

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

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
PACKET
October 5, 2020 - 3:30 PM
Council Chambers – City Hall**



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

VIDEOCONFERENCE INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86090120519>

Or iPhone one-tap :

US: +13462487799,,86090120519# or +16699006833,,86090120519#

Or Telephone:

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

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

Webinar ID: 860 9012 0519

International numbers available: <https://us02web.zoom.us/j/86090120519>

OPENING ITEMS

1. Pledge of Allegiance

ANNOUNCEMENTS

2. Introduction of new Planning and Zoning Commissioners – Zachary Deck, Emily Holeva, and Adrian Carrasco.

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.)

MISCELLANEOUS

3. Elect a Chairman and Vice Chairman for the 2020-2021 Planning and Zoning Commission year, to be effective immediately.

CONSENT ITEMS

4. Consider a motion approving the Planning and Zoning Commission meeting minutes for September 21, 2020.
5. Consider a proposed Final Plat of Lone Star Trails II, Section 5, being a plat of a 28.80-acre tract of land located in Section 7, Block 38, T-1-S, T&P, R.R. Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Partridge Street and Moonlight Road. Council District 1) (DEVELOPMENT SERVICES)
6. Consider a proposed Final Plat of Entrada Estates, Section 7, being a re-plat of Lots 7, 8, and 12 through 18, Block 8; and Lots 1 through 3, Block 10; all out of Entrada Estates, Section 6, Midland County, Texas. (Generally located on the north side of West County Road 78, approximately 418-feet east of North County Road 1275. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
7. Consider a proposed Preliminary Plat of Hanks South Industrial Park, being a plat of an 80-acre tract of land located in Block 38, T-2-S, B.F. Walcott Survey, Abstract 1156, and a 75-acre tract of land located in Block 38, T-2-S, C.A. Winborn Survey, Abstract 511, Midland County, Texas. (Generally located on the northwest corner of the intersection of South County Road 1160 and East County Road 150. ETJ, Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
8. Consider a proposed Preliminary Plat of Greenwood Retail Addition, being a plat of a 6-acre tract of land located in Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the northeast corner of the intersection of South County Road 1130 and Farm to Market Road 307. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
9. Consider a proposed Preliminary Plat of Pando Acres Addition, being a plat of a 3.45-acre tract of land located in Section 11, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of S. State Highway 349, approximately 337-feet north of E. County Road 119. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

10. Consider a proposed Preliminary Plat of Southwest Crossing, Section 8, being a plat of a 7.338-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 123, approximately 350 feet west of South County Road 1235. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
11. Consider a proposed Preliminary Plat of Southwest Ranch Addition, being a plat of a 9.98-acre tract of land located in Section 19, Block 39, T-2-S, T & P RR Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1226, approximately 340 feet south of West County Road 130. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

PUBLIC HEARINGS

12. Hold a public hearing and consider a request by MARC, INC. for a zone change from PD, Planned Development District for an Office Center, to an amended PD, Planned Development District for an Office Center, on Lot 1, Block 4, "A" Street Community Center, Section 4, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of N. A Street and Ventura Drive. Council District 3) (DEVELOPMENT SERVICES)
13. Hold a public hearing and consider a request by Bar Two, LLC for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a lounge, on the west 0.45 acres of Lot 27, Block 10, Permian Estates, City and County of Midland, Texas. (Generally located on the north side of West Wall Street, approximately 303 feet west of South Midkiff Road. Council District 2) (DEVELOPMENT SERVICES)
14. Hold a public hearing and consider a request by The Rig Tacos & Sliders, Inc. for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on premises consumption in a restaurant on a 2,241 square foot portion of Lot 5A, Block 1, Gateway Plaza, Section 12, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Starboard Drive and Liberty Drive. Council District 4) (DEVELOPMENT SERVICES)

Cristina Odenborg Burns
Planning Division Manager
Department of Development Services

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

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
September 21, 2020
Council Chambers – City Hall**



The City Council convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:33 pm, September 21, 2020.

Commissioners present: Kevin Wilton, Karmen Bryant, Dianne Williams, Warren Ivey, Joshua Sparks, Lucy Sisniega

Commissioners absent: Reggie Lawrence, Chase Gardaphe

Staff members present: Dalia Salinas, Mirna Granados, Cristina Odenborg Burns, Elizabeth Shaughnessy, Glenda Arroyo-Cruz, Joseph Marynak, Charles Harrington, Valerie Sherman

OPENING ITEMS

1. Pledge of Allegiance

ANNOUNCEMENTS

2. Recognition of Commissioner Joshua Sparks and Commissioner Warren Ivey for their service on the Planning and Zoning Commission.

PUBLIC COMMENT

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

The public comment period was opened at 3:35 pm. With no one wishing to speak, the public comment period was closed at 3:36 pm.

CONSENT ITEMS

Commissioner Ivey moved to approve the Consent Items 3-14; seconded by Commissioner Williams.

The motion by the following vote:

AYE: Wilton, Bryant, Williams, Ivey, Sparks, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Lawrence, Gardaphe

3. Consider a motion approving the Planning and Zoning Commission Meeting Minutes for August 17, 2020.
4. Consider a proposed Final Plat of Amaron Addition, Section 9, being a plat of a 0.529-acre tract of land located in the SE/4 of Section 3, Block 39, T-2-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Camp Street and West Interstate 20. Council District 2)
5. Consider a reinstatement of an approved Preliminary Plat of Belmont Addition, Section 26, being a replat of Lots 1 through 12, and a 20-foot alley out of Block 21, Belmont Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Francis Avenue and Rankin Highway. Council District 2)
6. Consider a proposed Final Plat of Belmont Addition, Section 26, being a replat of Lots 1 through 12, and the previously vacated 20-foot alley right-of-way, all out of Block 21, Belmont Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Francis Avenue and Rankin Highway. Council District 2.)
7. Consider a proposed Preliminary Plat of Coyote Run Industrial Subdivision, being a plat of a 183.693-acre tract of land located in Section 35, Block 38, T-1-N, T&P RR Co. Survey, City of Midland and Martin County, Texas.

(Generally located on the east side of North County Rd 1150, approximately 8,437-ft north of Crownridge Dr. Council District 1 and Extraterritorial Jurisdiction)

8. Consider a proposed Final Plat of Sheeler Addition, Section 8, being a re-plat of the west 119.31-feet of Lot 2, Block 7, Sheeler Addition, and a plat of a 19.207-acre tract of land located in Section 3, Block 39, T-2-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Francis Avenue, approximately 317-feet east of South Garfield Street. Council District 2)
9. Consider a proposed Final Plat of Slover Addition, being a plat of a 1.29-acre tract of land located in the south half of Section 33, Block 39, T-1-S, T&P, RR. Co. Survey, City and County of Midland Texas. (Generally located on the north side of West Front Street, approximately 620-feet west of McGarvey Street. Council District 2)
10. Consider a proposed Final Plat of Southern Addition, Section 18, being a replat of Lots 15 through 18, Block 133, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of South Weatherford Street, approximately 80-feet north of East Washington Avenue. Council District 2)
11. Consider a proposed Final Plat of ICAM Addition, being a plat of a 30.42-acre tract of land located in Section 12, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of FM 715, approximately 1,367-feet north of East County Road 120. Extraterritorial Jurisdiction)
12. Consider a proposed Preliminary Plat of Hannah Addition, Section 2, being a 5-acre tract of land located in Section 18, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of S. County Road 1226, approximately 1,350-feet north of W. County Road 130. Extraterritorial Jurisdiction).
13. Consider a proposed Preliminary Plat of Pioneer Industrial Park, being a plat of a 43.196-acre tract of land located in Section 25, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of FM 715, approximately 456-feet south of East County Road 140. Extraterritorial Jurisdiction).
14. Consider a proposed Final Plat of Southwest Crossing, Section 6, being a plat of a 15.000-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the northwest corner of the intersection of S. County Road 1235 and W. County Road 123. Extraterritorial Jurisdiction)

PUBLIC HEARINGS

15. Hold a public hearing and consider a request by Quattro FS, LLC for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a restaurant, on a 4,363 square foot portion of Lot 1A, Block 1, Pavilion Park, Section 11, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North Big Spring Street and Mockingbird Lane. Council District 1)

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

The public hearing was opened at 3:42 p.m.

The applicant was not present.

The public hearing was closed at 3:42 p.m.

Commissioner Ivey moved to approve this request; seconded by Commissioner Sisniega.

The motion passed by the following vote:

AYE: Wilton, Bryant, Williams, Ivey, Sparks, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Lawrence, Gardaphe

16. Hold a public hearing and consider a request by Chad Walters for a zone change from PD, Planned District for a Community Service Center to SF-2, Single-Family Dwelling District on a 0.48-acre portion of Lot 13A, Block 7,

Glendale, Section 2, City and County of Midland, Texas. (Generally located on the west side of North Carver Street, approximately 180-feet south of East Cuthbert Avenue. Council District 2)

Planner Glenda Arroyo-Cruz gave an overview of the project. With no letters of objection received, staff recommended approval.

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

The applicant was present but deferred to staff.

The public hearing was closed at 3:46 p.m.

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

The motion passed by the following vote:

AYE: Wilton, Bryant, Williams, Ivey, Sparks, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Lawrence, Gardaphe

17. Hold a public hearing and consider a proposed Preliminary Plat of Southern Addition, Section 21, being a residential replat of the east 50-feet of Lots 19 through 24, Block 145, Southern Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of East Pennsylvania Avenue and South Weatherford Street. Council District 2)

Glenda Arroyo-Cruz gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:48 p.m.

The applicant was present and open for question.

The public hearing was closed at 3:48 p.m.

Commissioner Ivey moved to approve this request; seconded by Commissioner Bryant.

The motion passed by the following vote:

AYE: Wilton, Bryant, Williams, Ivey, Sparks, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Lawrence, Gardaphe

18. Hold a public hearing and consider a proposed Preliminary Plat of Kingsway Addition, Section 2, being a residential re-plat of Lots 3 through 6, Block 2, Kingsway Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of East Pecan Avenue and Butternut Lane. Council District 2)

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

The public hearing was opened at 3:50 p.m.

The applicant was present and open for questions.

The public hearing was closed at 3:51 p.m.

Commissioner Williams moved to approve; seconded by Commissioner Ivey.

The motion passed by the following vote:

AYE: Wilton, Bryant, Williams, Ivey, Sparks, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Lawrence, Gardaphe

19. Hold a public hearing and consider a request by Summit West Resources, LP for a zone change from PD, Planned Development District for a Shopping Center to RR, Regional Retail District on Lots 3 and 4, Block 3, Mayfield Place Addition, Section 6, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North Midkiff Drive and Mockingbird Lane. Council District 1) (DEVELOPMENT SERVICES)

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

The public hearing was opened at 3:54 p.m.

