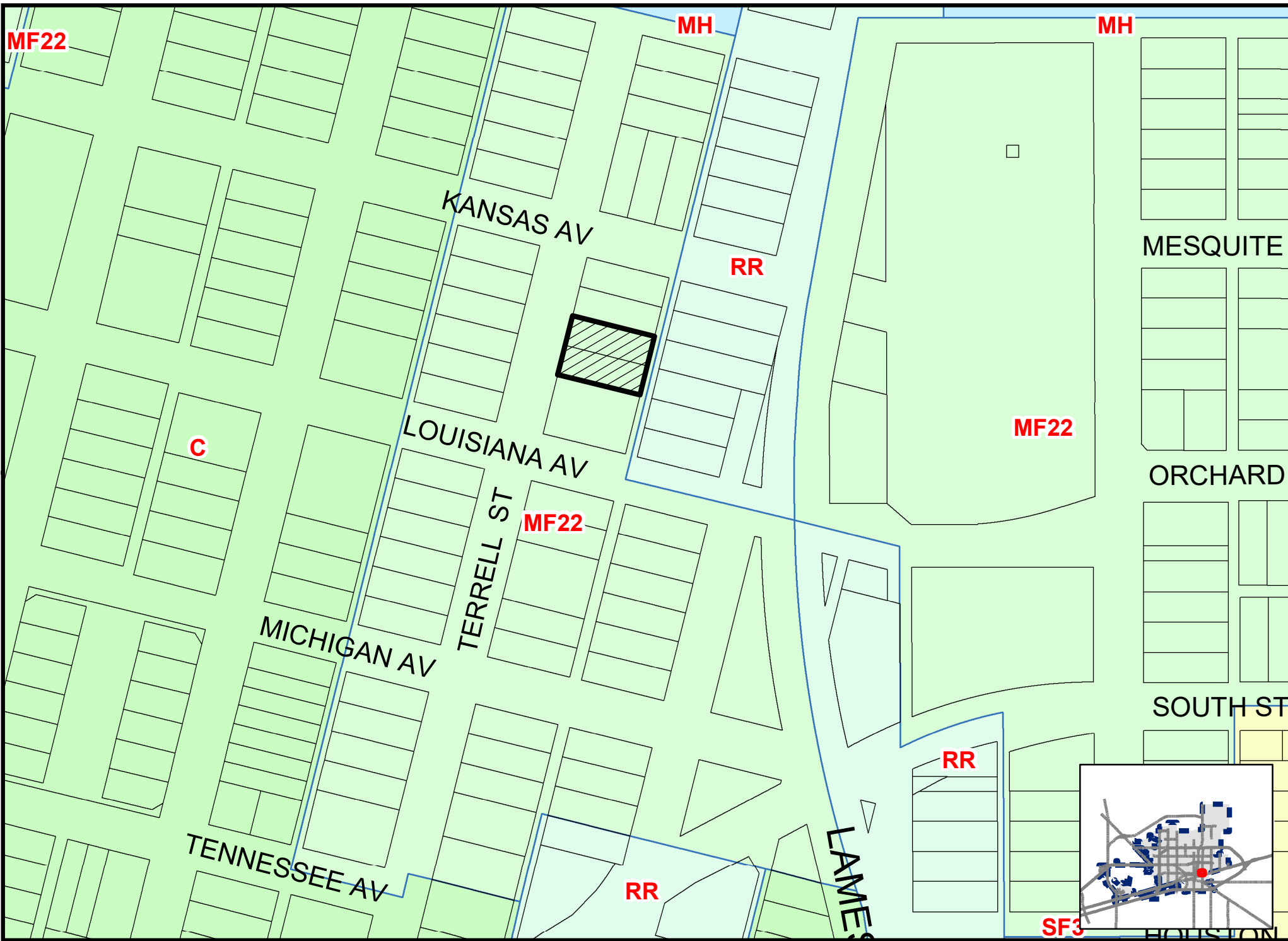
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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: May 17, 2021

TO: **PLANNING AND ZONING COMMISSION**

FROM: Joseph Marynak

SUBJECT: Consider a proposed Preliminary Plat of Riverbend Addition, Section 2, being a plat of a 0.989-acre tract of land located in Section 31, Block 38, T-1-S. T&P RR Co. Survey, City and County of Midland Texas. Generally located southeast of the intersection of Maple Avenue and North Fairgrounds Road. (Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, John Cowan & Associates, Inc., is requesting to plat a tract of land located in Section 31, Block 38, T-1-S T&P RR Co Survey, to develop a retail store.

Current Zoning:

LR, Local Retail District

Departmental Review:

This plat has been circulated to and reviewed by all pertinent City Departments. Below are their 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.

SURVEYOR:

Show bearings and distances for north and south lot lines.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Impact Fee Statement okay as shown.

ROW: ROW okay as shown

PAVING: Fairgrounds Road is currently paved to City standards. No public paving improvements required.

WATER: Water existing in Fairgrounds Road. 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: None

SEWER: Sewer existing in Fairgrounds Road. No public wastewater improvements required.

DRAINAGE: Drainage report approved by the City of Midland.

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)

All future development must meet all requirements of IFC 2015 ed. and local ordinances

CODE COMPLIANCE: (Approved)

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

PLANNING:

Update Legal Description. Our records show the correct legal description should be “Proposed plat of Riverbend Addition, Section 2, being a plat of a 0.989-acre tract of land located in Section 31, Block 38, T-1-S. T&P RR Co. Survey, City and County of Midland Texas.”

Provide distance and direction calls for the northern and southern boundaries

Remove duplicates in the “General Notes” section.

Staff recommends approval of the final plat of Homestead Addition, Section 18 subject to condition A.

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



Preliminary Plat Application

Project Number: Sub-21-0391
Case Number: P-21-1072

Proposed Subdivision Plat Name: Riverbend Addition, Section 2

Legal Description (attached sealed Metes and Bounds): Riverbend Addition, Section 2, Being Part of the SouthWest quarter of Section 31, Block 38, T-1-S, T&P R.R. Co. Survey, Abstract 25, City and County of Midland.

Property Owner

Printed Name: Dollar Merchant Fund III, LLC

Phone (65) 370-0670
Email

Address 9010 Overlook Blvd City Brentwood

State TX Zip 37027

Developer (if different than Owner)

Printed Name: GBT Realty LLC - Greg Glaser

Phone (615) 370-0670

Email gglaser@gbtrealty.com

Address 9010 Overlook Boulevard City Brentwood

State TN Zip 37027

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

Firm: John Cowan & Associates, Inc.

Phone (903) 581-2238

Email

Printed Name: Philip Cornett

Address 10147 CR 135 City Flint

State TX Zip 75762

Current Zoning: Zone X

Reason for Platting: Property to be used to commercial development.

Plat Information

Total Acreage:

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'

RECEIVED
APR 19 2021

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

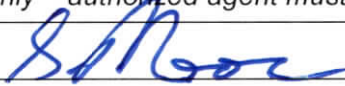
BY:

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: 04/12/2021

Property Owner (printed): GEREN MOOR, VICE PRESIDENT OF DOLLAR MERCHANT FUND III, LLC

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 _____ 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)

☒ Application Fee

☒ 1 Copy of Plat (11x17)

Check # 024473

Received By: ES

Date:

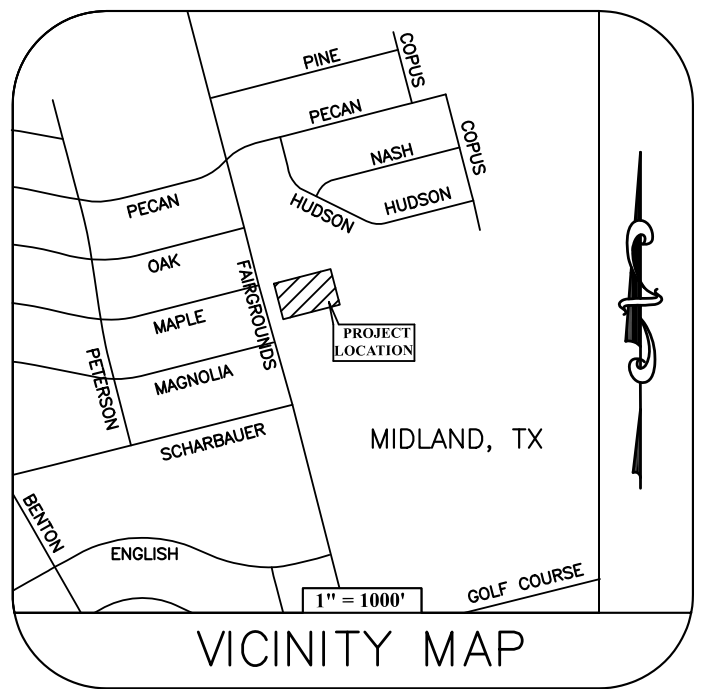
RECEIVED
APR 19 2021

BY:

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

GENERAL NOTES:

1. BEARINGS ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, SURVEY FEET.
2. SITE ELEVATION DATUM IS NAVD 88
3. THE SUBJECT TRACT LIES IN PARTIALLY ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 4832C0093F WITH A REVISED DATE OF SEPTEMBER 16, 2005, COUNTY OF MIDLAND, TEXAS.
4. 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.
5. 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.
6. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL & VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER AND WATER). THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL & VERTICAL) OF GAS, TELEVISION, TELEPHONE AND OTHER UTILITY EASEMENTS WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS AND THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS A RESULT OF NOT VERIFYING THE ACTUAL LOCATION (HORIZONTAL & VERTICAL) OF SAID CABLES, CONDUITS, PIPES AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR(S).
7. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING. 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 INCREASES.
8. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL & VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER AND WATER). THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL & VERTICAL) OF GAS, TELEVISION, TELEPHONE AND OTHER UTILITY EASEMENTS WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS AND THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS A RESULT OF NOT VERIFYING THE ACTUAL LOCATION (HORIZONTAL & VERTICAL) OF SAID CABLES, CONDUITS, PIPES AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR(S).
9. ADEQUATE RESEARCH TO DETERMINE THE LOCATION OF INTENDED BOUNDARY LINES WAS MADE. IN ACCORDANCE WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, GENERAL RULES AND PRACTICES, SECTION 663.16 (C), RESEARCH TO SUPPORT THE DELINEATION OF EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS WAS NOT PERFORMED. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
10. 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.
11. 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.
- 10.f. RIGHT-OF-WAY DEED EXECUTED BY W. H. NEEB TO SOUTH PLAINS PIPE LINE COMPANY, DATED AUGUST 31, 1928, AND RECORDED IN VOLUME 42, PAGE 144, DEED RECORDS OF MIDLAND COUNTY, TEXAS, IS A BLANKET EASEMENT AND DOES AFFECT THIS TRACT.
- 10.g. RIGHT-OF-WAY EXECUTED BY W.H. NEEB TO MAGNOLIA PIPE LINE COMPANY, DATED NOVEMBER 27, 1940, AND RECORDED IN VOLUME 67, PAGE 509, DEED RECORDS OF MIDLAND COUNTY, TEXAS, IS A BLANKET EASEMENT AND DOES AFFECT THIS TRACT.
- 10.m. RIGHT-OF-WAY EXECUTED BY JOHN B. HARVARD AND WIFE, LILLIE HARVARD TO MAGNOLIA PIPE LINE CO FILED FOR RECORD DECEMBER 18, 1964, AND RECORDED IN VOLUME 439, PAGE 198, DEED RECORDS OF MIDLAND COUNTY, TEXAS, IS A BLANKET EASEMENT AND DOES AFFECT THIS TRACT.
- 10.g. RIGHT-OF-WAY EXECUTED BY N. J. BELL TO T&P RR COMPANY SURVEY, DATED JULY 20, 1977, IN VOLUME 624, PAGE 694, DEED RECORDS OF MIDLAND COUNTY, TEXAS, IS A BLANKET EASEMENT AND DOES AFFECT THIS TRACT.
- 10.g. RIGHT-OF-WAY EXECUTED BY NEWTON JOSEPH BELL AND WIFE, JO NELL BELL TO MOBIL PIPE LINE COMPANY, DATED JUNE 26, 1991, IN VOLUME 1088, PAGE 172, DEED RECORDS OF MIDLAND COUNTY, TEXAS, IS A BLANKET EASEMENT AND DOES AFFECT THIS TRACT.



JOHN COWAN & ASSOCIATES, INC.

10147 COUNTY ROAD 135, FLINT, TEXAS 75762
PH: (903) 581-2238 txsurveys.com
FIRM REGISTRATION CERTIFICATION NO. 10025500

LEGEND

- 1/2" IR FOUND (SURVEYOR)
- 1/2" IR SET
- W/CAP MARKED
- J. COWAN & ASSOC.
- BENCHMARK



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND

Whereas, Dollar Merchant Fund III, LLC is the sole owners of all that certain lot, tract, or parcel of land, Being a Proposed plat of Riverbend Addition, Section 2, being a plat of a 1.310-acre tract of land located in Section 31, Block 38, T-1-S. T&P RR Co. Survey, City and County of Midland Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Dollar Merchant Fund III, LLC does hereby adopt this plat designating the hereinabove described property as Lot 1, Block 1, Riverbend Addition, Section 2, an addition to the City of Midland, Texas, and, hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

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

Dollar Merchant Fund III, LLC

BY: _____

NAME: Geren Moor
TITLE: Vice President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This plat was acknowledged before me on _____.

