

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

**September 5, 2023 - 3:30 PM
Council Chambers – City Hall**



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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion approving the Planning & Zoning meeting minutes for August 21, 2023.
3. Motion approving a Final Plat of West End Addition, Section 30, being a Replat of Lots 1-3, Block 75, West End Addition, and a 0.069-acre portion of vacated alley right-of-way located adjacent to Lots 1-3 and Lots 6-8, Block 75, West End Addition, City and County of Midland, Texas. (Generally located on the southeast corner of Andrews Highway and West Texas Avenue.) **(Council District 2) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of Warehouse Road Addition, being a 8.22 acre tract of land in the southeast quarter of Section 5, Block 39, T-2-S, T&P, Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of Warehouse Road and West Stokes Avenue.) **(District: None) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of El Alamo, Section 4, being a 201.12-acre tract of land out of the northwest quarter of Section 9, Block 38, T-1-S, Martin County, Texas. (Generally located on the south side of Crownridge Drive, approximately, 3,210-feet east of Elkins Road.) **(District: None) (DEVELOPMENT SERVICES)**
6. Motion approving a Final Plat of Fremin Addition, being a 25.43-acre tract of land out of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 75, approximately 1,561-feet east of North

County Road 1287.) **(District: None) (DEVELOPMENT SERVICES)**

7. Motion approving a Final Plat of Mockingbird Ridge, Section 2, being a 9.51-acre tract of land in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas. (Generally located north of East Mockingbird Lane, approximately 900 feet east of North Fairgrounds Road.) **(Council District 1) (DEVELOPMENT SERVICES)**
8. Motion approving a Final Plat of Mockingbird Ridge, Section 3, being a 12.52-acre tract of land, situated in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas. (Generally located north of East Mockingbird Lane, approximately 900 feet east of North Fairgrounds Road.) **(Council District 1) (DEVELOPMENT SERVICES)**
9. Motion approving a Final Plat of Hannah Addition, Section 5, being a 30.67-acre tract of land out of the southeast part of Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1232, approximately 270-feet south of West County Road 126.) **(District: None) (DEVELOPMENT SERVICES)**
10. Motion approving a Final Plat of Midkiff Industrial Center, Section 28, being a Replat of Lot 1, Block 3, Midkiff Industrial Center, Section 2, a 4.04-acre tract out of the northwest quarter of Section 4, Block 39, T-2-S, T&P, RR Co. Survey, and a 2,080-square foot vacated portion of West Industrial Loop right-of-way, City and County of Midland Texas. (Generally located on the east side of South Midkiff Road, approximately 200-feet south of Commercial Drive.) **(Council District 2) (DEVELOPMENT SERVICES)**
11. Motion approving a Final Plat of Moody Addition, Section 16, Being a Replat of Lots 7 and 8, Block 36, Moody Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South Lee Street and East Indiana Avenue.) **(Council District 2) (DEVELOPMENT SERVICES)**
12. Motion approving a Final Plat of Lilly Heights Addition, Section 13, being a Replat of the north 75 feet of the west 183.70 feet of Block 1, Lilly Heights Addition, and Lot 2, Block 1, Lilly Heights Addition, Section 11, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Bedford Avenue and Austin Street.) **(Council District 3) (DEVELOPMENT SERVICES)**

PUBLIC HEARINGS

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

13. Motion approving a Final Plat of Hillcrest Acres, Section 14, being a Residential Replat of the south 668-feet, save and except the north 59.8-feet and save and except the south 10-feet of Tracts 7 and 8, Hillcrest Acres, City and County of Midland, Texas. (Generally located on the north side of Princeton Avenue, approximately 1,000-feet west of North Midland Drive.) **(Council District 3) (DEVELOPMENT SERVICES)**
14. Consider a request by Schumann Engineering for a proposed Preliminary Plat of Fannin

Terrace, Section 9, being a Residential Replat of Lots 8 and 9, Block 1, Fannin Terrace, Section 4, City and County of Midland, Texas. Generally located on the southeast corner of Mayberry Street and Terrace Avenue) **(Council District 3) (DEVELOPMENT SERVICES)**

15. Consider a request by Schumann Engineering for a Zone Change from PD, Planned Development District for Housing Development, to SF-1, Single-Family Dwelling District on Lot 55, Block 8, 349 Ranch Estates, City and County of Midland, Texas. (Generally located east of Tejas approximately 175-feet east of Sioux Court.) **(Council District 1) (DEVELOPMENT SERVICES)**
16. Consider a request by Streamline Development Partners for a Zone Change from CE, Country Estate District, to RR, Regional Retail District on Lots 2 and 3, Llano Estacado, City and County of Midland, Texas. Generally located north of Briarwood Avenue approximately 340-feet from Avalon Drive **(Council District 4) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

17. Motion approving with staff's recommended conditions, a Preliminary Plat of Midland Memorial Hospital, Section 3, being a Replat of Lot 1A, Block 1, Midland Memorial Hospital, Section 2, Lot 16, Block 4, Highland Park Addition, Block 11, Highland Park Addition, a 0.42-acre portion of North N Street right-of way between West Illinois Avenue and West Ohio Avenue, and a 0.13-acre portion of alley right-of-way within Block 11, Highland Park Addition, City and County of Midland, Texas. (Generally located at the northeast corner of Andrews Highway and West Illinois Avenue). **(Council District 3) (DEVELOPMENT SERVICES)**
18. Motion approving with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 12, being a Replat of Lot 11, Block 1, West 191 Industrial Park, Section 6, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Farm-to-Market Road 1788 and West County Road 77) **(Council District 4 and None) (DEVELOPMENT SERVICES)**
19. Motion approving with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 13, being a Replat of Lot 7, Block 2, West 191 Industrial Park, Section 6, City and County of Midland, Texas. (Generally located on the east side of Farm-to-Market Road 1788 approximately 425 feet south of West County Road 77.) **(Council District 4) (DEVELOPMENT SERVICES)**

Jeffrey S. Fisher

Planning Division Manager
Department of Development Services

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

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

August 21, 2023

Council Chambers – City Hall



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30pm, August 21, 2023.

Commissioners present: Dianne Williams, Lucy Sisniega, Zachary Deck, Emily Holeva, Adrian Carrasco, Steven Villela

Commissioners absent: Beverly Dillow, Abraham Bejil, Sallie Vega

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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

Adrian Carrasco moved to approve; seconded by Dianne Williams.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

2. Motion approving the Planning & Zoning meeting minutes for August 7, 2023.
3. Motion approving a Final Plat of TGPC Holdings Addition, being a 2.00-acre tract in Section 27, Block 38, T-1-S, T&P RR Co. Survey, County of Midland, Texas. (Generally located on the northeast side of East Loop 250 North, approximately 1,825-feet southeast of North County Road 1140. - **Extraterritorial Jurisdiction**) (**DEVELOPMENT SERVICES**)

4. Motion approving a Final Plat of Goree Addition, Section 1, being a Replat of the west half of the portion of Block 8, Original Town of Midland and the west half of the portion of Block 8, Homestead Addition, City and County of Midland, Texas. (Generally located on the northeast corner of North Loraine Street and West Ohio Avenue. – **Council District 2) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Front Street-Discount RV Acres, being a Plat of a 17.02-acre tract of land out of Section 25 and 36, Block 39, T-1-S, T&P, RR Co. Survey, Midland County, Texas, and a 3.44-acre tract of land out of Section 36, Block 39, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of South Fairgrounds Road and East Front Street. - Council District 2 and **Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)**

PUBLIC HEARINGS

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

6. Consider a request by Stephen Nelson for a Zone Change from PD, Planned Development District for a Housing Development in part, and MF-16, Multiple-Family Dwelling District, in part, to PD, Planned Development District for a Housing Development out of Trinity Towers Manor, Sections 1-3, and Arbor Park, Section 6, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Loop 250 West and Sunshine Parkway. – **Council District 4) (DEVELOPMENT SERVICES)**

Senior Planner Landon Ochoa gave an overview of the project. No letters of objection were received, staff recommended approval.

The public meeting was open at 3:36pm.

The public meeting was closed at 3:38pm.

Dianne Williams moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

7. Consider a request by Parkhill for a proposed Preliminary Plat of Grasslands Estates, Section 25, being a Residential Replat of Lot 1, Block 11 Grassland Estates, Section 7, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Crowley Boulevard and Wadley Avenue. – **Council District 4) (DEVELOPMENT SERVICES)**

Senior Planner Landon Ochoa gave an overview of the project. No letters of objection were received, staff recommended approval.

The public meeting was open at 3:40pm.

Taha spoke about this stating there will be an entrance on Highland and exiting Wadley.

The public meeting was closed 3:41pm.

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

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

8. Consider a request by Dunaway for an Initial Zoning of RR, Regional Retail District on a 54.008-acre tract of land, in Section 42, Block 40, T-1-S, T&P RR CO. Survey, Midland County, Texas. (Generally located south of State Highway 191, approximately 1,725-feet east of North Farm-to-Market Road 1788.) **(DEVELOPMENT SERVICES)**

Planning Manager Jeff Fisher gave an overview of the project. No letters of objection were received, staff recommended approval.

The public meeting was open at 3:44pm.

The public meeting was closed at 3:45pm.

Steven Villela moved to approve this request; seconded by Dianne Williams.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

MISCELLANEOUS

9. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Homestead Addition, Section 21, being a Replat of the northwest 0.32 acres of Block 17, Homestead Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North Fort Worth Street and East Kansas Avenue. - **Council District 2) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve this request; seconded by Zachary Deck.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Villela

NAY: Carrasco

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

10. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Corral Addition, being a Plat of a 3.992-acre tract of land out of Section 7, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the southeast corner of West Interstate 20 and South Pease Trail. - **Council District 2)**
(DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

11. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Tall City Addition, Section 3, being a 7.80-acre tract of land out of Section 8, Block Block 38, T-2-S, Midland County, Texas. (Generally located on the northwest corner of the intersection of East County Road 120 and South County Road 1156. - **Extraterritorial Jurisdiction)**
(DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

12. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Lozoya Addition, Section 3, being a Replat of Lots 2 and 3, Block 1, Lozoya Addition, Section 2, Midland County, Texas. (Generally located on the west side of Farm-to-Market Road 1788, approximately 1,275-feet north of County Road 40. - **Extraterritorial Jurisdiction)** **(DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 3:54pm

Lucy Sisniega, Chair

Date

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

Date



Planning and Zoning Commission

Approved for
Agenda:
Jeff Fisher

MEETING DATE: September 5, 2023

TO: Planning and Zoning Commission

FROM: Jeff Fisher, Planning Manager

SUBJECT: Motion approving a Final Plat of West End Addition, Section 30, being a Replat of Lots 1-3, Block 75, West End Addition, and a 0.069-acre portion of vacated alley right-of-way located adjacent to Lots 1-3 and Lots 6-8, Block 75, West End Addition, City and County of Midland, Texas. (Generally located on the southeast corner of Andrews Highway and West Texas Avenue. - Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

RR, Regional Retail District.

Preliminary Plat Approval:

The Preliminary Plat was approved at the August 22, 2023, City Council meeting. The property owner is platting three lots into one lot to obtain a building permit.

Final Plat Requirements:

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

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

Below are the departments' comments.

Building Code: (Approved)

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

Engineering: (Approved)

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

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

PAVING: Texas Ave. is ok as is, No public paving improvements required for that road.

North O Street sub-standard, however, the improvements will be brought up along with the building permit. [For Applicant's Information Only.]

Andrews Highway is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 12" water exists in N. O Street, 4" water line exists in alley south of tract, a 6" water exists in Texas ave., and a 6" along Andrews HWY ROW, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 8" sewer exists in alley south of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Drainage study received with building permit and in review. [For Applicant's Information Only.]

EASEMENTS: Show existing and proposed. Provide a Public Improvement Easement (PIE) along south end of property. [For Applicant's Information Only.]

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

DIMENSION: * * *

OTHER:

Transportation: (Approved)

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

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

Fire: (Approved)

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

Code Compliance (Approved)

No oil or gas issues.

GIS: (Approved)

No comments.

Planning: (Approved)

No comments.

Staff recommends approval of a Final Plat of West End Addition, Section 30, subject to Condition A.

Condition:

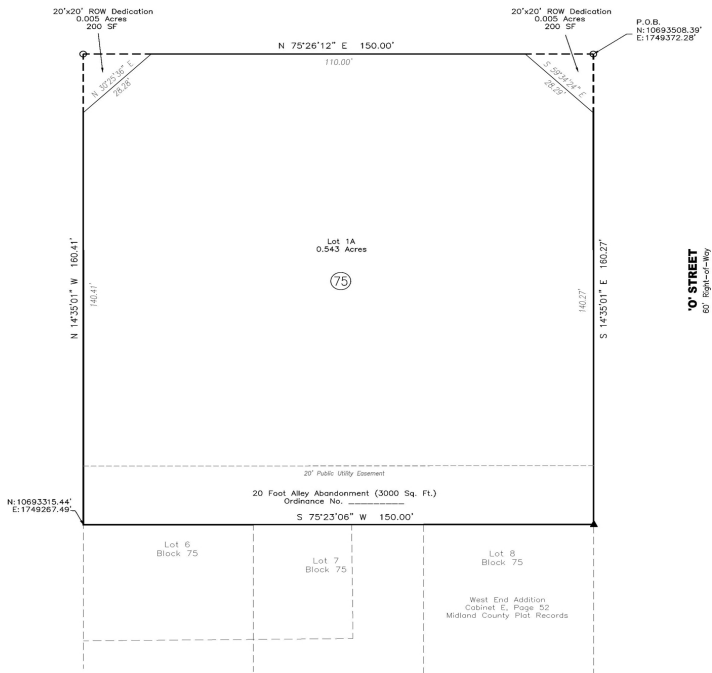
- A. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.**

Attachments:

Proposed Final Plat
Application
Maps

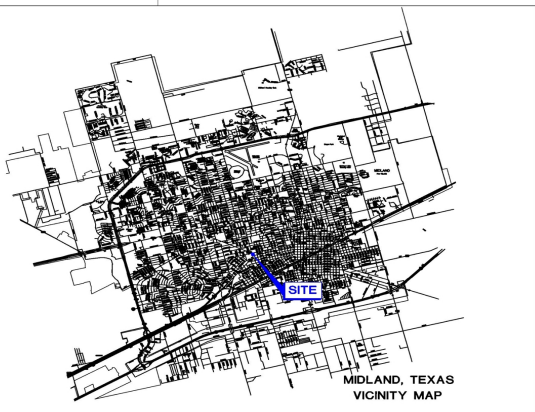
WEST END ADDITION,
SECTION 30
BEING A REBLAT OF LOTS 1
AND 2 OF BLOCK 25
CHANDLER ADDITION,
MIDLAND, TEXAS.

TEXAS
AVENUE



S. 158th Avenue
Right-of-Way

S. 143rd Street
Right-of-Way



MIDLAND, TEXAS
VICINITY MAP

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. A BLANKET EASEMENT OF INGRESS AND EGRESS WILL BE GRANTED FOR WEST END ADDITION, SECTION 24, TO THE CITY OF MIDLAND FOR GARBAGE AND TRASH COLLECTION AND LOCATION AND MAINTENANCE OF TRASH STRUCTURES, AND EXCEPT THOSE AREAS OCCUPIED BY A BUILDING OF STRUCTURE, SAID EASEMENT IS CONDITIONED SUCH THAT EXACT LOCATION OF SAID CONTAINERS AND THE EASEMENTS IN CONNECTION THEREWITH HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.
4. BEARING & COORDINATES SHOWN ON THIS SURVEY ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD 1983, CENTRAL ZONE (CORS).
5. THIS PROPERTY IS IN ZONE X AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS GRAPHICALLY SCALED ONTO FEMA MAP NO. 48329C0201F, DATED SEPTEMBER 16, 2005, PREPARED FOR MIDLAND COUNTY, TEXAS.
6. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

OWNERS' CERTIFICATE:

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I, KEVIN MATTSO, as the recorded owner of a 0.552 Acre Tract being Lots 1, 2, and 3, Block 75, West End Addition to the City of Midland, Midland County Texas, recorded in Doc. No. 2022-26524, Midland County Official Public Records, County of Midland Texas, and more particularly shown herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, KEVIN MATTSO, does hereby adopt this plat designating the herein above described property as "WEST END ADDITION, SECTION 30" on Addition to the City of Midland, Midland County, Texas, and so hereby dedicate to the public use forever the streets, alleys, and easements shown thereon.

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

KEVIN MATTSO

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 KEVIN MATTSO, 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____ PRINT NAME: _____
ATMOS ENERGY

SIGNED: _____ PRINT NAME: _____
ONCOR ELECTRIC DELIVERY

SIGNED: _____ PRINT NAME: _____
AT&T TEXAS

SIGNED: _____ PRINT NAME: _____
OPTIMUM

SIGNED: _____ PRINT NAME: _____
ASTOUND BROADBAND

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "WEST END ADDITION, SECTION 30" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, on this _____ day of _____, 2023.

SIGNED: _____
Chairman
LUCY SISNEGA

ATTEST: _____
Secretary
JEFFREY FISHER

LEGEND

- Lot 1/2" Iron Nail
- Lot 4/8" Iron Nail
- Lot 5" Iron Nail
- Lot 7" Iron Nail
- ▲ Lot 8/16" Iron Nail

OWNER:
RS TEXAS AVENUE, LLC
15110 DALLAS PARKWAY STE 440
DALLAS, TX 75248
(972)369-4123



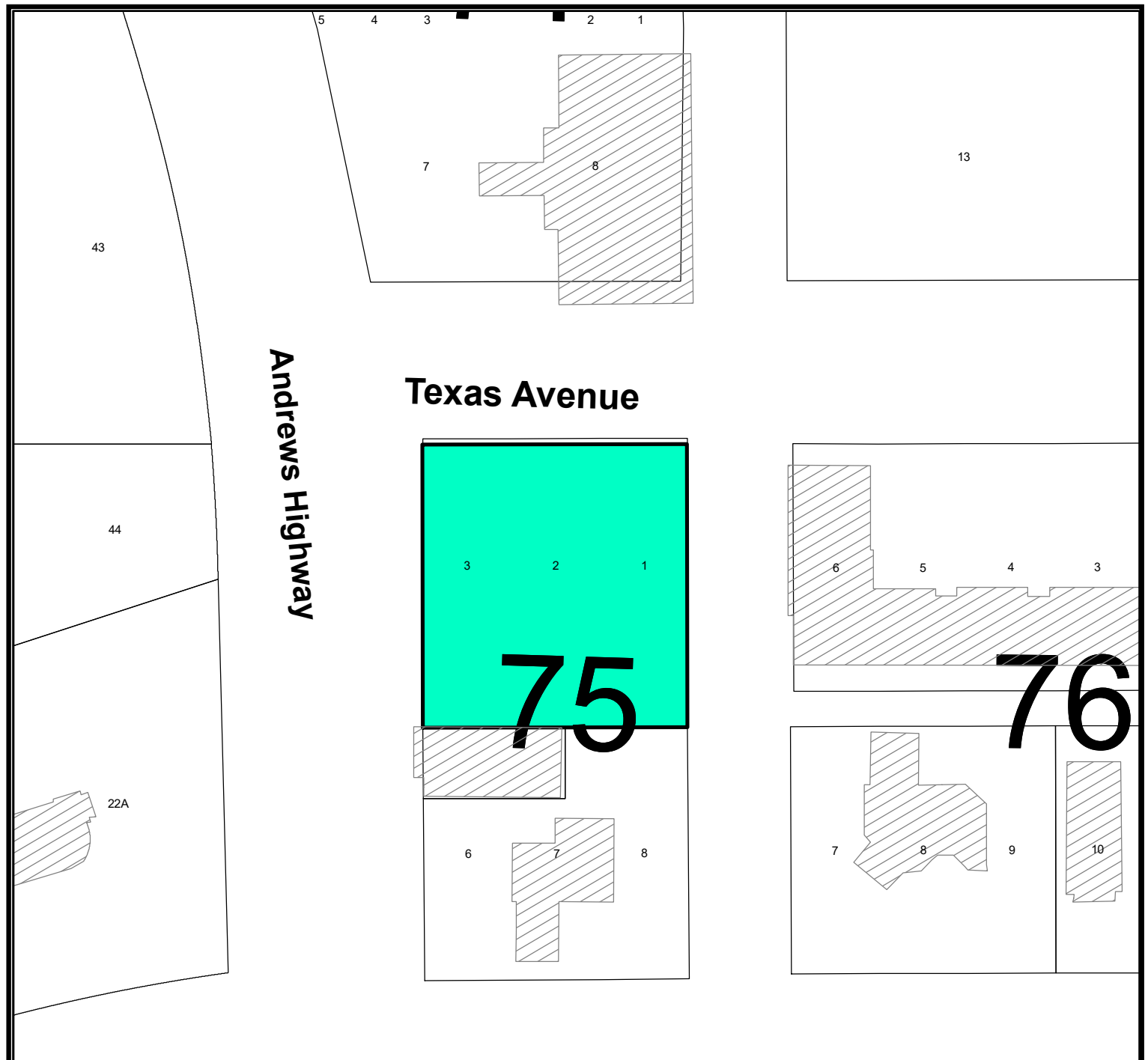
Professional Land
Surveyors
P.O. Box 979
Midland, Texas 79701
10194217

PACKET
11 August 2023

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

AARON SCOTT BURRELL TX RPLS 5689

WEST END
ADDITION, SECTION
30



LOCATION MAP

SUB-23-0628

Scale: 1" = 200'

PROPOSED PRELIMINARY PLAT OF WEST END ADDITION, SECTION 30, BEING A REPLAT OF LOTS 1-3, BLOCK 75, WEST END ADDITION, AND A 0.069-ACRE PORTION OF VACATED ALLEY RIGHT-OF-WAY LOCATED ADJACENT TO LOTS 1-3 AND LOTS 6-8, BLOCK 75, WEST END ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS

(GENERALLY LOCATED ON THE SOUTHEAST CORNER OF ANDREWS HIGHWAY AND WEST TEXAS AVENUE) (DISTRICT 3)

LEGEND

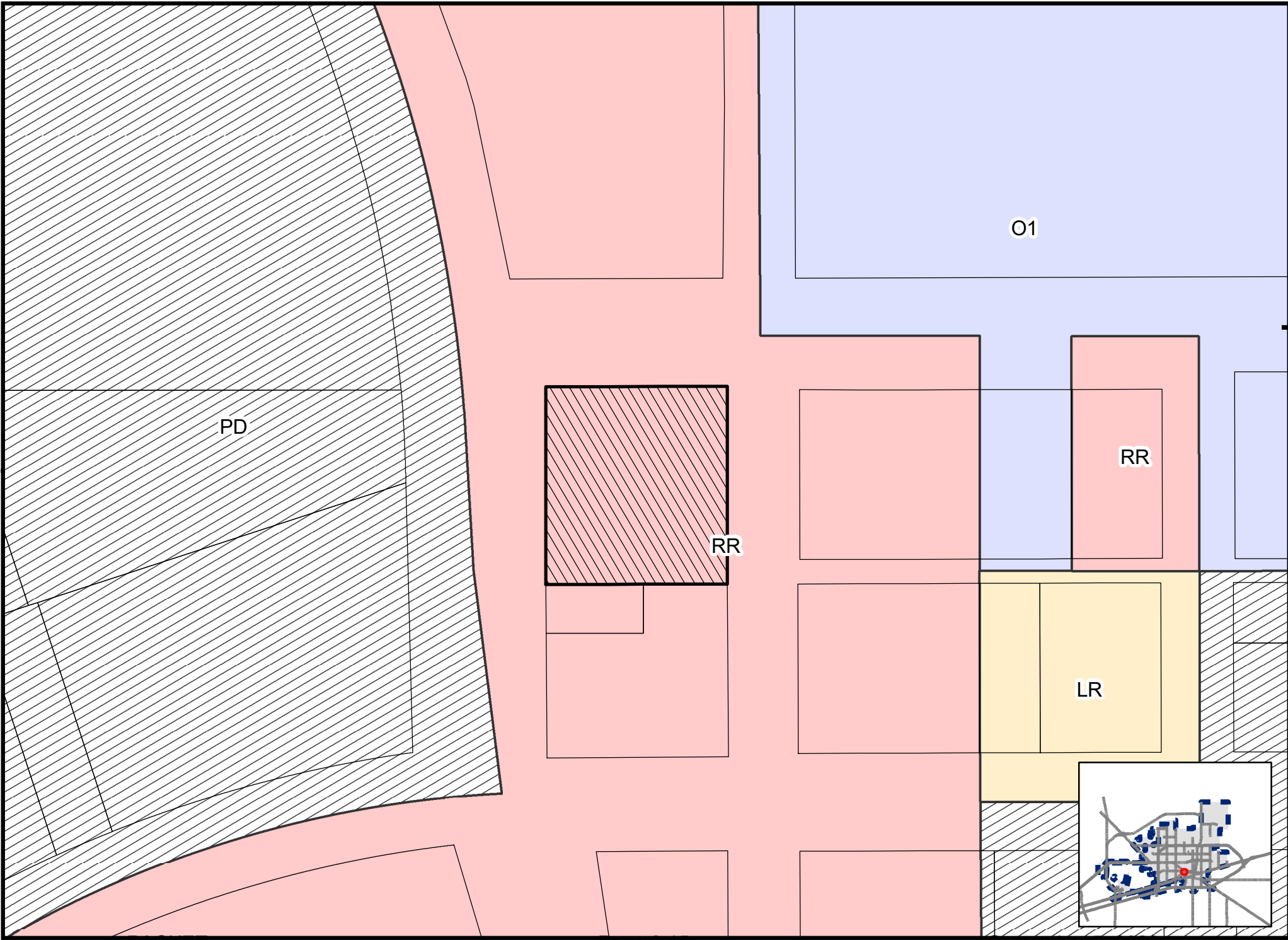
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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





Planning and Zoning Commission

Approved for Agenda:
Jeffrey Fisher

MEETING DATE: September 5, 2023

TO: Planning and Zoning Commission

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a Final Plat of Warehouse Road Addition, being a Plat of an 8.220-acre tract in the southeast quarter of Section 5, Block 39, T-2-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of Warehouse Road and West Stokes Avenue.) (District: None) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Preliminary Plat Approval:

The applicant, Schumann Engineering, is requesting to plat an 8.220-acre tract in the southeast quarter of Section 5, Block 39, T-2-S, T&P, RR Co. Survey, Midland County, Texas into five lots. The Preliminary Plat was approved at the June 20, 2023, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

BUILDING CODE: (Approved)

ETJ. No jurisdiction.

ENGINEERING: (Approved)

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

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

PAVING: Deferral for paving improvements were administratively approved on 05/31/2023. [For Applicant's Information Only.]

WATER: Deferral for water improvements were administratively approved on 05/31/2023. [For Applicant's Information Only.]

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

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

SEWER: Deferral for sewer improvements were administratively approved on 05/31/2023. [For Applicant's Information Only.]

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

Not in the City limits- no oil or gas jurisdiction. D #1- Pioneer Natural Resources identified. No structure shall be built over an abandoned well.

GIS: (Approved)

In metes and bounds, there is a duplicate call of N14-26-12W 219 feet. Lot lines should not extend into ROW dedications. Please include acreage of ROW dedication. Block number should be put on plat visual. Block number is 1. Vacations are not necessary. See markup. (Comment being addressed)

CRMWD:

We do not have any comments on this plat.

Midland County Public Works:

No comments.

Health:

Yes, the health department will review applications from the 5 proposed lots of Warehouse Road Addition, PLAT OF A 8.2 ACRE TRACT OF LAND OUT OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 5, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY lot 1 is 2 acre, lot 2 is 1.5 acre, lot 3 is 1 acre, lot 4 is 1 acre, lot 5 is 1.8 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved)

No comments.

Staff recommends approval of the Final Plat for Warehouse Road Addition 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

WAREHOUSE ROAD ADDITION

STATE OF TEXAS §
COUNTY OF MIDLAND §

FIELD NOTE DESCRIPTION OF A 8.22 ACRE TRACT OF LAND, OUT OF SECTION 5, BLOCK 39, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS. SAID 8.22 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

THENCE SOUTH 14°19'19" EAST 285.01 FEET TO THE PLACE OF BEGINNING.

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

SE CORNER OF SECTION 5
BLOCK 39, T-2-S,
T&P RR CO SURVEY
MIDLAND COUNTY, TEXAS

DF PROPERTIES 1 LLC,

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY DF PROPERTIES 1 LLC.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION.