The applicant, Jeff Lang with Summit West Resources, was present and open to questions.

Ashley Green-Page, a representative of Advenir at Mayfield, requested more information in regards to what type of businesses will be moving onto the property.

Jeff Lang addressed Mrs. Green-Page's concerns. He explained that the north area of the property will be used for the Summit West offices. The retail center has not been leased out but they will likely be leased out to coffee shops or restaurants and other businesses.

Commissioner Sisniega asked for a description of an area on the plans. Mr. Lang explained that it was a Coy Pond.

Commissioner Lawrence asked if the green space shown in the plans was going to be open to the public. Mr. Lang confirmed that it will be open to the public.

The public hearing was closed at 4:01 p.m.

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

The motion passed by the following vote:

AYE: Bryant, Williams, Ivey, Sparks, Sisniega, Wilton

NAY: None

ABSTAIN: None

ABSENT: Lawrence, Gardaphe

MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 4:04 pm.

Chairman

Date

Cristina Odenborg Burns, Planning Division Manager
Department of Development Services

Date



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: October 05, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Elizabeth Shaughnessy, Senior Planner

SUBJECT: Consider a proposed Final Plat of Lone Star Trails II, Section 5, being a plat of a 28.80-acre tract of land located in Section 7, Block 38, T-1-S, T&P, R.R. Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Partridge Street and Moonlight Road. Council District 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

SF-3, Single-Family Dwelling District.

Preliminary Plat Approval:

The applicant, Betenbough Homes, is requesting to plat a 28.80-acre tract of land located in Section 7, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas, into one hundred and three (103) residential lots. The Preliminary Plat was approved at the August 5, 2019 Planning and Zoning Commission Meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

Departmental Review:

Engineering: Approved with Conditions

ROW: ROW is fine as shown.

PAVING: Paving improvements have not been accepted; but the punch list items are promised to be completed by the end of the week.

WATER: Water improvements have not been accepted; but the punch list items are promised to be completed by the end of the week.

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

PRO RATA: None.

SEWER: Sewer improvements have not been accepted; but the punch list items are promised to be completed by the end of the week.

DRAINAGE: Drainage study was approved 4/20/20.

EASEMENTS: All public utility easements should read as such i.e. "Public Utility Easement". Show existing and proposed.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

Transportation: Approved with Conditions

STREET NAME AND TRAFFIC CONTROL SIGN FEE – Estimated fee due at Final Plat submittal = 4 new intersections created at \$500/intersection = \$2000.

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

No objections to plat.

Fire: Approved

No additional comments.

Oil and Gas: Approved

No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat. No building is allowed over plugged and abandoned well bores. Plugged wells are identified on plat under roadway.

Code Administration: Approved

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

Colorado River Municipal Water District:

No comments.

Planning: Denied

All of the department's comments have been satisfied.

Staff recommends approval of the final plat of Lone Star Trails II, Section 5, subject to condition A.

Conditions:

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

Attachments:

Proposed Final Plat
Application
Maps



Final Plat Application

Project Number:

Case Number:

P-20-0924

Proposed Subdivision Plat Name: Lone Star Trails II, Section 5**Legal Description (attached sealed Metes and Bounds):**

A 28.80 Acre Tract of Land in Section 7, Block 38, T-1-S, T. & P. RR. Co. Survey, City and County of Midland, Texas

Property Owner

Printed Name: Betenbough Homes

Phone (806) 412 - 6611

Email Ronniew@betenbough.com

Address 6305 82nd Street

City Lubbock

State Texas

Zip 79424

Developer (if different than Owner)

Printed Name: N/A

Phone ()

Email N/A

Address N/A

City N/A

State N/A

Zip N/A

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

Firm: Betenbough Homes

Printed Name: Ronnie Wallace, Land Planner

Phone (806) 412 - 6611

Email Ronniew@betenbough.com

Address 6305 82nd Street

City Lubbock

State Texas

Zip 79424

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

Total Acreage: 28.80

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

Number of Lots: 103

Number of Multi-Family Dwelling Units: None

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

Items to be submitted with this application form:

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

RECEIVED
SEP 08 2020
BY: VS

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Date:

8/31/20

Property Owner (printed):

RONNIE WALLACE

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

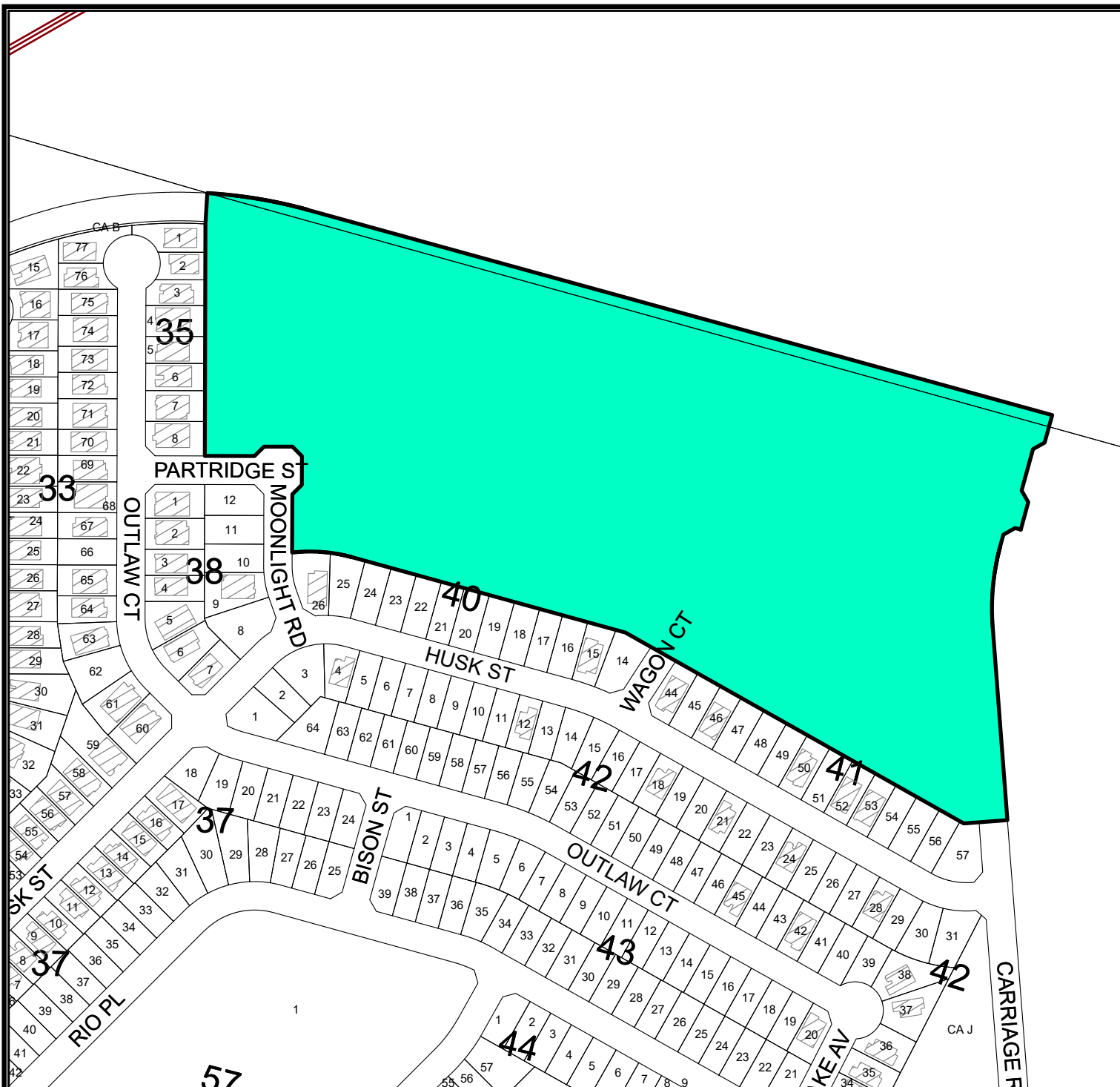
Subscribed and sworn to before me, this _____ day of _____, 20 ____, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

****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) <i>pending</i>
☐ Mylar <i>pending</i>	☒ 1 Copy of Plat (11x17)	☐ Public Improvements <i>pending</i>
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>CCard</u>	☐ Tax Certificates <i>pending</i>	Check # <u>0061780</u>
Received By: <u>V. Sherman</u>		Date: <u>09-08-20</u>

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



LOCATION MAP

P-20-0924

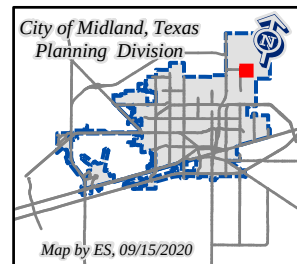
Scale: 1" = 250'

Consider a proposed Final Plat of Lone Star Trails II, Section 5, being a plat of a 28.80-acre tract of land located in Section 7, Block 38, T-1-S, T&P, R.R. Co. Survey, City and County of Midland, Texas.

Generally located on the northeast corner of the intersection of Partridge Street and moonlight Road.
Council District 1

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS





Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: October 5, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Glenda Arroyo-Cruz, Planner

SUBJECT: Consider a proposed Final Plat of Entrada Estates, Section 7, being a re-plat of Lots 7, 8, and 12 through 18, Block 8; and Lots 1 through 3, Block 10; all out of Entrada Estates, Section 6, Midland County, Texas. (Generally located on the north side of West County Road 78, approximately 418-feet east of North County Road 1275. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

The applicant, Newton Engineering, is proposing to re-plat Lots 7, 8, and 12 through 18, Block 8; and Lots 1 through 3, Block 10; all out of Entrada Estates, Section 6, Midland County, Texas, into twelve (12) lots to revise the site layout to change the point of access to the site. The Preliminary Plat was approved at the August 3, 2020 Planning and Zoning commission meeting.

Final Plat Requirements:

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

Departmental Review:

The proposed Final Plat of Entrada Estates, Section 7 has been routed to all respective departments for internal review. The comments are below.

Engineering: (Approved)

IMPACT FEES: Location is outside the service areas no impact fee note required.

ROW: ROW of WCR 77 is fine as shown.

PAVING: Paving deferral request approved by City of Midland on 9/30/2020

WATER: Water Deferral request approved by City of Midland on 9/30/2020

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

PRO RATA: None.

SEWER: Wastewater deferral request approved by City of Midland on 9/30/2020

DRAINAGE: Drainage study submitted and approved by City of Midland.

EASEMENTS: Okay as shown.

SIDEWALKS: Deferral request approved by City of Midland on 9/30/2020

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

No objection.