By: Geren Moor

Notary Public, State of Tennessee

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of the Lot 1, Block 1, Riverbend Addition, Section 2 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

_____ day of _____, 20 ____.

Signed: _____
Reggie Lawrence, Chairman

Signed: _____
Cristina Odenborg Burns, Secretary

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Philip W. Cornett
Registered Professional Land Surveyor
Texas Registration No. 5515

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

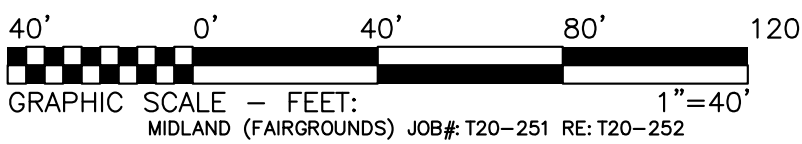
NO. _____ CABINET _____

DATE: _____ PAGE _____

ENGINEER:
GRESHAM, SMITH & PARTNERS
511 UNION STREET
NASHVILLE, TN 37219
(615) 770-8100

OWNER:
Dollar Merchant Fund III, LLC
9010 OVERLOOK BLVD.
BRENTWOOD, TN 37027
(615) 370-0670

DEVELOPER:
GBT REALTY LLC
9010 OVERLOOK BLVD.
BRENTWOOD, TN 37027
(615) 370-0670



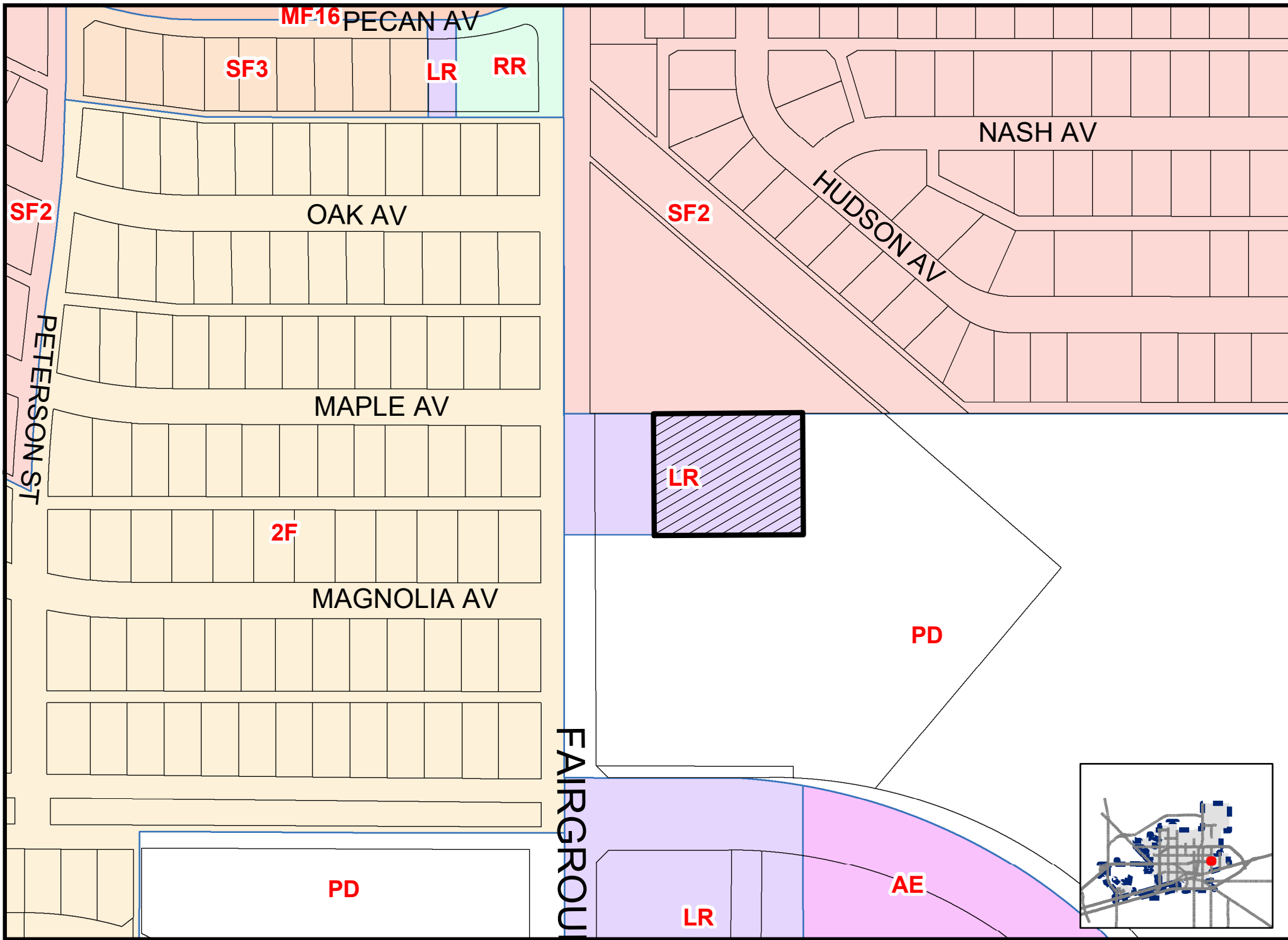
PRELIMINARY PLAT

Riverbend Addition, Section 2

Being Part of the SouthWest quarter of
Section 31, Block 38, T-1-S, T&P R.R.
Co. Survey, Abstract 25,
City and County of Midland

UTILITY COMPANIES CERTIFICATE

Atmos Energy	AT&T Telephone Company
Oncor Electric	Suddenlink Communications
Grande Communications	





Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: May 17, 2021

TO: **PLANNING AND ZONING COMMISSION**

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed Final Plat of Greenwood Addition, Section 14 being a re-plat of Lots 7 and 8, Block 5, Greenwood Addition, First Section, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of South Calhoun Street and East Kentucky Avenue. Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

2F, Two-Family Dwelling District

Preliminary Plat Approval:

This plat is being processed using the short form procedure.

Final Plat Requirements:

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

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

Below are the departments' comments.

Departmental Review:

Details of Request:

The applicant, Skyline Civil Group, is requesting to re-plat the properties located at 309 and 311 South Calhoun Street to consolidate the lots into one.

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 Fees okay as shown.

ROW: ROW okay as shown

PAVING: Deferral approved by City of Midland in 5/12/21

WATER: Water existing in S. Calhoun St. 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: None

SEWER: Sewer existing in the Alley to the East of the site. No public wastewater improvements required.

DRAINAGE: If there is no additional development planned, a drainage report will not be required. However, if additional development will occur a drainage report must be submitted with the civil design package.

EASEMENTS: 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.

PLANNING:

No comments.

Staff recommends approval of the final plat of Greenwood Addition, 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
Maps
Application



Final Plat Application

 Project Number: SUB-20-0358
 Case Number: D-21-1039

Proposed Subdivision Plat Name: Greenwood Sec. 14

 Legal Description (attached sealed Metes and Bounds): Previously Provided

Property Owner

Printed Name: Oliver and Thompson Companies, LLC

Phone (432) 550-5685

Email: rangersrvmidland@gmail.com

Address PO Box 52368

City Midland

State TX

Zip 79710

Developer (if different than Owner)

Printed Name: Same

Phone ()

Email

Address

City

State

Zip

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

Firm: Skyline Civil Group

Printed Name: Stephen T. Marcum

Phone ()

Email

On File

Address

City

State

Zip

Current Zoning:

Reason for Platting:

Plat Information

Total Acreage:

 Type: ☒ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units: N/A

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

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): Tyler Thompson

Date: 2/23/2021

Property Owner (printed): Tyler Thompson

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.

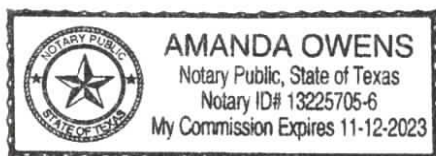
STATE OF TEXAS

COUNTY OF ~~MIDLAND~~ Lubbock

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

[Signature]
 Authorized Agent (signature)

Subscribed and sworn to before me, this 23rd day of February, 2021 to certify which witness my hand and seal of office.



[Signature]
 NOTARY PUBLIC, ~~MIDLAND~~ Lubbock COUNTY, TEXAS

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

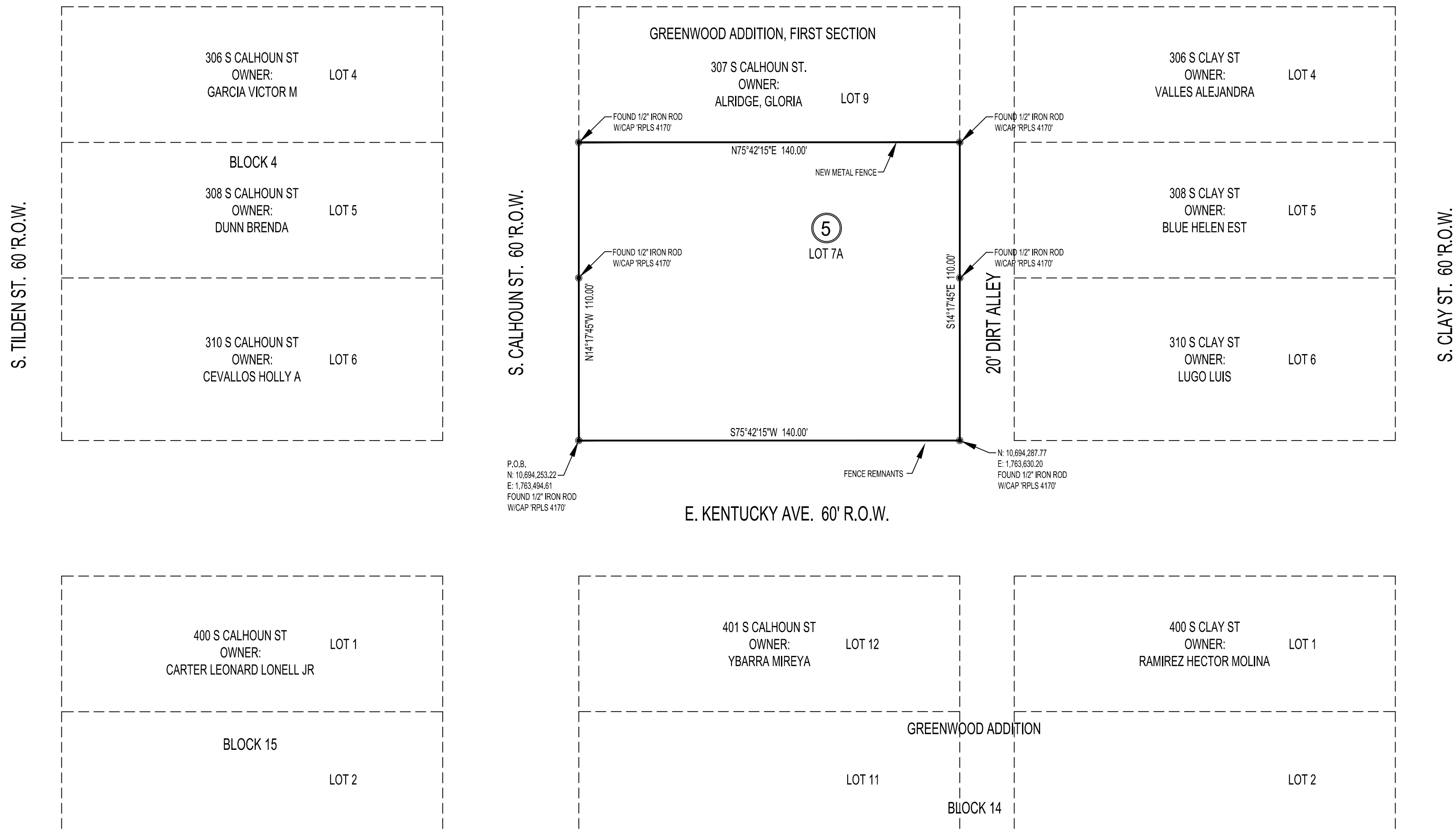
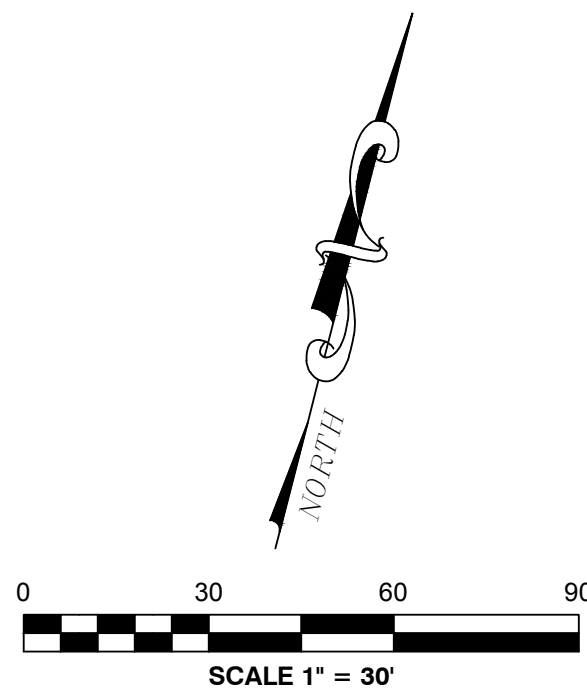
FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☐ Mylar <i>missing</i>	☒ 1 Copy of Plat (11x17)	☐ Public Improvements
☒ Application Fee	☐ Title Opinion <i>missing</i>	☒ Recording Fee
Check # <u>5213</u>	☒ Tax Certificates	Check # <u>5214</u>
Received By: <i>Instalbins</i>		Date: <i>FEB 24 2021</i>

BY:

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

GREENWOOD ADDITION, SECTION 14

BEING A RE-PLAT OF LOTS 7 & 8, BLOCK 5,
GREENWOOD ADDITION, FIRST SECTION, CITY & COUNTY OF MIDLAND, TEXAS.