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

SIGNED: _____
CHAIRMAN LUCY SISNIEGA

ATTEST: _____
SECRETARY JEFF FISHER

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

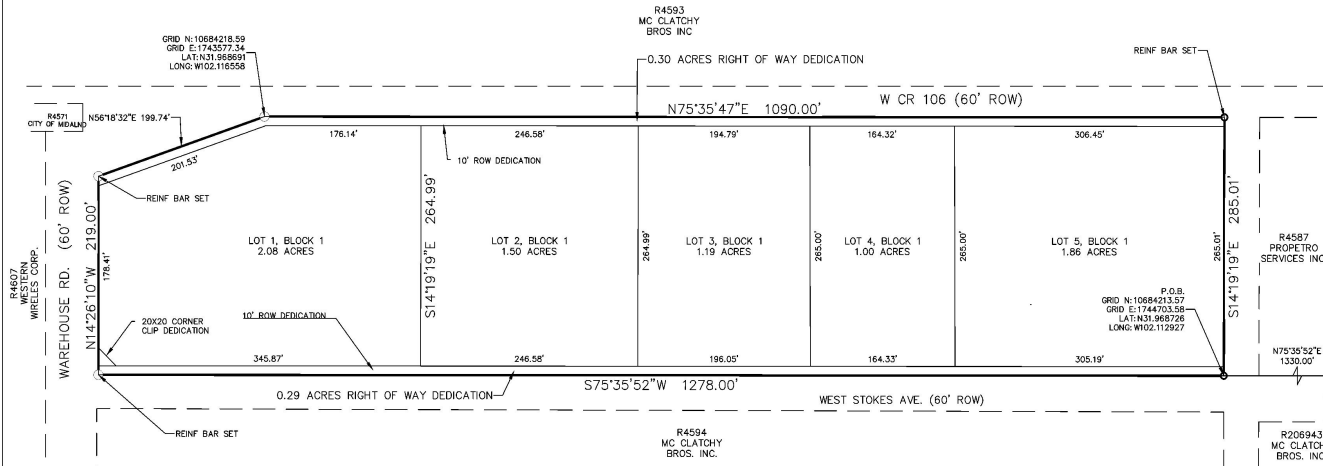
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CABINET _____
DATE _____ PAGE _____

SCHUMANN
A LATERAL LAND COMPANY

September 5, 2023

Office (432) 684-5548

WAREHOUSE ROAD ADDITION



LEGEND:

OWNER(S):

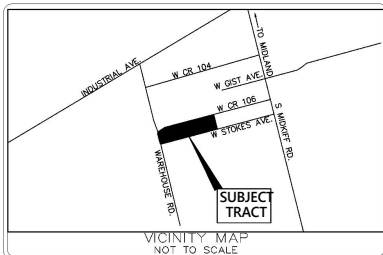
DF PROPERTIES 1 LLC
900 WINDING RIDGE TRAIL
SOUTHLAKE, TX 76092
214-534-7976
justin@nrgrealttygroup.com

GRAPHIC SCALE



(1 INCH = 200' FEET)

	MONUMENT AS DESCRIBED
	PROPERTY LINE
	ADJOINING PROPERTIES
	SECTION LINE
	UTILITY EASEMENT
	FENCE LINE
	OVERHEAD ELECTRIC
	UTILITY POLE



NOTES:

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

2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "SCHUMANN ENGINEERING" UNLESS OTHERWISE NOTED.

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

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

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

6. REPRESENTATION OF FLOODPLAIN BOUNDARIES ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. ANY DEVELOPMENT WITHIN FLOODPLAIN AREAS WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT FROM THE CITY OF MIDLAND FLOODPLAIN ADMINISTRATOR. PROPERTY LAYS IN TWO PANEL, 48329C0201F, DATE 09/16/2005 AND 48329C0203F, DATE 09/16/2005. BOTH FIRM PANELS SHOW PROPERTY IN ZONE "X".

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVER COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

PACKET

Page 4.20

NO.	DATE	DESCRIPTION	BY
1	03/01/2023	SKETCH PLAN	JG

DRAWN BY: JG DATE: 03/01/2023

CHECKED BY: ED/RJ PROJECT NO.: 79-233

SHEET 1 OF 65

September 5, 2023



Final Plat Application

Project Number: 843-23-0405
Case Number: _____

Proposed Subdivision Plat Name: WAREHOUSE ROAD ADDITION

Legal Description (attached sealed Metes and Bounds): BEING A PLAT OF 8.22 ACRES IN THE SOUTHEAST QUARTER OF SECTION 5, BLOCK 39, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: ☐ F PROPERTIES 1 LLC

Phone (214) 534-7976

Email
justin@nrgrealttygroup.com

Address 900 WINDING RIDGE TRAIL

City SOUTHLAKE

State TX

Zip 76092

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Schumann Engineering

Printed Name: Eduardo L. Aleman

Phone (432) 684-5548

Email
ealeman@schumannonline.net

Address 800 N. Marienfeld, Suite 100

City Midland

State TX

Zip 79701

Current Zoning:

Reason for Platting: TO OBTAIN SEPTIC PERMITS AND ADDRESS

Plat Information

Total Acreage: 8.22

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **5**

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Justin Dodd

Date: 7-6-23

Property Owner (printed): Justin Dodd

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

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

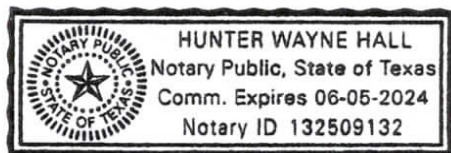
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ed Almaraz
Authorized Agent (signature)

Subscribed and sworn to before me, this 8th day of July, 20 23 to certify which witness my hand and seal of office.



Hale
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

- | | | |
|--|--|---|
| ☒ Property Owner Authorization | ☒ 1 Copy of Dimensioned Plat | ☒ Plat in Digital Format (PDF/JPEG) |
| ☒ Mylar | ☒ 1 Copy of Plat (11x17) | ☐ CADD File |
| ☒ Application Fee | ☒ Title Opinion | ☒ Public Improvement |
| Check # <u>2025</u> | ☒ Tax Certificates | ☒ Recording Fee |
| | | Check # <u>2026</u> |

Received By:

Date:

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

MIDLAND CENTRAL APPRAISAL DISTRICT

TAX CERTIFICATE

ID: R000004640

REF:

MIDLAND CENTRAL APPRAISAL DISTRICT
CHIEF APPRAISER
P.O. BOX 908002
PO BOX 908002
MIDLAND, TX 79708-0002
PHONE: 432-699-4991
FAX: (432) 689-7185

Mail **DF PROPERTIES 1 LLC**
 to **900 WINDING RIDGE TRAIL**
SOUTHLAKE, TX 76092

Owner Information

DF PROPERTIES 1 LLC
 900 WINDING RIDGE TRAIL
 SOUTHLAKE, TX 76092

Amount Due \$0.00**IF PAID IN JULY 2023**

Paid in Month	*Addn Fees	Tax Due
August 2023	0.00	0.00
September 2023	0.00	0.00
October 2023	0.00	0.00

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values	Summary
ID: R000004640 GEOID: 00003920.005.4950 OWNER INTEREST: 1.0 SITUS: WAREHOUSE RD	LEGAL: SE/4, SEC: 5, BLK: 39-T2S ACRES: 8.220	Land 123,300	Total Market 123,300 Total Assessed 123,300

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2020	165 MIDLAND COUNTY	158.86	158.86	0.00	0.00	0.00	0.00	0.00
2020	HOS MIDLAND HOSPITAL	122.85	122.85	0.00	0.00	0.00	0.00	0.00
2020	RDC MIDLAND COLLEGE	113.69	113.69	0.00	0.00	0.00	0.00	0.00
2020	SCM MIDLAND ISD	1,265.80	1,265.80	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2020	1,661.20	1,661.20	0.00	0.00	0.00	0.00	0.00
2021	165 MIDLAND COUNTY	174.64	174.64	0.00	0.00	0.00	0.00	0.00
2021	HOS MIDLAND HOSPITAL	133.88	133.88	0.00	0.00	0.00	0.00	0.00
2021	RDC MIDLAND COLLEGE	124.72	124.72	0.00	0.00	0.00	0.00	0.00
2021	SCM MIDLAND ISD	1,262.10	1,262.10	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2021	1,695.34	1,695.34	0.00	0.00	0.00	0.00	0.00
2022	165 MIDLAND COUNTY	161.66	161.66	0.00	0.00	0.00	0.00	0.00
2022	HOS MIDLAND HOSPITAL	100.42	100.42	0.00	0.00	0.00	0.00	0.00
2022	RDC MIDLAND COLLEGE	98.64	98.64	0.00	0.00	0.00	0.00	0.00
2022	SCM MIDLAND ISD	1,127.95	1,127.95	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2022	1,488.67	1,488.67	0.00	0.00	0.00	0.00	0.00
		4,845.21	4,845.21	0.00	0.00	0.00	0.00	0.00

Quick Link:

**Amount Due \$0.00****IF PAID IN JULY 2023**

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Tina Sibley
TINA SIBLEY
 Signature of Collections Officer

7/10/2023

Date of Tax Certificate



Warehouse Road

West Stokes Avenue

LOCATION MAP

SUB-23-0605

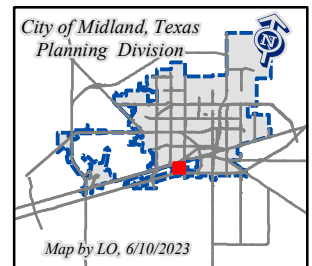
Scale: 1" = 3,256'

A plat of Warehouse Road Addition, being a plat of 8.220-acres in the southeast quarter of Section 5, Block 39, T-2-S, T&P, RR Co. Survey, Midland County, Texas.

Generally located on the northeast corner of the intersection of Warehouse Road and West Stokes Avenue. (ETJ)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Planning and Zoning Commission

Approved for Agenda:
Jeffrey Fisher

MEETING DATE: September 5, 2023

TO: Planning and Zoning Commission

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a Final Plat of El Alamo, Section 4, being Plat a 201.12-acre tract of land out of the northwest quarter of Section 9, Block 38, T-1-S, Martin County, Texas. (Generally located on the south side of Crownridge Drive, approximately 3,210-feet east of Elkins Road.) (District: None) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Preliminary Plat Approval:

The applicant, Schumann Engineering, is requesting to plat a 201.12-acre tract of land out of the northwest quarter of Section 9, Block 38, T-1-S, Martin County, for ownership purposes. The Preliminary Plat was approved by the Planning and Zoning Commission at the August 7, 2023, meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

BUILDING CODE: (Approved)

ETJ. No jurisdiction.

ENGINEERING: (Approved)

IMPACT FEES: Plat outside designated service areas. Note not required. [For Applicant's Information Only.]

ROW:OK as is. [For the Applicant's information only.]

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

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

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

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

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

DRAINAGE: Drainage report is required during preliminary stage of the platting process. FEMA Firm data to be on plat face. [Reference City Code Sect. 11-2-3(D)8]

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

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

DIMENSION: * * *

OTHER:

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No objections

CODE COMPLIANCE: (Approved)

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

GIS: (Approved)

Calls for street centerlines are needed. Please provide calls for cutback corners. Are there pipeline easements? Is there a 15' offset along C R 2300? (There was an offset on El Alamo Sec 3 and Sec 2) Mark up provided for lot and block numbers. If all access easements are private, they should be labeled as such. (Comment being addressed)

CRMWD:

We do not have any comments on this plat.

Midland County Public Works:

No Comments.

Health:

These lots are in Martin County and the septic permits will have to be permitted by the Martin County Designated Representative.

PLANNING: (Approved)

No Comments.

Staff recommends approval of the Final Plat for El Alamo, Section 4 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

EL ALAMO SECTION 4

BEING A 201.12-ACRE TRACT OF LAND OUT OF THE
NORTHWEST QUARTER OF SECTION 9, BLOCK 38, T-1-S,
MARTIN COUNTY, TEXAS



BEING A 201.12-ACRE TRACT OF LAND, OUT OF THE NORTHWEST PART OF SECTION 10, BLOCK 38, T-1-S, T & P, R.R. CO. SURVEY, MARTIN COUNTY, TEXAS, SAID 201.12-ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEING A PLAT OF A 201.12-ACRE TRACT OF LAND, OUT OF THE NORTHWEST PART OF SECTION 10, BLOCK 38, T-1-S, T & P, R.R. CO. SURVEY, MARTIN COUNTY, TEXAS, SAID 201.12-ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINFORCED BAR FOUND (N-15732620.54, E-1772043.08) IN THE CENTERLINE OF C2300, A PRIVATE ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 10, OF SAID BLOCK 38;

THENCE NORTH 75°29'23" EAST, ALONG SAID CENTERLINE, 2661.76 FEET TO AN ALUMINUM CAP FOUND MARKED "OLD" FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE NORTH 14°31'23" EAST, ALONG THE WEST LINE OF EL ALAMO SUBDIVISION, AS PER MAP OR PLAT RECORDED IN CABINET "4", PAGE 18, PLAT RECORDS MARTIN COUNTY, TEXAS, AT 140.00 FEET PASS A REINFORCED BAR FOUND, IN ALL 3283.76 FEET TO A REINFORCED BAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°34'28" WEST, AT 2661.03 FEET TO A REINFORCED BAR FOUND AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°32'03" WEST, AT 3198.52 FEET PASS A REINFORCED BAR MARKED "OLD", IN ALL 3289.90 FEET TO THE PLACE OF BEGINNING.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADAPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS EL ALAMO SECTION 4, A SUBDIVISION OF 201.12 ACRES IN MARTIN COUNTY, TEXAS, AND DO HEREBY DEVOLVE TO THE PUBLIC USE, FOR THE PRIVATE ACCESS, UTILITY & RIGHT-OF-WAY EASEMENTS SHOWN HEREON.

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

CAMERON KUEBETH

VIVA FARM, LLC

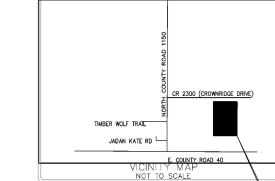
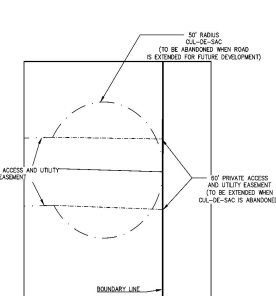
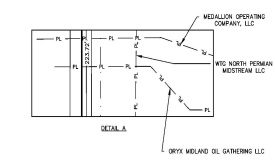
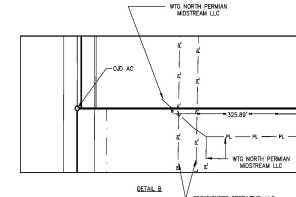
STATE OF TEXAS
COUNTY OF WILCOX

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2023, BY CAMERON KUEBETH

NOTARY PUBLIC
WILCOX COUNTY, TEXAS

NOTES:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. MONUMENTS ARE 1/2" INCH REINFORCED BAR SET WITH YELLOW PLASTIC CAP STAMPED "SCHUMANN ENGINEERING" UNLESS OTHERWISE NOTED.
3. THIS PROPERTY LIES WITHIN THE EL ALAMO TERRITORIAL JURISDICTION OF THE CITY OF WILCOX, NO 911 ADDRESS OR SEPTIC PERMIT WILL BE ISSUED BY MARTIN COUNTY.
4. ALL ROADS WITHIN THIS SUBDIVISION ARE 60' WIDE, CUL-DE-SACS ARE 50' RADIUS, CORNER CLIPS ARE 20'.
5. 6 ACCESS POINTS TO PUBLIC RIGHT OF WAYS (CR 2300, ALSO KNOWN AS CROCKETT DRIVE, SANTA ANNA DRIVE, SEQUIN STREET, BOWE STREET, BONHAM STREET, AND 85' WIDE ROAD EASEMENT AT THE SOUTHEAST CORNER OF THIS TRACT, AS PER DEED RECORDED IN VOLUME 571, PAGE 151).
6. WITHIN THE RIGHT-OF-WAY, ALL UNDERGROUND PIPELINES, CONDUITS, WIRES AND CABLES SHALL BE BURIED TO A DEPTH AT LEAST THIRTY-TWO (32) INCHES BELOW THE BOTTOM OF THE DITCH. ALL SUCH PIPELINES, CONDUITS, WIRES AND CABLES MUST CROSS ROADS SHALL BE CROSSED FROM 9.0 M TO 9.0 M, AND HAVE A MARKER ON EACH SIDE OF THE ROAD IDENTIFYING THEIR LOCATION. SPOT CHANGING WILL BE ACCEPTABLE ON ANY LINES WHERE IT IS ACCEPTABLE BY THE OWNER OF PIPELINE.
7. 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 WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.



CERTIFICATE OF APPROVAL

APPROVED THIS ____ DAY OF ____, 2023,
BY THE COMMISSIONERS COURT OF MARTIN COUNTY, TEXAS.

COUNTY JUDGE

PACKET

RJ DAUM
TEXAS RPLS 4826

811
Know what's below.
Call before you dig.

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

TRAC EASEMENT DETAIL

NO. DATE DESCRIPTION

1 12/16/2022 PRELIMINARY SURVEY

CHECKED BY: ED/RJ PROJECT NO: 79056

DATE: 7/9/2023 SHEET: 1 OF 1

SCHUMANN
A LATERAL LAND COMPANY
LAND SURVEYORS
TEXAS REG. NO. 3440006

1834 N. UNIVERSITY STREET
SUITE 200
DALLAS, TEXAS 75201

9706 (04/20) 00-000



Final Plat Application

Project Number: SUB-23-0639
Case Number: _____

Proposed Subdivision Plat Name: **EL ALAMO, SECTION 4**

Legal Description (attached sealed Metes and Bounds): BEING A 201.12 ACRE TRACT OF LAND OUT OF THE NORTHWEST QUARTER OF SECTION 9, BLOCK 38, T-1-S, MARTIN COUNTY, TEXAS

Property Owner

Printed Name: **VIVA FARMS LLC & CAMERON KULBETH**

Phone ()
Email

Address

City

State

Zip

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: SCHUMANN SURVEYING, INC

Printed Name: **EDUARDO ALEMAN**

Phone ()
Email

Address **800 N. MARENFIELD STREET**

City **MIDLAND**

State **TX**

Zip **79701**

Current Zoning:

Reason for Platting: TO OBTAIN SEPTIC AND ADDRESS

Plat Information

Total Acreage: **201.12**

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **144**

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Cameron Kulbeth

Date: 8-7-23

Property Owner (printed): Cameron Kulbeth

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

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

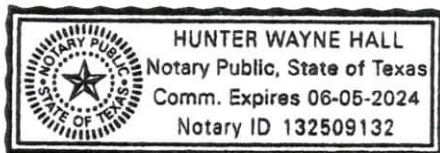
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Eduardo J Aleman
Authorized Agent (signature)

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



HWH
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

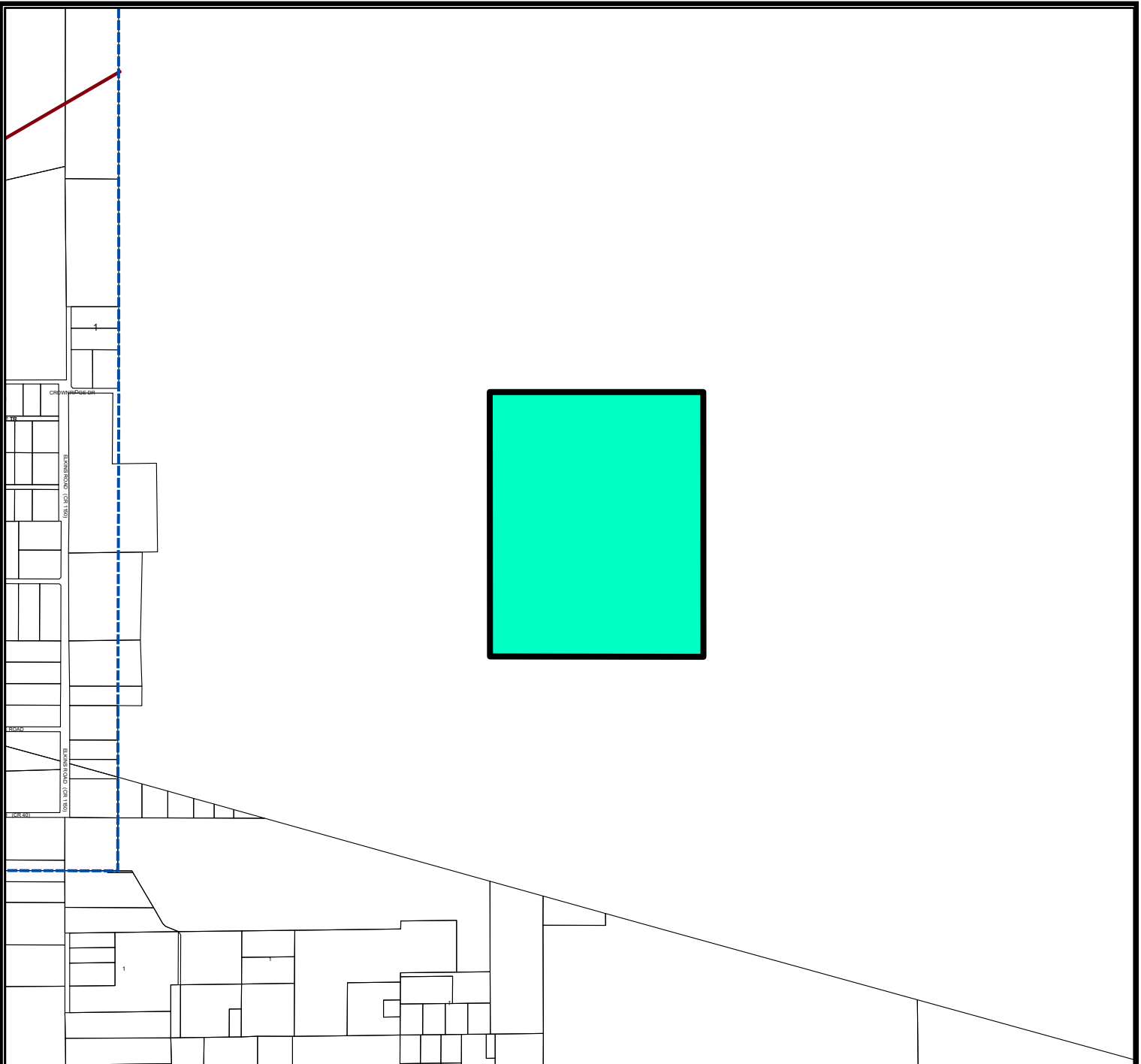
FOR OFFICE USE ONLY

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

Received By: _____

Date: _____

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



LOCATION MAP

SUB-23-0639

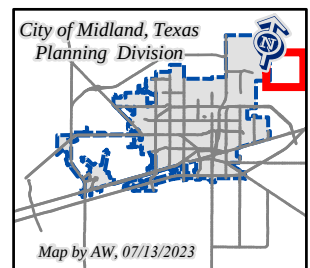
Scale: 1" = 200'

Plat of El Alamo, Section 4, being a 201.12-acre tract of land out of the northwest quarter of Section 9, Block 38, T-1-S, Martin County, Texas.

Generally located on the south side of Crownridge Drive, approximately, 3,210-feet east of Elkins Road. – (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS





Planning and Zoning Commission

Approved for Agenda:
Jeffrey Fisher

MEETING DATE: September 5, 2023

TO: Planning and Zoning Commission

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving with staff's recommended conditions, a proposed Final Plat of Fremin Addition, being a 25.43-acre tract of land out of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 75, approximately 1,561 - feet east of North County Road 1287.) (District: None) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Preliminary Plat Approval:

The applicant, Stephen Marcum, is requesting to plat a 25.43-acre tract of land out of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas, to obtain a septic permit. The Preliminary Plat was approved by the Planning and Zoning Commission at the September 19, 2022 meeting and by the City Council on September 27, 2022.

Final Plat Requirements:

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

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

Below are the departments' comments.

BUILDING CODE: (Approved)

ETJ. No jurisdiction.

ENGINEERING: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 07/28/2023. [For applicant's information only.]

WATER: 16" water main exists in West County Road 77 south of tract, okay as is. [For applicant's information only.]

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

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

SEWER: Deferral request for wastewater improvements were administratively approved on 07/28/2023. [For applicant's information only.]

For areas not served by wastewater that are platting for a septic permit.

Per TAC Title 30, Part 1 Chapter 285 Subchapter A, Rule 285.4(a) (1) (A) Areas served by public water systems shall have lots of at least ½ acre.

Per TAC Title 30, Part 1 Chapter 285 Subchapter A, Rule 285.4(a) (1) (B) Areas NOT served by public water systems shall have lots of at least 1 acre.

[Reference City Code Sect. 11-2-3(G)2]

DRAINAGE: Drainage report was approved for platting purposes on 08/18/2022. [For applicant's information only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No objections

CODE COMPLIANCE: (Approved)

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

GIS: (Approved)

No Comments

CRMWD:

We do not have any comments on this plat.

Midland County Public Works:

Both WCR 75 and WCR 77 are Privately Maintained Roads and need to be noted as such. Also need to add the note for Section 1.17 from our regulations for them being private Rds.

MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND, THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS MIDLAND COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

Health:

Yes, the health department will review applications from the 3 proposed lots of Fremin Addition, PLAT OF A 25.4 ACRE TRACT OF LAND OUT OF SECTION 31, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY lot 1 is 6 acre, lot 2 is 6.9 acre, lot 3 is 12.4 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

No comments

Staff recommends approval of the Final Plat for Fremin Addition subject to condition A.

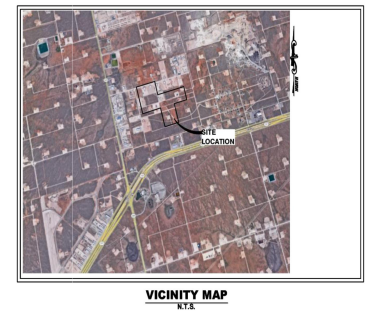
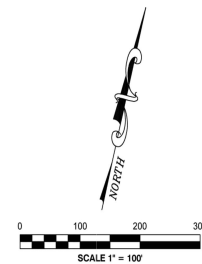
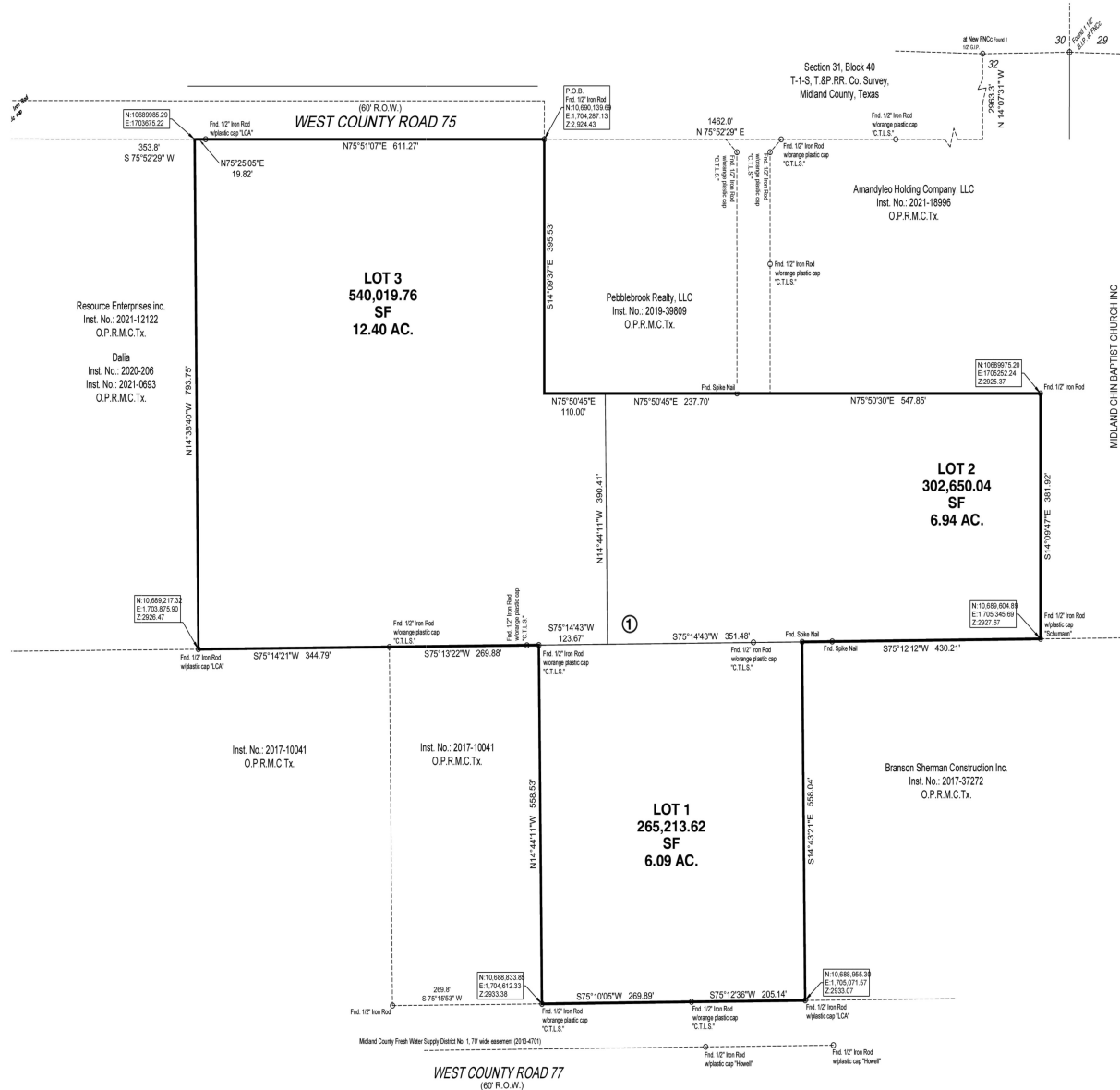
Conditions:

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

Attachments:

Proposed Final Plat
Application
Maps

**BEING A PLAT OF A 25.43 ACRE TRACT OF LAND OUT OF
SECTION 31, BLOCK 40, T-1-S, T.&P. RR. CO. SURVEY,
MIDLAND COUNTY, TEXAS.**



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

Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

Vincent Gonzalez
AT&T
BY: Vincent Gonzaez

Luis Montez
OPTIMUM
Luis Montez
BY: _____

ONCOR ELECTRIC DELIVERY
BY: Martin Arguello

Vicki Byler
ASTOUND

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS Miller Tubular Properties, LLC, A Louisiana limited liability company, is the record owner of a tract of land described herein as A 25.43 ACRE TRACT OF LAND OUT OF SECTION 31, BLOCK 40, T-1-S, T&P RR. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Miller Tubular Properties, LLC, A Louisiana limited liability company, being the owner of the aforementioned land shown on this plat designated as a portion of FREMIN ADDITION, 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
2nd June
the _____ day of _____, 2023.

By: Michael Miller

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "FREMIN ADDITION", was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the ____ day of _____ 2023

CHAIRMAN, _____
LUCY SISNIEGA

PLANNING MANAGER

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. BEARINGS/DISTANCES/COORDINATES TO THE TEXAS STATE PLANE COORDINATES SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1988.