Fire: (Approved)

No comments.

Oil and Gas: (Approved)

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

Code Administration: (Approved)

ETJ, no jurisdiction.

Planning:

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

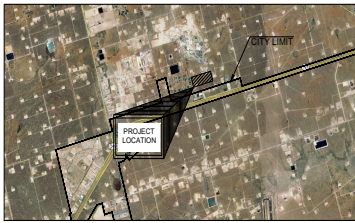
Staff recommends approval of the final plat of Entrada Estates, Section 7, subject to condition A.

Conditions:

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

Attachments:

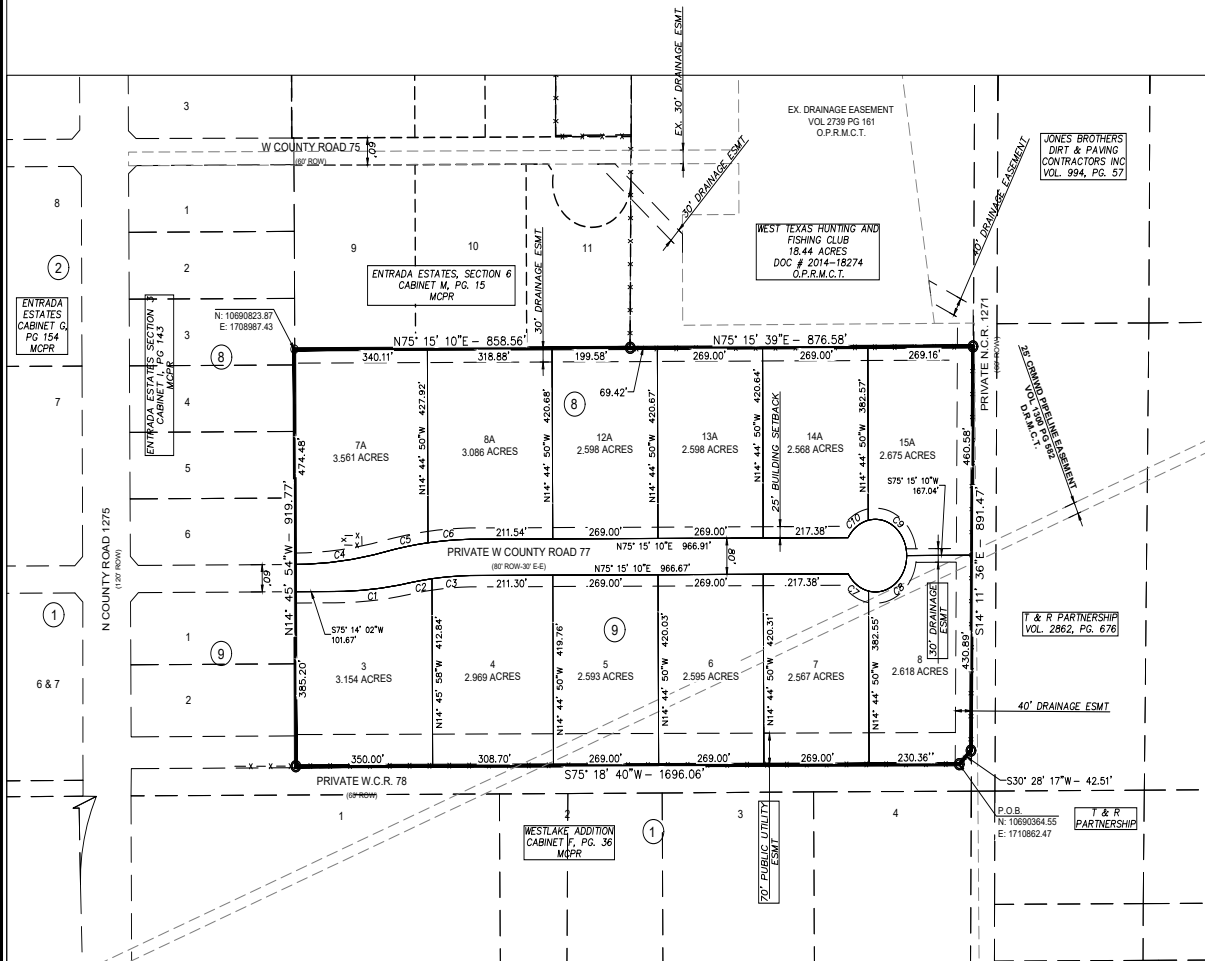
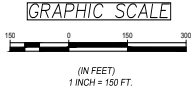
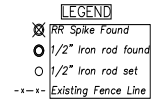
Proposed Final Plat
Application
Maps



VICINITY MAP

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	188.01'	1000.00'	S89° 50' 53"W	187.73'
C2	62.17'	920.00'	S66° 23' 52"W	62.16'
C3	97.81'	920.00'	S71° 22' 46"W	97.76'
C4	232.35'	1000.00'	N88° 34' 40"E	231.82'
C5	111.50'	1000.00'	N65° 06' 57"E	111.45'
C6	107.63'	1000.00'	N71° 23' 37"E	107.58'
C7	65.97'	80.00'	S68° 22' 17"E	64.12'
C8	143.47'	80.00'	N36° 37' 43"E	125.00'
C9	143.47'	80.00'	N66° 07' 23"W	125.00'
C10	65.97'	80.00'	S38° 52' 37"W	64.12'

FINAL PLAT
ENTRADA ESTATES, SECTION 7
BEING A RE-PLAT OF LOTS 7, 8, 12 THROUGH 18, BLOCK 8, LOTS 1 THROUGH 3,
BLOCK 10, ALL OUT OF ENTRADA ESTATES, SECTION 6, MIDLAND COUNTY, TEXAS.



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS, QUATRO COMPADRES PROPERTIES, L.P. is the record owner of that certain tract or parcel of land situated in Section 32, Block 40, T-1-S, Texas and Pacific Railroad Survey, Midland County, Texas and being 36.56 some out of it is called 21640 acre tract as described in a special warranty deed to the Desert Mills Partnership and recorded Volume 2140, Page 292, Official Public Records of Midland County, Texas and being more particularly shown herein.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I, Shane Louder, do hereby adopt this plat designating the hereinabove described property as ENTRADA ESTATES, SECTION 7, an addition to the City of Midland, Texas, and hereby dedicate to the public use forever of the streets and easements shown herein.
WITNESS my hand at Midland, Texas, this the _____ day of _____, 2020

Quatro Compadres Properties, L.P.
Shane Louder, Managing Member

ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF MIDLAND
This plat was acknowledged before me on _____, 2020 by Shane Louder.

Notary Public, State of Texas

- NOTE:**
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
 3. BEARINGS/DISTANCES/COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 4. THE AREA SHOWN ON THIS PLAT IS IN FLOOD ZONE X ACCORDING TO FIRM MAP NUMBER 483020209 DATED SEPTEMBER 18, 2005.
 5. DEVELOPER MUST OBTAIN DRIVEWAY PERMITS FROM THE COUNTY AND FOLLOW ALL CURRENT DRIVEWAY STANDARDS.
 6. DEVELOPER MUST FOLLOW ALL COUNTY SUBDIVISION REGULATIONS.
 7. ALL STATE, CITY, AND COUNTY REGULATIONS FOR WATER WELLS AND SEPTIC SYSTEM MUST BE FOLLOWED.
 8. THIS PLAT IS LOCATED WITHIN THE ETJ OF THE CITY OF MIDLAND, TX.
 9. "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."
 10. "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 THE ADDITION MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11.6, 11-11.9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE ANY CITY ORDINANCE OR PLAT CONDITION. PERMITS SHALL BE SUBMITTED TO AND REVIEWED BY THE CITY OF MIDLAND."

OWNER:
QUATRO COMPADRES PROPERTIES, L.P.
PO BOX 7178
ODESSA, TEXAS 79708
(432)382-2224

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ (CABINET)
DATE _____ PAGE _____

Entrada Estates, Section 7

SCALE: 1" = 150'
DATE: SEP 2020
DRAWN BY: CDS
FILE NAME:
NEWTON ENGINEERING, PC
2329 Calles Blvd.
Midland, Texas 79705
(432)770-0489
PROJECT NUMBER: 18-1629201
FINAL PLAT

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

Signed: _____
Onor Electric Delivery Company

Signed: _____
A.T. & T.

Signed: _____
Atmos Energy

SURVEYOR'S CERTIFICATE:

That I, Charles P. Rutherford, 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.

Charles P. Rutherford, R.P.L.S. No. 1977
DATE: _____



CERTIFICATE OF APPROVAL:
For approval by the Commission:

This is to certify that the above and foregoing plat of ENTRADA ESTATES, SECTION 7 was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____, 2020.

Signed: _____
Dean Spivey, Chairman

Signed: _____
Christina Osborny Smith, Secretary



Final Plat Application

Project Number:

34B-20-0346

Case Number:

P-20-0926

Proposed Subdivision Plat Name: Entrada Estates, Section 7

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

Property Owner

Printed Name: Quatro Compadres Properties, LP

Phone (432) 362-2224

Email

Address P.O. Box 7178

City Odessa

State TX

Zip 79760

Developer (if different than Owner)

Printed Name: Same as owner.

Phone ()

Email

Address

City

State

Zip

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

Firm: Newton Engineering, PC

Phone (432) 559-5128

Email

Printed Name: Chase Dunnam

chase@newtoncivil.com

Address 4501A Santa Rosa Dr.

City Midland

State TX

Zip 79707

Current Zoning: None

Reason for Platting: Change the point of access to the site.

Plat Information

Total Acreage: 36.56

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 12

Number of Multi-Family Dwelling Units: 0

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

Items to be submitted with this application form:

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



BT:

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: 9-8-20

Property Owner (printed): Shane Louder

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.

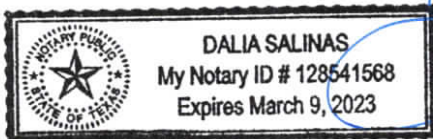
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Chase Durnam
Authorized Agent (signature)

Subscribed and sworn to before me, this 8th day of Sept, 2020, to certify which witness my hand and seal of office.