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

ATMOS ENERGY
BY: _____

GRANDE COMMUNICATION
BY: _____

AT&T
BY: _____

ONCOR ELECTRIC DELIVERY
BY: _____

SUDDENLINK COMMUNICATION
BY: _____

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "GREENWOOD ADDITION, SECTION 14", was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this the ____ day of _____, 2021.

CHAIRMAN, REGGIE LAWRENCE

SECRETARY, CRISTINA ODENBORG BURNS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS OLIVER & THOMPSON COMPANIES, LLC, is the record owner of a tract of land described herein as a Re-plat of Lots 7 & 8, Block 5, Greenwood Addition, First Section, City & County of Midland, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____, being the owner of the aforementioned land shown on this plat designated as a portion of GREENWOOD ADDITION, SECTION 14, an Addition to Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, and easements shown thereon.

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

By: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as owner, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this
the ____ day of _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Marcus L. Hostas, R.P.L.S.
Registration Number - 5643



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

OWNER:
OLIVER AND THOMPSON COMPANIES, LLC
3809 CRESTRIDGE DRIVE
MIDLAND, TX 79707

NOTES:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, TEXAS, INCORPORATED AREA, COMMUNITY MAP NO. 48329 C0206F, DATED SEPTEMBER 16TH, 2005, THIS PROPERTY IS SITUATED WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, AKA DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

- LEGEND**
- DENOTES FOUND 1/2" IRON ROD W/ CAP "RPLS 4170"
 - DENOTES UTILITY POWER POLE
 - DENOTES PLAT BOUNDARY LINE
 - DENOTES ADJACENT LOT LINE
 - EX-OHE ----- DENOTES OVERHEAD ELECTRIC LINE
 - X — X — X — DENOTES FENCE LINE



PERCHERON
professional
services, L L C
203 WEST WALL STREET #724
MIDLAND, TEXAS 79701
(432) 688-2588
TEXAS SURVEYING FIRM LICENSE:
NO. 110194314

GREENWOOD ADDITION, SECTION 14



LOCATION MAP

SUB-20-0358

Scale: 1" = 150'

Proposed plat of Greenwood Addition, Section 14 being a re-plat of Lots 7 and 8, Block 5, Greenwood Addition, First Section, City and County of Midland, Texas.

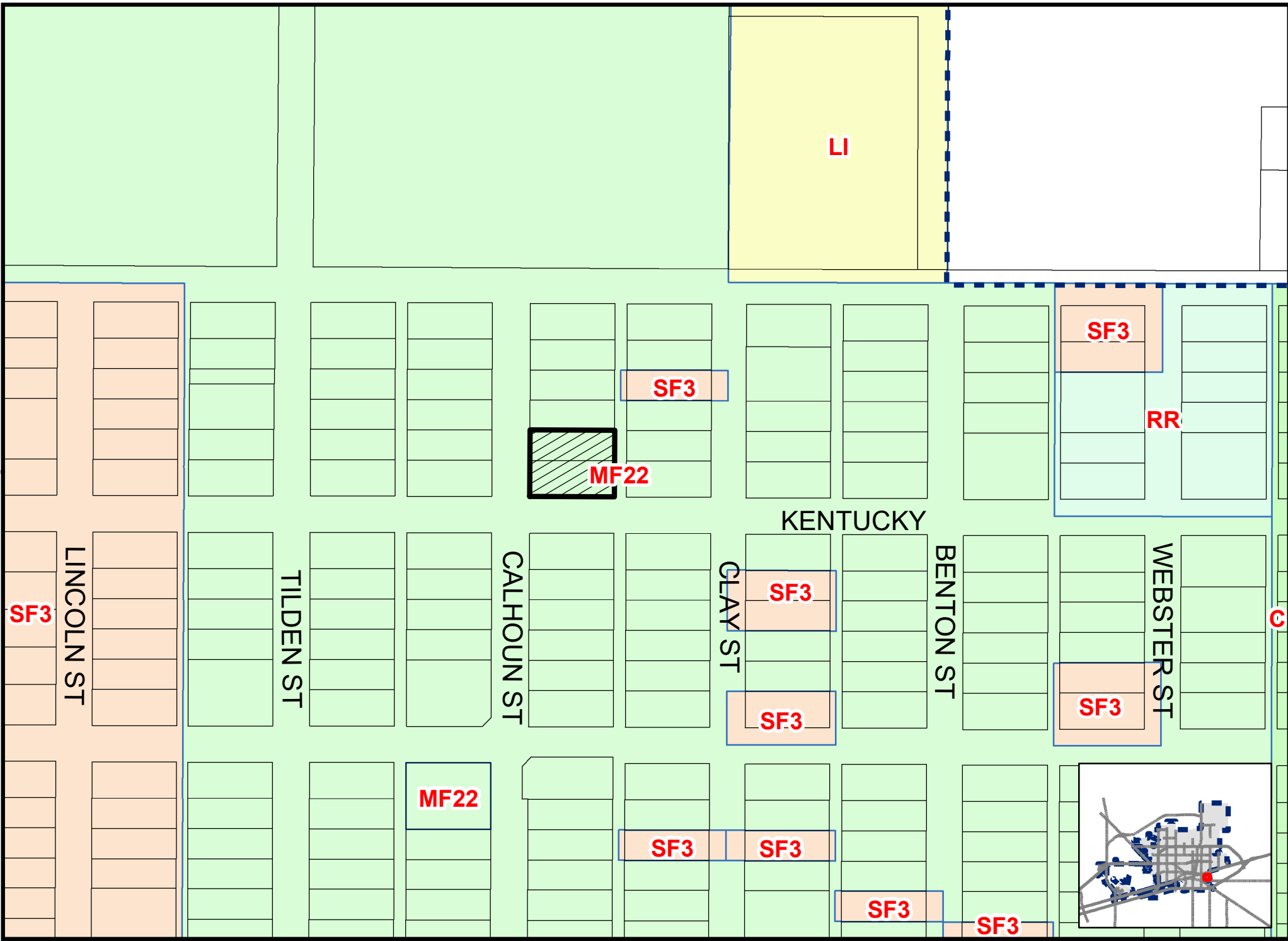
Generally located on the northeast corner of the intersection of South Calhoun Street and East Kentucky Avenue. (Council District 2)

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: May 17, 2021

TO: **PLANNING AND ZONING COMMISSION**

FROM: Kelly Martinez, Planner

SUBJECT: Consider a proposed Preliminary Plat of Chase Five Addition, Section 3, being 6.76-acres out of the north part of Block 38, T-2-S, C. A. Miller Survey, A-633, Midland County, Texas. (Generally located on the south side of East County Road 130, approximately 1,447-feet east of Farm to Market Road 1213. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, Schumann Engineering Co., Inc. is requesting to plat 6.76 acres out of the north part of Block 38, T-2-S, C.A. Miller Survey, A-633, Midland County, Texas, to obtain septic permits.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Departmental Review:

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Note ok as shown.

ROW: Provide this project's share of a 120-ft total right-of-way (60 ft half-street right-of-way) on major arterial road frontages. Label width of right-of-way adjacent to subject property.

PAVING: E. CR 130 is sub-standards, construct to City Standards for entire platted frontage or request a deferral.

WATER: None existing. Construct water to City standards along entire platted frontage, or request a deferral based on located in the South Midland Utility District.

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: None existing. Construct wastewater to City standards along entire platted frontage or request a deferral. Per TAC Title 30, Part 1 Chapter 285 Subchapter A, Rule 285.4(a) (1) (B) Areas NOT served by public water systems shall have lots of at least 1 acre.

DRAINAGE: **** Drainage study required. FEMA Firm data (zone, firm number, date) to be on plat face. If Drainage study exists, show compliance with approved drainage study by adding a note.

"Comply with the existing drainage analysis titled (Title Name) sealed by (Engineer Name), P.E. and approved by the City of Midland on (Date), or any revisions, corrections, amendments, or replacements of this drainage analysis that are approved by the City of Midland."

EASEMENTS: Show existing and proposed

SIDEWALKS: Required with building permit. However, subdivision located in county so request a deferral.

DIMENSION: * * *

OTHER: * * * Comment from County- They will need to get a permit from Midland County Road & Bridge to tie into the road.

TRANSPORTATION: (Approved with Conditions)

Sketch Plat comments not addressed, "Provide this project's share of a 120 ft total right-of-way (60 ft half-street right-of-way) on major arterial road frontages.

Label width of rights-of-way adjacent to subject property. "

FIRE: (Approved)

No comments

CODE COMPLIANCE: (Approved)

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

HEALTH:

Yes, the health department will review application from the 1 proposed lot of CHASE FIVE ADDITION SECTION 3, PLAT OF A 6.7 ACRE TRACT OF NORTH PART OF BLOCK 38, T-2-S OF C.A. MILLER SURVEY A-633, MIDLAND COUNTY TEXAS the lot is 6.7 acre any mobile home and RV'S that are used for rent housing are commercial and must have their septic systems installed by a State of Texas licensed installer and permitted by the Midland Health Department to ensure the proposed plans on the application for the septic system and existing structures on the property will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

External Reviewers:

They will need to get a permit from Midland County Road & Bridge to tie into the road.

PLANNING:

Remove building structures from the face of the plat.

Show existing, and proposed easements.

According to the meets and bounds, the plat acreage should be 6.76. Please change the acreage.

The planning department supports approval of the preliminary plat subject to conditions A through D

Conditions:

- A. That a drainage study and deferrals are approved.
- B. That all public improvements above are addressed.

C. That the technical items listed above are addressed.

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

Attachments:

Proposed Preliminary Plat
Application
Maps



Preliminary Plat Application

Project Number:

Case Number:

Sub-21-0905
P-21-1066

Proposed Subdivision Plat Name: *Chase Five Addition Section 3*

Legal Description (attached sealed Metes and Bounds): *BEING 6.756 ACRES OUT OF THE NORTH PART OF BLOCK 38, T-2-S, C.A. MILLER SURVEY, A-633, MIDLAND COUNTY, TEXAS*

Property Owner

Printed Name: *DFW Well Services LLC*

Phone *940-536-8560*

Email *mmuller@enercorp.net*

Address *2222 county road 340*

City *Gainesville*

State *TX*

Zip *76240*

Developer (if different than Owner) Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: *Schumann Engineering Co., Inc.*

Printed Name: *Eduardo L. Aleman*

Phone *(432) 684-5548*

Email
ealeman@schumannonline.net

Address *800 N. Marienfeld Suite 100*

City *Midland*

State *TX*

Zip *79701*

Current Zoning:

Reason for Platting: *To obtain septic Permits.*

Plat Information

Total Acreage: *6.756*

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

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: 4-1-21

Property Owner (printed):

Matthew Muller

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.

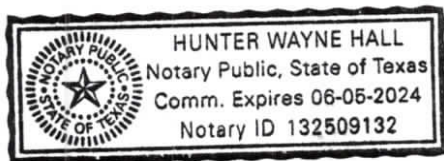
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

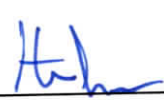
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Eduardo L. Aleman who, being by me duly sworn, upon oath says: That (s)he is authorized by Matthew Muller, 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 1st day of April, 20 21, to certify which witness my hand and seal of office.




NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☐ Mylar

☒ Application Fee

Check # 1600

☒ 1 Copy of Dimensioned Plat

☒ 1 Copy of Plat (11x17)

☐ Title Opinion

☐ Tax Certificates

☐ Plat in Digital Format (PDF/JPEG)

☐ Public Improvements

☐ Recording Fee

Check # _____

Received By: LM

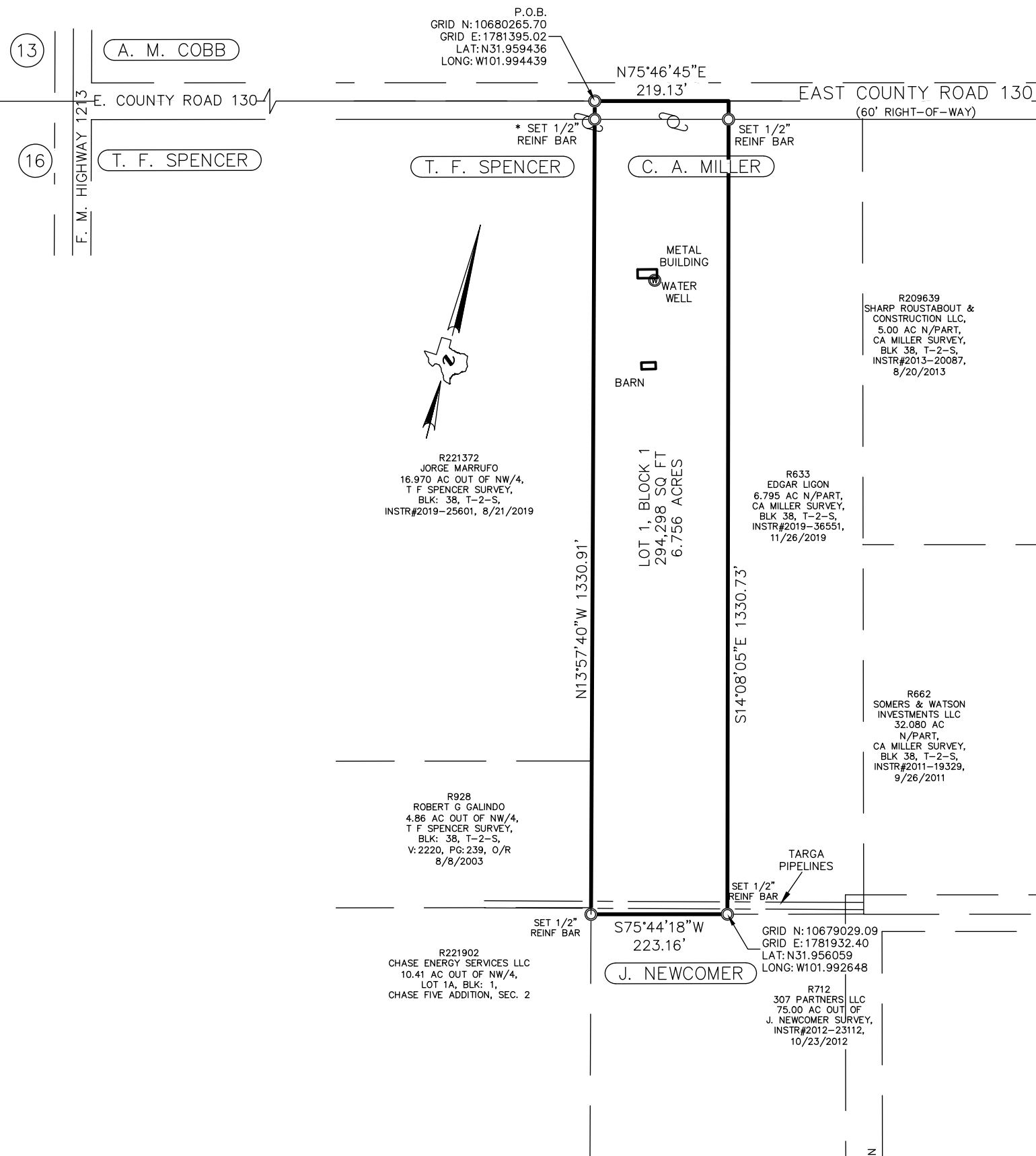
Date: 4/9/21

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

PRELIMINARY PLAT

CHASE FIVE ADDITION, SECTION 3

BEING 6.756 ACRES OUT OF THE NORTH PART OF
BLOCK 38, T-2-S, C.A. MILLER SURVEY, A-633,
MIDLAND COUNTY, TEXAS



- 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 43.967 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE 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.
 - THIS PROPERTY LIES WITHIN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48329-C0250F WITH THE REVISION DATE OF SEPTEMBER 16, 2005.

OWNER:

DFW WELL SERVICES LLC
4402 E CO RD 130
MIDLAND TX 79706
matthewlmuller16@gmail.com

STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, I AM THE RECORD OWNER OF A TRACT OF LAND SITUATED IN THE W/3 OF W/2 OF C.A. MILLER SURVEY, ABSTRACT 633, BLOCK 38, T-2-S, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS CHASE FIVE ADDITION, SECTION 3, AN ADDITION TO THE COUNTY OF MIDLAND, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

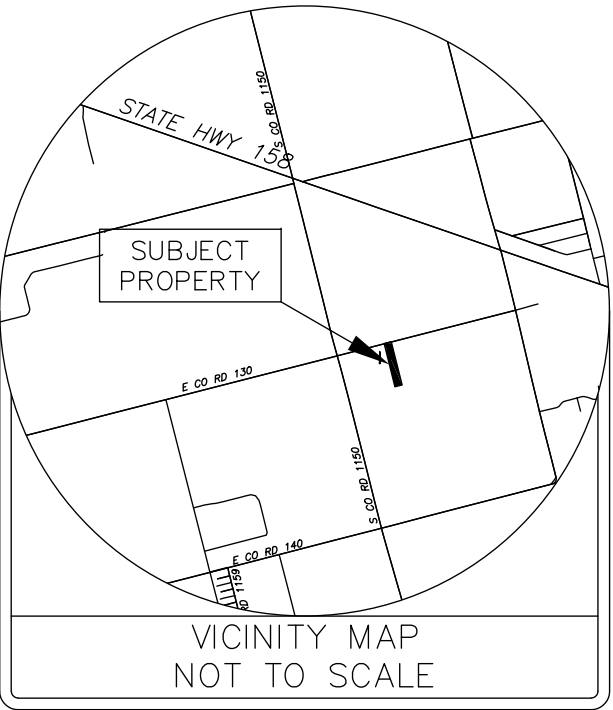
WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF _____, 20 ____.

DFW WELL SERVICES LLC

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20 ____ , DFW WELL SERVICES LLC, MATTHEW MULLER.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS



SYMBOLS LEGEND

- | | | |
|---------------------------|-----------------------|----------------------|
| ○ PROPERTY CORNER | — x — WIRE FENCE | ⊙ WATER WELL |
| ⊕ POWER POLE | □ RETIRED BREAKER BOX | — — LOT LINES |
| — OHE — OVERHEAD ELECTRIC | — — PROPERTY LINE | ⊕ TELEPHONE PEDESTAL |
| ⊕ GAS METER | ⊕ GAS RISER | ⊕ SEWER MANHOLE |

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: AT&T TEXAS

SIGNED: ATMOS ENERGY

SIGNED: SUDDENLINK COMMUNICATIONS

SIGNED: GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

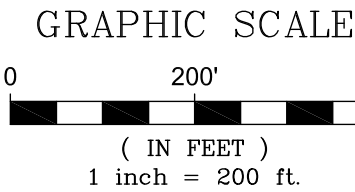
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF CHASE FIVE ADDITION, SECTION 3, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF _____, 2021.

SIGNED: CHAIRMAN REGGIE LAWRENCE

ATTEST: SECRETARY CRISTINA ODENBORG BURNS

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

RJ DAUM
TEXAS RPLS 4826



					DRAWN BY: KDS	DATE: 2/4/2021
					CHECKED BY: RJD	DRAWING NO.: 77806
1	4/8/2021	PREPARED PRELIMINARY PLAT	EA		JOB NO.: 77,806	SHEET 1 OF 1
NO.	DATE	DESCRIPTION	BY			



SCHUMANN
ENGINEERING CO.
A LATERAL LAND COMPANY

CIVIL ENGINEERING - LAND SURVEYING
TEXAS FIRM No. F1680 - TEXAS FIRM No. 10149500
800 N. MARIEFELD STREET
SUITE 100
MIDLAND, TEXAS 79701
Office (432) 684-5548

CHASE FIVE ADDITION, SECTION 3

CHASE FIVE ADDITION, SECTION 3

E CR 130

1

3

1A

LOCATION MAP

SUB-21-0405

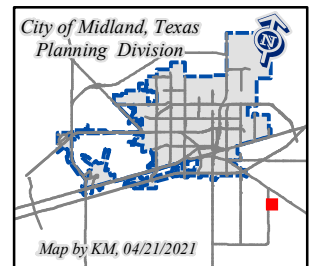
Scale: 1" = 200'

Proposed plat of Chase Five Addition, Section 3, being 6.76-acres out of the north part of Block 38, T-2-S, C.A. Miller Survey, A-633, Midland County, Texas.

Generally located on the south side of East County Road 130, approximately 1447-feet east of Farm to Market Road 1213. (Extraterritorial Jurisdiction)

LEGEND

-  CITY LIMITS
-  PARCEL
-  PRIVATE BLDGS



©THE CITY OF MIDLAND - 2020
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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: May 17, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Valerie A. Sherman, Senior Planner

SUBJECT: Consider a proposed Preliminary Plat of TSC Development, Section 1, being a replat of a 9.92-acres tract of land located in Section 11, Block X, H.P. Hilliard Survey, City and County of Midland, TX (Generally located on the northwest corner of the intersection of N. State Highway 349 and Tejas. (Council District 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The property owner, Lewis Gurgevich, is proposing to replat 9.92-acres tract of land located in Section 11, Block X, H.P. Hilliard Survey, City and County of Midland, Texas, to (4) lots to develop a shopping center. This is considered a residential replat, which requires a public hearing.

Current Zoning:

The property is currently zoned AE, Agricultural Estate District. The property is in the process of a zone change from AE, Agricultural Estates District to PD, Planned Development District for a Shopping Center, with a proposed underlying zoning of RR, Regional Retail District.

Departmental Review:

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

ENGINEERING: (Approved with Conditions)

IMPACT FEES. Impact Fee statement okay as shown.
ROW: ROW okay as shown.

PAVING: HWY 349 is a TxDOT roadway and will be maintained by them. No paving improvements required.

WATER: Extend the public water line 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: Install sewer line along the entire platted frontage or request a deferral.

DRAINAGE: Drainage report required.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

Extend the joint access easement shown along the north edge of Lot 2 partially into Lot 4 to provide access to the Myers parcel to the northwest, as per previous discussions. Note accordingly.

Access spacing will be required to adhere to the TxDOT Access Management Standards along the state highway.

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.

FIRE: (Approved)

Future development must meet all requirements of IFC 2015 ed. and local ordinances.

CODE COMPLIANCE: (Approved)

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

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.

SURVEYOR: (Approved)

No comments.

HEALTH DEPARTMENT:

Yes, the health department will review applications from the 4 proposed lots of TSC Development, Section 1, PLAT OF A 9.92 ACRE TRACT OF LAND IN SECTION 11, BLOCK X, H.P. HILLIARD SURVEY MIDLAND COUNTY TEXAS lots 1 is 2.7 acres, lot 2 is 1.4 acres, lot 3 is 1.2 acres, lot 4 is 4.4 acres all commercial business need to tie into the existing sewer line across state highway 349, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING:

Show existing and proposed easements.

All department's comments must be addressed as a condition of final plat approval subject to the following conditions.

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 filing for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Preliminary Plat
Application
Map



Preliminary Plat Application

Project Number:

Case Number:

3113-21-0411
P-21-1075

Proposed Subdivision Plat Name: TSC Development

Legal Description (attached sealed Metes and Bounds): A 9.92 acre tract located in Section 11 Block "X", H.P. Hillard Survey Midland County, Texas.

Property Owner

Printed Name: Lewis Gurgevich

Phone (N/A)

Email N/A

Address 6401 N. Hwy 349

City Midland

State TX

Zip 79705

Developer (if different than Owner)

Printed Name: Texas NH Management LLC Attn: Mendy Shapiro

Phone ()

Email

Address 3119 Quentin Road

City Brooklyn

State NY

Zip 11234

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

Firm: LCA, Inc.

Printed Name: Landgraf, Crutcher & Associates, Inc.