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, Miller Tubular Properties, LLC, A Louisiana limited liability company, 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 2nd day of June, 2023.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Marcus L. Hoestas, 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 _____

ACCESS EASEMENT DEDICATION NOTE

MILLER TUBULAR PROPERTIES, LLC, PROPERTY OWNER OF THIS LAND HEREBY RESERVES, FOR AND BETWEEN LOTS 1, 2, & 3, BLANKET CROSS ACCESS (INGRESS AND EGRESS) FOR CUSTOMER AND SERVICE VEHICLES AND TRAFFIC.

This property is in the AQZ-4 Overlay

This property is in the AQZ-4 Overlay
Any person who desires to replace, rebuild, substantially change, or repair a
nonconforming structure or replace or repair a nonconforming tree must apply for and
receive a permit and the permit shall be granted, provided such permit is otherwise
consistent with this Chapter. However, no permit shall be granted which would allow
the establishment of an airport hazard or allow a nonconforming structure or tree to
exceed its original height or become a greater hazard to air navigation than it was at
the time of the adoption of this Chapter, or which would allow the establishment of a
nonconforming use. A person who desires to remove a nonconforming structure or the

"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."

LEGEND

- DENOTES MONUMENT (AS NOTED)
 ✕ DENOTES UTILITY POWER POLE
 _____ DENOTES PLAT BOUNDARY LINE
 _____ DENOTES EASEMENT

NOTES:

NOTES:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY,
TEXAS, UNINCORPORATED AREA, MAP NO. 48329 C0200 F, DATED DECEMBER
6TH, 1999, THIS PROPERTY IS SITUATED WITHIN ZONE X, WHICH IS DEFINED AS
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN

Page 6.36



Skyline
CIVIL GROUP

Skyline Civil Group, LLC • 3323 N. Midland Drive, STE. 113-166 • Midland,
Texas 79707
TX FIRM: 17171 • Tel: (432) 685-1226 • www.skylinecivilgroup.com

ENGINEERING AND DESIGN
TEXAS REGISTERED
TBPELS FIRM 10194683
3106 N. Big Spring Street
Midland, Texas
432.685.4143
www.HPFconsultants.com

FREMIN ADDITION



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Fremin AdditionLegal Description (attached sealed Metes and Bounds): _____**Property Owner**Printed Name: Miller Tubular PropertiesPhone (337) 365-2047Email michaelmiller@miller5.netAddress 1203 Center St.City New IberiaState LAZip 70560**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 GroupPhone (432) 685-1226Email smarcum@skylinecivilgroup.coPrinted Name: Stephen T. MarcumAddress 3323 N. Midland Dr. Ste. 113-166City MidlandState TXZip 79707Current Zoning: ETJReason for Platting: Septic Permit**Plat Information**Total Acreage: 25.43Type: ☐ Single-Family Residential☐ Multi-Family Residential☐ Commercial☒ Extraterritorial Jurisdiction (ETJ)Number of Lots: 3Number of Multi-Family Dwelling Units: NA

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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- ☐ 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): Michael Miller

Date: 7-28-2022

Property Owner (printed): Michael Miller

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

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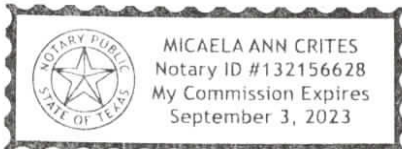
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

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

Stephen Marcum
Authorized Agent (signature)

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



MCA
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS
Lubbock

FOR OFFICE USE ONLY

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

Received By: _____

Date: _____

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

FOR OFFICE USE ONLY

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

Received By: _____

Date: _____

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

ID: R000219859

TAX CERTIFICATE

REF:

MIDLAND CENTRAL APPRAISAL
DISTRICT

CHIEF APPRAISER

P.O. BOX 908002

PO BOX 908002

MIDLAND, TX 79708-0002

PHONE: 432-699-4991

FAX: (432) 689-7185

Mail
toMILLER TUBULAR PROPERTIES LLC
805 AERO DR
SHREVEPORT, LA 71101

Owner Information

MILLER TUBULAR PROPERTIES LLC
805 AERO DR
SHREVEPORT, LA 71101

Amount Due

\$0.00

IF PAID IN MARCH 2023

Paid in Month	*Addn Fees	Tax Due
April 2023	0.00	0.00
May 2023	0.00	0.00
June 2023	0.00	0.00

IF THIS PROPERTY RECEIVED OR IS
RECEIVING SPECIAL VALUATION
BASED ON ITS USE, ADDITIONAL
ROLLBACK TAXES MAY BECOME DUE AS
PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values	Summary
ID: R000219859 GEOID: 00004010.031.2390 OWNER INTEREST: 1.0 SITUS: 10704 W COUNTY RD 00077	LEGAL: 2.631 AC OUT OF S/PART, SEC: 31, BLK: 40-T1S; AKA LOT 009 ACRES: 2.631	Improvement 611,540 Land 34,200	Total Market 645,740 Total Assessed 645,740

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2020	165 MIDLAND COUNTY	803.46	803.46	0.00	0.00	0.00	0.00	0.00
2020	HOS MIDLAND HOSPITAL	621.31	621.31	0.00	0.00	0.00	0.00	0.00
2020	RDC MIDLAND COLLEGE	575.00	575.00	0.00	0.00	0.00	0.00	0.00
2020	SCM MIDLAND ISD	6,401.77	6,401.77	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2020	8,401.54	8,401.54	0.00	0.00	0.00	0.00	0.00
2021	165 MIDLAND COUNTY	914.59	914.59	0.00	0.00	0.00	0.00	0.00
2021	HOS MIDLAND HOSPITAL	701.15	701.15	0.00	0.00	0.00	0.00	0.00
2021	RDC MIDLAND COLLEGE	653.17	653.17	0.00	0.00	0.00	0.00	0.00
2021	SCM MIDLAND ISD	6,609.79	6,609.79	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2021	8,878.70	8,878.70	0.00	0.00	0.00	0.00	0.00
2022	165 MIDLAND COUNTY	846.64	846.64	0.00	0.00	0.00	0.00	0.00
2022	HOS MIDLAND HOSPITAL	525.93	525.93	0.00	0.00	0.00	0.00	0.00
2022	RDC MIDLAND COLLEGE	516.59	516.59	0.00	0.00	0.00	0.00	0.00
2022	SCM MIDLAND ISD	5,907.23	5,907.23	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2022	7,796.39	7,796.39	0.00	0.00	0.00	0.00	0.00
		25,076.63	25,076.63	0.00	0.00	0.00	0.00	0.00

Quick Link:



Amount Due

\$0.00

IF PAID IN MARCH 2023

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Kina Sibley
Signature of Collections Officer

3/2/2023

Date of Tax Certificate



MIDLAND CENTRAL APPRAISAL DISTRICT

TAX CERTIFICATE

ID: R000219858

REF:

MIDLAND CENTRAL APPRAISAL DISTRICT
CHIEF APPRAISER
P.O. BOX 908002
PO BOX 908002
MIDLAND, TX 79708-0002
PHONE: 432-699-4991
FAX: (432) 689-7185

 Mail
to

MILLER TUBULAR PROPERTIES LLC
805 AERO DR
SHREVEPORT, LA 71101
Owner Information

 MILLER TUBULAR PROPERTIES LLC
 805 AERO DR
 SHREVEPORT, LA 71101

Amount Due \$0.00
IF PAID IN MARCH 2023

Paid in Month	*Addn Fees	Tax Due
April 2023	0.00	0.00
May 2023	0.00	0.00
June 2023	0.00	0.00

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values	Summary
ID: R000219858 GEOID: 00004010.031.2380 OWNER INTEREST: 1.0 SITUS: 10704 W COUNTY RD 00077	LEGAL: 3.458 AC OUT OF S/PART, SEC: 31, BLK: 40-T1S; AKA LOT 008 ACRES: 3.458	Improvement 732,060 Land 44,950	Total Market 777,010 Total Assessed 777,010

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2020	165 MIDLAND COUNTY	984.87	984.87	0.00	0.00	0.00	0.00	0.00
2020	HOS MIDLAND HOSPITAL	761.59	761.59	0.00	0.00	0.00	0.00	0.00
2020	RDC MIDLAND COLLEGE	704.83	704.83	0.00	0.00	0.00	0.00	0.00
2020	SCM MIDLAND ISD	7,847.23	7,847.23	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2020	10,298.52	10,298.52	0.00	0.00	0.00	0.00	0.00
2021	165 MIDLAND COUNTY	1,100.52	1,100.52	0.00	0.00	0.00	0.00	0.00
2021	HOS MIDLAND HOSPITAL	843.69	843.69	0.00	0.00	0.00	0.00	0.00
2021	RDC MIDLAND COLLEGE	785.95	785.95	0.00	0.00	0.00	0.00	0.00
2021	SCM MIDLAND ISD	7,953.47	7,953.47	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2021	10,683.63	10,683.63	0.00	0.00	0.00	0.00	0.00
2022	165 MIDLAND COUNTY	1,018.75	1,018.75	0.00	0.00	0.00	0.00	0.00
2022	HOS MIDLAND HOSPITAL	632.84	632.84	0.00	0.00	0.00	0.00	0.00
2022	RDC MIDLAND COLLEGE	621.61	621.61	0.00	0.00	0.00	0.00	0.00
2022	SCM MIDLAND ISD	7,108.09	7,108.09	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2022	9,381.29	9,381.29	0.00	0.00	0.00	0.00	0.00
		30,363.44	30,363.44	0.00	0.00	0.00	0.00	0.00

Quick Link:


Amount Due \$0.00
IF PAID IN MARCH 2023

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.



Ma Sibley
 Signature of Collections Officer

3/2/2023

Date of Tax Certificate

MIDLAND CENTRAL APPRAISAL DISTRICT

TAX CERTIFICATE

ID: R000215057

REF:

MIDLAND CENTRAL APPRAISAL DISTRICT
CHIEF APPRAISER**P.O. BOX 908002****PO BOX 908002****MIDLAND, TX 79708-0002****PHONE: 432-699-4991****FAX: (432) 689-7185**Mail
to
MILLER TUBULAR PROPERTIES LLC
805 AERO DR
SHREVEPORT, LA 71101
Owner Information
 MILLER TUBULAR PROPERTIES LLC
 805 AERO DR
 SHREVEPORT, LA 71101
Amount Due**\$0.00****IF PAID IN MARCH 2023**

Paid in Month	*Addn Fees	Tax Due
April 2023	0.00	0.00
May 2023	0.00	0.00
June 2023	0.00	0.00

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values	Summary
ID: R000215057 GEOID: 00004010.031.1130 OWNER INTEREST: 1.0 SITUS: W COUNTY RD 00074	LEGAL: 6.36 AC OUT OF N/PART, SEC: 31, BLK: 40-T1S ACRES: 6.360	Land 82,680	Total Market 82,680 Total Assessed 82,680

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2020	165 MIDLAND COUNTY	106.53	106.53	0.00	0.00	0.00	0.00	0.00
2020	HOS MIDLAND HOSPITAL	82.38	82.38	0.00	0.00	0.00	0.00	0.00
2020	RDC MIDLAND COLLEGE	76.24	76.24	0.00	0.00	0.00	0.00	0.00
2020	SCM MIDLAND ISD	848.79	848.79	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2020	1,113.94	1,113.94	0.00	0.00	0.00	0.00	0.00
2021	165 MIDLAND COUNTY	117.10	117.10	0.00	0.00	0.00	0.00	0.00
2021	HOS MIDLAND HOSPITAL	89.77	89.77	0.00	0.00	0.00	0.00	0.00
2021	RDC MIDLAND COLLEGE	83.63	83.63	0.00	0.00	0.00	0.00	0.00
2021	SCM MIDLAND ISD	846.31	846.31	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2021	1,136.81	1,136.81	0.00	0.00	0.00	0.00	0.00
2022	165 MIDLAND COUNTY	108.40	108.40	0.00	0.00	0.00	0.00	0.00
2022	HOS MIDLAND HOSPITAL	67.34	67.34	0.00	0.00	0.00	0.00	0.00
2022	RDC MIDLAND COLLEGE	66.14	66.14	0.00	0.00	0.00	0.00	0.00
2022	SCM MIDLAND ISD	756.36	756.36	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2022	998.24	998.24	0.00	0.00	0.00	0.00	0.00
		3,248.99	3,248.99	0.00	0.00	0.00	0.00	0.00

Quick Link:

**Amount Due****\$0.00****IF PAID IN MARCH 2023**

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Hina Sibley
 Signature of Collections Officer

3/2/2023

Date of Tax Certificate



MIDLAND CENTRAL APPRAISAL DISTRICT

TAX CERTIFICATE

ID: R000215056

REF:

MIDLAND CENTRAL APPRAISAL DISTRICT**CHIEF APPRAISER****P.O. BOX 908002****PO BOX 908002****MIDLAND, TX 79708-0002****PHONE: 432-699-4991****FAX: (432) 689-7185**Mail
to**MILLER TUBULAR PROPERTIES LLC****805 AERO DR****SHREVEPORT, LA 71101****Owner Information**MILLER TUBULAR PROPERTIES LLC
805 AERO DR
SHREVEPORT, LA 71101**Amount Due****\$0.00****IF PAID IN MARCH 2023**

Paid in Month	*Addn Fees	Tax Due
April 2023	0.00	0.00
May 2023	0.00	0.00
June 2023	0.00	0.00

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values	Summary
ID: R000215056 GEOID: 00004010.031.1120 OWNER INTEREST: 1.0 SITUS: W COUNTY RD 00074	LEGAL: 5.020 AC OUT OF N/PART, SEC: 31, BLK: 40-T1S ACRES: 5.020	Improvement 482,880 Land 65,260	Total Market 548,140 Total Assessed 548,140

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2020	165 MIDLAND COUNTY	667.80	667.80	0.00	0.00	0.00	0.00	0.00
2020	HOS MIDLAND HOSPITAL	516.40	516.40	0.00	0.00	0.00	0.00	0.00
2020	RDC MIDLAND COLLEGE	477.91	477.91	0.00	0.00	0.00	0.00	0.00
2020	SCM MIDLAND ISD	5,320.87	5,320.87	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2020	6,982.98	6,982.98	0.00	0.00	0.00	0.00	0.00
2021	165 MIDLAND COUNTY	776.36	776.36	0.00	0.00	0.00	0.00	0.00
2021	HOS MIDLAND HOSPITAL	595.18	595.18	0.00	0.00	0.00	0.00	0.00
2021	RDC MIDLAND COLLEGE	554.45	554.45	0.00	0.00	0.00	0.00	0.00
2021	SCM MIDLAND ISD	5,610.76	5,610.76	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2021	7,536.75	7,536.75	0.00	0.00	0.00	0.00	0.00
2022	165 MIDLAND COUNTY	718.68	718.68	0.00	0.00	0.00	0.00	0.00
2022	HOS MIDLAND HOSPITAL	446.44	446.44	0.00	0.00	0.00	0.00	0.00
2022	RDC MIDLAND COLLEGE	438.51	438.51	0.00	0.00	0.00	0.00	0.00
2022	SCM MIDLAND ISD	5,014.38	5,014.38	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2022	6,618.01	6,618.01	0.00	0.00	0.00	0.00	0.00
		21,137.74	21,137.74	0.00	0.00	0.00	0.00	0.00

Quick Link:

**Amount Due****\$0.00****IF PAID IN MARCH 2023**

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Tina Sibley

Signature of Collections Officer

3/2/2023

Date of Tax Certificate



MIDLAND CENTRAL APPRAISAL DISTRICT TAX CERTIFICATE

**MIDLAND CENTRAL APPRAISAL
DISTRICT**
CHIEF APPRAISER
P.O. BOX 908002
PO BOX 908002
MIDLAND, TX 79708-0002
PHONE: 432-699-4991
FAX: (432) 689-7185

 Mail
to

**MILLER TUBULAR PROPERTIES LLC
805 AERO DR
SHREVEPORT, LA 71101**
Owner Information

 MILLER TUBULAR PROPERTIES LLC
805 AERO DR
SHREVEPORT, LA 71101

Amount Due
\$0.00
IF PAID IN MARCH 2023

Paid in Month	*Addn Fees	Tax Due
April 2023	0.00	0.00
May 2023	0.00	0.00
June 2023	0.00	0.00

**IF THIS PROPERTY RECEIVED OR IS
RECEIVING SPECIAL VALUATION
BASED ON ITS USE, ADDITIONAL
ROLLBACK TAXES MAY BECOME DUE AS
PROVIDED BY TAX CODE CHAPTER 23.**

Property Information	Legal Information	Market Values	Summary
ID: R000222804 GEOID: 00004010.031.1240 OWNER INTEREST: 1.0 SITUS: W COUNTY RD 00072	LEGAL: 4.81 AC OUT OF, SEC: 31, BLK: 40- T1S; AKA LOT 15 ACRES: 4.810	Land 62,530	Total Market 62,530 Total Assessed 62,530

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2021	165 MIDLAND COUNTY	88.56	88.56	0.00	0.00	0.00	0.00	0.00
2021	HOS MIDLAND HOSPITAL	67.90	67.90	0.00	0.00	0.00	0.00	0.00
2021	RDC MIDLAND COLLEGE	63.25	63.25	0.00	0.00	0.00	0.00	0.00
2021	SCM MIDLAND ISD	640.06	640.06	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2021	859.77	859.77	0.00	0.00	0.00	0.00	0.00
2022	165 MIDLAND COUNTY	81.98	81.98	0.00	0.00	0.00	0.00	0.00
2022	HOS MIDLAND HOSPITAL	50.93	50.93	0.00	0.00	0.00	0.00	0.00
2022	RDC MIDLAND COLLEGE	50.02	50.02	0.00	0.00	0.00	0.00	0.00
2022	SCM MIDLAND ISD	572.02	572.02	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2022	754.95	754.95	0.00	0.00	0.00	0.00	0.00
		1,614.72	1,614.72	0.00	0.00	0.00	0.00	0.00

Quick Link:


Amount Due
\$0.00
IF PAID IN MARCH 2023

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Kina Sisley
Signature of Collections Officer

3/2/2023

Date of Tax Certificate



MIDLAND CENTRAL APPRAISAL DISTRICT

TAX CERTIFICATE

ID: R000226221

REF:

MIDLAND CENTRAL APPRAISAL DISTRICT**CHIEF APPRAISER****P.O. BOX 908002****PO BOX 908002****MIDLAND, TX 79708-0002****PHONE: 432-699-4991****FAX: (432) 689-7185**Mail
to

MILLER TUBULAR PROPERTIES LLC
805 AERO DR
SHREVEPORT, LA 71101

Owner Information

MILLER TUBULAR PROPERTIES LLC
 805 AERO DR
 SHREVEPORT, LA 71101

Amount Due \$0.00**IF PAID IN MARCH 2023**

Paid in Month	*Addn Fees	Tax Due
April 2023	0.00	0.00
May 2023	0.00	0.00
June 2023	0.00	0.00

**IF THIS PROPERTY RECEIVED OR IS
 RECEIVING SPECIAL VALUATION
 BASED ON ITS USE, ADDITIONAL
 ROLLBACK TAXES MAY BECOME DUE AS
 PROVIDED BY TAX CODE CHAPTER 23.**

Property Information		Legal Information		Market Values		Summary	
ID: R000226221 GEOID: 00004010.031.1270 OWNER INTEREST: 1.0 SITUS: COUNTY RD 01282		LEGAL: 3.257 SEC: 31, BLK: 40-T1S; AKA LOT 10 ACRES: 3.257		Land 42,340		Total Market 42,340 Total Assessed 42,340	

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2022	165 MIDLAND COUNTY	55.51	55.51	0.00	0.00	0.00	0.00	0.00
2022	HOS MIDLAND HOSPITAL	34.48	34.48	0.00	0.00	0.00	0.00	0.00
2022	RDC MIDLAND COLLEGE	33.87	33.87	0.00	0.00	0.00	0.00	0.00
2022	SCM MIDLAND ISD	387.33	387.33	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2022	511.19	511.19	0.00	0.00	0.00	0.00	0.00
		511.19	511.19	0.00	0.00	0.00	0.00	0.00

Quick Link:

**Amount Due \$0.00****IF PAID IN MARCH 2023**

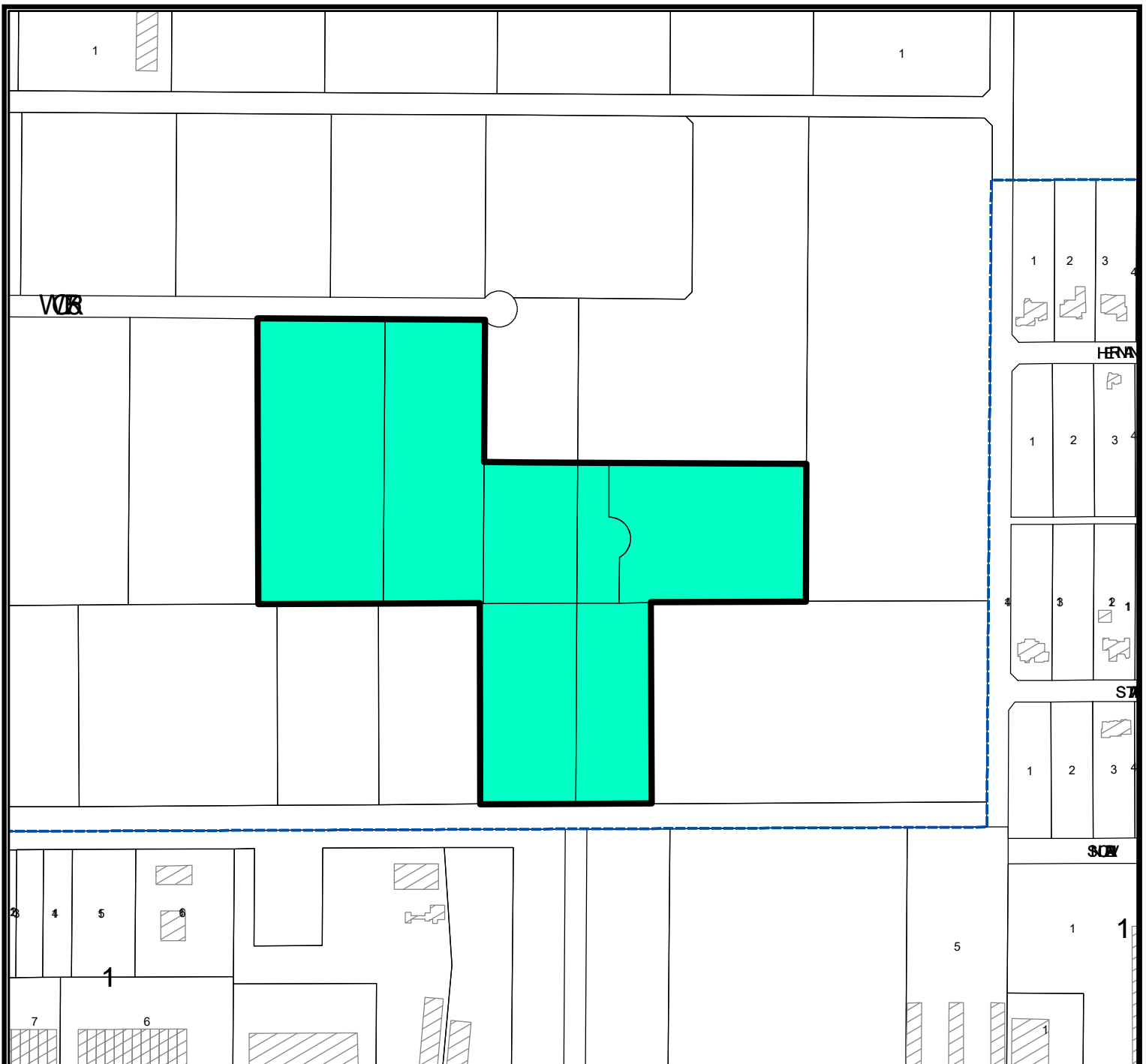
This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Tina Sibley
 Signature of Collections Officer

3/14/2023

Date of Tax Certificate





LOCATION MAP

SUB-21-0482

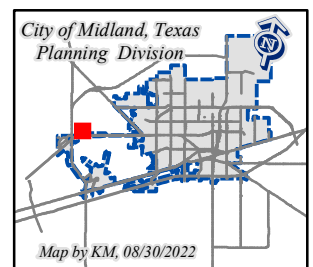
Scale: 1" = 200'

Plat of Fremin Addition, , being a plat of a 25.43-acre tract of land out of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the southside of West County Road 75, approximately 1,561-square feet east of North County Road 1287 - (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Planning and Zoning Commission

Approved for Agenda:
Jeffrey Fisher

MEETING DATE: September 5, 2023

TO: Planning and Zoning Commission

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a Final Plat of Mockingbird Ridge, Section 2, being a 9.51-acre tract of land in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas. (Generally located north of East Mockingbird Lane, approximately 900 feet east of North Fairgrounds Road.) (Council District 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned District for Housing Development (Ordinance 10344)

Preliminary Plat Approval:

The applicant, Maverick Engineering, is requesting a 9.51-acre tract of land, in Section 18, Block 38, T-1-S, A-734, T&P RY. CO. Survey, City of Midland, Midland County, Texas. The applicant is platting to allow for the development of multi-use site including single-family housing, townhomes, cottage housing, retail, and greenspace/detention. On October 3, 2022, the Planning and Zoning Commission approved a preliminary plat for 317.56 acres.

Final Plat Requirements:

The final plat is consistent with the approved preliminary plat and the associated PD zoning (Ordinance No. 10344).

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

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

Below are the departments' comments.

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved)

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

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

PAVING: Financial security has been provided for the timing of the paving improvements [For the Applicant's information only]

WATER: Financial security has been provided for the timing of the water improvements [For the Applicant's information only]

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

PRO RATA: None.

SEWER: Financial security has been provided for the timing of the sewer improvements [For the Applicant's information only]

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

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

CODE COMPLIANCE: (Approved)

No Oil & Gas well concerns. Informational: No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat. Please note if oil & gas wells are not identified or left off plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

GIS: (Approved)

No comments.

PLANNING: (Approved)

No comments.

Staff recommends approval of the Final Plat for Mockingbird Ridge, Section 2, subject to condition A.

Conditions:

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

Attachments:

Proposed Final Plat
Application
Maps

VICINITY
MAP
N.T.
S

[illegible]

ACKNOWLEDGEMENT
I, EMILY
OF THE STATE OF MISSISSIPPI
COUNTY OF CLAY
HEREBY, the undersigned authority, a Notary Public in and for the State of Mississippi, do hereby certify that this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and I advised him that he was executing the same for the purposes and considerations therein expressed and he appeared in the capacity of _____ and he acknowledged the execution of the foregoing instrument to me.

CERTIFICATE OF APPROVAL
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF
APPROXIMATE BRIDGE SECTION ABOVE
APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING
COMMISSION OF THE CITY OF MIDLAND,
COUNTY OF MIDLAND, TEXAS.

LUCY SISNIEGA,
CHAIRMAN

JEFFREY FISHER,
SECRETARY

PLAT FILED FOR
RECORD
MIDLAND
COUNTY, TEXAS
CABINET _____
DATE _____
PAGE _____

PROPERTY
OWNER
BETENBOUGH
HOMES LLC
6385 KENDAL ST 79424
DEED INSTRUMENT
#2021-35675
D.R.M.T.



MAVERICK
CIVIL ENGINEERING
1909 West Wall Street,
Suite 100
Midland, Texas
79701
ENGINEER FIRM # F-
SURVEY FIRM #
JULY 1986
[www.maverick-](http://www.maverick-engineering.com)

MOCKINGBIRD RIDGE SECTION

2

**SURVEYOR'S
CERTIFICATE**
I, **GREGORY W. SHOULTS**, a REGISTERED PROFESSIONAL LAND SURVEYOR OF
THE STATE OF TEXAS, HAVE PREPARED THIS CERTIFICATE AND ACCURATE SURVEY OF THE
LANDS HEREIN DESCRIBED IN ACCORDANCE WITH THE PROVISIONS OF THE
LAND SURVEYING ACT, AND THE SURVEYING REGULATION OF THE
COMMISSIONER OF LAND, TEXAS.