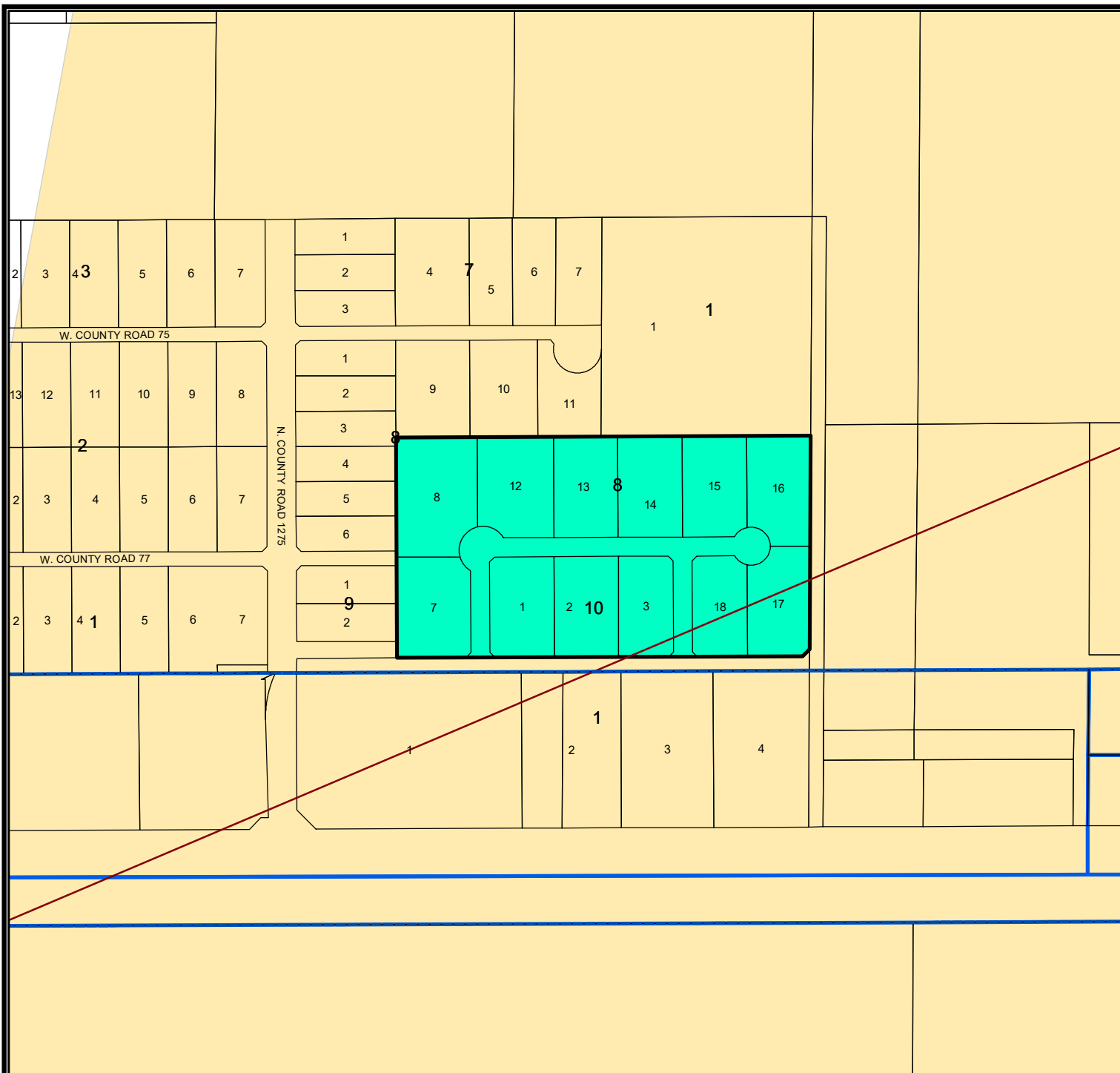
Dalia Salinas
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

****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>1196</u>	☒ Tax Certificates	Check # <u>1197</u> <u>SEIV</u>
Received By: <u>gac</u>	Date: <u>SEP 08 2020</u>	

BY:

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



LOCATION MAP

SUB-20-0346

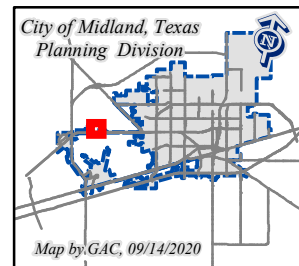
Scale: 1" = 400'

Consider a proposed plat of Entrada Estates, Section 7, being a re-plat of Lots 7, 8, and 12 through 18, Block 8; and Lots 1 through 3, Block 10; all out of Entrada Estates, Section 6, Midland County, Texas.

Generally located on the north side of West County Road 78, approximately 418-feet east of North County Road 1275. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS
- AIRPORT PROTECTION ZONE



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



Planning and Zoning Commission

Approved for
Agenda:
Cristina Odenborg Burns

MEETING DATE: October 05, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Glenda Arroyo-Cruz, Planner

SUBJECT: Consider a proposed Preliminary Plat of Hanks South Industrial Park, being a plat of an 80-acre tract of land located in Block 38, T-2-S, B.F. Walcott Survey, Abstract 1156, and a 75-acre tract of land located in Block 38, T-2-S, C.A. Winborn Survey, Abstract 511, Midland County, Texas. (Generally located on the northwest corner of the intersection of South County Road 1160 and East County Road 150. ETJ, Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, Watson Professional Group, Inc., is proposing to plat an 80-acre tract of land located in 38, T-2-S, B.F. Walcott Survey, Abstract 1156, and a 75-acre tract of land located in Block 38, T-2-S, C.A. Winborn Survey, Abstract 511, Midland County, Texas, into thirty-two (32) lots for development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Departmental Review:

This proposed plat has been circulated to all city departments for their review. The comments are below.

BUILDING CODE: (Approved)

ETJ, no jurisdiction.

ENGINEERING: (Approved with Conditions)

Sketch Plat comments not addressed:

ROW: Provide this project's share of a 120-ft total right-of-way (60-ft half-street right-of-way) on major arterial road frontages. Provide 20ftx20ft intersection corner clips at property corners adjacent to all public street intersections. (per transportation)

PAVING: South County Road 1160 is sub-standard, construct to City Standards for entire platted frontage or request a deferral.

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

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

PRO RATA: NONE

SEWER: None existing. Construct wastewater to City standards along entire platted frontage, or request a deferral

DRAINAGE: Drainage study required.

EASEMENTS: Show existing and proposed.

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

DIMENSION: Show Atlas Natural Gas Line going through property.

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

Sketch Plat comments not addressed:

"Provide this project's share of a 120 ft total right-of-way (60 ft half-street right-of-way) on major arterial road frontages.

Provide 20 ft x 20 ft intersection corner clips at property corners adjacent to all public street intersections."

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

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

SURVEYOR: (Approved)

Bearing and distance along the north line of plat calculates N 75 58 36 E 2616.53' using coordinates on plat, what is listed on plat differs.

MIDLAND COUNTY – ROAD AND BRIDGE:

They will need to request a driveway permit to tie into SCR 1160.

GIS:

Please see the attached documents for comments.

HEALTH DEPARTMENT:

Yes, the health department will review applications from the 32 proposed lots of Hanks South Industrial Park, plat of a 80 acre tract of land out of block 38, t-2-s, b.f. wolcott survey abstract 1156 and a 75 acre tract of land out of block 38 t-2-s c.a. wilborn survey, abstract 511 Midland, County, Texas each lot is 2.9 acres and above property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: Approved with Conditions

The technical items need to be addressed:

The Midland Central Appraisal District shows the following owners for the following Parcels:

6110 S CR 1160 – Summers Neal
6116 S CR 1160 – PSI Exchange Holdings LLC
PIN 0344038229501 – Rover Ventures LLC

Please provide ownership or transfer of ownership for the described parcels.

Revise the northeastern boundary of plat. It appears to be off approximately 60 feet.

This plat is larger than 25 acres; therefore City Council approval is required.

Remove the emboldened line on east side of Section 5, Block 38, C. A. Winborn Survey, as it is not part of the plat.

Staff recommends approval of the preliminary plat of Hanks South Industrial Park, subject to conditions A through D.

Conditions:

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

Attachments:

Proposed Preliminary Plat
Application
Maps
GIS comments

BEING A PLAT OF AN 80-ACRE TRACT OF LAND OUT OF BLOCK 38, T-2-S, B.F. WOLCOTT
SURVEY, ABSTRACT 1156, AND A 75-ACRE TRACT OF LAND OUT OF BLOCK 38, T-2-S, C.A.
WINBORN SURVEY, ABSTRACT 511, MIDLAND COUNTY, TEXAS

PRINT NAME

DATE _____

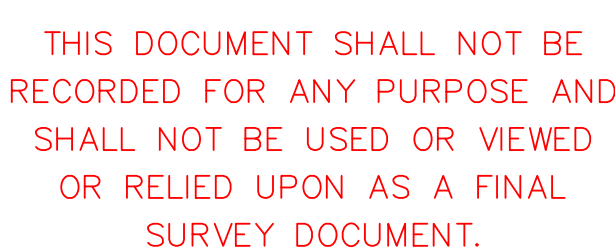
MY COMMISSION EXPIRES

Signed: _____
CRISTINA ODENBORG BURNS, SECRETARY

_____ OHE _____ OVERHEAD ELECTRIC LINE
 _____ X _____ FENCE
 _____ P _____ PIPELINE
 _____ BURIED FIBER OPTIC LINE
 _____ BURIED TELEPHONE LINE
 _____ EASEMENT
 _____ EDGE OF ASPHALT
 _____ EDGE OF ASPHALT
 (BRG.-DIST.) RECORD CALL
 B.L. BUILDING SETBACK LINE
 D.R.M.C. DEED RECORDS OF MIDLAND COUNTY
 O.P.R.M.C. OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY

DATE _____ PAGE _____

nbsp;
 PACKET
 ge 7.29
 October 5, 2020



MISS MAYSON LLC,
ALAN THOMPSON, PRESIDENT
10521 E. CR 109
MIDLAND TEXAS, 79706

W.D. WATSON
REGISTERED PROFESSIONAL LAND SURVEYOR
#1989

**Watson
Professional
Group Inc**

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
JOB NO.: 18-1237-00 DRAFT PW REV. 0
FILE: S: MIDLAND/150 ACRE SUB



Preliminary Plat Application

Project Number: 2WB-19-0248
Case Number: P-20-0920

Proposed Subdivision Plat Name: Hanks South Industrial Park

Legal Description (attached sealed Metes and Bounds): BEING A PLAT OF AN 80-ACRE TRACT OF LAND OUT OF BLOCK 38, T-2-S, B.F. WOLCOTT SURVEY, ABSTRACT 1156, AND A 75-ACRE TRACT OF LAND OUT OF BLOCK 38, T-2-S, C.A. WINBORN SURVEY, ABSTRACT 511, MIDLAND COUNTY, TEXAS

Property Owner Miss Henley Holdings, LP Printed Name: <u>Tallian Thompson</u>		Phone (432) 230-5066 Email <u>thompsonoffice@yahoo.com</u>	
Address <u>PO. Box 177</u>	City <u>Dennis</u>	State <u>TX</u>	Zip <u>76439</u>

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

Representative (if acting as Agent, see affidavit on page 2) Firm: <u>WATSON PROFESSIONAL GROUP INC</u> Printed Name: <u>Ashlee Johnson</u>		Phone (432) 520-9200 Email <u>ajohnson@wpg-us.com</u>	
Address <u>PO Drawer 11186</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79702</u>

Current Zoning: <u>ETJ</u>
Reason for Platting: <u>Development/Ownership</u>

Plat Information	Total Acreage: <u>154.813</u>
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)	
Number of Lots:	Number of Multi-Family Dwelling Units:

Submittal and Fees Items to be submitted with this application form: 1 FOLDED Copy of Dimensioned Plat 1 Extra Copy (11x17) - Digital Files (JPEG & PDF) - Application Fee – Payable to the 'City of Midland'	RECEIVED <u>SEP 11 2020</u> BY: <u>ES</u> <u>sep 1st</u>
--	--

Request for a Development Agreement Do you expect to request a development agreement with the City? ☐ Yes ☐ No If yes, contact the City Engineer at (432) 685-7286

Provisions

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

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

Property Owner (signature):

Date: 8/21/2020

Property Owner (printed):

Tallian Thompson

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlee Johnson
Authorized Agent (signature)

Subscribed and sworn to before me, this 31 day of August, 2020, to certify which witness my hand and seal of office.