Phone (432) 332-5058

Email lca@lcaodessa.commbo@lcaodessa.com

Address 521 N. Texas Avenue

City Odessa

State TX

Zip 79761

Current Zoning: AE (Case submitted to rezone to PD for a shopping center)Reason for Platting: Ownership purposes, future building permits will be required**Plat Information**

Total Acreage: 9.92

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'

RECEIVED
APR 21 2021

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 George E. Thornley who, being by me duly sworn, upon oath says: That (s)he is authorized by Lewis Gurgevich, 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 20 day of April, 2021, 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) | |

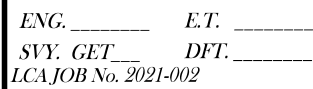
Check # _____

Received By: _____

Date: _____

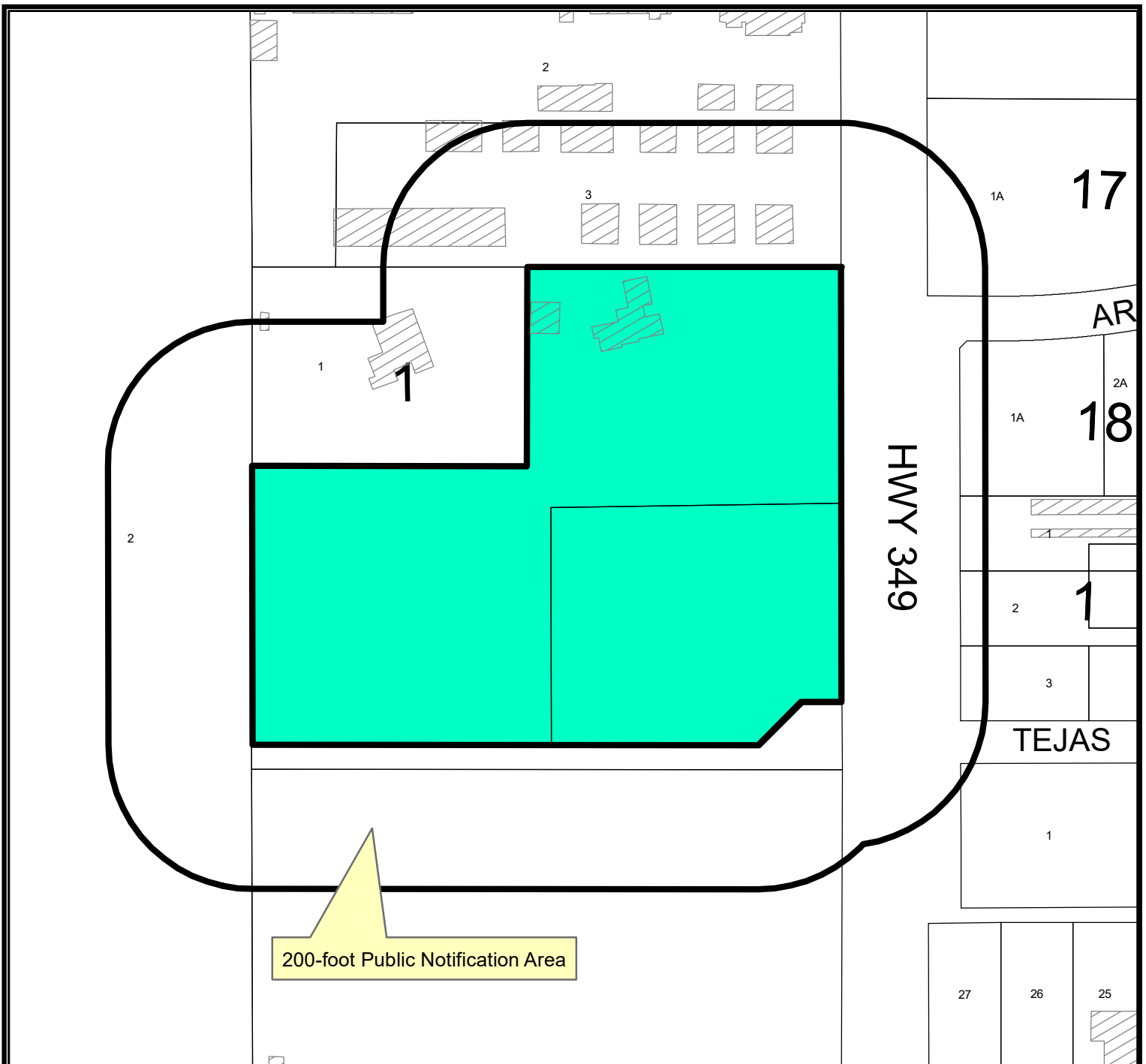
RECEIVED
APR 21 2021

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



ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING
 521 North Texas, Odessa Tx. 79761 F-001363 F-10034300
 Phone # (432) 332-5058 E-Mail : lca@lcaodessa.com





LOCATION MAP

SUB-21-0411

Scale: 1" = 200'

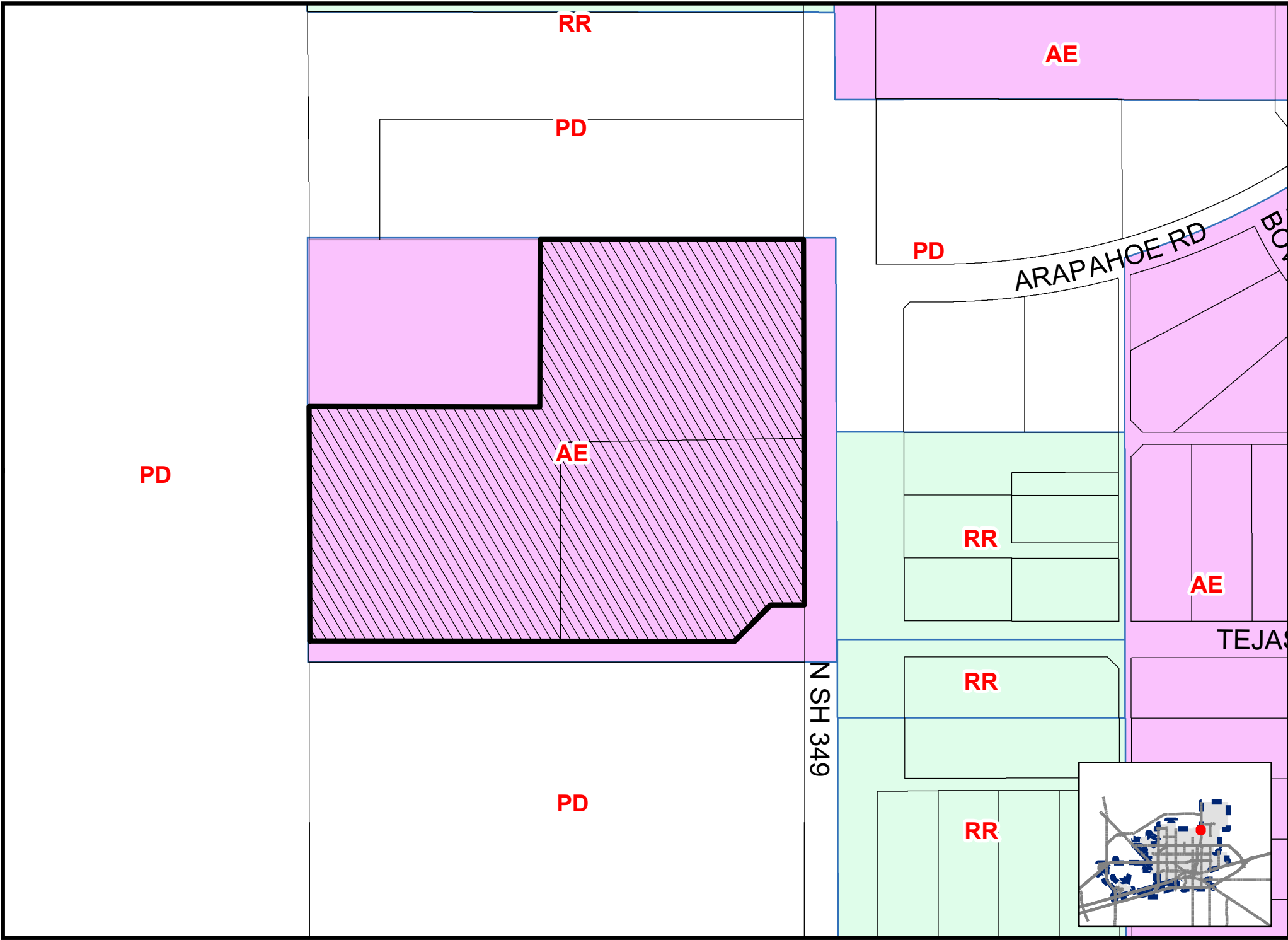
Proposed plat of TSC Development, Section 1, being a replat of a 9.92-acres tract of land located in Section 11, Block X, H.P. Hilliard Survey, City and County of Midland, Texas.

Generally located on the northwest corner of the intersection of N. State Highway 349 and Tejas. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

















Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: May 17, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Valerie A. Sherman, Senior Planner

SUBJECT: Hold a public hearing and consider a request by Grasslands IV, LTD, for the initial zoning of a 97.05-acres tract of land located in Sections 35 and 36, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of W. State Highway 158, approximately 11 feet west of Brandy Hill Road. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Departmental Review:

Surrounding Zoning and Land Use:

The properties to the north are zoned CE, Country Estate District, and the location of residences. The properties to the east are zoned SF-1, Single-Family Dwelling District and the location of residences, and AE, Agricultural Estates District, and the location of a golf course. The properties to the south are zoned SF-1, Single-Family Dwelling District, and the location of residences; PD, Planned District for a Housing Development, and the location of residences; and ETJ, Extraterritorial Jurisdiction and the location of vacant land. The properties to the west are zoned MF-22, Multiple-Family Dwelling District, and the location of vacant land; ETJ, Extraterritorial Territorial Jurisdiction, and the location of vacant land; and MF-16, Multiple-Family Dwelling District, and the location of apartments.

Analysis:

The applicant, Grasslands IV, LTD, is requesting for the initial zoning of the land to be annexed to be SF-1, Single-Family Dwelling District for Tracts A1 and A4 (refer to Diagram A) and RR, Regional Retail District for Tracts A2 and A3 (refer to Diagram A).

The site is currently in the process of being annexed into City Limits.

This case has been circulated to and reviewed by all pertinent City departments for internal review and has received no objections. Their comments are as follows.

Engineering: (Approved)

Annexation exhibit needs to be revised to show correct Wadley R.O.W.

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.

No objection to zone change.

Transportation: (Approved)

Access spacing will be required to adhere to the TxDOT Access Management Standards along the state highway.

Depending on the nature and scale of the proposed development, a Traffic Impact Analysis MAY be required prior to approval of construction drawings.

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.

No objection to zone change.

Fire: (Approved)

No comments.

Code Administration: (Approved)

No objections.

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.

Planning:

The Future Land Use Map in Tall City Tomorrow Comprehensive Plan calls for Urban-Medium uses in this location, encompassing a mix of housing types, neighborhood and community commercial, office and service uses.

Since this request is in compliance with the comprehensive plan, staff recommends approval of this initial zoning of SF-1, Single-Family Dwelling District, in part; and RR, Regional Retail District, subject to conditions A.

Conditions:

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

Letters of Objection:

As of May 12, 2021, staff has received no letters of objection to this request.

Attachments:

Metes and Bounds (Exhibit A)
Diagram A
Application
Petition
Maps



**Annexation/Initial Zoning
Application**

Project Number A-21-0025
Case Number E-21-0213

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

Printed Name: Larry H. Walker, PE

Phone (432) 528-3159

Email
lwalker@team-west.com

Address
110 W. Louisiana St., Suite 110

City
Midland

State
Texas

Zip
79701

Property Owner

Printed Name: GRASSLANDS IV, LTD

Phone (432) 697-9866

Email

Address
5908 Homestead Blvd.

City
Midland

State
Texas

Zip
797072215

Representative (if different from Applicant or Property Owner)

Firm: WEST COMPANY OF MIDLAND, LLC

Printed Name: Larry H. Walker, PE

Phone (432) 528-3159

Email
lwalker@team-west.com

Address
110 W. Louisiana St., Suite 110

City
Midland

State
Texas

Zip
79701

Street Address: Approximate location S.H.158 between Brandy Hill Road & Future W. Wadley Ave.

Legal Description

Lot: _____ Block: _____ Subdivision: GRASSLAND ESTATES WEST, SECTION 12

Current Zoning:

Proposed Zone: (A1&4-SF1), (A2&A3-Regional Retail)
(B&C-CITY OF MIDLAND)

Reason for Annexation/Zone Change Request:

Tracts 1 & 4 will be used to build a subdivision of single family homes. Tracts A2&3
will be used for commercial and Tracts B&C are to be dedicated to the City of Midland

Present Use of Property: Agncultural

Proposed Use of Property: Subdivision of single family homes & Commercial development

How would this annexation/zone change affect the public health, safety and welfare? It would
have a positive impact by providing additional living and business resources. No negative impacts.

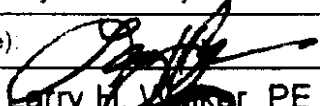
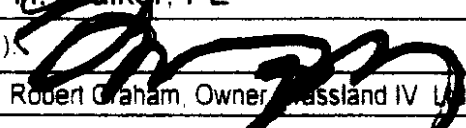
Describe how this annexation/zone change will affect adjacent properties: _____

Annexation of this property will expand the current residential area with no adverse effects to the
adjacent properties

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: <u>3.16.21</u>
Applicant (printed): <u>Larry H. Walker, PE</u>	
Property Owner (signature): 	Date: <u>3.16.21</u>
Property Owner (printed): <u>Robert Graham, Owner, Grassland IV, LLC</u>	
<i>The Annexation/Initial Zoning 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.</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>	

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.