GREGORY W. SHOULTS
REGISTERED PROFESSIONAL ENGINEERING (TX
REG. NO. 10720)
909 W. WALL STREET, SUITE,
MIDLAND, TX 79701



LINE TABLE		
LINE	BEARING	DISTANCE
L1	G	28.25
L2	S 9° 11' 37"	
L3	E	41.39
L4	N 12° 32' 23"	25.00
L5	S	
L6	77° 27' 37"	25.06
L7	E	36.94
L8	N 77° 27' 37"	
L9	W	28.32

CURVE DATA			
CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	19.54'	N 77° 53' 07" E	19.54'
C2	28.25'	S 30° 49' 33" E	28.32'

DEVELOPMENT
NOTES

1. SETTING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE WITH THE JOINING OF UTILITIES AND BUILDING PERMITS.

2. BEFORE DEVELOPMENT BEGINS IN THIS LOT, A RECORD MAY BE REQUIRED.

3. A BUILDING PERMIT MAY BE REQUIRED.

4. THE CITY OF CHICAGO HAS A RECORD MAY BE REQUIRED BY

5. INTO REPRESENTS LOTS ARE REAPPLIED FOR SUBDIVISION

6. A DEVELOPMENT MAY BE REQUIRED TO HAVE A RECORD MAY BE REQUIRED BY THIS DEVELOPMENT

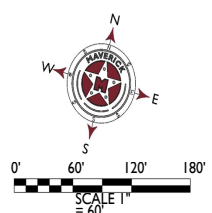
7. FILED IN RECORDING AND SUBDIVISION

8. IMPLEMENTATION MAY BE REQUIRED TO BE SUBMITTED TO THE FINAL PLANNING PROCESS.

9. WILL BE REQUIRED TO BE SUBMITTED TO THE FINAL PLANNING PROCESS. ADDITIONAL

10. A DEVELOPMENT MAY BE REQUIRED TO HAVE A RECORD MAY BE REQUIRED BY THIS DEVELOPMENT

11. PROJECTED TO BE REQUIRED TO HAVE A RECORD MAY BE REQUIRED BY THIS DEVELOPMENT

[illegible]

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

ATMOS
ENERGY
BY: _____

AT&T
BY: _____

ASTOUND
BROADBAND
BY: _____

OPTIMU
M
BY: _____

ONCOR ELECTRIC
DELIVERY
BY: _____

Page 750

LEGE
ND

DENOTES SET 1/2-INCH IRON
 ROD W/ RFD
 PLASTIC CAP MARKED
 IDENTICAL TO 10194514*
 CURATURE
 DENOTES PLUGGED
 DE WELL
 DENOTES EXISTING ADJACENT
 SOUNDARK LINE
 DENOTES BUILDING SETBACK
 LINE
 DENOTES PROPOSED
 DENOTES EXISTING EASEMENT
 DENOTES EXISTING
 BURIED PIPELINE
 DENOTES FLOOD
 MIDLAND CO. TX
 DENOTES OFFICIAL PUBLIC
 RECORDS, MIDLAND CO., TX
 DENOTES DEED RECORDS,
 MIDLAND CO., TX

PACKET

MIDLAND CENTRAL APPRAISAL DISTRICT

TAX CERTIFICATE

ID: R000224141

REF:

MIDLAND CENTRAL APPRAISAL DISTRICT
CHIEF APPRAISER
P.O. BOX 908002
PO BOX 908002
MIDLAND, TX 79708-0002
PHONE: 432-699-4991
FAX: (432) 689-7185

Mail **BETENBOUGH HOMES LLC**
 to **6305 82ND ST**
LUBBOCK, TX 79424

Owner Information

BETENBOUGH HOMES LLC
 6305 82ND ST
 LUBBOCK, TX 79424

Amount Due \$0.00**IF PAID IN JULY 2023**

Paid in Month	*Addn Fees	Tax Due
August 2023	0.00	0.00
September 2023	0.00	0.00
October 2023	0.00	0.00

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values	Summary
ID: R000224141 GEOID: 00003810.018.1020 OWNER INTEREST: 1.0 SITUS: E COUNTY RD 00040	LEGAL: 340.49 AC OUT OF ALL, SEC: 18, BLK: 38-T1S ACRES: 340.490	Production 170,250	Total Market 170,250 Prod Loss 170,250

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2022	165 MIDLAND COUNTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	CTM CITY OF MIDLAND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	HOS MIDLAND HOSPITAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	RDC MIDLAND COLLEGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	SCM MIDLAND ISD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2022	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quick Link:

**Amount Due \$0.00****IF PAID IN JULY 2023**

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

Tina Sibley
 TINA SIBLEY

Signature of Collections Officer

7/27/2023

Date of Tax Certificate





Final Plat Application

Project Number: _____

Case Number: P-23-1722**Proposed Subdivision Plat Name:** Mockingbird Ridge, Section 2**Legal Description (attached sealed Metes and Bounds):** Being a 9.51-Acre Tract of Land, Situated in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City of Midland, Midland County, Texas**Property Owner** Betenbough Homes LLC
Printed Name:Phone ()
Email

Address 6305 82nd St

City Lubbock

State TX

Zip 79424

Developer (if different than Owner)
Printed Name:Phone ()
Email

Address

City

State

Zip

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

Printed Name: Paladin Huckaba

Phone (432) 262-0999

Email

phuckaba@maverick-eng.com

Address 1909 W Wall St Ste K

City Midland

State TX

Zip 79701

Current Zoning: PD**Reason for Platting:** ownership purposes**Plat Information**

Total Acreage: 9.51

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

Number of Lots: 53

Number of Multi-Family Dwelling Units:

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

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Date: 8/7/23

Property Owner (printed): Abram Fuentes - Betenbough Homes

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

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

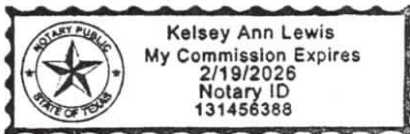
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS COUNTY OF MIDLAND

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

Andrew L Mellen
Authorized Agent (signature)

Subscribed and sworn to before me, this 7th day of August, 2023, to certify which witness my hand and seal of office.



Kelsey Ann Lewis
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

- | | | |
|--|--|---|
| ☒ Property Owner Authorization | ☒ 1 Copy of Dimensioned Plat | ☒ Plat in Digital Format (PDF/JPEG) |
| ☒ Mylar | ☒ 1 Copy of Plat (11x17) | ☒ CADD File |
| ☒ Application Fee | ☒ Title Opinion | ☒ Public Improvement |
| Check # <u>4371</u> | ☒ Tax Certificates | ☒ Recording Fee |
| | | Check # <u>4372</u> |

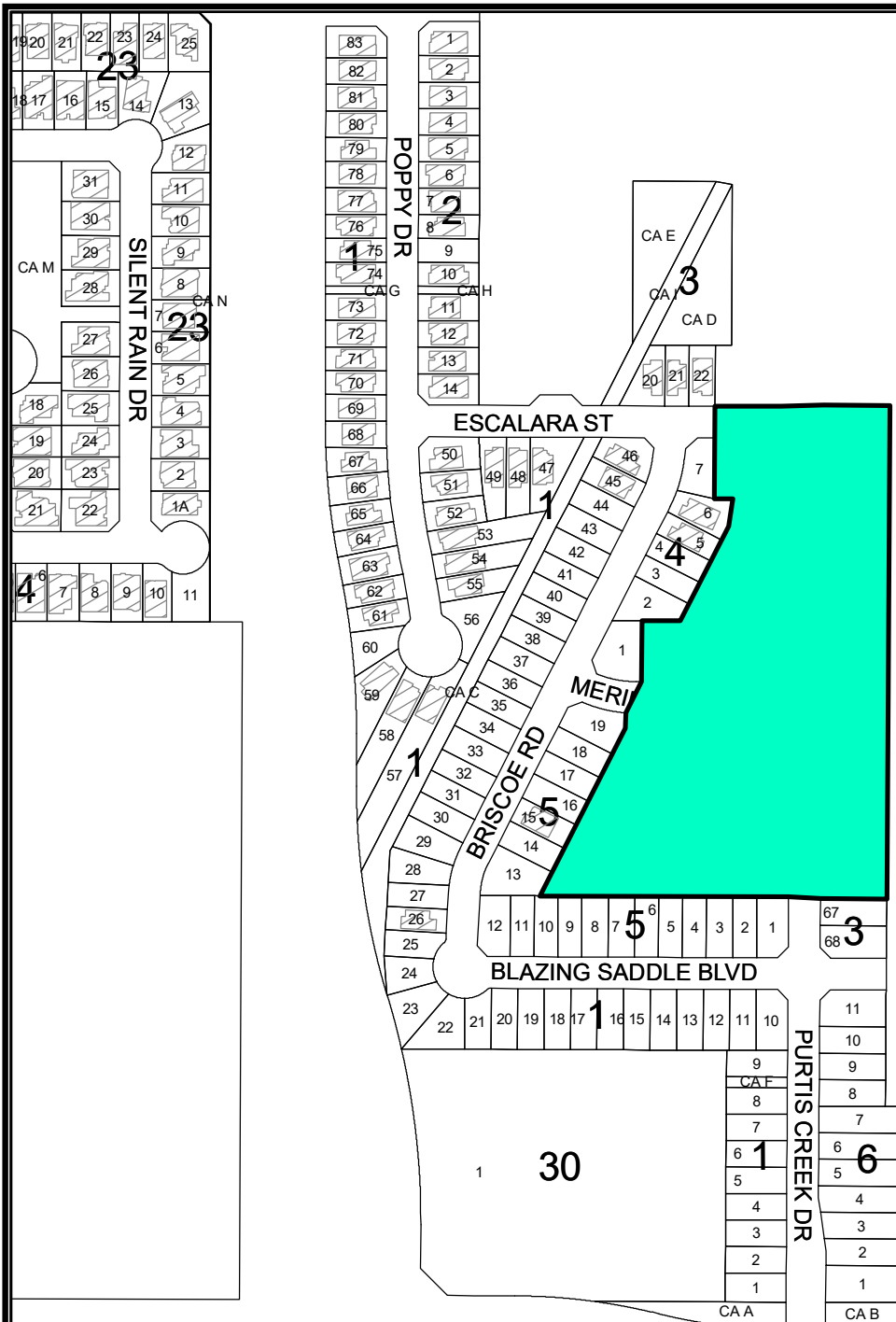
Received By: London Ochoa

Date: AUG 07 2023

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

2003

10
2nd meeting



LOCATION MAP

SUB-22-0537

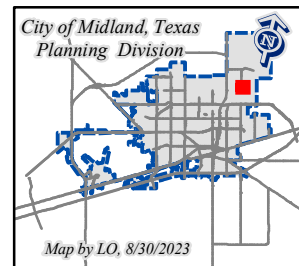
Scale: 1" = 4,057'

Plat of Mockingbird Ridge, Section 2, being a 9.51-acre tract of land in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas.

Generally located north of East Mockingbird Lane, approximately 900 feet east of North Fairgrounds Road. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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



Planning and Zoning Commission

Approved for Agenda:
Jeffrey Fisher

MEETING DATE: September 5, 2023

TO: Planning and Zoning Commission

FROM: Landon Ochoa, Senior Planner

SUBJECT: Motion approving a Final Plat of Mockingbird Ridge, Section 3, being a 12.52-acre tract of land, situated in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas. (Generally located north of East Mockingbird Lane, approximately 900 feet east of North Fairgrounds Road.) (Council District 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned District for Housing Development (Ordinance 10344)

Preliminary Plat Approval:

The applicant, Maverick Engineering, is requesting a 12.52-acre tract of land, in Section 18, Block 38, T-1-S, A-734, T&P RY. CO. Survey, City of Midland, Midland County, Texas. The applicant is platting to allow for the development of multi-use site including single family housing, townhomes, cottage housing, retail, and greenspace/detention. On October 3, 2022, the Planning and Zoning Commission approved a preliminary plat for 317.56 acres.

Final Plat Requirements:

The final plat is consistent with the approved preliminary plat and the associated PD zoning (Ordinance No. 10344).

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

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

Below are the departments' comments.

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved)

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

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

PAVING: Financial security has been provided for the timing of the paving improvements [For the Applicant's information only]

WATER: Financial security has been provided for the timing of the water improvements [For the Applicant's information only]

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

PRO RATA: None.

SEWER: Financial security has been provided for the timing of the sewer improvements [For the Applicant's information only]

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

No additions or changes to site access are approved with plat or zoning review.

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

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

FIRE: (Approved)

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

CODE COMPLIANCE: (Approved)

No Oil & Gas well concerns. Informational: No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat. Please note if oil & gas wells are not identified or left off plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

GIS: (Approved)

No comments.

PLANNING: (Approved)

No Comments.

Staff recommends approval of the Final Plat for Mockingbird Ridge, Section 3, subject to condition A.

Conditions:

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

Attachments:

Proposed Final Plat
Application
Maps

BEING A 12.52-ACRE TRACT OF LAND,
SITUATED IN SECTION 18,
BLOCK 38, T-1-S, A-734, T&P RY. CO.
SURVEY, CITY OF MIDLAND,
MIDLAND COUNTY, TEXAS

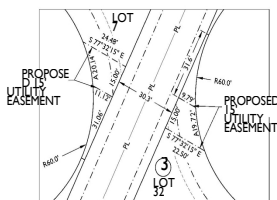
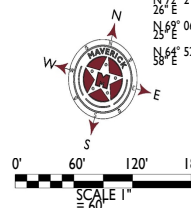


	TABLE			
	CURVE	ARC LENGTH	CHORD	CHORD LENGTH
	ORD	1000	1000	
C1	30.7	1000.00	5.68	10.201
C2	44.53	1000.00	5.74	21.330
C3	34.5	60.00	1.28	290.181
C4	9.63	10.00	0.34	55.090
C5	30.4	60.00	1.76	55.090
C6	2.62	1000.00	2.41	290.181
C7	31.87	1000.00	2.41	11.595
C8	35.06	1000.00	5.0	11.595
C9	78.96	1000.00	78.94	13.94

[illegible]

BETENBOUGH HOMES, LLC

ACKNOWLEDGEMENT
 I, EMILY, OF THE STATE OF MISSISSIPPI, COUNTY OF CLAY, DO HEREBY, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF MISSISSIPPI, DO hereby acknowledge, on this 10 day of January, 2018, that EMILY is known to me to be the person whose name is subscribed to the foregoing instrument, and that she is the person who executed the same for the purposes and consideration therein expressed, given under the authority of the laws of the State of MISSISSIPPI.
 NOTARY PUBLIC IN AND FOR THE STATE OF MISSISSIPPI

CERTIFICATE OF APPROVAL
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF
MOCKINGBIRD RIDGE, SECTION 3, WAS
APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING
COMMISSION OF THE CITY OF MIDLAND,
TEXAS.

LUCY SISNIEGA
CHAIRMAN

JEFFREY FISHER
SECRETARY

FEMA
FLOOD STATEMENT: ACCORDING TO FEMA'S N.E.P. FLOOD INSURANCE RATE MAPS, THE PROPERTY LOCATED AT [REDACTED] HEREON ARE WITHIN THE UNSHADED ZONE OF A DESIGNATED FLOOD HAZARD AREA. THEREFORE, THE PROPERTY IS NOT IN AN ANNUAL FLOOD ZONE. ANY FLOODING THAT MAY OCCUR WOULD BE OUTSIDE THE 0.2% ANNUAL FLOOD ELEVATION ON THE NATIONAL FLOOD INSURANCE PROGRAM MAPS. FLOODING DOES NOT EXIST AT THE PROPERTY AND NONE OF THE STRUCTURES THEREON HAVE BEEN OR WILL BE DAMAGED BY FLOODING. FLOODING OF THE PROPERTY OR OF OTHER OCCASIONS, GREATER FLOODING CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF [REDACTED].

PLAT FILED FOR
RECORD
MIDLAND
COUNTY, TEXAS

DATE

PROPERTY
OWNER
BELENBOUGH HOMES
LLC
6305 82ND ST
TURBOCK, TX 79424
DEED INSTRUMENT
#2021-35675
DRMCT



MAVERICK
CIVIL ENGINEERING
 1909 West Wall
 Street Suite 100
 Lombard, IL 60148
 TEL: (708) 262-0999
 FAX: (708) 262-0999
 WWW: www.maverickcivil.com

**MOCKINGBIRD
 RIDGE
 SECTION**

Page 8.59



Final Plat Application

Project Number: _____

Case Number: P-23-1723**Proposed Subdivision Plat Name:** Mockingbird Ridge, Section 3**Legal Description (attached sealed Metes and Bounds):** Being a 12.52-Acre Tract of Land, Situated in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City of Midland, Midland County, Texas**Property Owner**
Printed Name: Betenbough Homes LLCPhone ()
Email

Address 6305 82nd St

City Lubbock

State TX

Zip 79424

Developer (if different than Owner)
Printed Name:Phone ()
Email

Address

City

State

Zip

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

Printed Name: Paladin Huckaba

Phone (432) 262-0999

Email

phuckaba@maverick-eng.com

Address 1909 W Wall St Ste K

City Midland

State TX

Zip 79701

Current Zoning: PD**Reason for Platting:** ownership purposes**Plat Information**

Total Acreage: 12.52

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

Number of Lots: 58

Number of Multi-Family Dwelling Units:

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

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Date: 8/7/23

Property Owner (printed): Abraham Filantez-Betenbough Homes

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

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

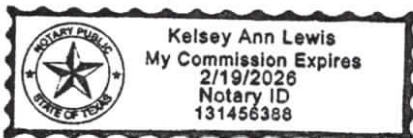
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Andrew L Mellen
Authorized Agent (signature)

Subscribed and sworn to before me, this 7th day of August, 2023, to certify which witness my hand and seal of office.



Kelsey Ann Lewis
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

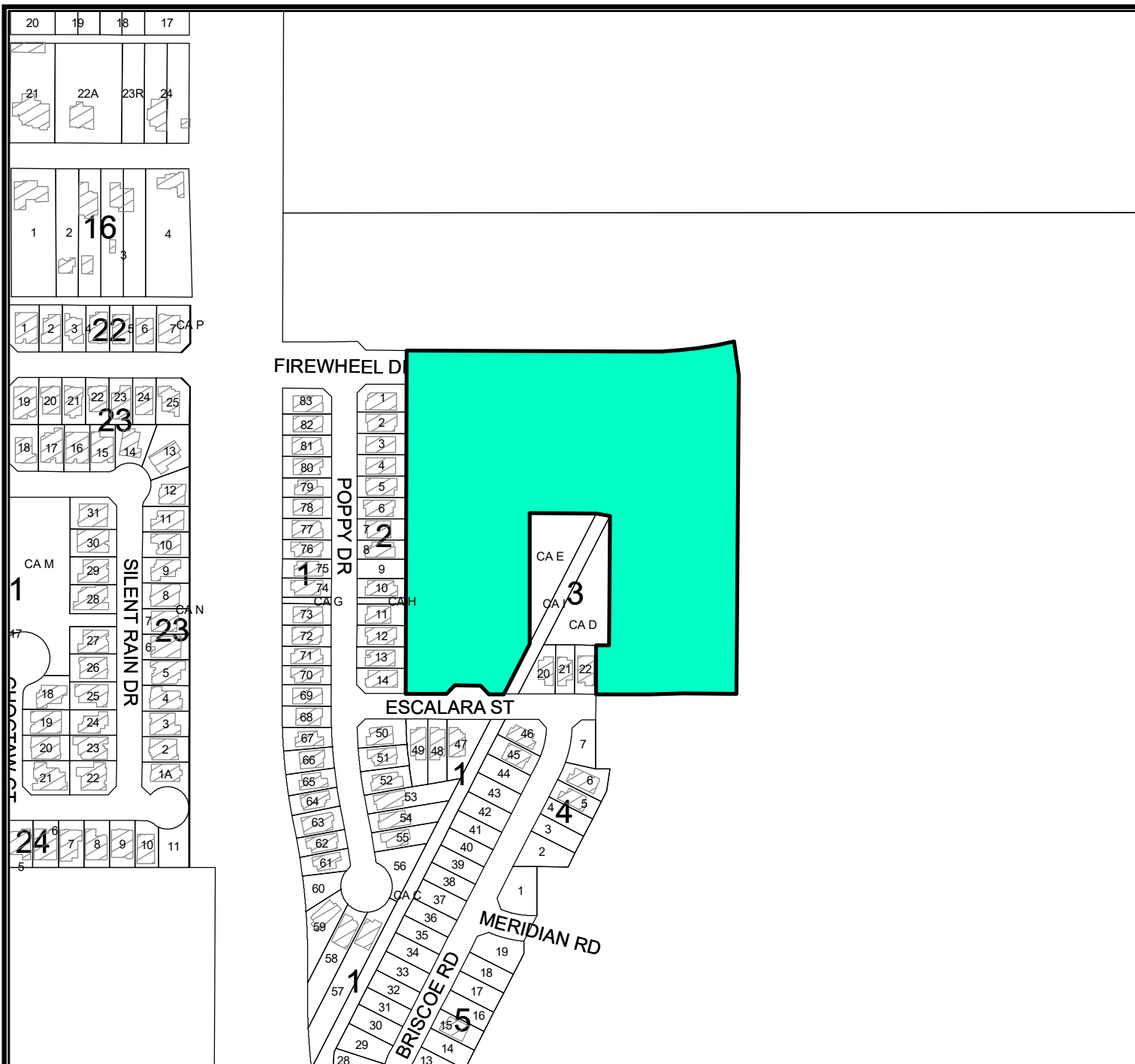
FOR OFFICE USE ONLY

☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☒ CADD File
☒ Application Fee	☒ Title Opinion	☒ Public Improvement
Check # <u>4374</u>	☒ Tax Certificates	☒ Recording Fee
Received By: <u>London</u>	Date: <u>AUG 07 2023</u>	Check # <u>4375</u>

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

8/20/23

3/29/23



LOCATION MAP

SUB-22-0537

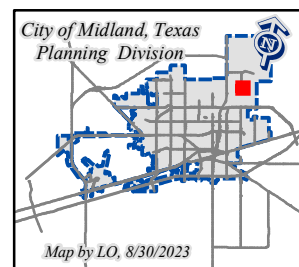
Scale: 1" = 4,057'

Plat of Mockingbird Ridge, Section 3, being a 12.52-acre tract of land in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas.

Generally located north of East Mockingbird Lane, approximately 900 feet east of North Fairgrounds Road. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Planning and Zoning Commission

Approved for Agenda:

MEETING DATE: September 05, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion approving a Final Plat of Hannah Addition, Section 5, being a 30.67-acre tract of land out of the southeast part of Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1232, approximately 270-feet south of West County Road 126.) (District: None) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

None.

Preliminary Plat Approval:

The applicant, Schumann Surveying, Inc., is requesting to plat a 30.67-acre tract of land out of the southeast part of Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas into seven lots to obtain addressing and septic permits. The preliminary plat was approved at the August 7, 2023, Planning and Zoning Commission meeting and at the August 22, 2023, City Council 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.

Engineering: (Approved)

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

PAVING: Paving requirements were deferred and administratively approved on 07/26/2023. [For the Applicant's information only.]

Water: Water requirements were deferred and administratively approved on 07/26/2023. [For the Applicant's information only.]

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

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

SEWER: Wastewater requirements were deferred and administratively approved on 07/26/2023. [For the Applicant's information only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

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

Fire: (Approved)

No additional comments.

Oil and Gas: (Approved)

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

Building Code: (Approved)

ETJ. No jurisdiction.

GIS: (Approved)

No comments.

Planning: (Approved)

No Comments.

Staff recommends approval of the Preliminary Plat of Hannah Addition, Section 5, subject to Condition A.

Condition(s):

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

Attachments:

Proposed Final Plat
Application
Maps

HANNAH ADDITION, SECTION 5



Final Plat Application

Project Number: SUB-23-0622
Case Number: P-23-1731

Proposed Subdivision Plat Name: **HANNAH ADDITION, SECTION 5**

Legal Description (attached sealed Metes and Bounds): BEING A 30.67 ACRE TRACT OF LAND OUT OF THE SOUTHEAST PART OF SECTION 13, BLOCK 40, T-2-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: **ADAMS DEVELOPMENT GROUP, LLC**

Phone ()
Email

Address **3203 S COUNTY ROAD 1200**

City **MIDLAND**

State **TX**

Zip

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: SCHUMANN SURVEYING, INC.

Printed Name: **EDUARDO ALEMAN**

Phone ()
Email

Address **800 N. MARENFIELD STREET**

City **MIDLAND**

State **TX**

Zip **79701**

Current Zoning:

Reason for Platting: TO OBTAIN SEPTIC PERMITS AND ADDRESSES

Plat Information

Total Acreage: **30.67**

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **7**

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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- ☐ 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): Brandon Adams

Date:

Property Owner (printed): Brandon Adams

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

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

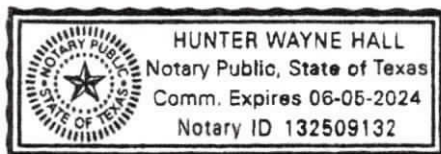
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Edوارد Aleman
Authorized Agent (signature)

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



H. H. H.
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Received By: Daniel Hunter

Date: 8 31 23

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



LOCATION MAP

P-23-1628

Scale: 1" = 200'

Proposed plat of Hannah Addition, Section 5, being a 30.67-acre tract of land out of the Southeast Part of Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located northeast of the intersection of West County Road 130 and Antelope Trail – (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Planning and Zoning Commission

Approved for
Agenda:
Jeff Fisher

MEETING DATE: September 5, 2023

TO: Planning and Zoning Commission

FROM: Jeff Fisher, Planning Manager

SUBJECT: Motion approving a Final Plat of Midkiff Industrial Center, Section 28, being a Replat of Lot 1, Block 3, Midkiff Industrial Center, Section 2, a 4.04-acre tract out of the northwest quarter of Section 4, Block 39, T-2-S, T&P, RR Co. Survey, and a 2,080-square foot vacated portion of West Industrial Loop right-of-way, City and County of Midland Texas. (Generally located on the east side of South Midkiff Road, approximately 200-feet south of Commercial Drive. – Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

C, Commercial District.

Preliminary Plat Approval:

The Preliminary Plat was approved at the May 15, 2023, Planning and Zoning Commission meeting. The property owner is combining the two lots and vacated portion of the West Industrial Loop right-of-way into a single lot for future development.

Final Plat Requirements:

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

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

Below are the departments' comments.

Building Code: (Approved)

No comments.

Engineering: (Approved)

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

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

PAVING: S Midkiff roadway okay as is. Paving improvements for W Industrial roadway have been deferred by Council on 07/11/2023, (Motion 082-2023).

WATER: 12" water exists in Midkiff Road, okay as is. 6" water exists in Industrial Loop, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 15" sewer exists in Midkiff Street, okay as is. 6" sewer exists in alley, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: No Drainage Report required at this time. Existing site is developed; if proposing to re-develop site drainage can be reviewed with building permit. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

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

Fire: (Approved)

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

Code Compliance (Approved)

No Oil & Gas well concerns. Informational: No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat. Please note if oil & gas wells are not identified or left off plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

GIS: (Approved)

No comments.

Planning: (Approved)

No comments.

Staff recommends approval of a Final Plat of Midkiff Industrial Center, Section 28, subject to Condition A.

Condition:

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

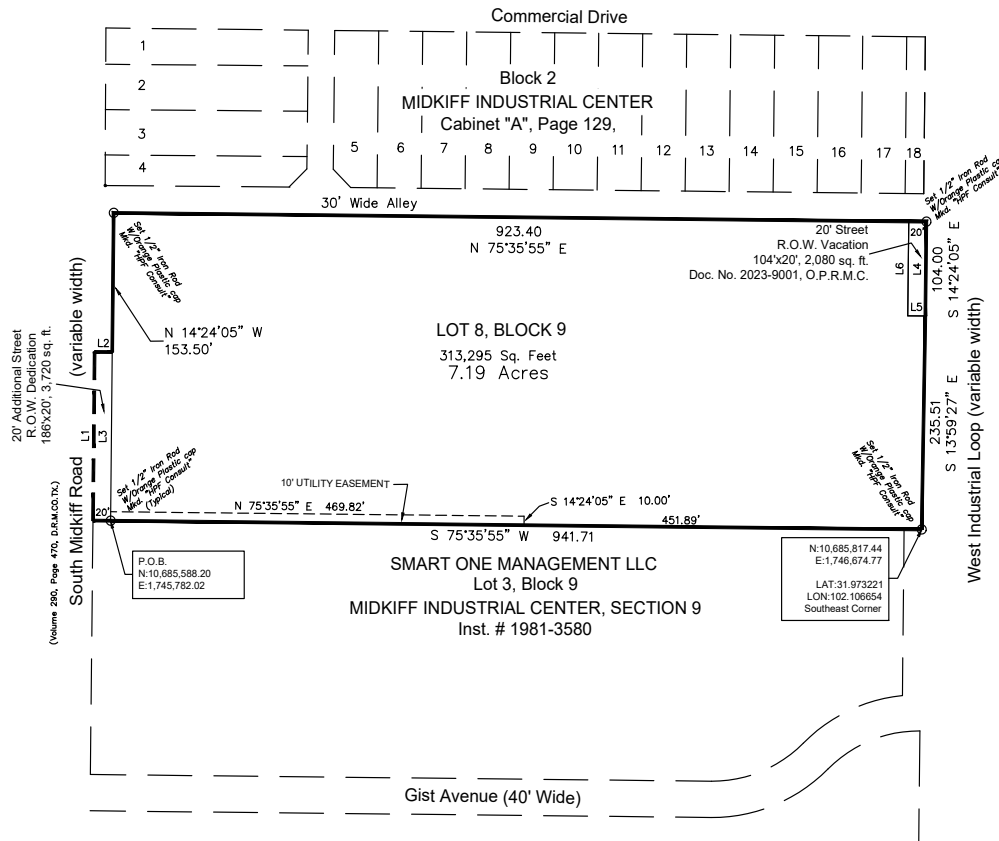
Attachments:

Proposed Final Plat
Application
Maps

FINAL PLAT

MIDKIFF INDUSTRIAL CENTER, SECTION 28

BEING A REPLAT OF LOT 1, BLOCK 3, MIDKIFF INDUSTRIAL CENTER, SECTION 2,
A 4.04 ACRE TRACT LOCATED IN SECTION 4, BLOCK 39, T-2-S, T. & P. R.R. CO. SURVEY,
AND A 2,080 SQUARE FOOT PORTION OF THE WEST INDUSTRIAL LOOP RIGHT-OF-WAY,
CITY AND COUNTY OF MIDLAND, TEXAS



NOTES:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, TEXAS, UNINCORPORATED AREA, COMMUNITY MAP NUMBER 48329C0201 F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS SITUATED WITHIN ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAIN.

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

SURVEYORS 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 WAS PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

MARCUS L. HOSTAS, RPLS
TX. REGISTRATION NUMBER: 5643

PACKET

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) ALL BEARINGS, DISTANCE, COORDINATES AND AREAS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TXCZ. ALL ELEVATIONS ARE BASED UPON NAVD88.
- 3) THE INSTALLTION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS (1) EITHER TRACT IS RE-PLATTED OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- 4) APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THOSE LOT(S) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

UTILITY COMPANY CERTIFICATE:

This plat has been checked for accessibility of utilities.

Signed: _____
Oncor Electric Delivery Company

Signed: _____
Optimum

Signed: _____
A. T. & T.