Ashlee Danielle Crouch

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

RECEIVED
SEP 01 2020

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)

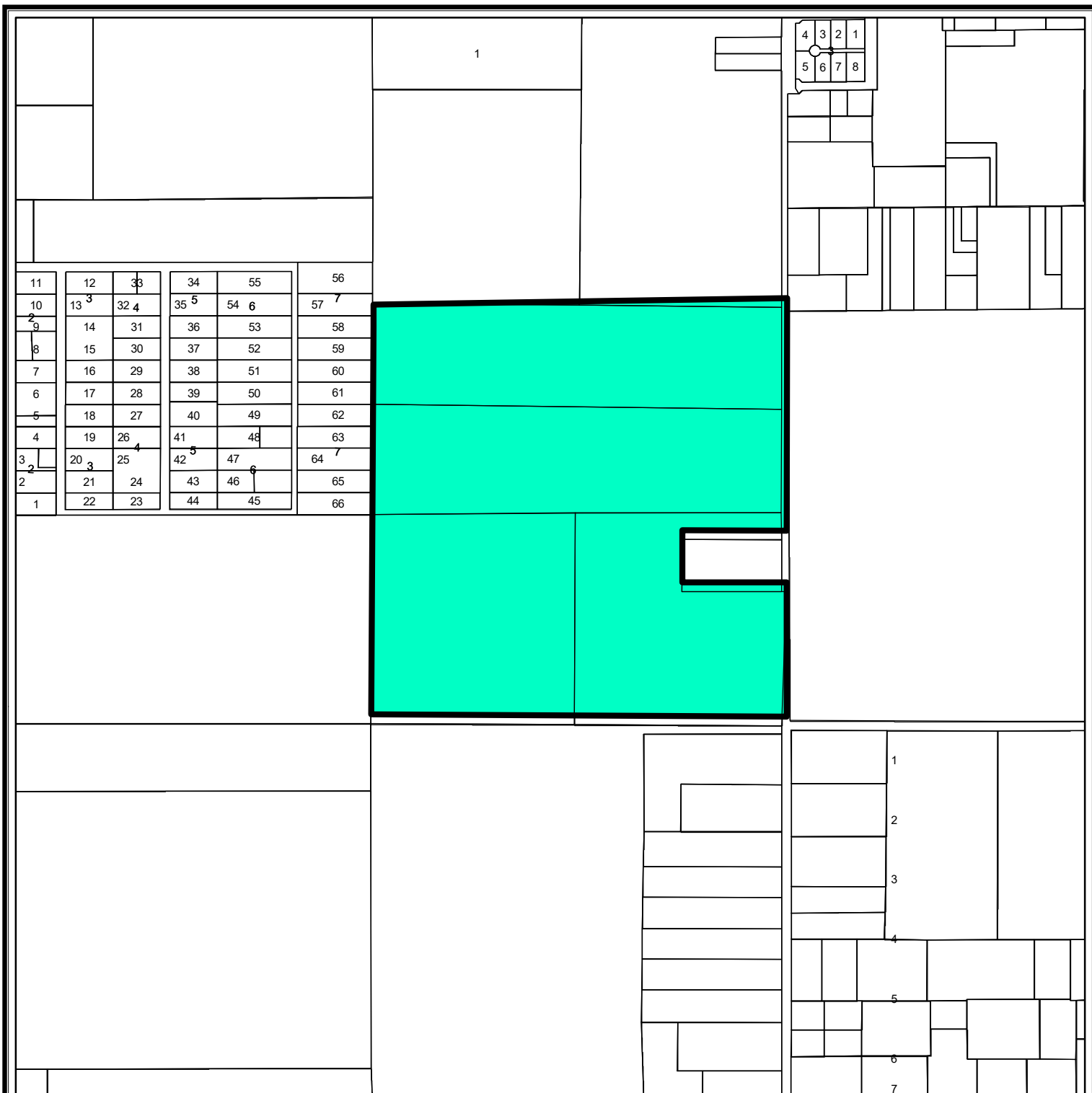
Check # 10288

Received By: ES

Date:

RECEIVED
AUG 28 2020

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



LOCATION MAP

SUB-19-0248

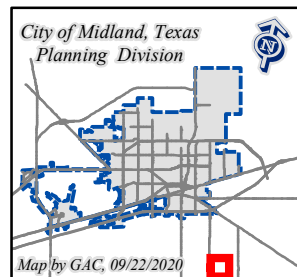
Scale: 1" = 250'

Proposed plat of Hanks South Industrial Park, being a plat of an 80-acre tract of land located in Block 38 T-2-S, B.F. Walcott Survey, Abstract 1156, and a 75-acre tract of land located in Block 38, T-2-S, C.A. Winborn Survey, Abstract 511, Midland County, Texas.

Generally located at the northwest corner of the intersection of South County Road 1160 and East County Road 150. (ETJ, Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

BEING A PLAT OF AN 80-ACRE TRACT OF LAND OUT OF BLOCK 38, T-2-S, B.F. WOLCOTT
SURVEY, ABSTRACT 1156, AND A 75-ACRE TRACT OF LAND OUT OF BLOCK 38, T-2-S, C.A.
WINBORN SURVEY, ABSTRACT 511, MIDLAND COUNTY, TEXAS

This plat has been checked for accessibility of utilities.

PRINT NAME

PRINT NAME

PRINT NAME

PRINT NAME

PRINT NAME

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MISS HENLEY HOLDINGS, LP, AND MISS MAYSON, LLC, ARE THE RECORD OWNER OF AN 80-ACRE TRACT OF LAND OUT OF BLOCK 38, T-2-S, B.F. WOLCOTT SURVEY, ABSTRACT 1156, AND A 75-ACRE TRACT OF LAND OUT OF BLOCK 38, T-2-S, C.A. WINBORN SURVEY, ABSTRACT 511, MIDLAND COUNTY, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MISS HENLEY HOLDINGS, LP, AND MISS MAYSON, LLC, DO HEREBY OBTAIN THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS "HANKS SOUTH INDUSTRIAL PARK", AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS; AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN HEREON, FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED, AND AN EASEMENT OF INGRESS AND EGRESS FOR TRASH LOCATION, AND LOCATION AND MAINTENANCE OF TRASH CONTAINERS, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

DATE

DATE _____

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020
BY ALAN THOMPSON

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "HANKS SOUTH INDUSTRIAL PARK", was approved by the proper action of the Planning and Zoning Commission of the City of Midland, Texas on this the _____ day of _____, 2019

Signed: _____
JOSH SPARKS, CHAIRMAN

Signed: CRISTINA ODENBORG BURNS, SECRETARY

GE

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 UTILITES AND BUILDING PERMITS.

2. BEARINGS, DISTANCES, COORDINATES AND ACREAGE SHOWN HEREON ARE GRID, NAD83, TEXAS CENTRAL ZONE (4203), US FEET.

3. ACCORDING TO FEMA MIDLAND COUNTY IS A "MAPPED" COUNTY, BUT ONLY CERTAIN FEMAL FLOOD INSURANCE RATE MAP PANELS ARE AVAILABLE. THE SUBJECT TRACT DESCRIBED HEREON IS LOCATED IN PART IN ZONE A AND IS WITHIN A 100-YEAR FLOOD HAZARD AREA OF WHICH NO BASE FLOOD ELEVATION HAS BEEN DETERMINED AND IN ZONE A AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48329C0217F WITH A REVISED DATE OF SEPTEMBER 16, 2005.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND REVIEW OF THE ABSTRACT OF TITLE. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

_____	OHE	OVERHEAD ELECTRIC LINE
_____	X	FENCE
_____	P	PIPELINE
_____		BURIED FIBER OPTIC LINE
_____		BURIED TELEPHONE LINE
_____		EASEMENT
_____		EDGE OF ASPHALT
_____		EDGE OF ASPHALT
(BRG.-DIST.)		RECORD CALL
B.L.		BUILDING SETBACK LINE
D.R.M.C.		DEED RECORDS OF MIDLAND COUNTY
O.P.R.M.C.		OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY
P.R.M.C.		PLAT RECORDS OF MIDLAND COUNTY

(BRG.-DIST.) RECORD CALL
B.L. BUILDING SETBACK LINE
D.R.M.C. DEED RECORDS OF MIDLAND COUNTY
O.P.R.M.C. OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY
P.R.M.C. PLAT RECORDS OF MIDLAND COUNTY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS.

NO. _____ CABINET _____

DATE _____ PAGE _____

nbsp;
 PACKET
 ge 7.33
 October 5, 2020



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES 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 THE LICENSED SURVEYOR'S PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MIDLAND COUNTY, TEXAS.

DATED: _____, 2020

W.D. WATSON
REGISTERED PROFESSIONAL LAND SURVEYOR
#1989

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

OWNERS:
MISS HENLEY HOLDINGS, LP
TALLIAN THOMPSON, PRESIDENT
P.O. BOX 177
DENNIS, TEXAS 76439

MISS MAYSON LLC,
ALAN THOMPSON, PRESIDENT
10521 E. CR 109
MIDLAND TEXAS, 79706

Watson Professional Group Inc

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
JOB NO.: 18-1237-00 DRAFT PW REV. 0
FILE: S: MIDLAND/150 ACRE SUB



Planning and Zoning Commission

Approved for
Agenda:
Cristina Odenborg Burns

MEETING DATE: October 05, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed Preliminary Plat of Greenwood Retail Addition, being a plat of a 6-acre tract of land located in Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the northeast corner of the intersection of South County Road 1130 and Farm to Market Road 307. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, Skyline Civil Group is proposing to plat a 6-acre tract of land located in Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County into two (2) lots to obtain septic permits.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Departmental Review:

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

No comments

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Note has been added to the face of the plat.