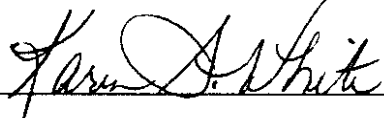
**STATE OF TEXAS
COUNTY OF MIDLAND**

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


Authorized Agent (signature)

Subscribed and sworn to before me this 16th day of March, 2021 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 # _____	☐ Metes and Bounds (Sealed by Surveyor) ☐ Files in Digital Format (PDF/JPEG) Petition
Received By: _____	Date: _____

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

EXHIBIT "A" TO SERVICE AGREEMENT

PETITION FOR ANNEXATION

Dear City of Midland:

As current owner of the tract(s) of land described in Exhibit(s) "A" (the "Property"), said Exhibit(s) being attached hereto and incorporated herein, GRASSLANDS IV, LTD. ("Owner") submits this petition for annexation and hereby requests that the Property be added to and annexed to the City of Midland.



Signature of Owner or Owner's Authorized Representative

LARRY H. WALKER, P.E.

Printed Name

V.P. ENGINEERING

Title

THE STATE OF Texas §
COUNTY OF Midland §

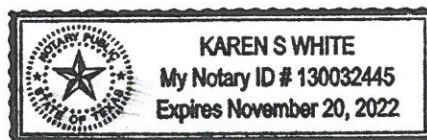
This instrument was acknowledged before me on the 16th day of March, 2021, by Larry H. Walker in the capacity herein stated.

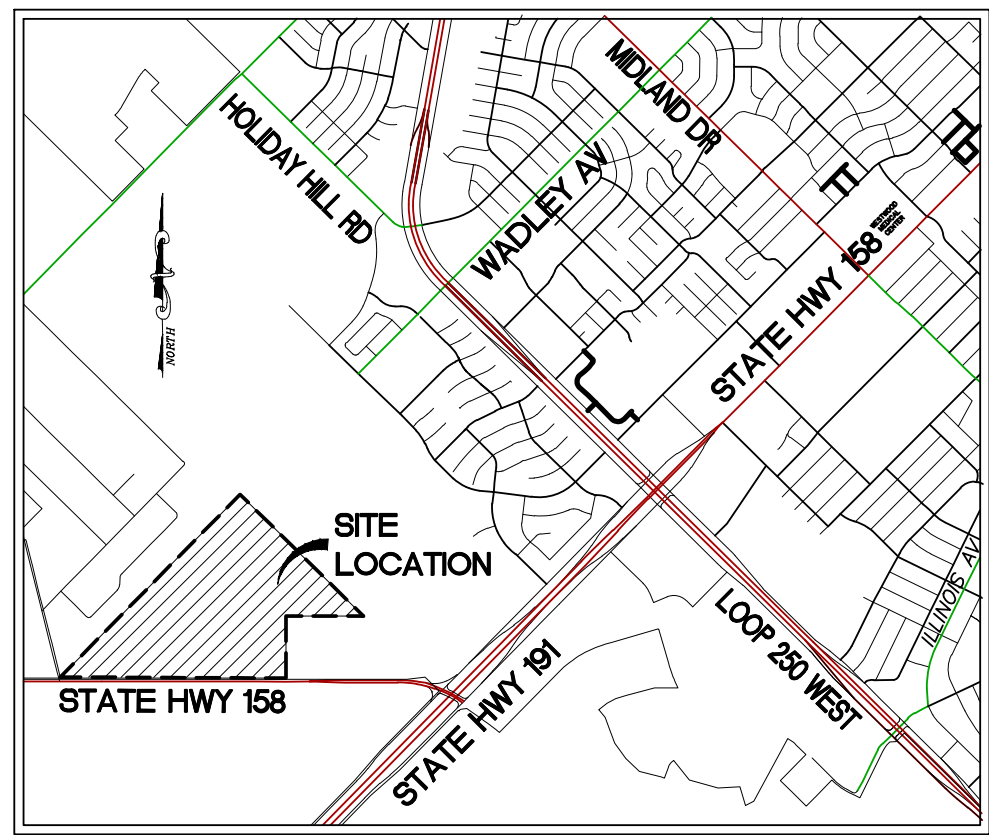
MY COMMISSION EXPIRES

11/20/2022



Notary Public, State of Texas





VICINITY MAP
(NOT TO SCALE)

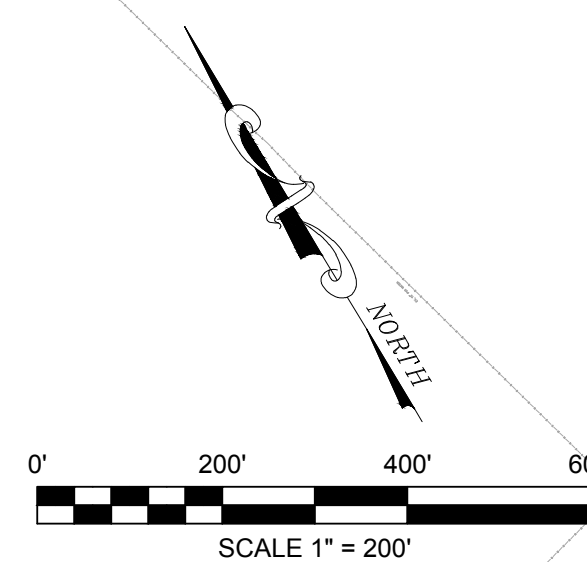


EXHIBIT A

ANNEXATION EXHIBIT
GRASSLAND ESTATES WEST, SECTION 12 [PHASE 1]
68.71 ACRES (TRACTS A1, A2, A3, A4)
&
TRACT TO BE DEDICATED TO THE CITY OF MIDLAND
27.05 ACRES (TRACT B)
&
EXISTING TRACT OWNED BY THE CITY OF MIDLAND
0.20 ACRES (TRACT C)
&
EXISTING R.O.W. OF WADLEY ROAD
1.28 ACRES (TRACT D)

LOCATED IN SECTION 35, BLOCK 40, T-1-S, T & P RR Co. SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS

LEGEND

- DENOTES SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "WEST CO. MIDLAND"
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING TOPOGRAPHIC POINTS & ELEVATIONS
- DENOTES POWER POLE
- DENOTES FLOODWAY BOUNDARY
- DENOTES ZONE A5 REGULATORY FLOODWAY
- DENOTES ZONE A6 WITH BASE FLOOD ELEVATION
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES RIGHT OF WAY (R.O.W.) DEDICATION
- DENOTES EASEMENT LINE
- DENOTES EXISTING EASEMENT LINE
- DENOTES ADJACENT DEED OR PROPERTY LINE
- DENOTES EXISTING WATER LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING ELECTRIC LINE
- DENOTES EXISTING FENCE LINE
- DENOTES FIRM 9710 LINE
- DENOTES EXISTING CONTOURS
- DENOTES SECTION LINE
- DENOTES SECTION NUMBER

Curve Table

CURVE	RADIUS	DELTA	Length	CHORD BEARING	DIST.
C1	693.27'	32°13'03"	389.35'	N 47°03'46" E	384.24'
C2	70.61'	57°25'53"	70.48'	S 87°56'14" E	62.57'
C3	70.20'	44°16'14"	54.25'	N 53°07'25" E	52.91'
C4	71.05'	45°18'41"	55.66'	S 81°52'36" E	54.24'
C5	101.46'	45°05'04"	79.59'	N 88°06'19" E	77.56'
C6	160.23'	37°44'45"	105.53'	S 04°13'36" W	103.66'

Parcel Line Table

Line #	Length	Direction
L1	39.26'	S 30°17'37" W
L2	28.30'	S 75°56'28" W
L3	56.44'	N 59°04'16" W
L4	139.92'	S 30°55'01" W
L5	30.01'	N 59°04'41" W
L6	60.00'	S 30°55'44" W
L7	28.29'	S 14°03'57" E
L8	60.00'	S 59°04'48" E
L9	28.28'	N 75°55'12" E
L10	119.09'	S 59°04'42" E
L11	159.85'	S 59°06'24" E
L12	121.75'	S 21°12'09" W
L13	190.12'	S 30°55'45" W
L14	70.88'	N 14°04'48" W
L15	50.00'	S 59°02'26" E
L16	70.88'	N 14°04'48" W
L17	70.16'	N 51°58'36" W
L18	28.28'	N 75°55'12" E
L19	88.30'	N 14°42'41" W
L20	28.29'	N 59°41'31" W
L21	100.00'	N 75°19'38" W
L22	28.28'	S 30°18'29" W
L23	88.48'	S 14°39'13" E
L24	162.08'	S 59°04'40" E
L25	60.75'	N 51°58'36" W
L26	70.88'	N 75°55'12" E
L27	170.12'	N 59°05'30" W

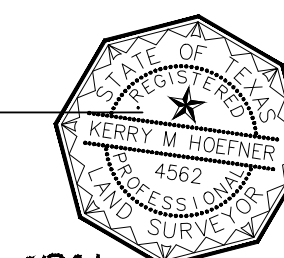
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Kerry M. Hoefner
KERRY M. HOEFNER, R.L.S. 4562
2713 CANTRELL ST.
IRVING, TX 75062
214.714.2340

18 JAN, 2021
REV. 28 FEB, 2021
REV. 16 MAR, 2021



OWNER:
GRASSLAND IV, LTD.
5908 Homestead Blvd
Midland, TX 79702115



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

FEBRUARY 2021

GRASSLAND ESTATES WEST, SECTION 12 [PHASE 1]

ANNEXATION EXHIBIT

GRASSLAND ESTATES WEST, SECTION 12 [PHASE 1]
68.71 ACRES (TRACTS A1, A2, A3, A4)

&
TRACT TO BE DEDICATED TO THE CITY OF MIDLAND
27.05 ACRES (TRACT B)

&
EXISTING TRACT OWNED BY THE CITY OF MIDLAND
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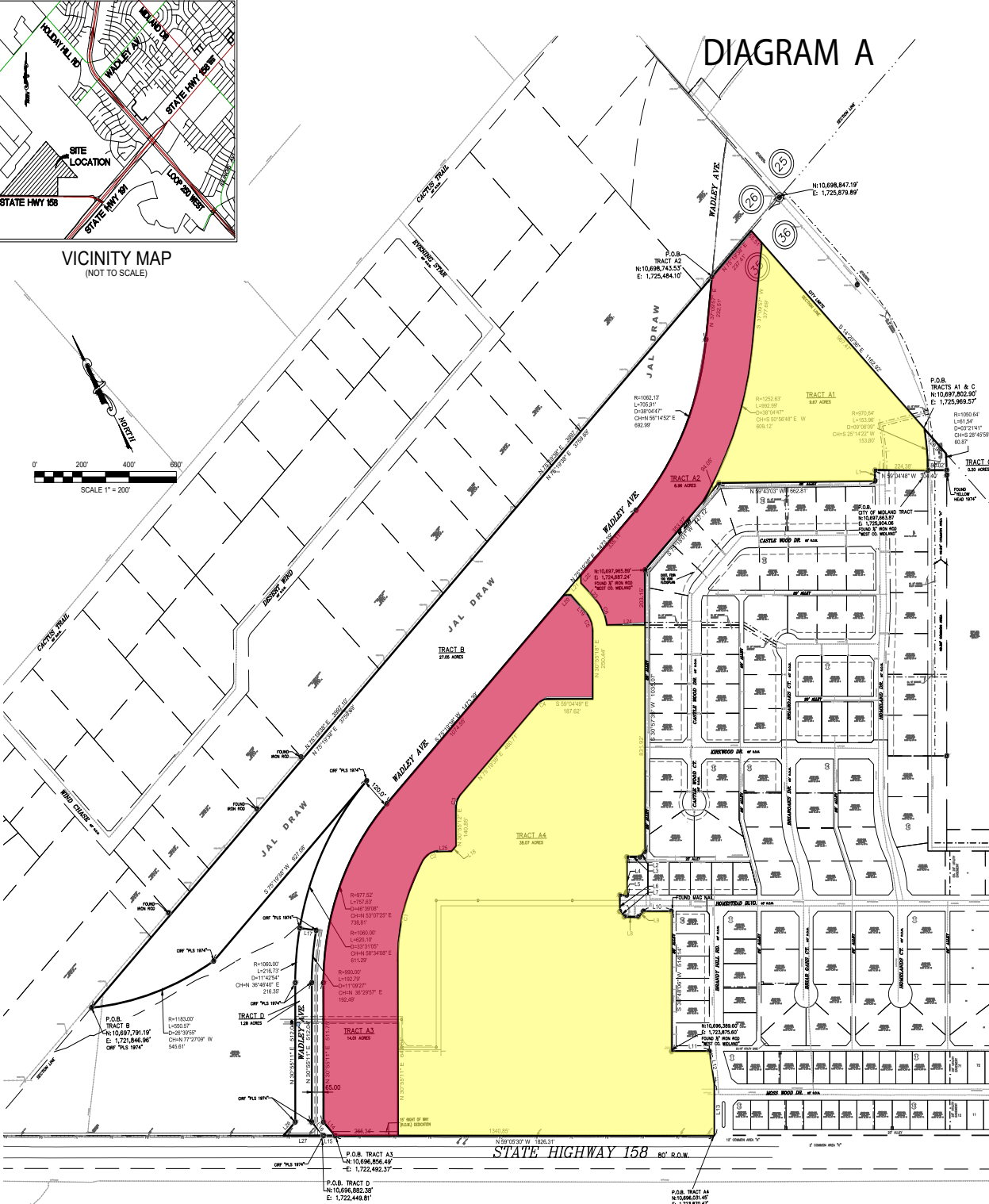
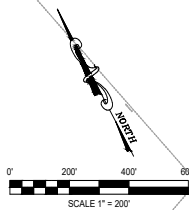
&
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1.28 ACRES (TRACT D)