Signed: _____
Astound Broadband

Signed: _____
Atmos Energy

OWNERS CERTIFICATE:

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS INDUSTRIAL OILS INC. IS THE RECORD OWNER OF A TRACT OF LAND DESCRIBED HEREIN AS MIDKIFF INDUSTRIAL CENTER, SECTION 28, BEING A REPLAT OF LOT 1, BLOCK 3, MIDKIFF INDUSTRIAL CENTER, SECTION 2, A 4.04 ACRE TRACT LOCATED IN SECTION 4, BLOCK 39, T-2-S, T&P R.R. CO. SURVEY, AND A 2,080 SQUARE FOOT PORTION OF THE WEST INDUSTRIAL LOOP RIGHT-OF-WAY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT INDUSTRIAL OILS INC., BEING THE OWNER OF THE AFOREMENTIONED LAND SHOWN ON THIS PLAT DESIGNATED AS MIDKIFF INDUSTRIAL CENTER, SECTION 28, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, AND EASEMENTS, SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS

THE _____ DAY OF _____, 2023.

BY: _____

ACKNOWLEDGEMENT:

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS:

CERTIFICATE OF APPROVAL
FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE FOREGOING PLAT OF "MIDKIFF INDUSTRIAL CENTER, SECTION 28" WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS:

SIGNED: _____
CHAIRMAN LUCY SISNIEGA

ATTEST: _____
SECRETARY JEFF FISHER



ENGINEERING AND DESIGN
TEXAS REGISTERED
TBPELS FIRM 10194683
3106 N. Big Spring Street
Midland, Texas
432.235.8111
MARCUS.HOSTAS@HDPconsultants.com



OWNER:
Stan Williamson
Industrial Oils INC.
#2 West Industrial Loop
Midland, Texas 79701
432-631-1680



NEWTON ENGINEERING, PC

September 15, 2023
4501A Santa Rosa Drive
Midland, Texas 79701
(432) 790-9100
F-13856
2481 E. 2nd St.
Odessa, Texas 79761
(432) 935-0707

Date AUGUST 2023

FINAL PLAT



Final Plat Application

Project Number: _____

Case Number: P-23-1720Proposed Subdivision Plat Name: Midkiff Industrial Center, Section 28

Legal Description (attached sealed Metes and Bounds): _____

Property OwnerPrinted Name: Industrial Oils, Inc.Phone (432) 631-1680

Email _____

Address #2 West Industrial LoopCity MidlandState TXZip 79701**Developer** (if different than Owner)

Printed Name: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip _____

Representative (if acting as Agent, see affidavit on page 2)Firm: Newton Engineering, PCPhone (432) 935-0707

Email _____

Printed Name: Kyle L. Newton, PEkyle@newtoncivil.comAddress 4501A Santa Rosa DriveCity MidlandState TXZip 79707Current Zoning: CReason for Platting: Create single lot for industrial development**Plat Information**Total Acreage: 7.19 acType: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: 1

Number of Multi-Family Dwelling Units: _____

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Stan Williamson Jr

Date: 07 / 27 / 2023

Property Owner (printed) : Stan Williamson Jr

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

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

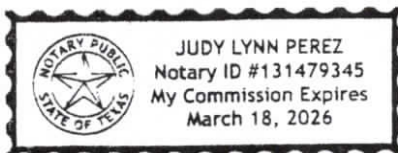
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Kyle Newton
Authorized Agent (signature)

Subscribed and sworn to before me, this 8 day of August, 2023, to certify which witness my hand and seal of office.



Judy Lynn Perez
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☐ Property Owner Authorization

☐ Mylar

☐ Application Fee

Check # 1559

☐ 1 Copy of Dimensioned Plat

☐ 1 Copy of Plat (11x17)

☐ Title Opinion

☐ Tax Certificates

☐ Plat in Digital Format (PDF/JPEG)

☐ CADD File

☐ Public Improvement

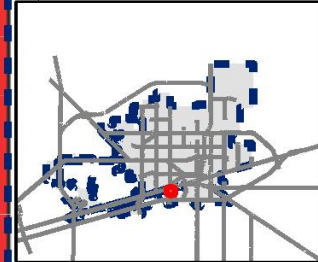
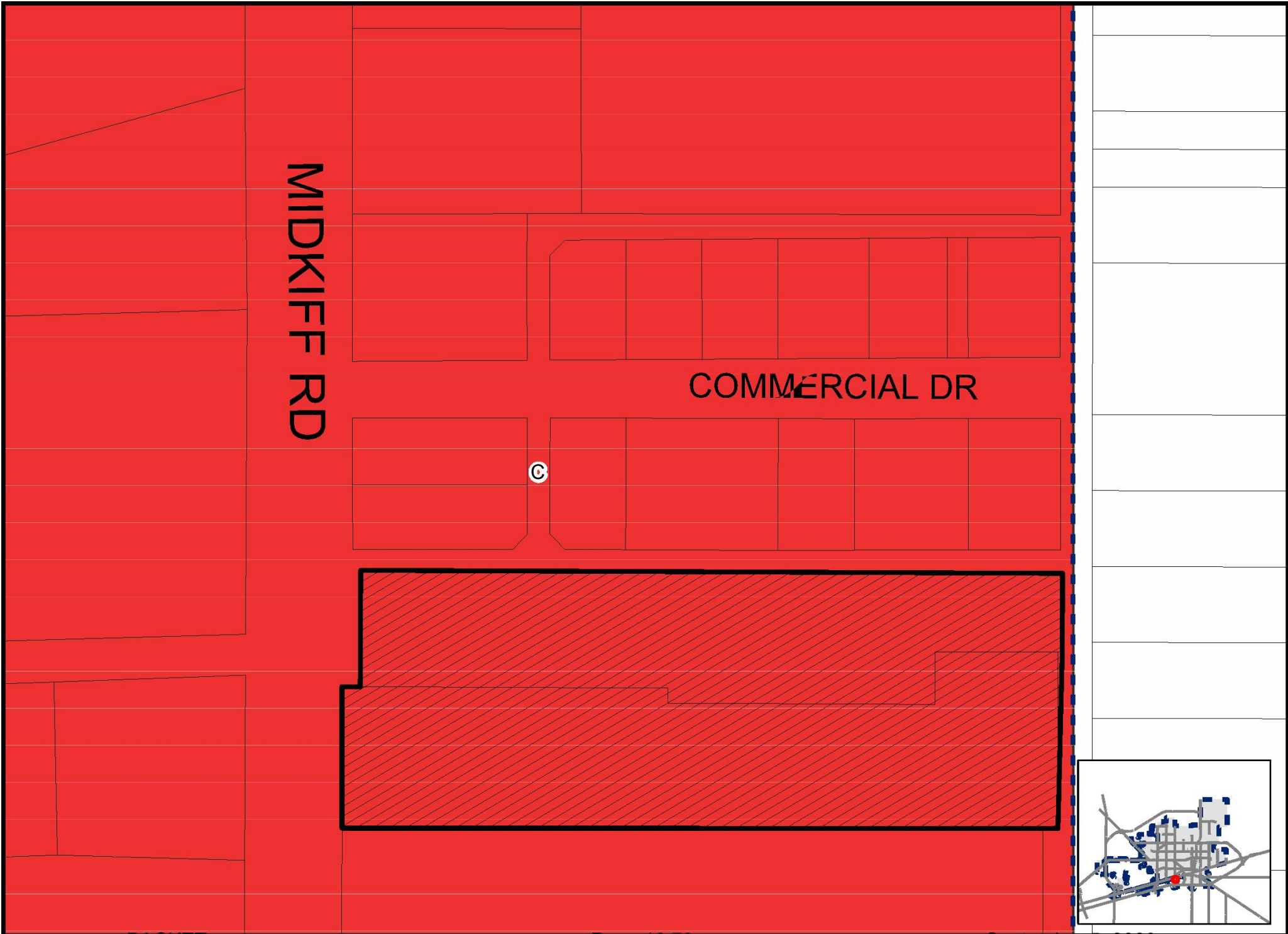
☐ Recording Fee

Check # 1560

Received By:

Date: 8.7.23

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





Planning and Zoning Commission

Approved for Agenda:
Jeff Fisher

MEETING DATE: September 5, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion approving a Final Plat of Moody Addition, Section 16, being a Replat of Lots 7 and 8, Block 36, Moody Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South Lee Street and East Indiana Avenue. – (Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District.

Preliminary Plat Approval:

The property owner is combining two lots into one for future development. This replat satisfies the conditions and requirements of 11-2-3-I of the Subdivision Ordinance and is being processed using the short form approval 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.

Building Code: (Approved)

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

setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on time of new code edition adoption in the City of Midland and date of permit application.

Engineering: (Approved)

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

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

PAVING: South Lee St. and E. Indiana Ave. okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 16" water exists in E. Indiana Ave. and 6' waterline exist within the alley, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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

DIMENSION: * * *

OTHER:

Transportation: (Approved)

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

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

Fire: (Approved)

No comments.

Oil and Gas: (Approved)

No Oil and Gas issues.

GIS: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of a Final Plat of Moody Addition, Section 16, subject to Condition A.

Condition:

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

Attachments:

Proposed Final Plat
Application
Maps

BEING A REPLAT OF LOTS 7 & 8, BLOCK 36, MOODY ADDITION, CITY AND
COUNTY OF MIDLAND, TEXAS.

WHEREAS, WE ARE THE RECORD OWNER(S) OF A TRACT OF LAND KNOWN AS LOTS 7 AND 8, BLOCK 36, MOODY ADDITION SECTION 16, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 48, DEED RECORDS OF MIDLAND COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 0.32 ACRE TRACT OF LAND, ALSO KNOWN AS LOTS 7 AND 8, BLOCK 36, MOODY ADDITION, SECTION 16, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 48, DEED RECORDS OF MIDLAND COUNTY, TEXAS. SAID 0.32 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND "RPLS 4170" (N:10693997.79, E:1760505.47) IN THE EAST RIGHT OF WAY OF SOUTH LEE STREET FOR THE NORTHWEST CORNER OF THIS TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 8;

THENCE NORTH 75°41'06" EAST 140.00 FEET TO A REINF BAR FOUND IN THE WEST RIGHT OF WAY OF A 20 FOOT ALLEY FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°18'54" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 100.00 FEET TO A REINF BAR SET IN THE NORTH RIGHT OF WAY LINE OF INDIANA AVENUE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°41'06" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 140.00 FEET TO A REINF BAR SET IN SAID NORTH RIGHT OF WAY LINE AND SAID EAST RIGHT OF WAY LINE FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°18'54" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 100.00 FEET TO THE PLACE OF BEGINNING.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS MOODY ADDITION, SECTION 16, AN ADDITION OF 0.32 ACRES, ALSO KNOWN AS LOTS 7 & 8, BLOCK 36, IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

WEST TEXAS LIGHTHOUSE

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY WEST TEXAS LIGHTHOUSE

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE DIRECTOR OF DEVELOPMENT SERVICES:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MOODY ADDITION, SECTION 16, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF _____, 2023.

SIGNED: _____
CHAIRMAN LUCY SISNIEGA

ATTEST: _____
SECRETARY JEFF FISHER

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

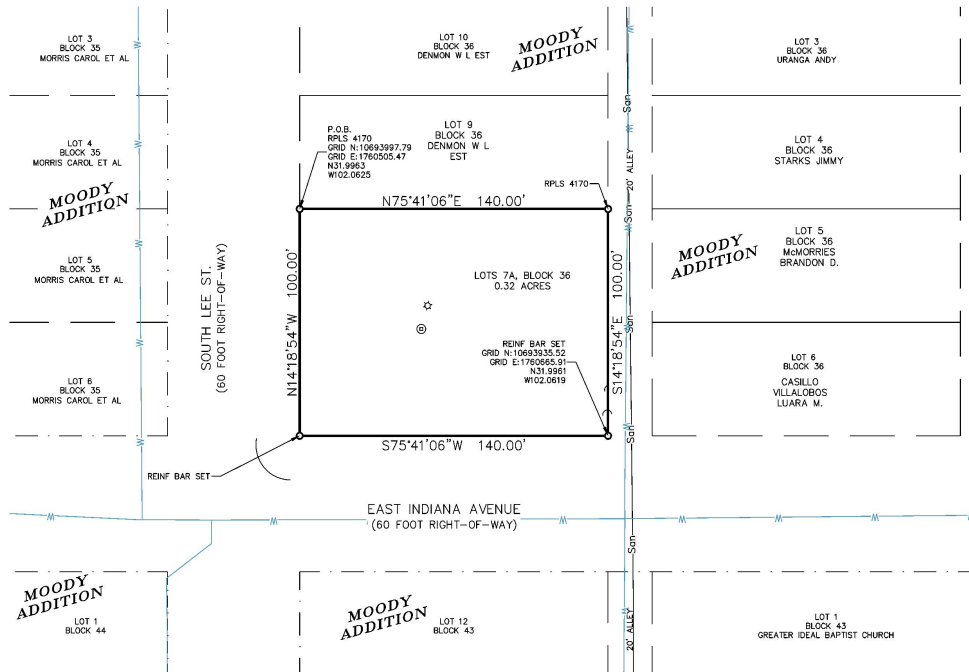


"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT."
RJ DAUM
TEXAS RP/LS 4826

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

SCHUMANN
A LATERAL LAND COMPANY
LAND SURVEYING
700 N. WARENFIELD STREET
SUITE 100
WILLOW, TEXAS 79701
TEL: 817.496.1000 FAX: 817.496.0000

Office (432) 684-5548

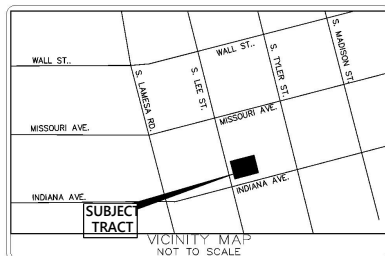


LEGEND:

- | | |
|---|-----------------------|
|  | MONUMENT AS DESCRIBED |
|  | PROPERTY LINE |
|  | ADJOINING PROPERTIES |
|  | SECTION LINE |
|  | UTILITY EASEMENT |
| | |
|  | OVERHEAD ELECTRIC |
|  | UTILITY POLE |
|  | WIRE GUY ANCHOR |
|  | CLEAN OUT |
|  | LIGHT POLE |
|  | ELECTRIC METER |
|  | TELEPHONE PEDESTAL |

OWNER(S):

WEST TEXAS LIGHTHOUSE
2001 AUSTIN ST
SAN ANGELO, TEXAS 76903
325-653-4231
d.wells@lighthousefortheblind.org



NOTES:

- BEARINGS, DISTANCES AND ADGREASE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS CADASTRAL SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. MONUMENTS ARE 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "SCHUMANN ENGINEERING" UNLESS OTHERWISE NOTED.
3. SETTING A PORTION OF THIS ADDITION BY MEANS AND BONDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.
4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IDENTIFICATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. INITIAL IMPACT FEES ON OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
6. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
7. REPRESENTATION OF FLOODPLAIN BOUNDARIES ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. ANY DEVELOPMENT WITHIN FLOODPLAIN AREAS WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT FROM THE CITY OF MIDLAND FLOODPLAIN ADMINISTRATOR. FEMA FLOOD PANEL 463920020F, EFFECTIVE DATE OF SEPTEMBER 16, 2005, PROPERTY IN ZONE "X", ACCORDING TO FEMA FLOOD PLAIN MAP.
8. ANY PERSON WHO DESIRES TO ERASE A NEW STRUCTURE OR REBUILD, REPLACE OR ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN AN ADJACENT LOT 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 11-11-1, 11-11-2, AND TABLE 1 OF THIS ORDINANCE. OTHERWISE WOULD VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICE.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVER COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

PACKET

PACKET

Page 11.83

NO.	DATE	DESCRIPTION	BY		
1	03/09/2023	SKETCH PLAN	JG	DRAWN BY: JG	DATE: 03/09/2023
2	06/09/2023	FINAL PLAN	JG	CHECKED BY: ED/RJ	PROJECT NO.: Sep
				JOB NO.: 79.227	SHEET: 1 OF 1



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: **MOODY ADDITION, SECTION 16**Legal Description (attached sealed Metes and Bounds): **BEING A REPLAT OF LOTS 7 & 8, BLOCK 36, MOODY ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS.****Property Owner**

Printed Name: WEST TEXAS LIGHTHOUSE

Phone (325) 653-4231

Email
d.wells@lighthousefortheblind.org

Address 2001 AUSTIN ST

City SAN ANGELO

State TX Zip 76903

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Printed Name: Eduardo L. Aleman

Phone (432) 684-5548

Email
ealeman@schumannonline.net

Address 800 N. Marienfeld, Suite 100

City Midland

State TX Zip 79701

Current Zoning:Reason for Platting: **TO COMBINE LOTS 7 & 8 INTO ONE****Plat Information**

Total Acreage: 0.32

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

Number of Lots: 1

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

- 2 FOLDED Copies of Dimensioned Plat
- 2 Signed Mylar (or more if applicant does not request a signed reproduction
- 1 Extra Copy (11x17)
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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'

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): [Signature]

Date: 8/2/2023

Property Owner (printed): Dave Wells

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

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

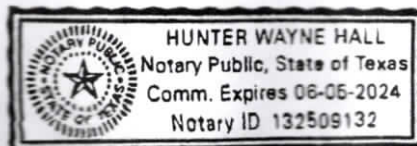
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ed Aleman, who, being by me duly sworn, upon oath says: That (s)he is authorized by Dave Wells, 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 2nd day of August, 20 23 to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☐ Plat in Digital Format (PDF/JPEG)
☐ Mylar	☒ 1 Copy of Plat (11x17)	☐ CADD File
☒ Application Fee	☒ Title Opinion	☒ Public Improvement
Check # <u>2094</u>	☒ Tax Certificates	☒ Recording Fee
Received By: <u>AW</u>		Check # <u>2095</u>
		Date: <u>8/7/23</u>

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

Final Plat Application

Print Date : 7/27/2023

ID: R000032658

MIDLAND CENTRAL APPRAISAL DISTRICT TAX CERTIFICATE

Page 1 of 1

REF:

**MIDLAND CENTRAL APPRAISAL
DISTRICT**
CHIEF APPRAISER**P.O. BOX 908002****PO BOX 908002****MIDLAND, TX 79708-0002****PHONE: 432-699-4991****FAX: (432) 689-7185**Mail
to
**WEST TEXAS LIGHTHOUSE
2001 AUSTIN ST
SAN ANGELO, TX 76903**
Owner Information
 WEST TEXAS LIGHTHOUSE
2001 AUSTIN ST
SAN ANGELO, TX 76903
Amount Due**\$0.00****IF PAID IN JULY 2023**

Paid in Month	*Addn Fees	Tax Due
August 2023	0.00	0.00
September 2023	0.00	0.00
October 2023	0.00	0.00

**IF THIS PROPERTY RECEIVED OR IS
RECEIVING SPECIAL VALUATION
BASED ON ITS USE, ADDITIONAL
ROLLBACK TAXES MAY BECOME DUE AS
PROVIDED BY TAX CODE CHAPTER 23.**

Property Information	Legal Information	Market Values	Summary
ID: R000032658 GEOID: 00060800.036.0070 CONST EXEMPT/E OWNER INTEREST: 1.0 SITUS: 211 S LEE ST	LEGAL: BLK: 036, LOT: 007, ADDN: MOODY ACRES: 0.161	Improvement 50,980 Land 14,000	Total Market 64,980 Total Assessed 64,980

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2020	165 MIDLAND COUNTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020	CTM CITY OF MIDLAND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020	HOS MIDLAND HOSPITAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020	RDC MIDLAND COLLEGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020	SCM MIDLAND ISD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	165 MIDLAND COUNTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	CTM CITY OF MIDLAND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	HOS MIDLAND HOSPITAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	RDC MIDLAND COLLEGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	SCM MIDLAND ISD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2021	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	165 MIDLAND COUNTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	CTM CITY OF MIDLAND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	HOS MIDLAND HOSPITAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	RDC MIDLAND COLLEGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	SCM MIDLAND ISD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2022	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quick Link:

**Amount Due****\$0.00****IF PAID IN JULY 2023**

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

TINA SIBLEY

Signature of Collections Officer

7/27/2023

Date of Tax Certificate



MIDLAND CENTRAL APPRAISAL DISTRICT

TAX CERTIFICATE

ID: R000032659

REF:

MIDLAND CENTRAL APPRAISAL DISTRICT
CHIEF APPRAISER
P.O. BOX 908002
PO BOX 908002
MIDLAND, TX 79708-0002
PHONE: 432-699-4991
FAX: (432) 689-7185

Mail
to **WEST TEXAS LIGHTHOUSE**
2001 AUSTIN ST
SAN ANGELO, TX 76903

Owner Information

WEST TEXAS LIGHTHOUSE
2001 AUSTIN ST
SAN ANGELO, TX 76903

Amount Due \$0.00
IF PAID IN JULY 2023

Paid in Month	*Addn Fees	Tax Due
August 2023	0.00	0.00
September 2023	0.00	0.00
October 2023	0.00	0.00

IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.

Property Information	Legal Information	Market Values	Summary
ID: R000032659 GEOID: 00060800.036.0080 CONST EXEMPT/E OWNER INTEREST: 1.0 SITUS: 209 S LEE ST	LEGAL: BLK: 036, LOT: 008, ADDN: MOODY ACRES: 0.161	Land 14,000	Total Market 14,000 Total Assessed 14,000

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
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2020	HOS MIDLAND HOSPITAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020	RDC MIDLAND COLLEGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020	SCM MIDLAND ISD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	165 MIDLAND COUNTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	CTM CITY OF MIDLAND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	HOS MIDLAND HOSPITAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	RDC MIDLAND COLLEGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	SCM MIDLAND ISD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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2022	CTM CITY OF MIDLAND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	HOS MIDLAND HOSPITAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	RDC MIDLAND COLLEGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	SCM MIDLAND ISD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL FOR 2022	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quick Link:


Amount Due \$0.00
IF PAID IN JULY 2023

This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.

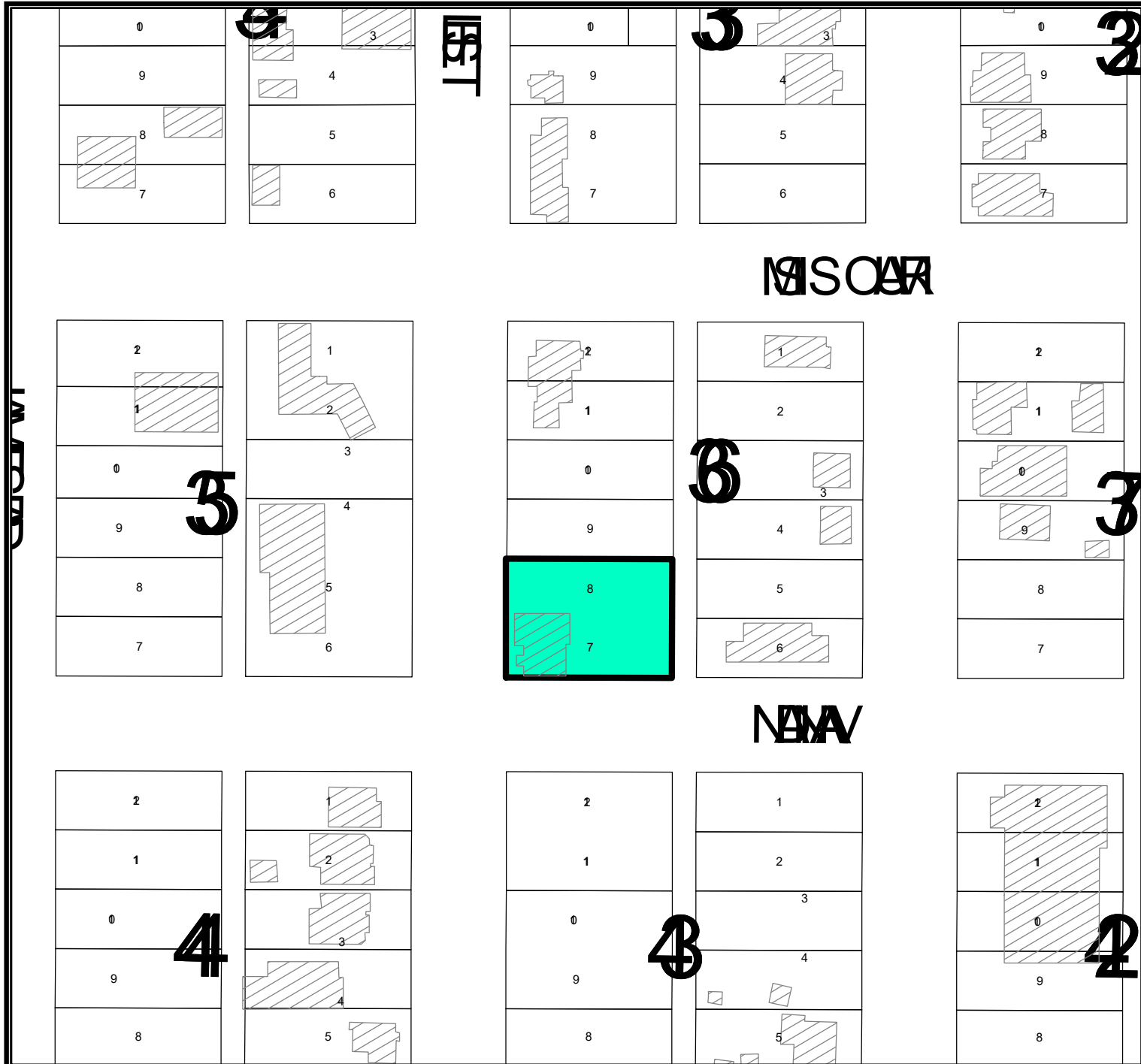
Tina Sibley
TINA SIBLEY

Signature of Collections Officer

7/27/2023

Date of Tax Certificate





LOCATION MAP

P-23-1613

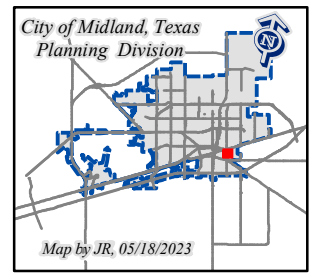
Scale: 1" = 200'

Proposed plat of Moody Addition, Section 16, being a replat of Lots 7 and 8, Block 36, Moody Addition, City and County of Midland, Texas.

Generally located northeast of the intersection of South Lee Street and East Indiana Avenue.
- Council District 2.

LEGEND

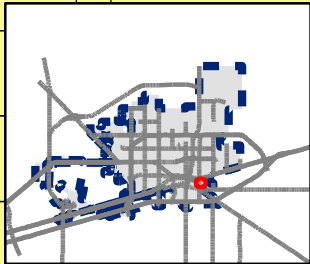
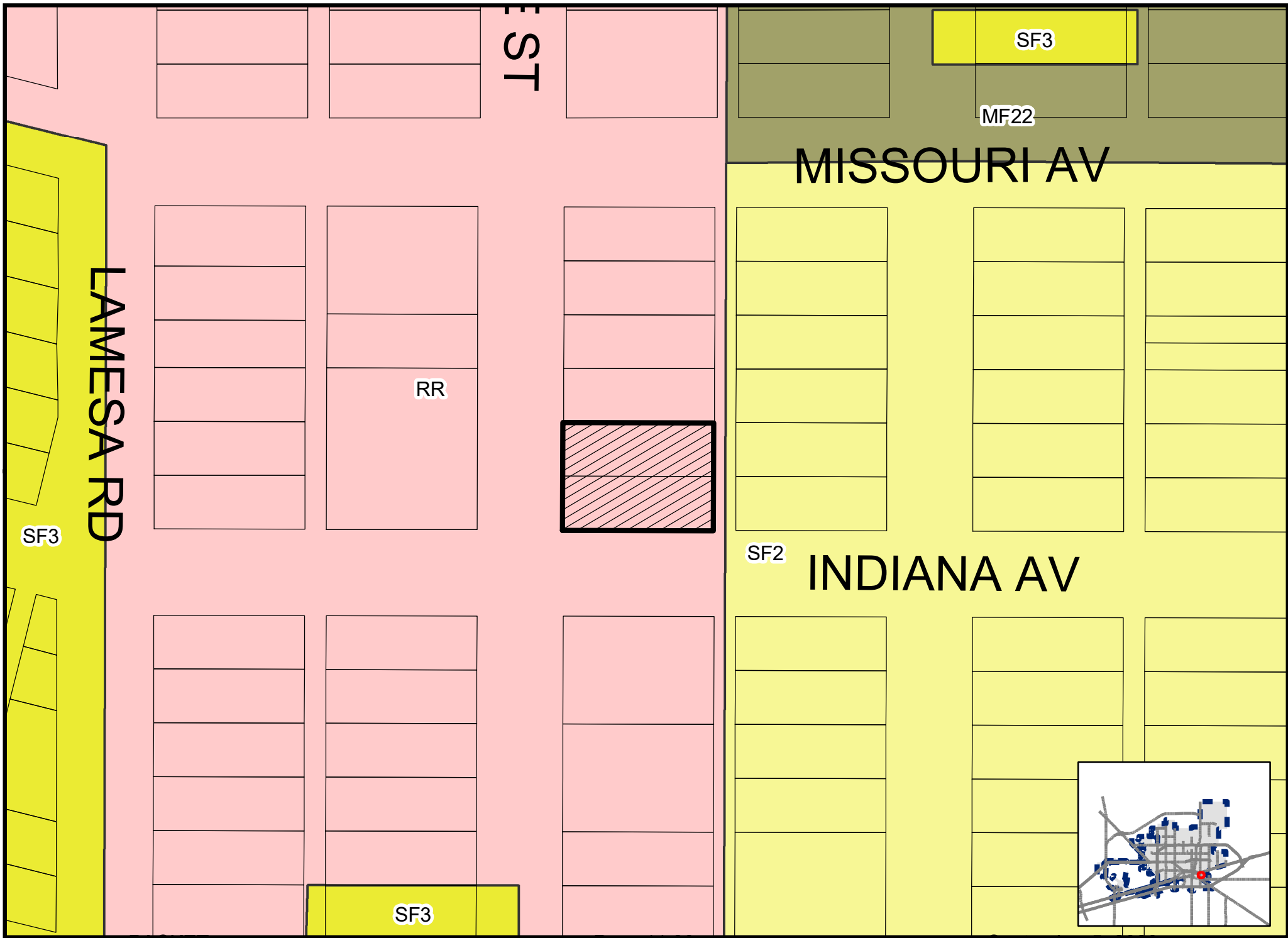
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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





Planning and Zoning Commission

Approved for Agenda:
Jeff Fisher

MEETING DATE: September 5, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion approving a Final Plat of Lilly Heights Addition, Section 13, being a Replat of the north 75 feet of the west 183.70 feet of Block 1, Lilly Heights Addition, and Lot 2, Block 1, Lilly Heights Addition, Section 11, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North Austin Street and West Bedford Avenue (Council District 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

O-1, Office District.