ROW: ROW is fine as shown. See TxDOT comments regarding access management.

PAVING: SCR 1130 road is sub-standard, construct to City Standards for entire platted frontage or request a deferral. FM 307 roadway okay as is. (If existing paved street with curb and gutter). No public paving improvements required.

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

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

PRO RATA: None.

SEWER: None existing. Construct wastewater to City standards along entire platted frontage, or request a deferral.

DRAINAGE: Drainage Study Required. FEMA Firm data to be on plat face.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required at building permit. If located in county request a deferral.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

Sketch plat comments, TxDOT comment, "We have been requesting that during replat/subdividing of the larger plat in this area to utilize shared access points to limit the number of access locations to help with safety and traffic operations.

These multiple requests have all contained the same message about our access management standards and need for shared access.

It looks like the biggest overall plat was in October 2017 (P-17-0182 Serapa Addition).

Additional access will not be permitted until a master plan of development and access in accordance with our current access management standards are met. For this section the minimum access spacing is 425'."

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

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

MIDLAND COUNTY:

They will need a permit for driveway if they will put one in on SCR 1130 side.

Driveways on 307 would be through TXDOT.

HEALTH DEPARTMENT:

Yes, the health department will review applications from the 2 proposed lots of Greenwood Retail Addition, 2 ACRE TRACT AND 4 ACRE TRACT OF LAND OUT OF THE WEST OF THE S/3 OF SECTION 47, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY the lot 1 is 4 acre lot 2 is 2 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:

The legal description should be, "Proposed plat of Greenwood Retail Addition, being a plat of a 6-acre tract of land located in Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Verify distance and direction calls. The eastern lot line of lot one has the wrong direction call.

Property owner information must match what is on record at the Midland Central Appraisal District. Records indicate that the address for CRE Associate Real Estate LP is 6750 E County RD 109, Midland, TX 79706. Records also indicate that John D. Hogan is the property owner for the eastern two acres.

For the Certificate of Approval, the Chairman of the Planning and Zoning Commission will be changing.

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

Conditions:

A. That the technical items listed above are addressed.

B. That a drainage study is approved.

C. That all public improvements stated above are addressed.

D. That all plat comments, conditions, and requirements are satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Preliminary Plat
Maps
Application

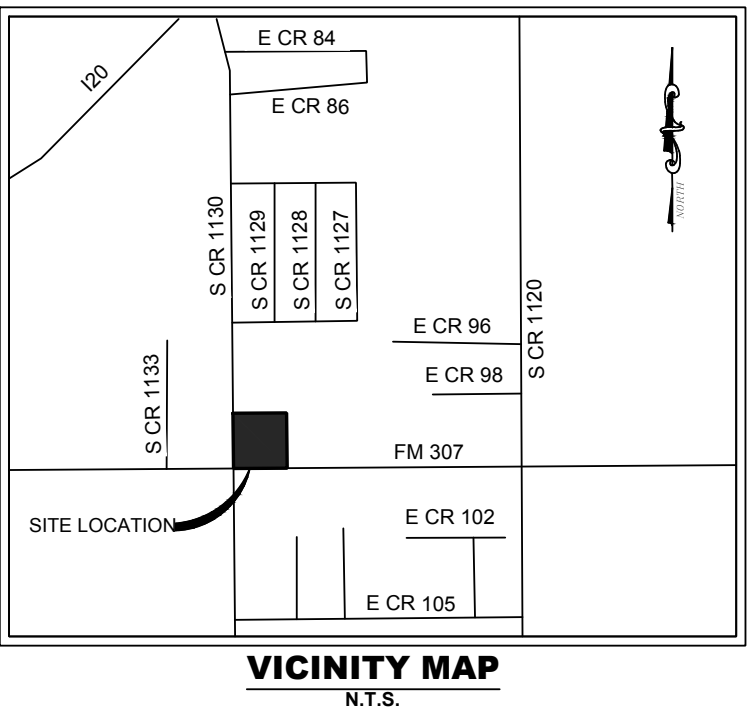
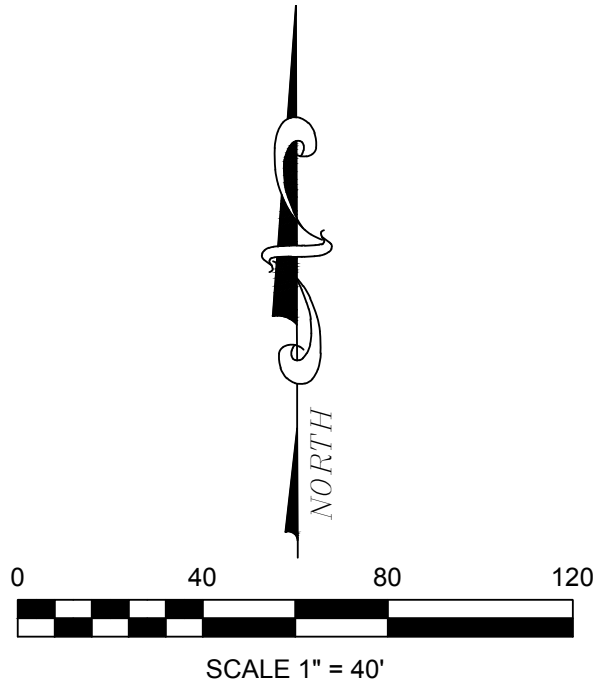
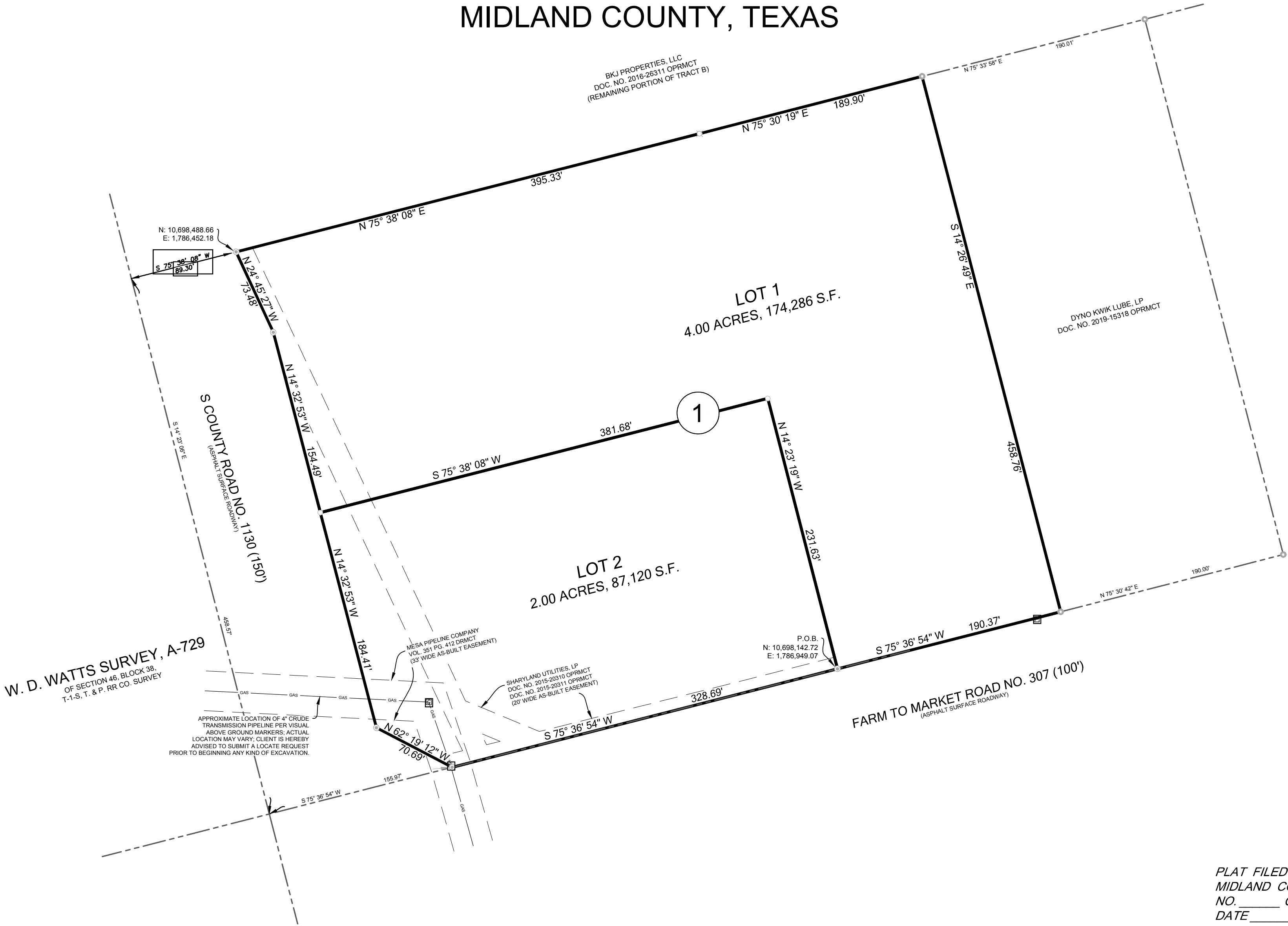
GREENWOOD RETAIL ADDITION

A 2.00 ACRE TRACT AND A 4.00 ACRE TRACT OF LAND OUT OF THE WEST PART OF THE S/3,
OF SECTION 47, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY,
MIDLAND COUNTY, TEXAS

LEGEND

- DENOTES FOUND BRASS RIGHT OF WAY MONUMENT (CONTROL MONUMENT)
 - DENOTES FOUND 1/2" REBAR ROD (CONTROL MONUMENT); UNLESS OTHERWISE NOTED HEREON PLAT
 - DENOTES SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED A.L.S. 6224; UNLESS OTHERWISE NOTED HEREON PLAT
- DENOTES BOUNDARY LINE
----- DENOTES ADJACENT LOT LINE

MIDLAND COUNTY, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS CRE Associates Real Estate LP is the record owner of a tract of land described as Lot 1, A 4.00 ACRE TRACT OF LAND OUT OF THE WEST PART OF THE SOUTH 3RD OF SECTION 47, BLOCK 38, T-1-S, T. & P. RR., CO. SURVEY, MIDLAND COUNTY TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CRE Associates Real Estate LP, being the owner of the land shown on this plat designated as GREENWOOD RETAIL ADDITION, Lot 1, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, and easements shown thereon.