LOCATED IN SECTION 35, BLOCK 40, T-1-S, T & P RR Co. SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS

DIAGRAM A



VICINITY MAP
(NOT TO SCALE)



SF-1
 RR

LEGEND

- DENOTES SET 1/2-INCH IRON ROD WITH RED CAP MARKED "WEST CO. MIDLAND"
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING TOPOGRAPHIC POINTS & ELEVATIONS
- DENOTES POWER POLE
- DENOTES REGULATORY BOUNDARY
- DENOTES LINE WITH BASE FLOOD ELEVATION
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- DENOTES SECTION NUMBER

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SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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Kerry M. Hoefner
KERRY M. HOEFNER, REG. S. 4562
2713 CANTRELL ST.
IRVING, TX 75062
214.714.2340



13 JAN, 2021
APR 12 FEB, 2021
APR 16 MAY, 2021

OWNER:
GRASSLAND IV, LTD.
5908 Homestead Blvd
Midland, TX 797021115



WEST COMPANY

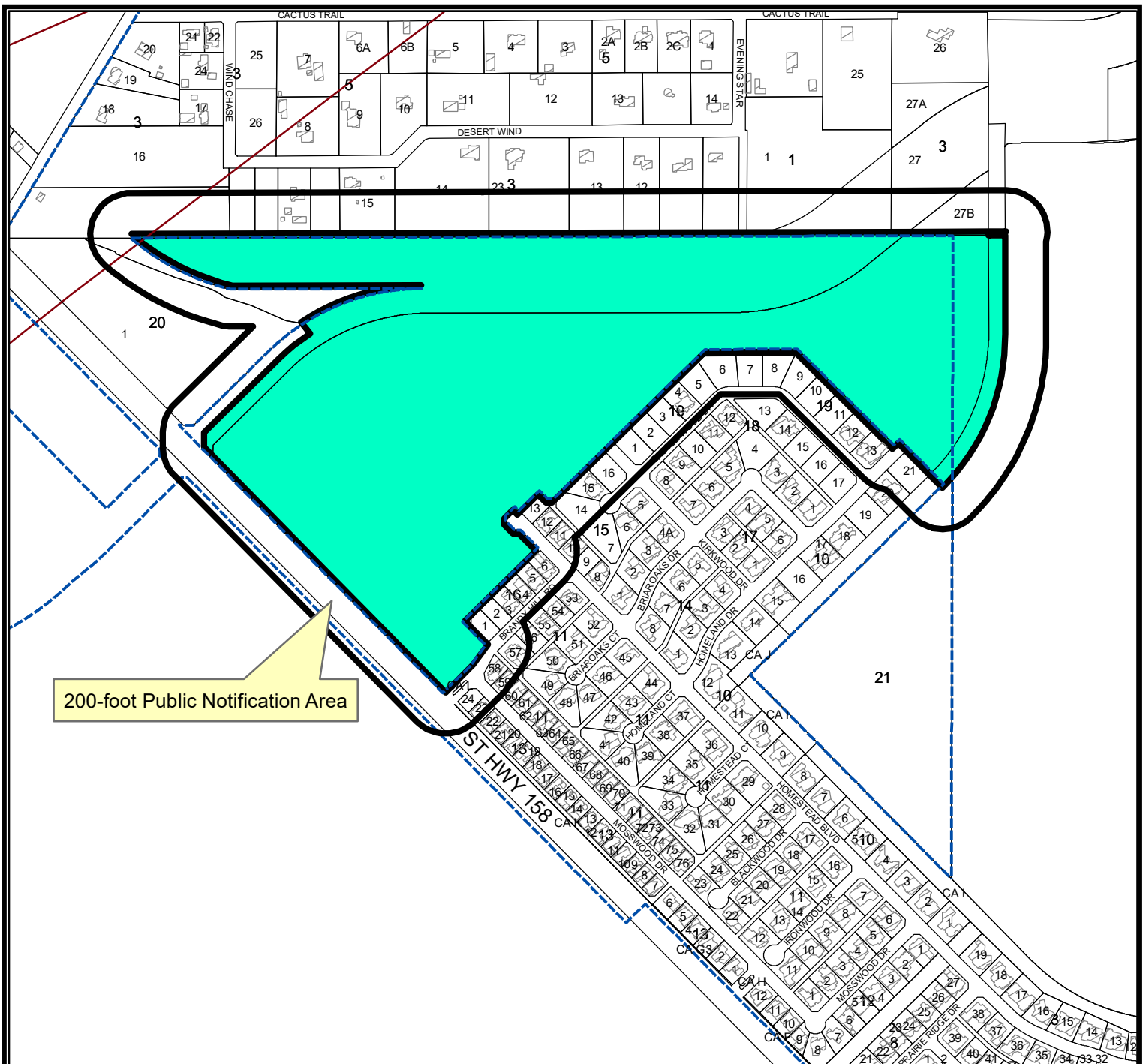
SURVEYORS - ENGINEERS - PLANNERS
ENGINEER REGISTRATION: FIRM 2184
SURVEYOR REGISTRATION: FIRM 100682-00
110 W. LOUISIANA AVE., SUITE 110,
MIDLAND, TEXAS 79701
(432) 687-0865 - FAX (432) 687-0868

FEBRUARY 2021

May 17, 2021
GRASSLAND ESTATES WEST, SECTION 12 [PHASE 1]

PACKET

Page 12.96



LOCATION MAP

Z-21-0213

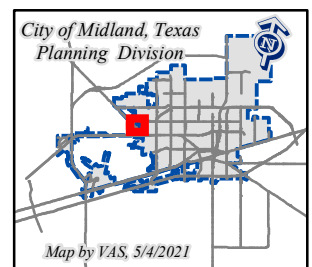
Scale: 1" = 600'

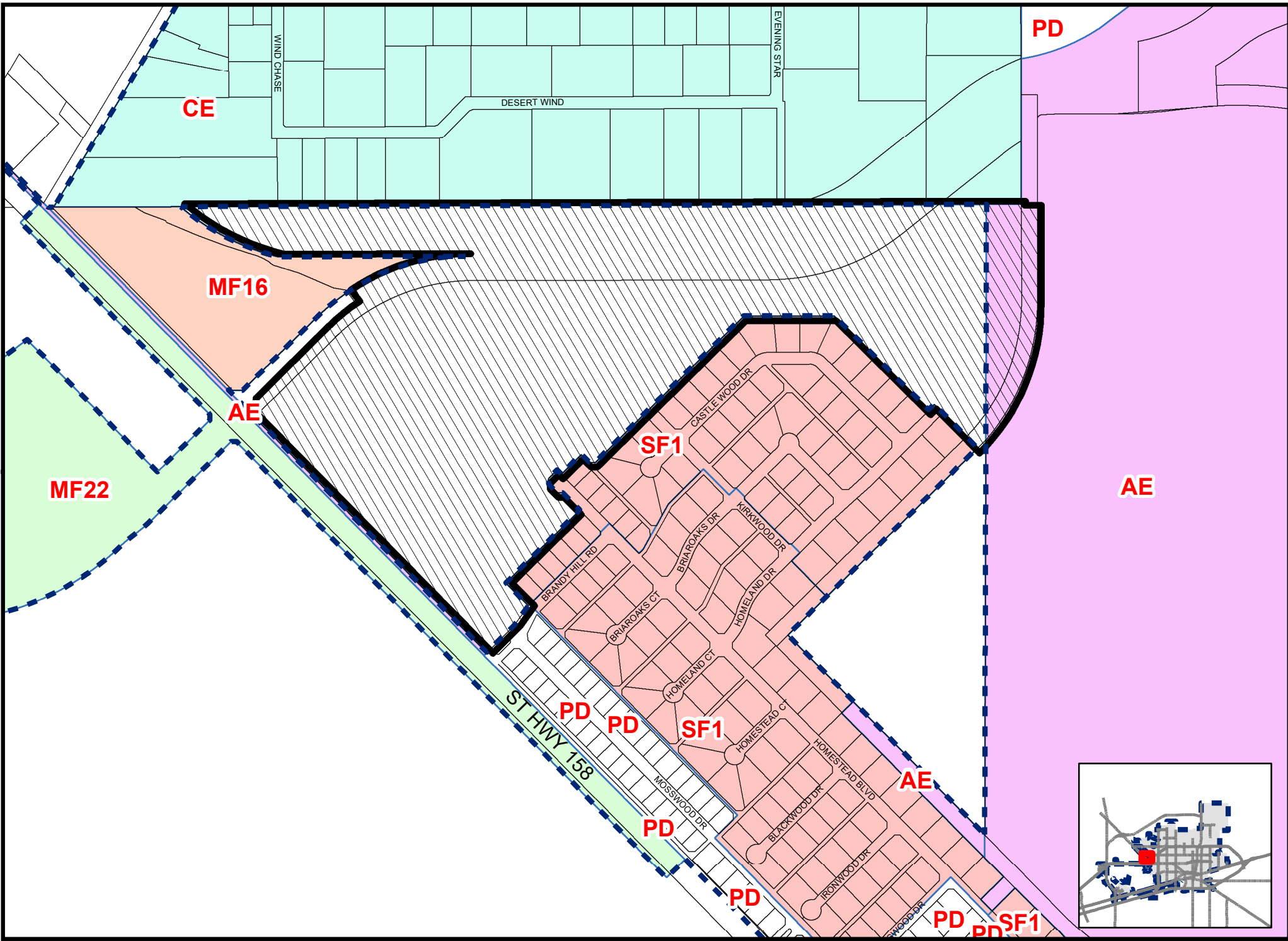
Consider a request for the initial zoning of a 97.05-acres tract of land located in Sections 35 and 36, Block 40, T-1-S, T&P RR. Co. Survey, Midland County, Texas.

Generally located on the north side of W. State Highway 158, approximately 11 feet west of Brandy Hill Road. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS















Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: May 17, 2021

TO: **PLANNING AND ZONING COMMISSION**

FROM: Kelly Martinez, Planner

SUBJECT: Hold a public hearing and consider a request by Monica Leclair for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in an event center on a 4, 712-square foot portion of Lot 20A, Block 17, Greathouse Addition, Section 13, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Briarwood Avenue and Portico Way. Council District 1). (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

LR, Local Retail District.

Details of Request:

The applicant, Monica Leclair, is requesting a Specific Use Designation with Term (SUD) for the sale of all alcoholic beverages, for on-premises consumption, in an event center for Indulgence Catering, LLC., located at 4906 Briarwood Avenue.

Surrounding Zoning and Land Use:

This property is located at 4906 Briarwood Avenue, in the LR, Local Retail District. The properties to the north are zoned O1, Office District, and the locations of vacant lots. The properties to the east and west are zoned LR, Local Retail District, and the locations of West Texas Allergy and a vacant lot. The property to the south is zoned SF-2, Single Family Dwelling District, and the location of residential homes.

Analysis:

Monica Leclair is requesting a Specific Use Designation with term, for the property located at 4906 Briarwood Avenue to be able to sell all alcoholic beverages for on premises consumption, in an event center. The property is in the LR, Local Retail District, which allows for the sale of all alcoholic beverages for on-premises consumption with a Specific Use Designation with Term.

The floor plan attached hereto as "Exhibit A" illustrates that the establishment, will have a total square footage of 8,064 square feet, with an alcohol serviceable area of 4,712 square feet.

Indulgence Catering, LLC is a full-service catering company, diner and event center. They host private events throughout the year. They also have a diner located within the property called Gloria's Diner. The diner serves food Monday through Friday from 11 a.m. to 3 p.m. However, the SUD will solely be for the purpose of private events on the property. The restaurant will be closed if the private event takes place during restaurant hours. The event hours and days depend on the occasion. Typically, they can range anywhere between the following:

Sunday through Saturday from 9:00 a.m. to 2:00 a.m. (the following day)

The applicant is proposing the following hours for all alcoholic beverages service:

Sunday through Saturday from 11:00 a.m. to 12:00 a.m. (midnight)

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

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

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

This request has been circulated to and reviewed by respective City departments for internal review and their comments, conditions, and requirements are as follows:

Engineering: (Approved)

No objections

Transportation: (Approved)

No objection to zone change.