Preliminary Plat Approval:

The property owner is combining two lots into one for future development. This replat satisfies the conditions and requirements of 11-2-3-I of the Subdivision Ordinance and is being processed using the short form approval 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.

Building Code: (Approved)

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

Engineering: (Approved)

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

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

PAVING: Austin Street and Bedford Ave. okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 6" water line exists in Bedford Ave. of tract, and a 6" waterline exists in Austin Street East of tract. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

SEWER: 6" sewer line exists in Austin Street East of Tract, a 6" sewer exists in Bedford North of Tract, and a 6" sewer exists in alley West of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

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

Fire: (Approved)

No comments.

Oil and Gas: (Approved)

No Oil and Gas issues.

GIS: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of a Final Plat of Lilly Heights, Section 13, subject to Condition A.

Condition:

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

Attachments:

Proposed Final Plat
Application
Maps

Short form



Final Plat Application

Project Number: SUB-23-0593
Case Number: P-23-1734

Proposed Subdivision Plat Name: LILLY HEIGHTS ADDITION, SECTION 13

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF THE NORTH 75 FEET OF THE WEST 183.70 FEET OF BLOCK 1, LILLY HEIGHTS ADDITION, AND LOT 2, BLOCK 1, LILLY HEIGHTS ADDITION, SECTION 11, CITY AND COUNTY OF MIDLAND, TEXAS.

Property Owner

Printed Name: MIDLAND MONTESSORI SCHOOL INC.

Phone (432) 425-9112

Email
mwalker@morrowrenew.com

Address 1011 AUSTIN ST

City MIDLAND

State TX

Zip 79707

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Schumann Engineering

Printed Name: Eduardo L. Aleman

Phone (432) 684-5548

Email
ealeman@schumannonline.net

Address 800 N. Marienfeld, Suite 100

City Midland

State TX

Zip 79701

Current Zoning: 01

Reason for Platting: TO COMBINE LOTS INTO ONE SINGLE LOT (2A)

Plat Information

Total Acreage: 1.24

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature): Marcia Walker

Date 8/7/2023

Property Owner (printed): Marcia Walker

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

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

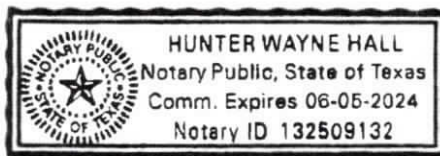
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Edardo J Aleman
Authorized Agent (signature)

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



Hahn
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: Daniel Harker

Date: 8 3 1 23

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

LILLY HEIGHTS ADDITION SECTION 13

BEING A REPLAT OF THE NORTH 75 FEET OF THE
WEST 183.70 FEET OF BLOCK 1, LILLY HEIGHTS ADDITION,
AND LOT 2, BLOCK 1, LILLY HEIGHTS ADDITION,
SECTION 11, CITY AND COUNTY OF MIDLAND, TEXAS

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, WE ARE THE RECORD OWNER(S) OF A TRACT OF LAND BEING ALL OF LOT 2, BLOCK 1, LILLY HEIGHTS ADDITION SECTION 11, AND THE NORTH 75 FEET OF THE WEST 183.70 FEET OF BLOCK 1, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 1.24 ACRE TRACT OF LAND, BEING ALL OF LOT 2, BLOCK 1, LILLY HEIGHTS ADDITION SECTION 11, AND THE NORTH 75 FEET OF THE WEST 183.70 FEET OF BLOCK 1, MIDLAND COUNTY, SAID 1.24 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND (N:10695608.44, E:1742721.82) IN THE EAST RIGHT OF WAY OF AUSTIN STREET AND IN THE SOUTH RIGHT OF WAY OF BEDFORD AVENUE FOR THE NORTHWEST CORNER OF THIS TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID BLOCK 1;

THENCE NORTH 75°25'27" EAST, ALONG SAID SOUTH RIGHT OF WAY OF BEDFORD AVENUE, 184.22 FEET TO AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°25'53" EAST 262.32 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 57°01'09" WEST 193.77 FEET TO A REINF BAR SET IN THE SAID EAST RIGHT OF WAY FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°31'21" WEST, ALONG SAID EAST RIGHT OF WAY, 323.50 FEET TO THE PLACE OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LILLY HEIGHTS ADDITION, SECTION 11, AN ADDITION OF 1.24 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

MIDLAND MONTESSORI SCHOOL INC. - MARCIA WALKER

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LILLY HEIGHTS ADDITION, SECTION 13, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF _____, 2023.

SIGNED: CHAIRMAN LUCY SINEGA

ATTEST: SECRETARY JEFF FISHER

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

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

RJ DAUM
TEXAS RPLS 4826



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

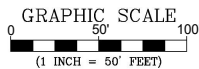
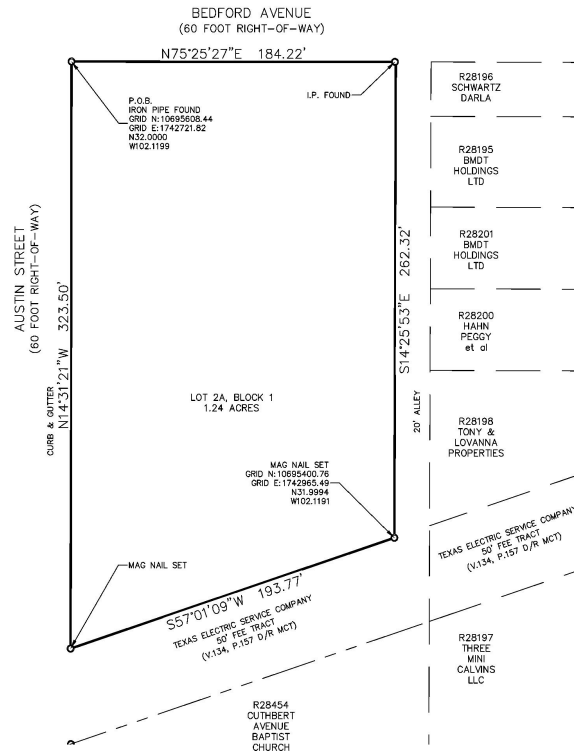


NO.	DATE	DESCRIPTION	BY	DRAWN BY:	DATE:
1	01/16/2023	SKETCH PLAN	JG	JG	01/16/2023
2	04/19/2023	PRELIMINARY PLAN	JG	ED/RJ	
3	06/12/2023	FINAL PLAN	JG		
		JOB NO.:	79,099	SHEET: 1 OF 1	

Page 12.95

September 5, 2023

LILLY HEIGHT ADDITION, SECTION 13



- LEGEND:**
- MONUMENT AS DESCRIBED
 - PROPERTY LINE
 - ADJOINING PROPERTIES
 - UTILITY EASEMENT
 - x- FENCE LINE
 - O-E- OVERHEAD ELECTRIC
 - UTILITY POLE
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - WATER METER
 - SANITARY SEWER MANHOLE
 - AIR CONDITIONER
 - TELEPHONE PEDESTAL
 - ELECTRIC METER

OWNER(S):

MIDLAND MONTESSORI SCHOOL INC.
1011 AUSTIN ST
MIDLAND, TX 79707
C: 432-425-9112
W: 432-563-0447
mwalker@marrownew.com

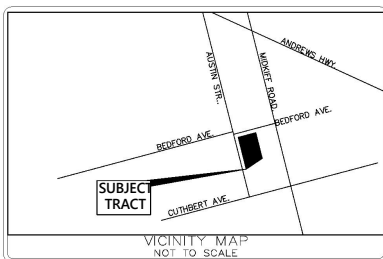
STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2023, BY MIDLAND MONTESSORI SCHOOL INC. - MARCIA WALKER

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

NOTES:

- BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "SCHUMANN ENGINEERING" UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- REPRESENTATION OF FLOODPLAIN BOUNDARIES ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. ANY DEVELOPMENT WITHIN FLOODPLAIN AREAS WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT FROM THE CITY OF MIDLAND FLOODPLAIN ADMINISTRATOR.



THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: ONCOR ELECTRIC DELIVER COMPANY

SIGNED: AT&T TEXAS

SIGNED: ATMOS ENERGY

SIGNED: OPTIMUM COMMUNICATIONS

SIGNED: ASTOUND COMMUNICATIONS

PACKET



LOCATION MAP

SUB-23-0593

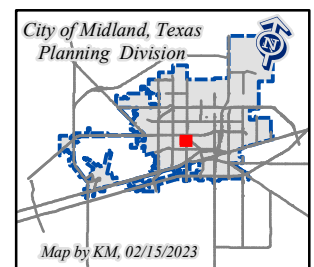
Scale: 1" = 200'

Proposed plat of Lilly Heights Addition, Section 13, being a replat of the North 75 feet of the West 183.70 feet of Block 1, Lilly Heights Addition, and Lot 2, Block 1, Lilly Heights Addition, Section 11, City and County of Midland, Texas.

Generally located on the southeast corner of the intersection of Bedford Avenue and Austin Street (Council District 3)

LEGEND

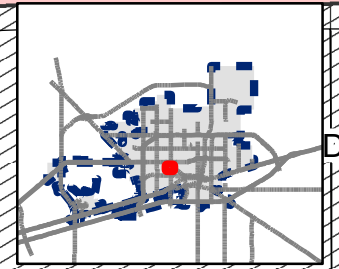
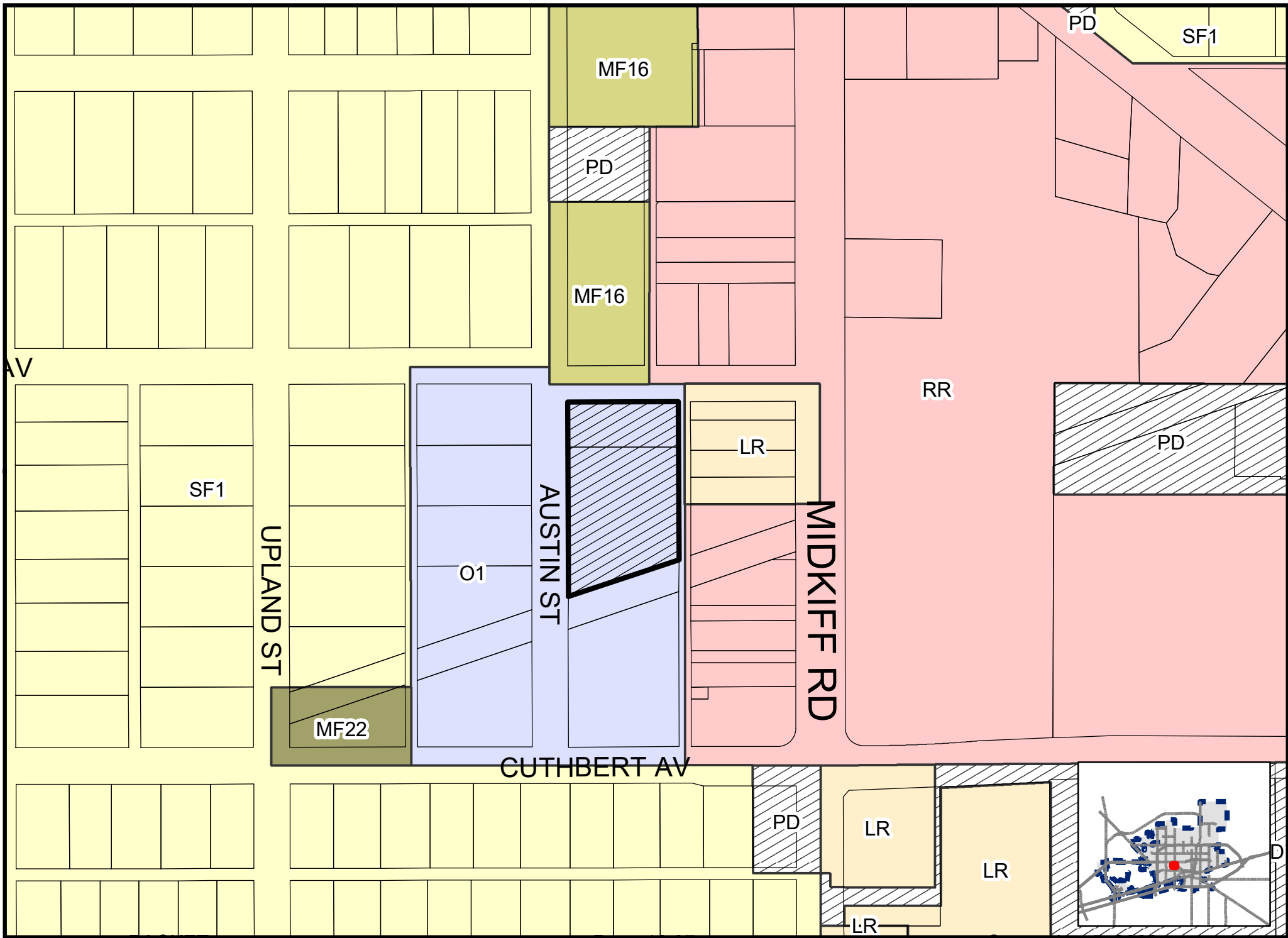
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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





Planning and Zoning Commission

Approved for Agenda:
Jeff Fisher

MEETING DATE: September 5, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Motion approving a Final Plat of Hillcrest Acres, Section 14, being a Residential Replat of the south 668-feet, save and except the north 59.8-feet and save and except the south 10-feet of Tracts 7 and 8, Hillcrest Acres, City and County of Midland, Texas. (Generally located on the north side of Princeton Avenue, approximately 1,000-feet west of North Midland Drive. - (Council District 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

SF-1, Single Family Dwelling District.

Preliminary Plat Approval:

The property owner is replatting two existing lots to make one larger. This replat satisfies the conditions and requirements of 11-2-3-I of the Subdivision Ordinance and is being processed using the short form approval 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.

Building Code: (Approved)

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

Engineering: (Approved)

No comments,

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

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

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

WATER: 6" water exists in Princeton Street, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 8" sewer exists in alley North of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Drainage study not required for development into single family residences. Development considered infill. FEMA Firm data to be on plat face. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

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

Fire: (Approved)

No objections.

Oil and Gas: (Approved)

No Oil and Gas issues.

GIS: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of Hillcrest Acres, Section 14, subject to Condition A.

Condition:

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

Attachments:

Proposed Final Plat
Application
Maps



Final Plat Application

Project Number: 848-23-0633
Case Number: _____

Proposed Subdivision Plat Name: HILLCREST ACRES, SECTION 14

Legal Description (attached sealed Metes and Bounds): BEING A RE-PLAT OF THE SOUTH 668 FEET, SAVE & EXCEPT The North 59.8 feet & Save & Except the south 10 feet of Tracts 7 & 8, Hillcrest Acres Recorded in Volume 102, Page 374 Deed Records of Midland County, Texas City of Midland, Midland County, Texas

Property Owner Printed Name: James M. Humphreys Jr.		Phone (432) 425-6836 Email	
Address	4504 Princeton Avenue	City	Midland
State	TX	Zip	79703-4710

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

Representative (if acting as Agent, see affidavit on page 2) Firm: Landgraf, Crutcher & Associates Printed Name: LCA		Phone (432) 332-5058 Email	
Address	521 N. Texas Avenue	City	Odessa
State	TX	Zip	79761

Current Zoning:

Reason for Platting: A connection to City water is desired, permitting may be required / ownership purposes.

Plat Information	Total Acreage: 2.61
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Residential Lots:	Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Date:

Property Owner (printed):

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared George E. Thornley who, being by me duly sworn, upon oath says: That (s)he is authorized by James M. Humphreys Jr., 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 1 day of August, 20 23, to certify which witness my hand and seal of office.



Melanie Martinez
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY

☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☒ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>41549</u>	☒ Tax Certificates	Check # <u>41550</u>

Received By:

AW

Date:

AUG 07 2023

BY: *AW*

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



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

LETTER OF TRANSMITTAL

TO: City of Midland- Planning 300 N. Loraine Midland, Texas 79701	DATE: 8/7/23	JOB NO. 23-025
	ATTENTION: Mr. Jeff Fisher	
	RE: Hillcrest Acres Section 14	
	☒ Delivered ☐ Picked Up ☐ Mailed	

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

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

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

COPIES	DATE	NO.	DESCRIPTION
1			Final Plat app & fee
1			Authorization Form
2			Folded copies of plat
1			11X17 copy of plat
1			Ownership Certificate
2			Tax certificate
1			Digital Files Via email

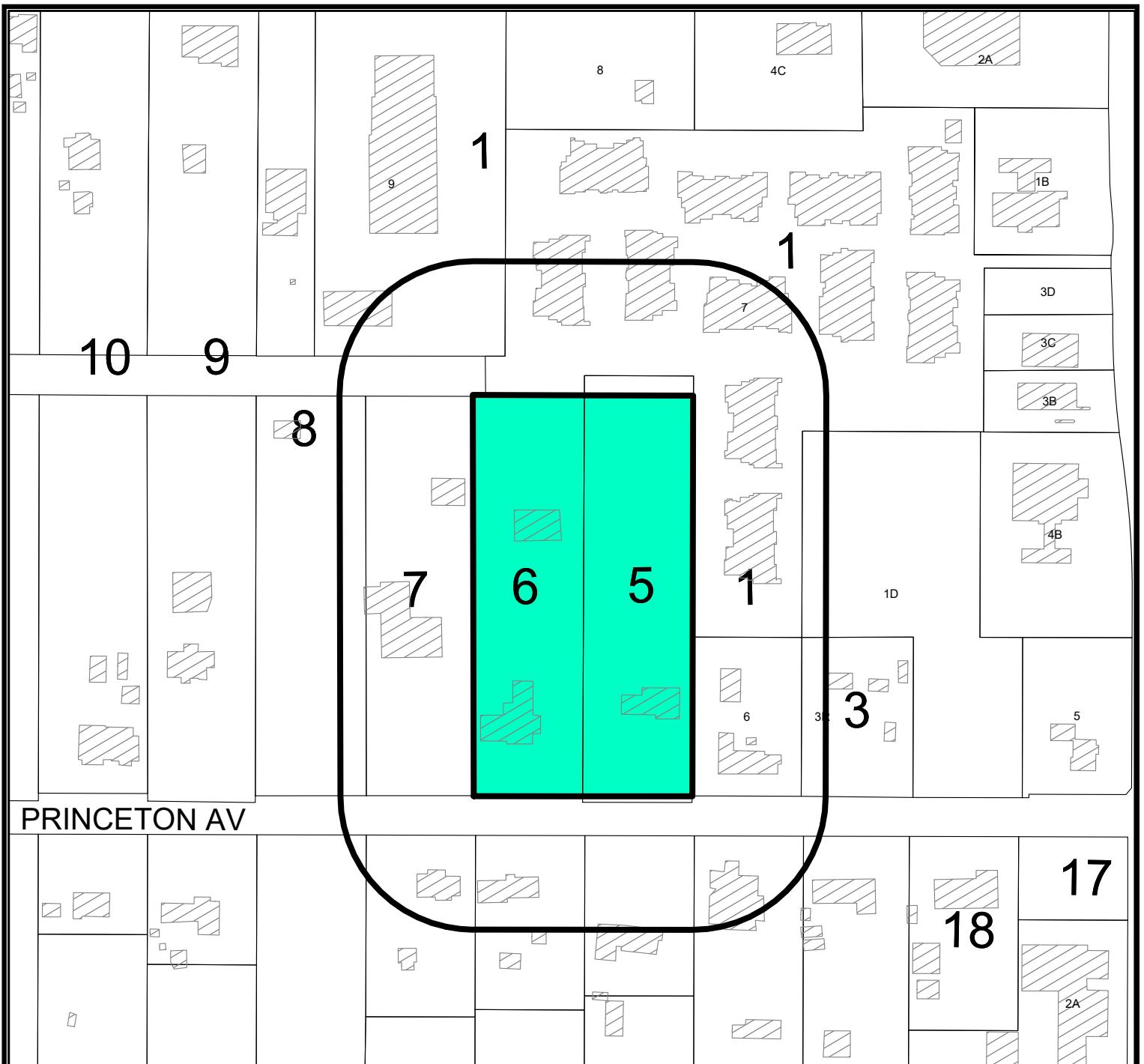
THESE ARE TRANSMITTED as checked below:

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

REMARKS:

COPY TO: File

SIGNED: 
Melanie Martinez



LOCATION MAP

SUB-23-0633

Scale: 1" = 200'

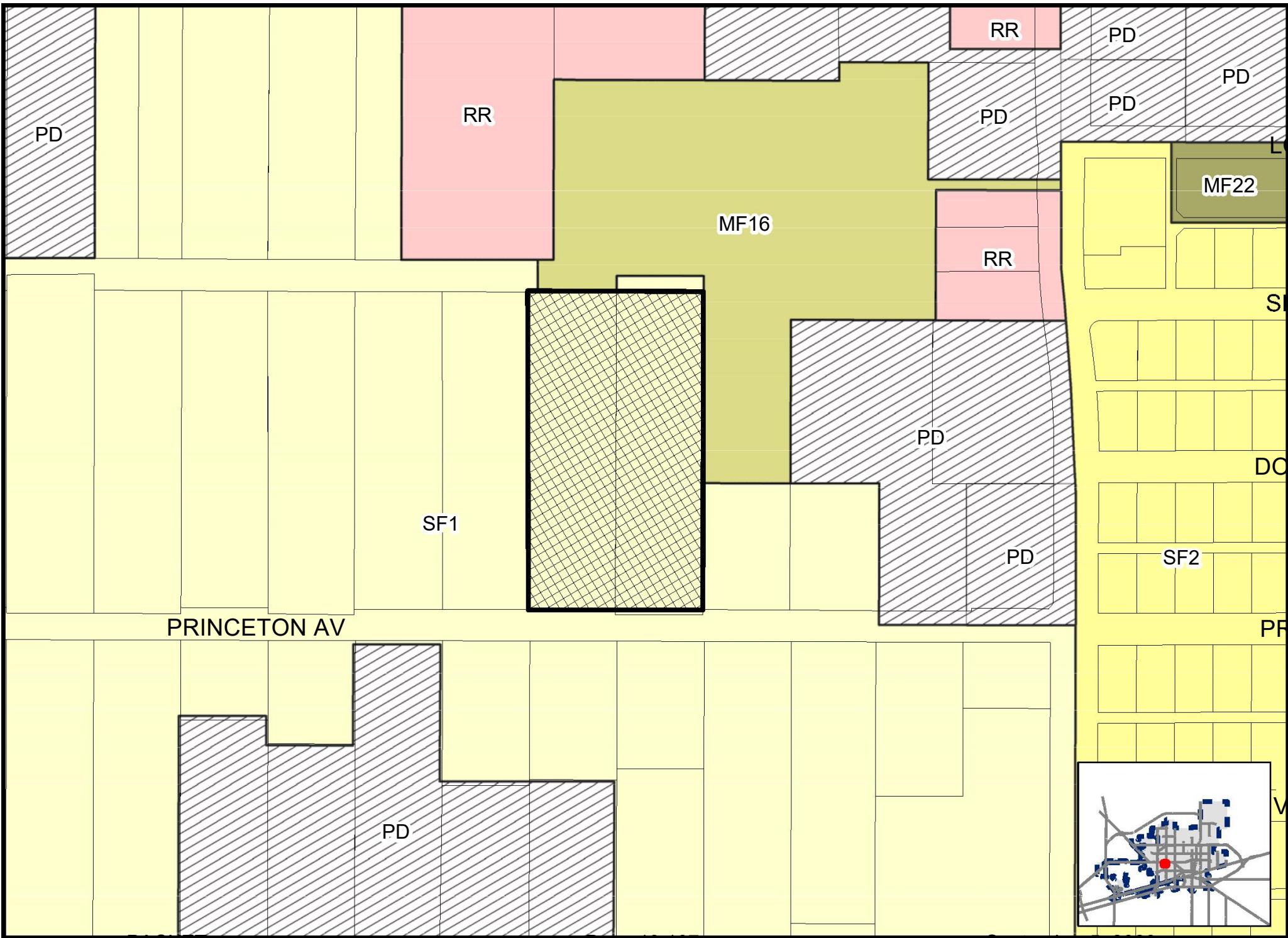
Plat of Hillcrest Acres, Section 14, being a Replat of the south 668-feet, save and except the north 59.8-feet and save and except the south 10-feet of tracts 7 and 8, Hillcrest Acres, City and County of Midland, Texas.

Generally located on the north side of Princeton Avenue, approximately 984-feet west of North Midland Drive. - (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS







Planning and Zoning Commission

Approved for Agenda:
Jeffrey Fisher

MEETING DATE: September 5, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Landon Ochoa, Senior Planner

SUBJECT: Consider a request by Schumann Surveying for a proposed Preliminary Plat of Fannin Terrace, Section 9, being a Replat of Lots 8 and 9, Block 1, Fannin Terrace, Section 4, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Maberry Street and Terrace Avenue. - Council District 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Schumann Surveying, is requesting to replat two lots into one.

Current Zoning:

SF-1, Single-Family Dwelling District

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

BUILDING CODE: (Approved)

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

City of Midland and date of permit application.

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved)

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

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

PAVING: Terrace Ave. and Mayberry St okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 6" water exists in Terrace Ave. north of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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

DIMENSION: * * *

OTHER:

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

No Oil and Gas issues.

GIS: (Approved)

Plat visual's east call does not match metes and bounds. (Plat shows S14-41-01E and metes and bounds shows S14-41-10E) Plat visual's north call does not match metes and bounds. (Plat shows N75-18-59E and metes and bounds show N75-18-1E) In legal description, "Being a proposed of Fannin Terrace, Section 9" is not necessary.

PLANNING: (Approved)

At the final plat stage:

Provide a title opinion [Informational].

The legal description should read, "Being a Replat of Lots 8 and 9, Block 1, Fannin Terrace, Section 4, City and County of Midland, Texas." [Informational]

Staff recommends approval of the Preliminary Plat of Fannin Terrace, Section 9, subject to conditions A.

Condition:

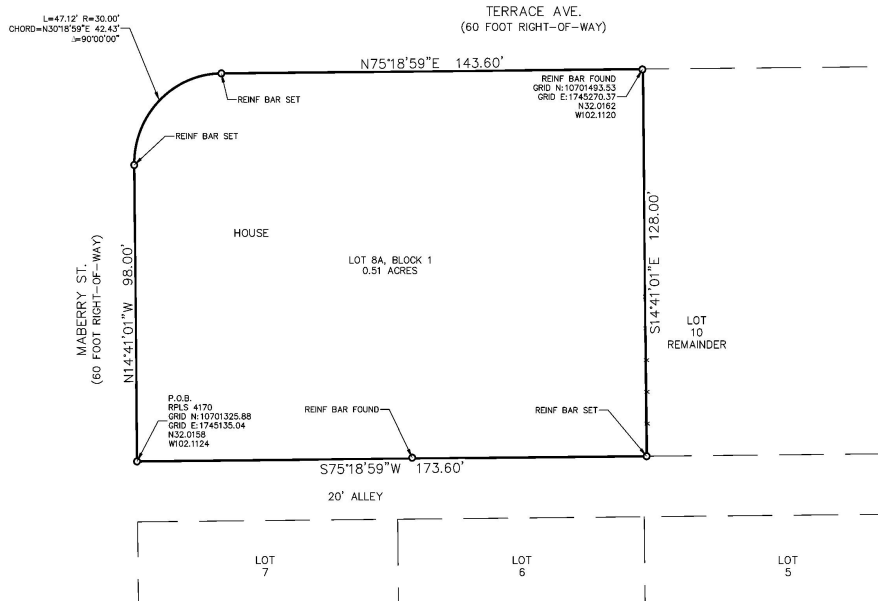
- A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.**

Attachments:

Proposed Preliminary Plat
Application
Maps

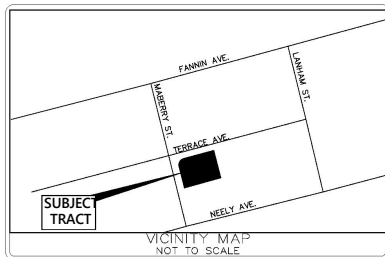
PRELIMINARY
FANNIN TERRACE
SECTION 9

BEING A PROPOSED OF FANNIN TERRACE, SECTION 9, BEING A REPLAT OF
LOTS 8 AND 9, BLOCK 1, FANNIN TERRACE, SECTION 4, CITY AND COUNTY OF
MIDLAND, TEXAS



LEGEND:

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- - - ADJOINING PROPERTIES
- - - SECTION LINE
- - - UTILITY EASEMENT
- X - FENCE LINE
- ONE - OVERHEAD ELECTRIC
- UTILITY POLE
- GAS METER
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE



NOTES:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP MARKED "SCHUMANN ENGINEERING" UNLESS OTHERWISE NOTED.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
6. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
7. PROPERTY IS IN FEMA FLOOD PANEL MAP 48329C0089F, WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2005, THIS PROPERTY IS IN ZONE "X" ACCORDING TO THIS MAP.
8. ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE OR ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE A02-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-8, 11-11-9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVER COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

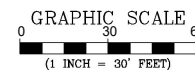
SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

PACKET

OWNER(S):

DERRELL J. TAYLOR
2513 TERRACE AVE.
MIDLAND, TX 79705



"PRELIMINARY. THIS DOCUMENT SHALL NOT BE USED FOR ANY PURPOSE AND SHALL NOT BE USED FOR REVIEW OR REPLY UPON AS A FINAL SURVEY DOCUMENT."