WITNESS my hand at Midland, Texas, this

____ day of _____, 2020.

By: Paul Ary, President

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

____ day of _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS Christopher and Christopher Investment, LLC, is the record owner of a tract of land described as Lot 2, A 2.00 ACRE TRACT OF LAND OUT OF THE WEST PART OF THE SOUTH 3RD OF SECTION 47, BLOCK 38, T-1-S, T. & P. RR., CO. SURVEY, MIDLAND COUNTY TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Christopher and Christopher Investment, LLC, being the owner of the land shown on this plat designated as GREENWOOD RETAIL ADDITION, Lot 2, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, and easements shown thereon.

WITNESS my hand at Midland, Texas, this

____ day of _____, 2020.

By: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

____ day of _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Barney Dan Arnold, 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.

Barney Dan Arnold, R.P.L.S.
Registration Number - 6224

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

CERTIFICATE OF APPROVAL

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

the ____ day of _____, 2020.

JOSH SPARKS

_____, CHAIRMAN

CRISTINA ODENBORG BURNS

_____, SECRETARY



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



OFFICE: (254) 629-6550 FAX: (254) 629-8524
EMAIL: danny.arnoldsurvey@gmail.com
TBLIS FIRM NO. 101885-00

GREENWOOD RETAIL ADDITION



Preliminary Plat Application

Project Number: SUB-19-0303
Case Number: P-20-0923

Proposed Subdivision Plat Name: Greenwood Retail Addition

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

Property Owner Christopher and Christopher Investments, LLC Phone (432) 349-8680
Printed Name: CRE Associates Real Estate, LP Email paul.ary@creassociates.net
Address 5 San Miguel Square City Odessa State Tx Zip 79762

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

Representative (if acting as Agent, see affidavit on page 2) Firm: Skyline Civil Group Phone (432) 685-1226
Printed Name: Stephen T. Marcum Email smarcum@skylinecivilgroup.com
Address 3323 N. Midland Dr. Ste. 113 City Midland State Tx Zip 79707

Current Zoning: ETJ

Reason for Platting: Septic

Plat Information		Total Acreage:
Type: ☐ Single-Family Residential	☐ Multi-Family Residential	
☒ Commercial	☒ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: <u>2</u>	Number of Multi-Family Dwelling Units: <u>N/A</u>	

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

Do you expect to request a development agreement with the City? ☐ Yes ☐ No
If yes, contact the City Engineer at (432) 685-7286

Provisions

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

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

Property Owner (signature):

Date: 2/20/2020

Property Owner (printed):

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

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

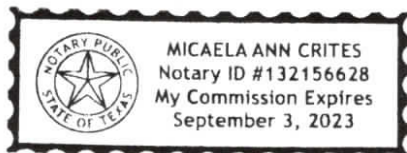
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF ~~MIDLAND~~ ⁱⁿ Lubbock

Before me, the undersigned authority, on this day personally appeared Stephen T. Marcam who, being by me duly sworn, upon oath says: That (s)he is authorized by Paul Ary, 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 02 day of September, 20 20, to certify which witness my hand and seal of office.



Micaela Crites
NOTARY PUBLIC, ~~MIDLAND~~ ⁱⁿ LUBBOCK 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 # 5249

Received By:

Date:

RECEIVED
SEP 08 2020

BY:

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



Planning and Zoning Commission

Approved for
Agenda:
Cristina Odenborg Burns

MEETING DATE: October 05, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed Preliminary Plat of Pando Acres Addition, being a plat of a 3.45-acre tract of land located in Section 11, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of S. State Highway 349, approximately 337-feet north of E. County Road 119. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, Schumann Engineering, is proposing to plat a 3.45-acre tract of land located in Section 11, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas into one (1) lot to obtain a septic permit.

Current Zoning:

Extraterritorial Jurisdiction.

Departmental Review:

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction.

SURVEYOR: (Approved)

Show bearings and distances along plat lines.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: No impact fee statement required

ROW: ROW okay as shown.

PAVING: HWY 349 is paved to TxDOT standards and will be maintained by them. No paving improvements required.

WATER: Construct water main to City Standards along the entire platted frontage or request a deferral.

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

PRO RATA: None

SEWER: Construct wastewater main to City standards along the entire platted frontage or request a deferral.

DRAINAGE: Drainage Report approved by the City of Midland.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Sidewalks required with building permit or request a deferral.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

Sketch Plat comment not addressed - "Property does not appear to have sufficient frontage to meet minimum access standards. Developer must coordinate shared access with adjacent property and show easement on plat."

Sketch Plat comment not addressed - Add a note on the plat stating "Access spacing and locations will be required to adhere to the Texas Department of Transportation (TxDOT) 'Access Management Standards' along the state highway. Contact TxDOT for additional information and permitting."

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

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

PLANNING:

Provide distance and direction calls for all plat boundaries.

For the Certificate of Approval, the Chairman of the Planning and Zoning Commission will be changing.

Staff recommends approval of the preliminary plat of Pando Acres, subject to conditions A through C.

Conditions:

A. That the technical items listed above are addressed.

B. That all required public improvements are addressed.

C. That all plat comments, conditions, and requirements are satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.

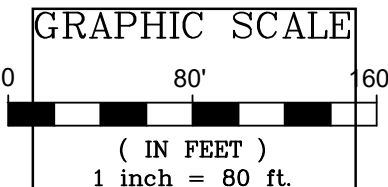
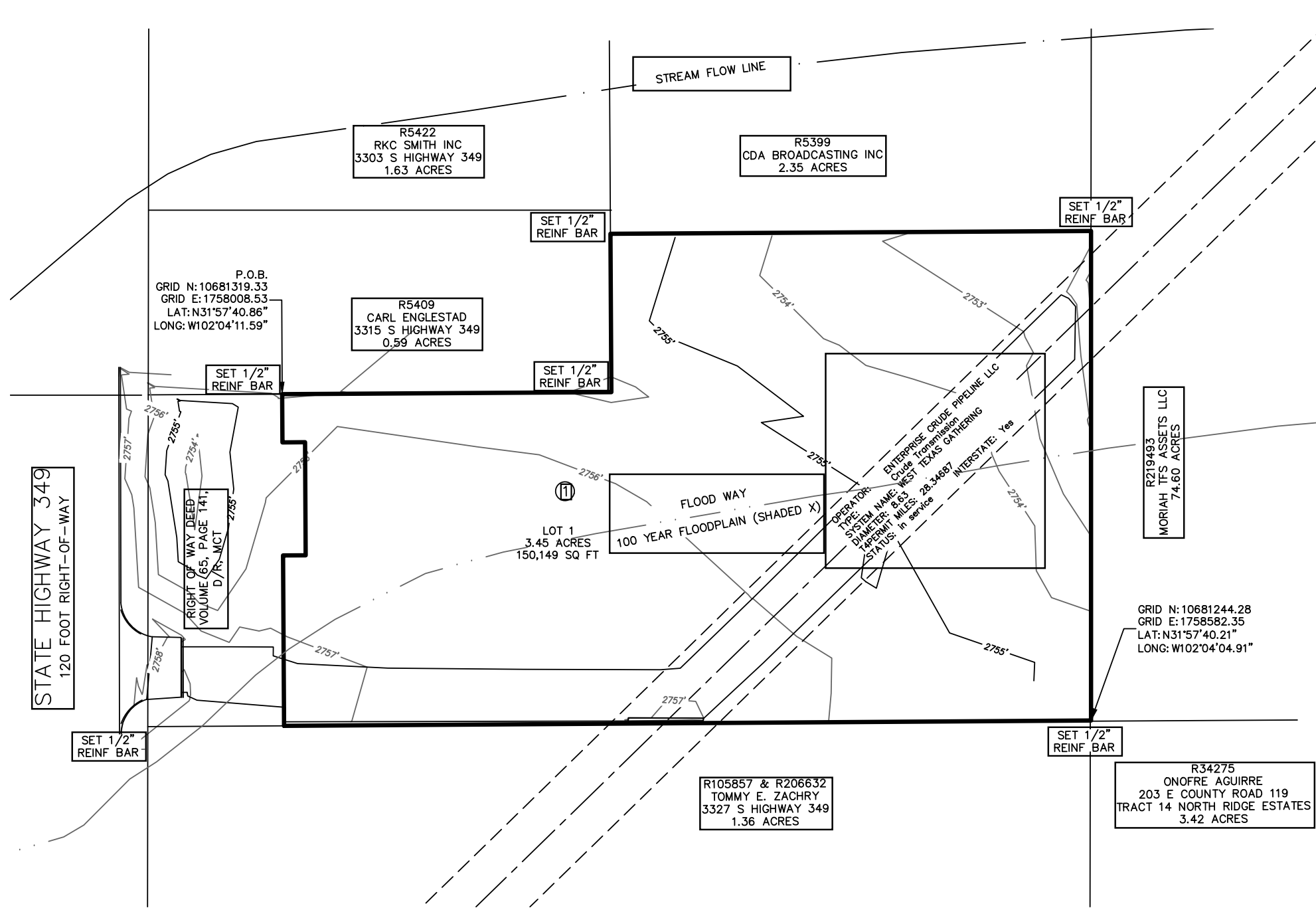
Attachments:

Proposed Preliminary Plat
Application
Maps

PRELIMINARY PLAT
PANDO ACRES ADDITION

BEING A PLAT OF 3.45 ACRES TRACT OF LAND
SECTION 11, BLOCK 39, T-2-S,
T&P RR CO SURVEY,
COUNTY OF MIDLAND, TEXAS

STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS, I AM THE RECORD OWNERS OF A TRACT OF LAND SITUATED IN SECTION 11, BLOCK 39, T-2-S. T&P RR CO SURVEY, AND MORE PARTICULARLY DESCRIBED HEREON.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS PANDO ACRES ADDITION, AN ADDITION TO THE COUNTY OF MIDLAND, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.
WITNESS MY HAND AT MIDLAND, TEXAS, THIS _____ DAY OF _____, 20____.
JESUS PANDO



- NOTES:
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
 3. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 3.45 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACTS OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
 5. THIS PROPERTY LIES WITHIN ZONE "AE" AS PER FEMA'S FLOOD MAP 48329-C0204F, EFFECTIVE DATE SEPTEMBER 16, 2005.
 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 THIS TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPMENT ON THE TRACT INCREASES.