Fire: (Approved)

No objections

Code Administration: (Approved)

The SUD for Indulgence Catering is acceptable. The property must adhere to the maximum occupant load of 314. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning:

The request is in compliance with the *Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4*, "Encourage the development of places where Midland residents can gather and socialize to build connections." (Tall City Tomorrow page 137).

Staff recommends approval of this Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in an event center, subject to the following conditions A through F.

Conditions:

- A. That the serviceable area of the establishment shall be limited to approximately 4,712-square feet, as shown in Exhibit A.**
- B. That the permitted hours of the sale of alcoholic beverages shall be limited to the hours of operation for private events that occur:**

Sunday through Saturday, from 11:00 a.m. to 12:00 a.m. (midnight)
- C. That the occupancy of the establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.**
- D. That the sale and on-premises consumption of alcoholic beverages shall conform to all applicable state and local laws.**
- E. That the establishment shall meet the requirements of the Fire Department and the Code Administration Division.**
- F. That when the establishment is operating as a restaurant the sale and consumption of alcoholic beverages shall be prohibited.**

Letters of Objection:

As of May 12, 2021, staff has received one letter of objection.

Attachments:

Application
Floor Plan (Exhibit A)
Maps



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

Project Number: SWD-21-0099
Case Number: _____

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

Printed Name: Kimberley Herard

Address 4906 Briarwood Ave

City Midland

Phone (432) 218-7595

Email indulgencecatering@hotmail.com

State TX

Zip 79707

Property Owner

Printed Name: Lyn-San LLC

Address 2009 NEELY

City Midland

Phone (432) 296-2834

Email millweecolinc@sbcglobal.net

State TX

Zip 79705

Representative (if different from Applicant or Property Owner)

Firm: Monica Leclair

Printed Name: Monica Leclair

Address 5701 EER 55

City Midland

Phone (432) 3521915

Email monica.leclair@gmail.com

State TX

Zip 79705

Street Address: 4906 Briarwood Ave Midland TX 79707

Business Name: Indulgence Catering, LLC

Legal Description

Lot: 201A Block: 17 Subdivision: Greathouse Addition Sec. 13

Current Zoning:

Reason for Request: Sell alcohol

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

Proposed/Current Days and Hours of Operation: Monday-Friday 11am-3pm

Proposed Days and Hours of Alcohol Service: Sunday-Saturday 11am-12am

Total Square Footage of Business: 18,000

Square Footage of Alcohol Serviceable Area:

Restroom Fixtures:	Men	Toilets/Urinals: <u>3 / 1</u>	Bathroom Sinks: <u>3</u>
	Women	Toilets: <u>4</u>	Bathroom Sinks: <u>3</u>

RECEIVED
APR 19 2021

BY: _____

Submittal and Fees

Items to be submitted with this application form:

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

Signatures

Applicant (signature): <u>Kimberley Herard</u>	Date: <u>4/9/21</u>
Applicant (printed): <u>Kimberley Herard</u>	
Property Owner (signature): <u>Lynda Krol</u>	Date: <u>4/11/21</u>
Property Owner (printed): <u>Lynda Krol</u>	

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

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

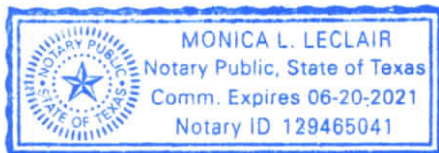
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

K Herard
Authorized Agent (signature)

Subscribed and sworn to before me, this 9th day of April, 2021, to certify which witness my hand and seal of office.



Monica L. Leclair

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Floor Plan
☒ Application Fee	☒ Site Plan
Check # <u>3216</u>	☒ Plans in Digital Format (PDF/JPEG)
Received By: <u>April 21, 21</u>	Date: <u>JS</u>

RECEIVED
APR 19 2021

BY:

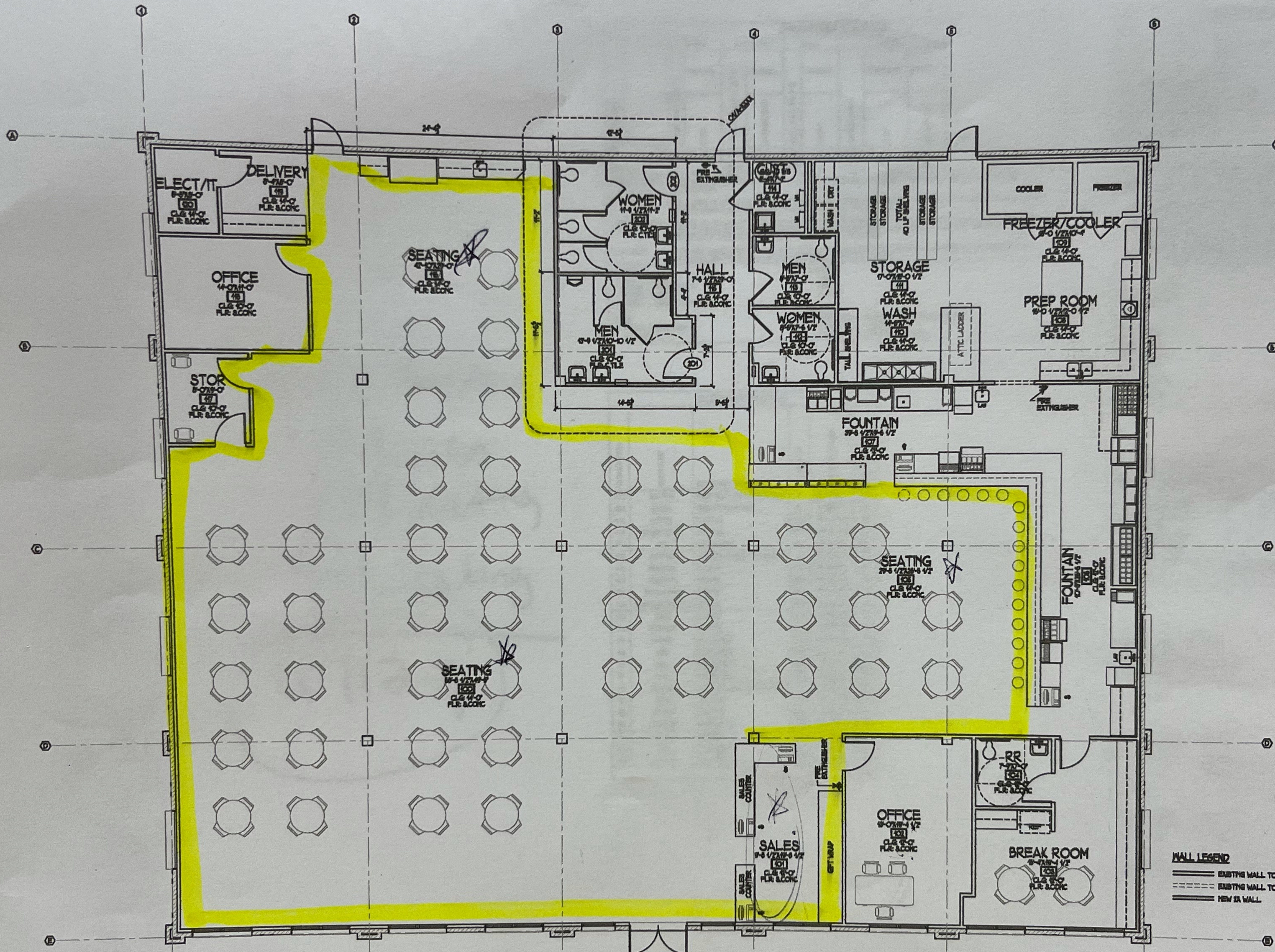
****Application will not be considered for scheduling until reviewed by a planner.****

01 NEW PLAN
SCALE 1/4" = 1'-0"

Total Serving Area 4712 sq. ft.

SQUARE FOOTAGES	
NAME	FOOTAGE
BRICK CONDITIONED	8,024 SQ. FT.
FRAME CONDITIONED	7,888 SQ. FT.
TOTAL COVERED	8,024 SQ. FT.

WALL LEGEND
 ——— EXISTING WALL TO REMAIN
 - - - - - EXISTING WALL TO BE REMOVED
 = = = = = NEW EX. WALL



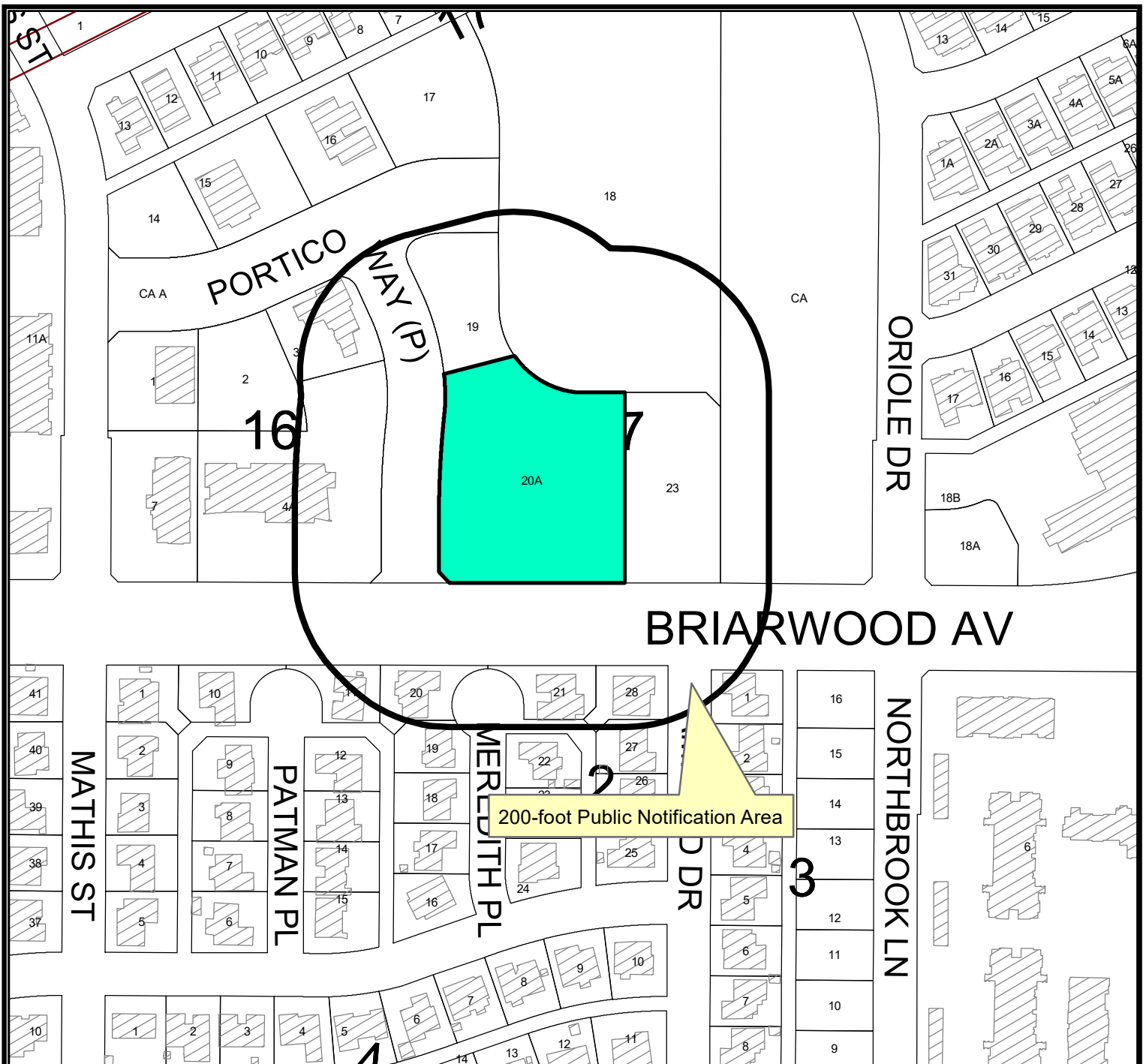
INDULGENCE CATERING AND EVENTS
 4006 BRIARWOOD
 MIDLAND, TEXAS
 PROJECT NUMBER: 1902

SHEET TITLE
 NEW PLAN

DESIGN & DRAFTING BY
CORNERSTONE
 DESIGN GROUP
 PROJECT: 100544-0001

DATE
 5/6/2019
 REVISION
 DRAWN BY
 LBS

SHEET NUMBER
A-23
 SHEET 23 OF 23



LOCATION MAP

SUD-21-0099

Scale: 1" = 200'

Consider a request by Monica Leclair for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in an event center, on a 4,712 square foot portion of Lot 20A, Block 17, Greathouse Addition, Section 13, City and County of Midland, Texas.

Generally located on the northeast corner of the intersection of Briarwood Avenue and Portico Way.
(Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