RJ DAUM
TEXAS RPLS 4826

NO.	DATE	DESCRIPTION	BY	DRAWN BY:	DATE:
				JG	05/17/2023
				CHECKED BY:	ED/RJ
				PROJECT NO.:	79,386
				JOB NO.:	1 OF 1

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

SCHUMANN
A LATERAL LAND COMPANY

LAND SURVEYING
2513 TERRACE AVE.
MIDLAND, TEXAS 79705
Office (432) 684-5548

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, DERRELL J. TAYLOR WE ARE THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 21, BLOCK 39, T-1-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 0.51 ACRE TRACT OF LAND, KNOWN AS ALL OF LOT 8, THE EAST 79 FEET OF LOT 9, AND THE WEST 1 FOOT OF LOT 10, BLOCK 1, FANNIN TERRACE ADDITION, SECTION 4, OUT OF THE NORTHEAST OF SECTION 21, BLOCK 39, T-1-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, SAID 0.51 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND MARKED "RPLS 4170" (N-10701325.88, E:1745135.04) IN THE EAST RIGHT OF WAY LINE OF MABERRY STREET (60' RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF THIS TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 8, OF SAID BLOCK 1, OF SAID FANNIN TERRACE ADDITION, SECTION 4;

THENCE NORTH 14°41'01" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF SAID MABERRY STREET, 98.00 FEET TO A REINF BAR SET IN SAID EAST RIGHT OF WAY LINE FOR AN EXTERIOR CORNER OF THIS TRACT AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 47.12' ALONG A CURVE WITH A RADIUS OF 30.00' AND A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING OF NORTH 30°18'59" EAST 42.43 FEET TO A REINF BAR SET IN THE SOUTH RIGHT OF WAY LINE OF TERRACE AVENUE (60' RIGHT-OF-WAY) FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE NORTH 75°18'01" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID TERRACE AVENUE, 143.60 FEET TO A REINF BAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°41'10" EAST 128.00 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°18'59" WEST 173.60 FEET TO THE PLACE OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS FANNIN TERRACE, SECTION 9, LOT 8A, OF BLOCK 1, AN ADDITION OF 0.51 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

DERRELL J. TAYLOR,
STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2023, BY DERRELL J. TAYLOR

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE DIRECTOR OF DEVELOPMENT SERVICES:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF FANNIN TERRACE SECTION 9, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF _____, 2023.

SIGNED: _____
CHAIRMAN LUCY SIGNEGA

ATTEST: _____
SECRETARY JEFF FISHER



September 5, 2023



Preliminary Plat Application

Project Number:

SUB-23-0632

Case Number:

Proposed Subdivision Plat Name: FANNIN TERRACE, SECTION 9

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF LOTS 8 & 9, BLOCK 1, FANNIN TERRACE, SECTION 4, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: DERRELL J. TAYLOR

Phone ()

Email

Address 2513 TERRACE AVE

City MIDLAND

State TX

Zip 79705

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Schuman Surveying

Printed Name: Ed Aleman

Phone (432) 254-0327

Email

ealeman@schumanonline.net

Address 800 N Marienfeld

City Midland

State TX

Zip 79705

Current Zoning:

SF1

Reason for Platting: TO COMBINE LOTS 8 & 9 INTO ONE LOT (8A)

Plat Information

Total Acreage: 0.51

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

Number of Lots: 1

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

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

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

Provisions

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

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

Property Owner (signature):

Bradley Louwer

Date:

7.8.23

Property Owner (printed):

Brad Louwer

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

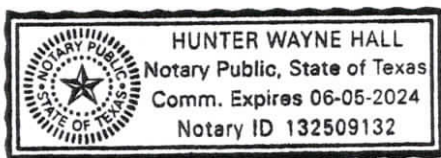
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland

STATE OF TEXAS
COUNTY OF MIDLAND

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

Edoardo J. Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 10th day of July, 20 23, to certify which witness my hand and seal of office.



H. H.
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☐ Application Fee

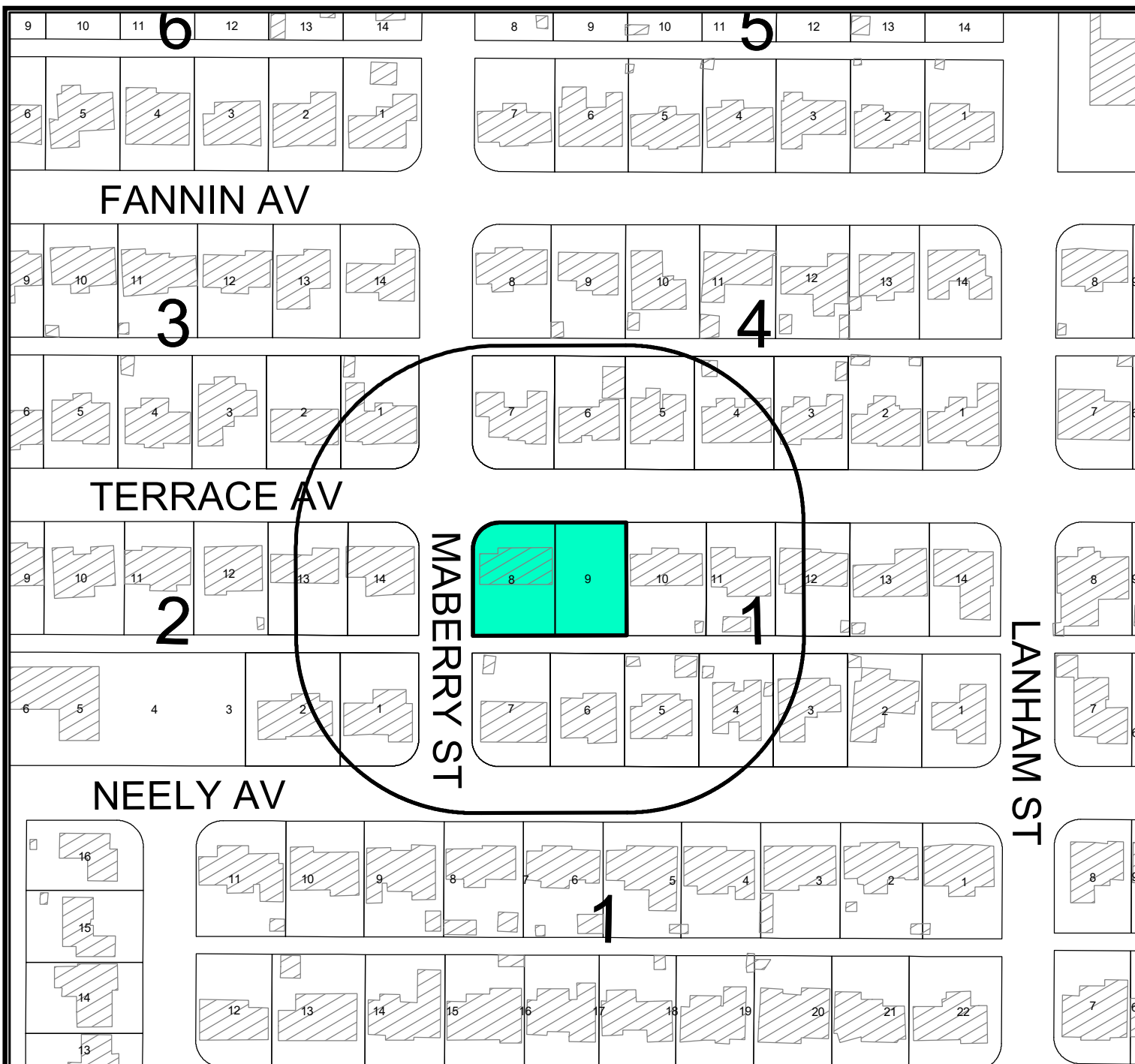
☒ 1 Copy of Plat (11x17)

Check # _____

Received By: _____

Date: _____

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



LOCATION MAP

SUB-23-0632

Scale: 1" = 1,954'

Plat of Fannin Terrace, Section 9, being a Replat of Lots 8 and 9, Block 1, Fannin Terrace, Section 4, City and County of Midland, Texas.

Generally located on the southeast corner of Mayberry Street and Terrace Avenue - (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Planning and Zoning Commission

Approved for Agenda:
Jeff Fisher

MEETING DATE: September 5, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Landon Ochoa, Senior Planner

SUBJECT: Consider a request by Schumann Surveying, Inc. for a Zone Change from PD, Planned District for Housing Development to SF-1, Single-Family Dwelling District on the northwest Lot 55, Block 8, 349 Ranch Estates, City and County of Midland, Texas. (Generally located east of Tejas approximately 175-feet east of Sioux Court. - Council Court 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Purpose:

The applicant, Schumann Surveying, Inc., is requesting a Zone Change from PD, Planned District for Housing Development to PD, Planned District for Housing Development to SF-1, Single-Family Dwelling District on the northwest Lot 55, Block 8, 349 Ranch Estates, City and County of Midland, Texas for housing development.

Current Zoning:

PD, Planned District for Housing Development (6128)

Surrounding Zoning and Land Use:

The properties to the north are zoned SF-3, Single-Family Dwelling District and PD, Planned District for Housing Development. The properties to the east are zoned PD, Planned District for Housing Development and are locations of houses. The properties to the south and west are zoned SF-1, Single-Family Dwelling District.

Analysis:

The PD ordinance attached to the property has underlying zoning of AE, Agricultural Estate District while also allowing the use of mobile homes. The applicant wants to change to a zoning that would be more suitable for single-family residential homes.

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

Fire: (Approved)

No objection.

Building: (Approved)

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

Engineering: (Approved)

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

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

Code Compliance: (Approved)

No Oil and Gas issues concerning zoning.

Transportation: (Approved)

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

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

Planning:

The request fits with the Tall City Tomorrow Comprehensive Plan, Chapter 3 - Land Use Vision. The land use map indicates that the property is designated Urban Residential Large Lot (UR-LL) which supports large single-family home lots.

Therefore, staff recommends approval of this zone change from PD, Planned District for Housing Development to SF-1, Single-Family Dwelling District, subject to condition A.

Condition:

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

Letters of Objection:

As of September 1, 2023, Staff has received no letters of objection for this request.

Attachments:

Application
Maps



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

Project Number: _____

Case Number: _____

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

Printed Name: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip _____

Property Owner

Printed Name: LANCE FRIDAY

Phone (432) 638-7495

Email
lance@lancefridayhomes.com

Address _____

City _____

State _____

Zip _____

Representative (if different from Applicant or Property Owner)

Firm: SCHUMANN LAND SURVEYING

Printed Name: ED ALEMAN

Phone (432) 254-0327

Email _____

EALEMAN@SCHUMANNONLINE.NET

Address
800 N. MARIENFELD

City
MIDLAND

State
TX

Zip
79701

Street Address: _____

Legal Description

Lot: 55 Block: 8 Subdivision: 349 RANCH ESTATES

Current Zoning:

PD

Proposed Zone: SF-2

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

Reason for Zone Change Request: P&Z RECOMMENDED

Present Use of Property: VACANT

Proposed Use of Property: RESIDENCIAL LOTS

How would this zone change affect the public health, safety and welfare? N/A

Describe how conditions affecting the property have changed since present zoning designation: N/A

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:

Applicant (printed):

Property Owner (signature):

Date: 8/7/2023

Property Owner (printed) : LANCE FRIDAY

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

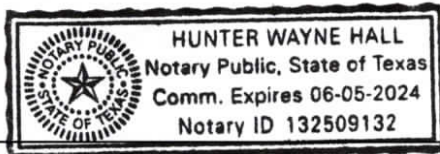
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear ED ALEMAN who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by LANCE FRIDAY, 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 14 day of August, 2023 to certify which witness my hand and seal of office.




NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan

☐ Application Fee

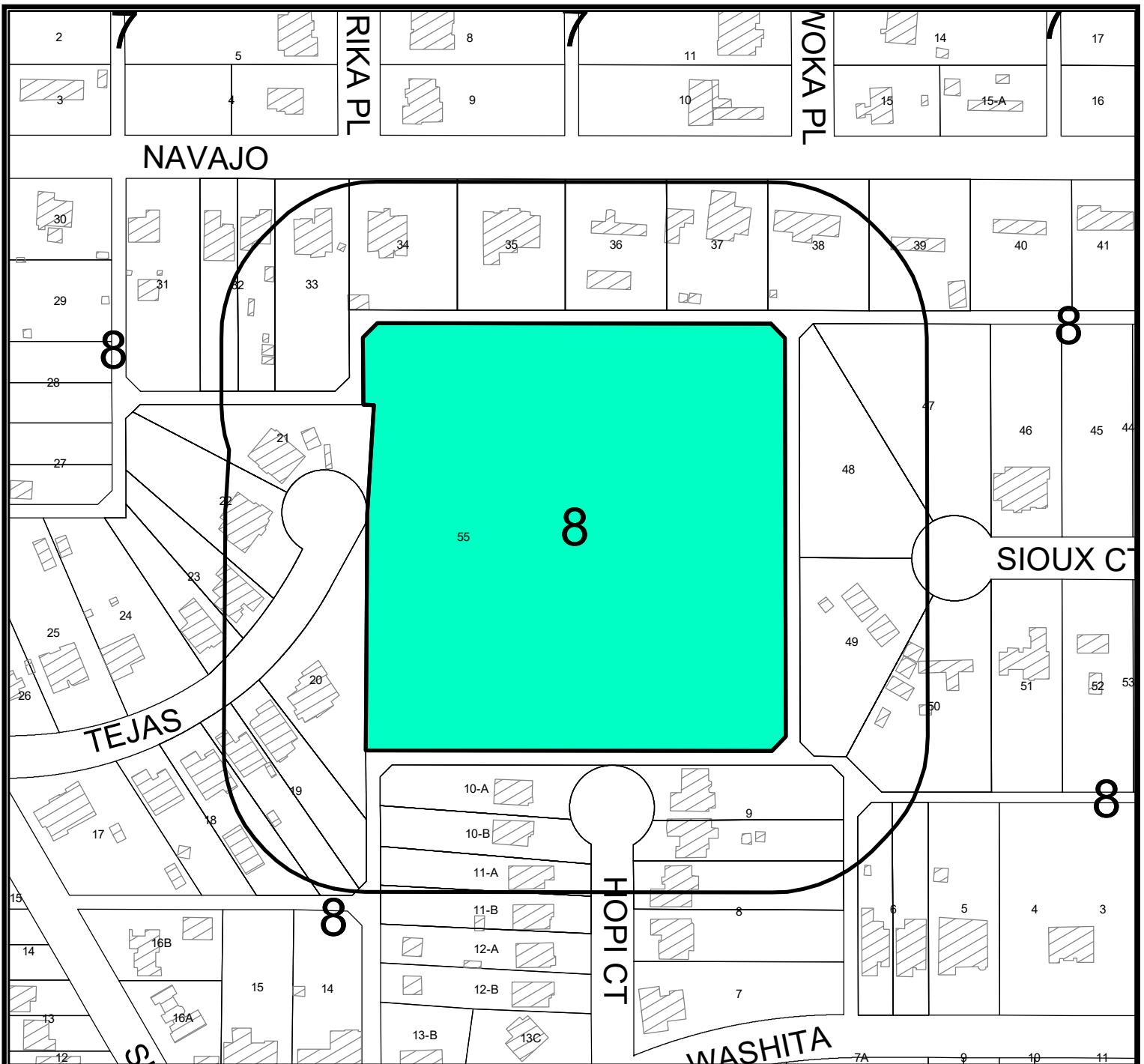
☒ Plans in Digital Format (PDF/JPEG)

Check # _____

Received By: _____

Date: _____

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



LOCATION MAP

Z-23-0341

Scale: 1" = 2,434'

A request by Schumann Engineering for approval of a Zone Change from C, Commercial District to SF-1, Single-Family Dwelling District on Lot 55, Block 8, 349 Ranch Estates, City and County of Midland, Texas.

Generally located east Tejas approximately 175- feet east of Sioux Court.
(Council Court 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Planning and Zoning Commission

Approved for Agenda:
Jeff Fisher

MEETING DATE: September 5, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Consider a request by Streamline Development Partners for a Zone Change from CE, Country Estate District, to RR, Regional Retail District on Lots 2 and 3, Llano Estacado, City and County of Midland, Texas. Generally located north of Briarwood Avenue approximately 340-feet from Avalon Drive. - Council District 4)

Recommended Planning and Zoning Commission Action:

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

Purpose:

The applicant, Streamline Development Partners, is requesting a Zone Change from CE, Country Estate District, to RR, Regional Retail District for future commercial development.

Current Zoning:

CE, Country Estate District.

Surrounding Zoning and Land Use:

The properties to the north, south and west are zoned CE, Country Estate District. The property to the west is zoned PD, Planned Development District, and the location of a non-residential building.

Analysis:

The applicant plans to build a retail store on the property and requires the zone change to RR, Regional Retail.

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

Fire: (Approved)

No objection.

Building: (Approved)

No Oil & Gas well concerns. Informational: No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat. Please note if oil & gas wells are not identified or left off plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

Engineering: (Approved)

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

Code: (Approved)

No objection.

Transportation: (Approved)

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

Planning:

The adjacent property per PD Ordinance (8347), Tract 1 (6400 Briarwood) is zoned PD for a Shopping Center with an underlying zoning of LR-2 (Now RR, Regional Retail). This is the same zoning district as the applicant's intended zoning. Therefore, the applicant may apply for a zone change on the subject property to RR consistent with the adjacent property.

Therefore, staff recommends approval of this zone change from CE, County Estate District to RR, Regional Retail District, subject to condition A.

Conditions:

- A. That the use and development of this property shall conform to the regulations of the RR, Regional Retail District.**

Letters of Objection:

As of September 1, 2023, Staff has received one letters of objection for this request.

Attachments:

Survey
Site Plan
Application
Maps



Planning and Zoning Commission

Approved for Agenda:
Jeff Fisher

MEETING DATE: September 5, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Planner

SUBJECT: Consider a request by Streamline Development Partners for a Zone Change from CE, Country Estate District, to RR, Regional Retail District on Lots 2 and 3, Llano Estacado, City and County of Midland, Texas. Generally located north of Briarwood Avenue approximately 340-feet from Avalon Drive. - Council District 4)

Recommended Planning and Zoning Commission Action:

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

Purpose:

The applicant, Streamline Development Partners, is requesting a Zone Change from CE, Country Estate District, to RR, Regional Retail District for future commercial development.

Current Zoning:

CE, Country Estate District.

Surrounding Zoning and Land Use:

The properties to the north, south and west are zoned CE, Country Estate District. The property to the west is zoned PD, Planned Development District, and the location of a non-residential building.

Analysis:

The applicant plans to build a retail store on the property and requires the zone change to RR, Regional Retail.

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

Fire: (Approved)

No objection.

Building: (Approved)

No Oil & Gas well concerns. Informational: No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat. Please note if oil & gas wells are not identified or left off plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

Engineering: (Approved)

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

Code: (Approved)

No objection.

Transportation: (Approved)

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

Planning:

The adjacent property per PD Ordinance (8347), Tract 1 (6400 Briarwood) is zoned PD for a Shopping Center with an underlying zoning of LR-2 (Now RR, Regional Retail). This is the same zoning district as the applicant's intended zoning. Therefore, the applicant may apply for a zone change on the subject property to RR consistent with the adjacent property.

Therefore, staff recommends approval of this zone change from CE, County Estate District to RR, Regional Retail District, subject to condition A.

Conditions:

- A. That the use and development of this property shall conform to the regulations of the RR, Regional Retail District.**

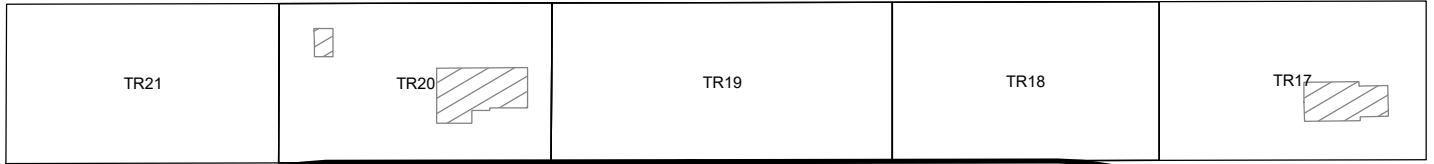
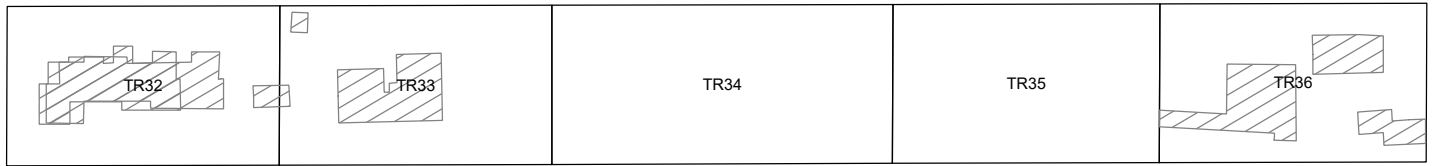
Letters of Objection:

As of September 1, 2023, Staff has received one letters of objection for this request.

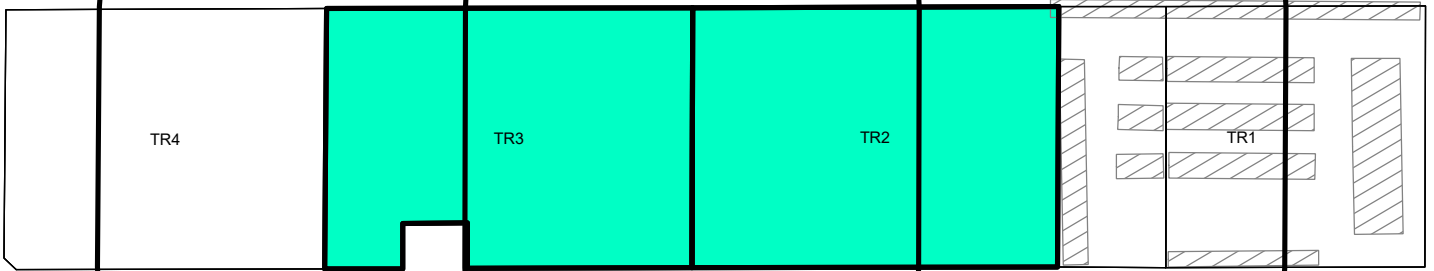
Attachments:

Metes and Bounds (Exhibit A)
Survey
Site Plan
Application
Maps

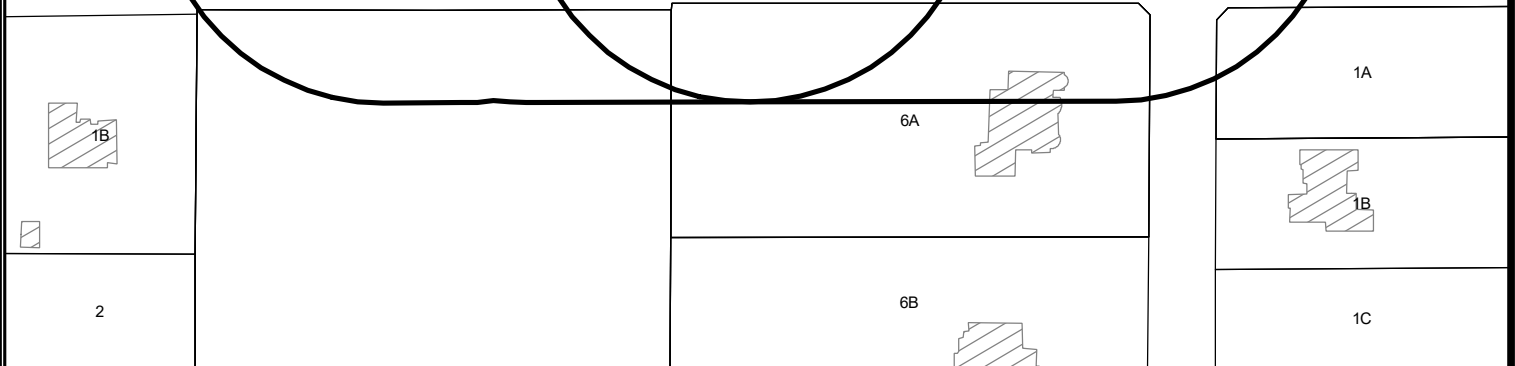
BLUE BONNET AV



ASTER AV



BRIARWOOD AV



LOCATION MAP

SUB-23-0611

Scale: 1" = 200'

A request by Streamline Development Partners for a zone change from CE, Country Estate District to RR, Regional Retail District out of a 3.402-acre tract of land, in Lots 2 and 3, Llano Estacado Addition, City and County of Midland, Texas.

Generally located north of Briarwood Avenue approximately 340 feet from Avalon Drive.
(Council District 4)

LEGEND

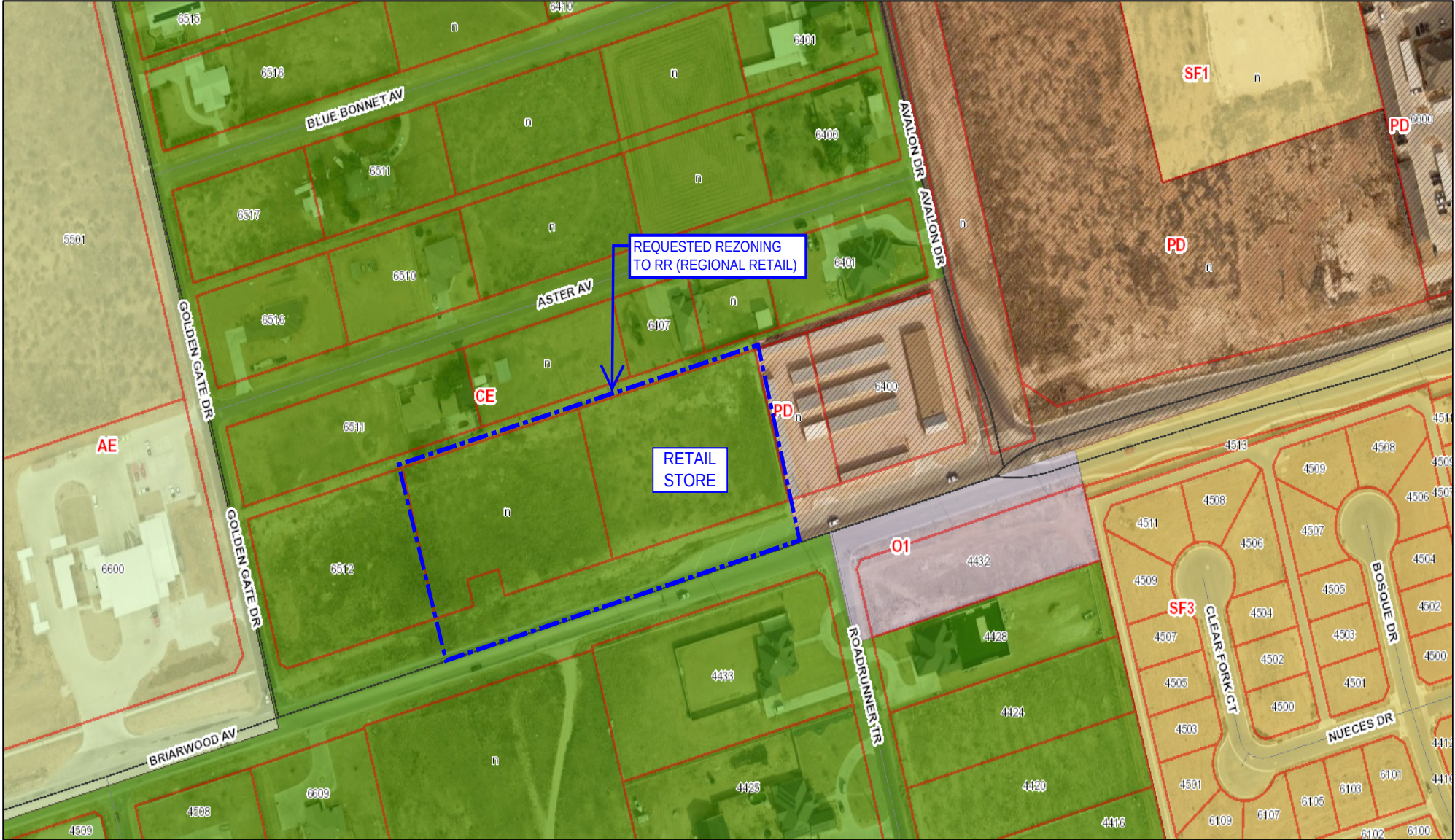
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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6/9/2023, 6:44:03 PM

Midland County Boundary

Zoning

<all other values>

LR, Local Retail District

RR, Regional Retail District

CB, Central Business District

C, Commercial District

BP, I-20 Business Park District

AE, Agricultural Estate District

CE, Country Estate District

SF1, Single-Family Dwelling District

SF2, Single-Family Dwelling District

SF3, Single-Family Dwelling District

MH, Manufactured Housing District

2F, Two-Family Dwelling District

TH, Townhouse (Attached) Dwelling District

MF16, Multiple-Family Dwelling District

MF22, Multiple-Family Dwelling District

HI, Heavy Industrial District

LI, Light Industrial District

O1, Office District

O2, Office District

TP, Technology Park District

PD, Planned Development District

AOZ 4

City Limit

Parcel

Street Centerline

Arterial; Collector

County Road; Frontage; Park; Residential

Interstate; State Highway; State Loop

Lease Road; Misc

PACKET

Page 16.131

1:2,257

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

September 5, 2023

ArcGIS Web AppBuilder

The City of Midland shall not be responsible for any decisions based upon the use of this data. While this data is made available to the public, it was created for internal use by the City of Midland which makes no claim as to its accuracy or completeness. This data is not designed to be used as a primary tool in permitting.











Planning and Zoning Commission

Approved for
Agenda:
Jeff Fisher

MEETING DATE: September 5, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Jeff Fisher, Planning Manager

SUBJECT: Motion approving with staff's recommended conditions, a Preliminary Plat of Midland Memorial Hospital, Section 3, being a Replat of Lot 1A, Block 1, Midland Memorial Hospital, Section 2, Lot 16, Block 4, Highland Park Addition, Block 11, Highland Park Addition, a 0.42-acre portion of North N Street right-of way between West Illinois Avenue and West Ohio Avenue, and a 0.13-acre portion of alley right-of-way within Block 11, Highland Park Addition, City and County of Midland, Texas. (Generally located at the northeast corner of Andrews Highway and West Illinois Avenue. – Council District 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Newton Engineering, PC, is requesting to replat two lots, a block, an alley, and the portion of North N Street between West Illinois Avenue and West Ohio Avenue for future development.

Current Zoning:

PD, Planned Development District for a Medical Center (Ordinance No. 8738), in part, and O-1, Office District, in part.

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

BUILDING CODE: (Approved)

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

Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on time of new code edition adoption in the City of Midland and date of permit application.

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with conditions)

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

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

PAVING: Andrews Hwy is a TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 12" Waterline exists on W Illinois Ave., on W. Tennessee Ave. and through easements within the property. An 8" waterline exists in North N Street, is okay as is. No public paving improvements required. [For Applicant's Information Only.]

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

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

SEWER: 8" exists in easements through property, 10" wastewater line in Ohio Ave., and 12" wastewater lines along North N Street, and N Garfield. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

DIMENSION: * * *

OTHER:

TRANSPORTATION: (Approved)

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

Applicant's information only.]

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

FIRE: (Approved)

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

CODE COMPLIANCE: (Approved)

No Oil and Gas Issues.

GIS: (Approved with Conditions)

Block 14, lots 2C and 2D should be Block 2, Lots 7-8. Please depict drainage and pipeline easements north of plat and recording information for both.

PLANNING (Approved with Conditions):

At the final plat stage:

Provide a title opinion [Informational].

Legal description should read:

"Being a Replat of Lot 1A, Block 1, Midland Memorial Hospital, Section 2; Lot 16, Block 4, Highland Park Addition, Block 11, Highland Park Addition; a 0.42-acre portion of vacated North N Street right-of way between West Illinois Avenue and West Ohio Avenue; and a 0.13-acre portion of vacated alley right-of-way within Block 11, Highland Park Addition, City and County of Midland, Texas".

The final plat approval is conditioned upon the approval of the street and alley vacations. [Informational]

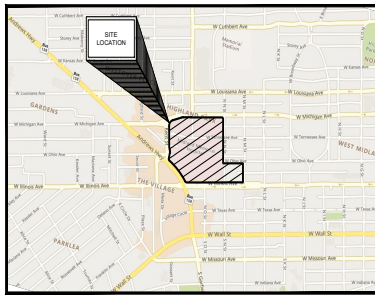
Staff recommends approval of the Preliminary Plat of Midland Memorial Hospital, Section 3, subject to conditions A and B.

Conditions:

- A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.**
- B. Prior to submission and approval of a final plat, the associated street and alley vacations must be approved by City Council.**

Attachments:

Proposed Preliminary Plat
Application
Maps



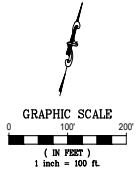
LOCATION MAP
N.T.S.

MIDLAND MEMORIAL HOSPITAL, SECTION 3

BEING A REPLAT OF LOT 1A, BLOCK 1, MIDLAND MEMORIAL HOSPITAL, SECTION 2
AND BLOCK 11, HIGHLAND PARK ADDITION
AND 0.55 ACRES OF VACATED STREET AND ALLEY RIGHT OF WAY
CITY AND COUNTY OF MIDLAND, TEXAS

LEGEND

- FOUND 1/2" IR W/ CAP "PLS 1974" UNLESS OTHERWISE NOTED
- BOUNDARY LINE
- ADJACENT PROPERTY
- EASEMENT
- RIGHT-OF-WAY (ROW) VACATION
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- EXISTING FIBER LINE
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING ASPHALT
- EXISTING CONCRETE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIDLAND COUNTY HOSPITAL DISTRICT, IS THE RECORD OWNER OF ALL OF THAT CERTAIN LAND SHOWN ON THIS PLAT AND DESIGNATED AS MIDLAND MEMORIAL HOSPITAL, SECTION 3, BEING A REPLAT OF LOT 1A, BLOCK 1, MIDLAND MEMORIAL HOSPITAL, SECTION 2, AND BLOCK 11, HIGHLAND PARK ADDITION, AND 0.55 ACRES OF VACATED STREET AND ALLEY RIGHT OF WAY, CITY AND COUNTY OF MIDLAND, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____ DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS MIDLAND MEMORIAL HOSPITAL, SECTION 3, AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF THE STREETS AND EASEMENTS SHOWN HEREON.

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

MIDLAND COUNTY HOSPITAL DISTRICT

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2023 BY _____

NOTARY PUBLIC, STATE OF TEXAS

NOTES

- SELLING A PORTION OF THIS ADDITION BY METERS 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/COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, WITH A COMBINED GRID FACTOR OF 0.99997185 AND THE ANGLE OF 40'14"32".
- THE AREA SHOWN ON THIS PLAT IS IN FLOOD ZONE X ACCORDING TO FIRM MAP NUMBER 48020C001F DATED SEPTEMBER 16, 2005.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

OWNER:
MIDLAND COUNTY HOSPITAL DISTRICT
2200 W. ILLINOIS AVENUE
MIDLAND, TEXAS 79701

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

SURVEYOR'S CERTIFICATE:

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

PRELIMINARY

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

REGISTERED PROFESSIONAL SURVEYOR

Page 17.140

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

Signed: _____
Onor Electric Delivery Company
Signed: _____
Optimum
Signed: _____
A. T. & T.
Signed: _____
Astound Broadband
Signed: _____
Altos Energy

PACKET

Signed: _____
Lucy Staniga, Chairman
Signed: _____
Jeff Fisher, Secretary



NEWTON ENGINEERING, PC

4501A Santa Rosa Dr.
Midland, Texas 79707
(409) 730-0000
F-13805
F-10194509
2481 E. 2nd St.
Odessa, Texas 79761
(432) 933-0707

September 5, 2023

DATE: AUGUST 2023

PRELIMINARY PLAT

SCALE: 1"=100'

PROJECT NUMBER
23-ME06261



Preliminary Plat Application

Project Number:

Case Number:

P-23-1721Proposed Subdivision Plat Name: Midland Memorial Hospital, Section 3

Legal Description (attached sealed Metes and Bounds): _____

Property Owner

Printed Name: Midland County Hospital District

Phone ()

Email

Address 2200 W. Illinois AvenueCity MidlandState TexasZip 79701**Developer (if different than Owner)**

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Phone (432) 935-0707

Email

kyle@newtoncivil.comAddress 4501A Santa Rosa DriveCity MidlandState TexasZip 79707Current Zoning: PD/OReason for Platting: Combine land owned by Midland Memorial Hospital into a single lot**Plat Information**

Total Acreage:

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

Number of Multi-family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

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

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

Provisions

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

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

Property Owner (signature):



Date:

8/4/23

Property Owner (printed):

Stephen Bowerman

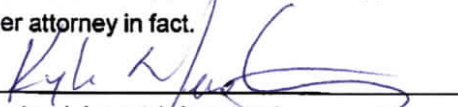
The Preliminary Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the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

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

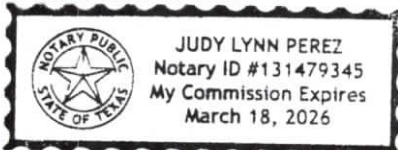
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Kyle Newton who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or is authorized by Midland County Hospital District 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 7 day of August, 2023, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS


Notary**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 #

1558

Received By:

Date:

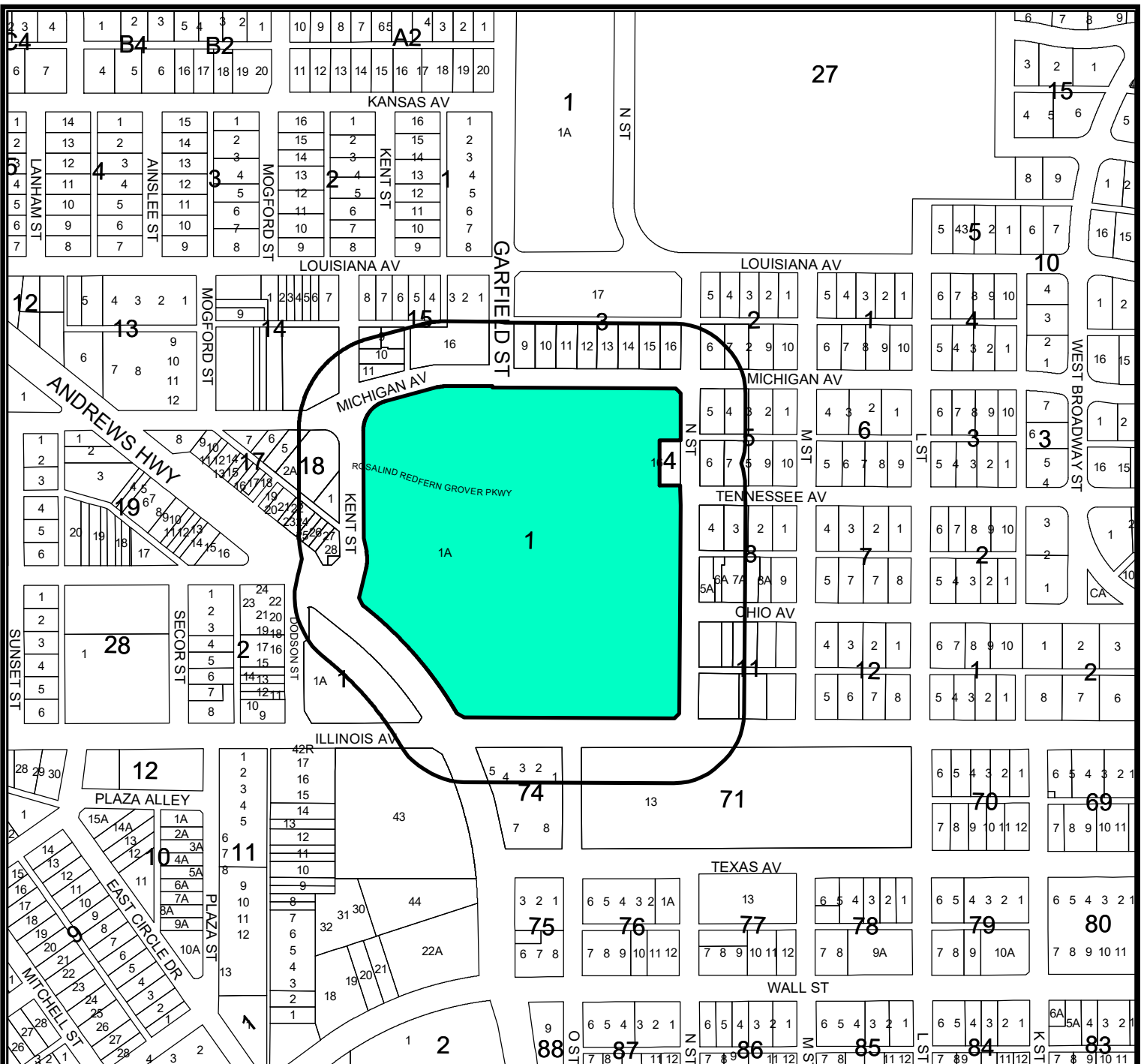
8.7.23

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

Preliminary Plat Application

2

Revised 07/01/19



LOCATION MAP

SUB-23-0641

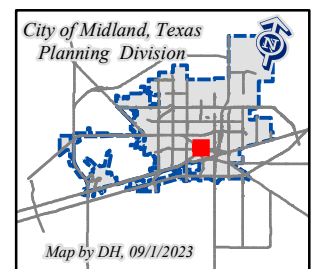
Scale: 1" = 5341'

Proposed plat of Midland Memorial Hospital, Section 3, being Replat of Lot 1A, Block 1, Midland Memorial Hospital, Section 2, Lot 16, Block 4, Highland Park Addition, Block 11, Highland Park Addition, a 0.42-acre portion of North N Street right-of way between West Illinois Avenue and West Ohio Avenue, and a 0.13-acre portion of alley right-of-way within Block 11, Highland Park Addition, City and County of Midland, Texas

Generally located at the northeast corner of Andrews Highway and West Illinois Avenue. – Council District 3

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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



Planning and Zoning Commission

Approved for
Agenda:
Jeff Fisher

MEETING DATE: September 5, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Jeff Fisher, Planning Manager

SUBJECT: Motion approving with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 12, being a Replat of Lot 11, Block 1, West 191 Industrial Park, Section 6, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Farm-to-Market Road 1788 and West County Road 77. – Council District 4 and None) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Newton Engineering, PC, is requesting to replat one lot into seven lots for future development.

Current Zoning:

RR, Regional Retail District, in part, and Extraterritorial Jurisdiction, in part.

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

BUILDING CODE: (Approved)

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

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with conditions)

IMPACT FEES: Impact fee statement okay as shown. [For Applicant's Information Only.]

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

PAVING: N FM 1788 is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.] W CR 77 is a private road according to Midland County who confirmed this on 7/29/23, no improvements required. [For Applicant's Information Only.]

WATER: 8" water main exists in easement/ alley south of tract, and 12" water main along N FM 1788 west of tract, and a 16" waterline exists in W CR 77 north of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 12" wastewater line along the easement south of tract. No public water improvements required. [For Applicant's Information Only.]

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

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

SIDEWALKS: Required with building permit. However, subdivision located in county so request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

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

CODE COMPLIANCE: (Approved)

Received email 8-25-23 of updated plat dated August 2023. No Oil & Gas Concerns. Identifies P&A Well. Identifies - Plugged & Abandoned Well Nobles 3115R and can be found on the RRC viewer map. Notes addressed - No construction/ building permits allowed on top of this P&A well. Informational: No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat. Please note if oil & gas wells are not identified or left off plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

GIS: (Approved with Conditions)

Please indicate City limits on plat visual and give distances to show how much of lots 11A-11C is in the city vs the county. Please include recording information for 30' private drainage or mark as existing. Indicate distances for south edges of lots 11A-11G.

Midland County Public Works (Approved):

Add a note for Section 1.17 of County regulations pertaining to private roads:

“Midland County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and, the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless.”

Midland County Health (Approved):

No comments.

CRMWD (Approved):

No comments.

PLANNING (Approved with Conditions):

At the final plat stage:

Provide a title opinion [Informational].

Label West County Road 77 as both a “Private Road” and “Mutual Access Easement” consistent with the City’s Subdivision requirement for access [11-2-5(B)(4)].

Add a blanket refuse collection easement to this plat where no alleys are dedicated for commercial lots [Informational]

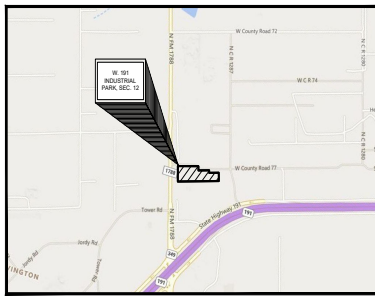
Staff recommends approval of the Preliminary Plat of West 191 Industrial Park, Section 12, subject to condition A.

Condition:

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

Attachments:

Proposed Preliminary Plat
Application
Maps



LOCATION MAP
N.T.S.

WEST 191 INDUSTRIAL PARK, SECTION 12

BEING A REPLAT OF LOT 11, BLOCK 1,
WEST 191 INDUSTRIAL PARK, SECTION 6,
CITY AND COUNTY OF MIDLAND, TEXAS

LEGEND

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP

— BOUNDARY LINE
- - - ADJACENT PROPERTY

GRAPHIC SCALE
0 50' 100'
(IN FEET)
1 inch = 50 ft.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MOORE CASEY PROPERTIES, LLC, IS THE RECORD OWNER OF ALL OF THAT CERTAIN LAND SHOWN ON THIS PLAT AND DESIGNATED AS WEST 191 INDUSTRIAL PARK, SECTION 12, BEING A REPLAT OF LOT 11, BLOCK 1, WEST 191 INDUSTRIAL PARK, SECTION 6, CITY AND COUNTY OF MIDLAND, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, CASEY JONES, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WEST 191 INDUSTRIAL PARK ADDITION, SECTION 12 AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF THE STREETS AND EASEMENTS SHOWN HEREON.

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

MOORE CASEY PROPERTIES, LLC
CASEY JONES, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON ____, 2023 BY CASEY JONES.

NOTARY PUBLIC, STATE OF 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 AND DISTANCES COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, WITH A COMBINED GRID FACTOR OF 0.99999999 AND A TIE ANGLE OF 90° 00' 00".
- THE AREA SHOWN ON THIS PLAT IS IN FLOOD ZONE X ACCORDING TO FIRM MAP NUMBER 4832C020F DATED SEPTEMBER 16, 2005.
- 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.
- 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 A ZONE 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 10F OF THE CHARTER OR WOULD OTHERWISE VIOLATE THE CHARTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE ADMINISTRATIVE AGENCY.
- DECLARATION OF RESTRICTIVE COVENANTS REGARDING THIS DEVELOPMENT FILED FOR RECORD INSTRUMENT NO. 2019-17146, DATE 06-12-2019, MIDLAND COUNTY, TEXAS.
- AS PER CITY OF MIDLAND, NO STRUCTURES SHALL BE BUILT OVER PLUGGED OR ABANDONED WELLS.

OWNER:

MOORE CASEY PROPERTIES, LLC
PO BOX 51896
MIDLAND, TEXAS 79710

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO ____
DATE ____

UTILITY COMPANY CERTIFICATE:

This plot has been checked for accessibility of utilities.

CERTIFICATE OF APPROVAL: FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST 191 INDUSTRIAL PARK ADDITION, SECTION 12, WAS APPROVED BY PROPER ACTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS ____ DAY OF ____, 2023.

Signed: Lucy Staniga, Chairman

Signed: Jeff Fisher, Secretary

SURVEYOR'S CERTIFICATE:

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

PRELIMINARY

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

REGISTERED PROFESSIONAL SURVEYOR



NEWTON ENGINEERING, PC
4501A Santa Rosa Dr. P-13855 2481 E. 2nd St.
Midland, Texas 79707 F-10194509 Odessa, Texas 79761
(409) 739-1111 (432) 933-0707

September 5, 2023

DATE: AUGUST 2023

PRELIMINARY PLAT

SCALE: 1"=50'

PROJECT NUMBER
23-ME06191

PACKET

Page 18.149



Preliminary Plat Application

Project Number: _____

Case Number: P-23-1718

Proposed Subdivision Plat Name: West 191 Industrial Park, Section 12

Legal Description (attached sealed Metes and Bounds): _____

Property Owner

Printed Name: Moore Casey Properties, LLC

Phone (432) 352-3186

Email casey_1jones@yahoo.com

Address P.O. Box 51896

City Midland

State Texas

Zip 79710

Developer (if different than Owner)

Printed Name: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip _____

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

Firm: Newton Engineering, PC

Printed Name: Kyle L. Newton, PE

Phone (432) 935-0707

Email _____

kyle@newtoncivil.com

Address 4501A Santa Rosa Drive

City Midland

State Texas

Zip 79707

Current Zoning: RR

Reason for Platting: Create 7 lots for development purposes

Plat Information

Total Acreage: _____

7.64 acres

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 7

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): Casey Jones

Date: 8-7-23

Property Owner (printed): Casey Jones

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Kyle L. Newton
Authorized Agent (signature)

Subscribed and sworn to before me, this 8 day of August, 2023, to certify which witness my hand and seal of office.



Judy Lynn Perez
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS
Ector

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 # 1556

Received By:

Date:

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



Planning and Zoning Commission

Approved for
Agenda:
Jeff Fisher

MEETING DATE: September 5, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: Jeff Fisher, Planning Manager

SUBJECT: Motion approving with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 13, being a Replat of Lot 7, Block 2, West 191 Industrial Park, Section 6, City and County of Midland, Texas. (Generally located on the east side of Farm-to-Market Road 1788 approximately 425 feet south of West County Road 77. – (Council District 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Newton Engineering, PC, is requesting to replat one lot into nine lots for future development.

Current Zoning:

RR, Regional Retail District.

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

BUILDING CODE: (Approved)

No issues.

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with conditions)

IMPACT FEES: Impact fee statement okay as shown. [For Applicant's Information Only.]

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

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

WATER: 8" water main exists in easement north of tract, and 12" water main along N FM 1788 west of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: Sewer existing for the development along HWY 191. No public wastewater improvements required.

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

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

Required with building permit. However, subdivision is located in the county so no sidewalk improvements needed. [For Applicant's Information Only.]

DIMENSION: * * *

OTHER:

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

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

CODE COMPLIANCE: (Approved)

No Oil & Gas well concerns. Informational: No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat. Please note if oil & gas wells are not identified or left off plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

GIS: (Approved)

No comments.

PLANNING (Approved with Conditions):

At the final plat stage:

Provide a title opinion [Informational].

Add a blanket refuse collection easement to this plat where no alleys are dedicated for commercial lots [Informational]

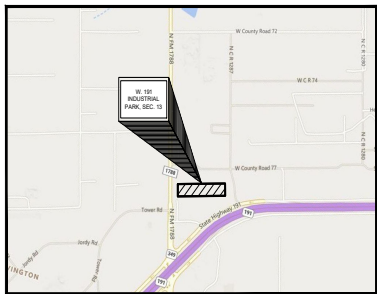
Staff recommends approval of the Preliminary Plat of West 191 Industrial Park, Section 13, subject to condition A.

Condition:

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

Attachments:

Proposed Preliminary Plat
Application
Maps



LOCATION MAP
N.T.S.

- NOTES:
1. BEING 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, WITH A COMBINED GRID FACTOR OF 0.99999989 AND A TOLERANCE OF .40" @ 100'.
 4. THE AREA SHOWN ON THIS PLAT IS IN FLOOD ZONE X ACCORDING TO FIRM MAP NUMBER 48302002P DATED SEPTEMBER 16, 2003.
 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. 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 A-Z-4 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 ON A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11.4, 11-11.4.1, AND TABLE 10F OF THE CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE ADMINISTRATIVE AGENCY.
 7. DECLARATION OF RESTRICTIVE COVENANTS REGARDING THIS DEVELOPMENT FILED OF RECORD IN INSTRUMENT NO. 2019-17140, DATE 06-10-2019, MIDLAND COUNTY, TEXAS.

WEST 191 INDUSTRIAL PARK, SECTION 13

BEING A REPLAT OF LOT 7, BLOCK 2,
WEST 191 INDUSTRIAL PARK, SECTION 6,
CITY AND COUNTY OF MIDLAND, TEXAS

LEGEND

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP
- BOUNDARY LINE
- - - ADJACENT PROPERTY

GRAPHIC SCALE
0 50' 100'
(IN FEET)
1 inch = 50 ft.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MOORE CASEY PROPERTIES, LLC, IS THE RECORD OWNER OF ALL OF THAT CERTAIN LAND SHOWN ON THIS PLAT AND DESIGNATED AS WEST 191 INDUSTRIAL PARK, SECTION 13, BEING A REPLAT OF LOT 7, BLOCK 2, WEST 191 INDUSTRIAL PARK, SECTION 6, CITY AND COUNTY OF MIDLAND, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, CASEY JONES, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WEST 191 INDUSTRIAL PARK ADDITION, SECTION 13 AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF THE STREETS AND EASEMENTS SHOWN HEREON.

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

MOORE CASEY PROPERTIES, LLC
CASEY JONES, MANAGING MEMBER

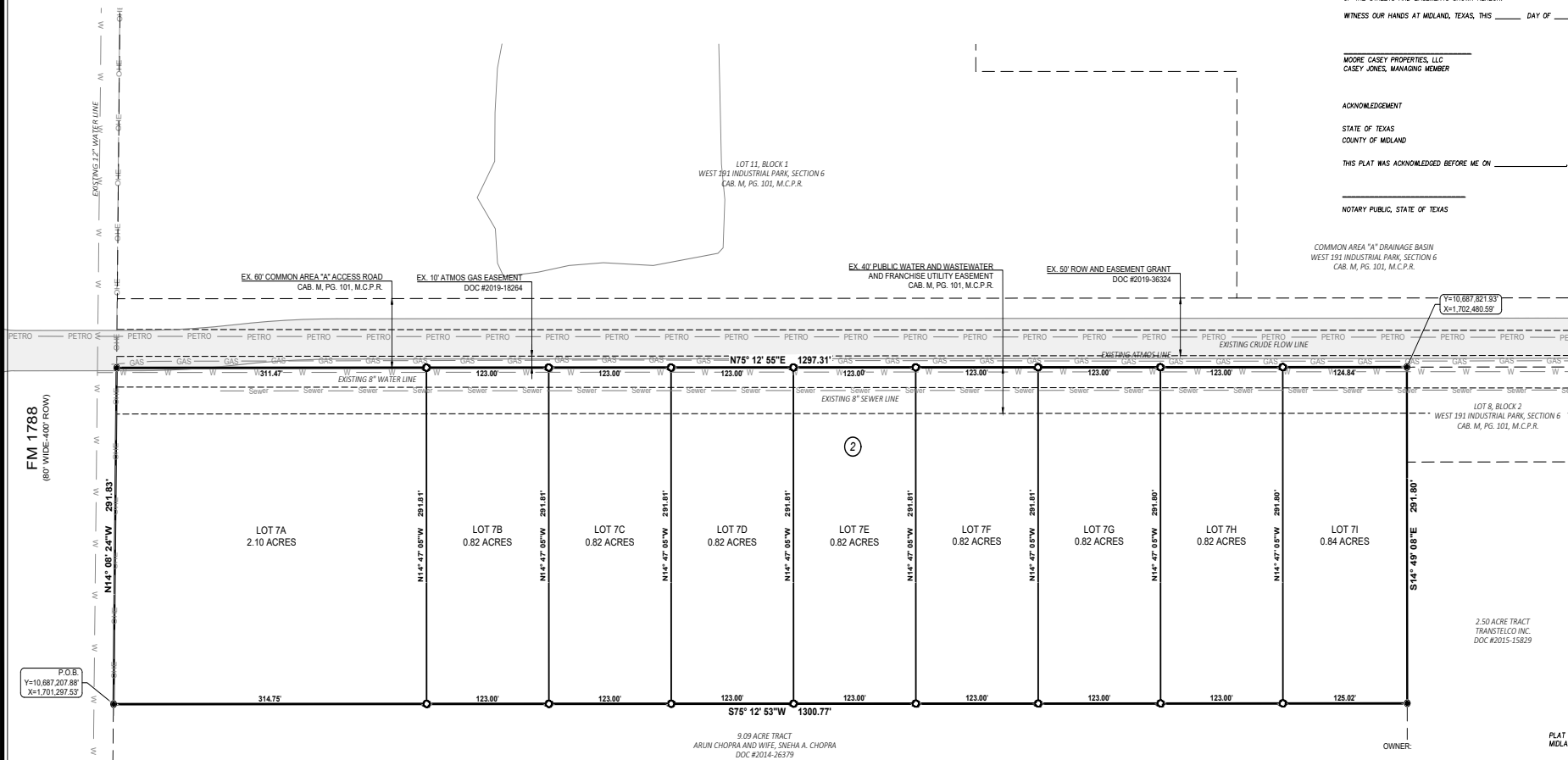
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON ____, 2023 BY CASEY JONES.

NOTARY PUBLIC, STATE OF TEXAS

COMMON AREA "A" DRAINAGE BASIN
WEST 191 INDUSTRIAL PARK, SECTION 6
CAB. M. PG. 101, M.C.P.R.



CERTIFICATE OF APPROVAL: FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST 191 INDUSTRIAL PARK ADDITION, SECTION 13, WAS APPROVED BY PROPER ACTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS ____ DAY OF ____, 2023.

Signed: Lucy Staniga, Chairman

Signed: Jeff Fisher, Secretary

SURVEYOR'S CERTIFICATE:

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

PRELIMINARY

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

REGISTERED PROFESSIONAL SURVEYOR



OWNER:
MOORE CASEY PROPERTIES, LLC
PO BOX 51896
MIDLAND, TEXAS 79710

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

Signed: Onor Electric Delivery Company
Signed: Optimum
Signed: A. T. & T.
Signed: Astound Broadband
Signed: Atmos Energy

PACKET

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September 5, 2023

DATE: AUGUST 2023

PRELIMINARY PLAT

NE NEWTON ENGINEERING, PC
4501A Santa Rosa Dr. P-13855 2481 E. 2nd St.
Midland, Texas 79707 F-10194509 Odessa, Texas 79761
(409) 720-0000 (432) 933-0707

SCALE: 1"=50'

PROJECT NUMBER
23-ME06191



Preliminary Plat Application

Project Number:

Case Number:

P-23-1719

Proposed Subdivision Plat Name: West 191 Industrial Park, Section 13

Legal Description (attached sealed Metes and Bounds):

Property Owner

Printed Name: Moore Casey Properties, LLC

Address P.O. Box 51896

City Midland

Phone (432) 352-3186

Email casey_ljones@yahoo.com

State Texas

Zip 79710

Developer (if different than Owner)

Printed Name:

Address

City

Phone ()

Email

State

Zip

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

Firm: Newton Engineering, PC

Printed Name: Kyle L. Newton, PE

Address 4501A Santa Rosa Drive

City Midland

Phone (432) 935-0707

Email

kyle@newtoncivil.com

State Texas

Zip 79707

Current Zoning: RR

Reason for Platting: Create 9 lots for development purposes

Plat Information

Total Acreage:

8.70 acres

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 9

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): Casey Jones

Date: 8-7-23

Property Owner (printed): Casey Jones

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Kyle Newton
Authorized Agent (signature)

Subscribed and sworn to before me, this 8 day of August, 2023, to certify which witness my hand and seal of office.



Judy Lynn Perez
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS
ECOR

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 # 1557

Received By:

Date:

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