STATE OF TEXAS
COUNTY OF MIDLAND
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, JESUS PANDO.
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

SYMBOLS LEGEND					
	PROPERTY CORNER		WIRE FENCE		WATER WELL
	POWER POLE		RETIRED BREAKER BOX		LOT LINES
	OVERHEAD ELECTRIC		PROPERTY LINE		TELEPHONE PEDESTAL
	GAS METER		GAS RISER		SEWER MANHOLE

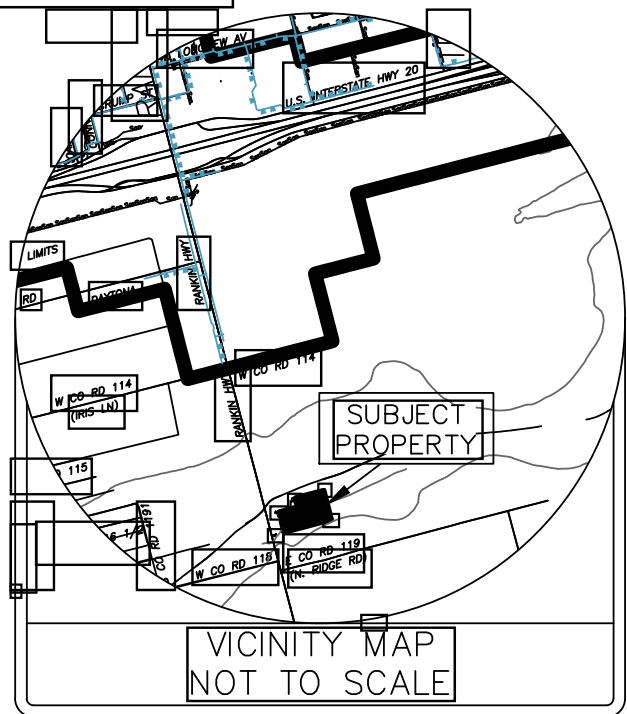
OWNER:
PHYSICAL ADDRESS:
JESUS PANDO
ANG CONST & EXC, LLC
5319 A STATE HWY 349
MIDLAND, TX 79706
CONTACT INFO:
JESUS PANDO
4902 SOUTH COUNTY ROAD 1175
MIDLAND, TX 79706
(432) 889-8993
office.angconst@gmail.com

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: ONCOR ELECTRIC DELIVERY COMPANY
SIGNED: AT&T TEXAS
SIGNED: ATMOS ENERGY
SIGNED: SUDDENLINK COMMUNICATIONS
SIGNED: GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL
FOR APPROVAL BY THE COMMISSION:
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF PANDO ACRES ADDITION, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____ DAY OF _____, 20____.
SIGNED: CHAIRMAN JOSH SPARKS
ATTEST: SECRETARY CRISTINA ODENBORG BURNS

THAT I, RJ DAUM, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.
RJ DAUM
TEXAS RPLS 4826



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

DRAWN BY:	CAK	DATE:	12/11/2019
CHECKED BY:	RJD	DRAWING NO.:	77022JP
JOB NO.:	77,022	SHEET	7 OF 7

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

PANDO ACRES ADDITION



Preliminary Plat Application

Project Number:

Sub-20-0315

Case Number:

P-20-D802

Proposed Subdivision Plat Name: Pando Acres Addition

Legal Description (attached sealed Metes and Bounds): Being a plat of a 3.45 acre Tract of land, Section 11, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas

Property Owner

Printed Name: Jesus Pando

Phone (432) 889-8993

Email office.ang@gmail.com

Address 4902 South County Road 1175

City Midland

State TX

Zip 79705

Developer (if different than Owner) Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Schumann Engineering Co., Inc.

Printed Name: Eduardo L. Aleman

Phone (432) 684-5548

Email

ealeman@schumannonline.net

Address 800 N. Marienfeld Suite 100

City Midland

State TX

Zip 79701

Current Zoning:

Reason for Platting: To obtain Septic Permit

Plat Information

Total Acreage: 3.45

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): Jesus Pardo

Date: 2-21-20

Property Owner (printed): _____

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

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

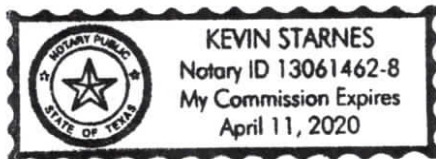
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ed Aleman who, being by me duly sworn, upon oath says: That (s)he is authorized by Jesus Pardo, 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 21st day of February, 20 19, to certify which witness my hand and seal of office.



[Signature]

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☒ Application Fee

☒ 1 Copy of Plat (11x17)

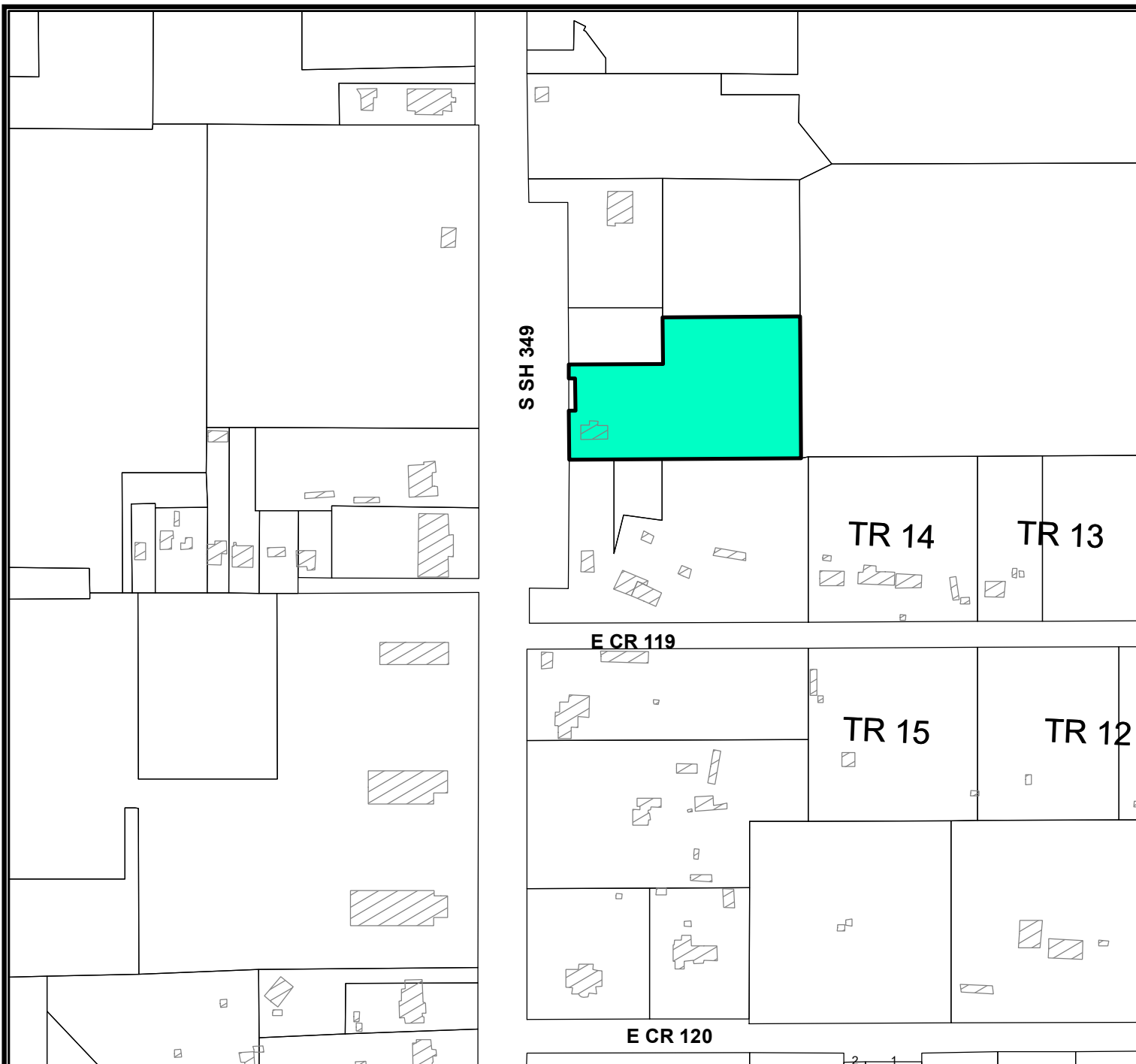
Check # 1392

RECEIVED
FEB 24 2020

Received By: _____

Date: BY: [Signature]

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



LOCATION MAP

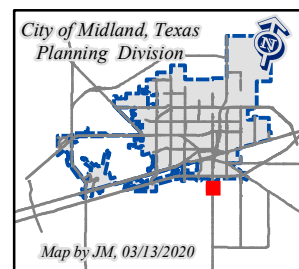
SUB-20-0315

Scale: 1" = 400'

Proposed plat of Pando Acres Addition, being a plat of a 3.45-acre tract of land located in Section 11, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. Generally located east side of S. State Highway 349, approximately 337-feet north of E County Road 119. (Extraterritorial Jurisdiction).

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Planning and Zoning Commission

Approved for
Agenda:
Cristina Odenborg Burns

MEETING DATE: October 05, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed Preliminary Plat of Southwest Crossing, Section 8, being a plat of a 7.338-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 123, approximately 350 feet west of South County Road 1235. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, Watson Professional Group, is proposing to plat a 7.338-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, into three (3) lots for ownership purposes

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Departmental Review:

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

No comments

ENGINEERING: (Approved)

IMPACT FEES: The plat is located outside of Service Areas no Impact Fee note required.

ROW: Fine as shown.

PAVING: No frontage along Public ROW.

WATER: No frontage along Public ROW.

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: No frontage along Public ROW.

DRAINAGE: Drainage study approved on 9.23.20

EASEMENTS: Show existing and proposed.

SIDEWALKS: No frontage along Public ROW.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

No objections to plat.

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

Not in City limits- no oil or gas jurisdiction.

MIDLAND COUNTY:

Although noted on the Plat that the proposed lots are in Zone X and A, Article 6 states that a Flood Permit will be submitted with the Plat for analysis by the Flood Plain Administrator. I would suggest Planning and Zoning enforce this for review by the Administrator.

All roads indicated in this plat are private roads. However, if new construction of roads is proposed, all construction and design minimums shall meet Article 3 of the Subdivision Regulations – or the City's minimum standards.

Any future dedication of the existing or proposed new roads to the county shall be per separate instrument

Please see set back requirements for Lots in Article 10

If separate onsite sewer installations are planned in the future, 911 addresses will be required prior to issuance of OSSS permits.

OSSS permits are obtained through Midland Health

Flood permit application to the Administrator will be required prior to issuance of the permits

LOT 2 does not meet the minimum frontage distance per the subdivision regulation section 9

A driveway access easement center over the division line for an enlarged Lot 3 and 1 may make more sense.

Driveway permits for all three lots would be dependent on final configuration of the development

These would be per separate instrument and dependent on 911 address.

HEALTH DEPARTMENT:

Yes, the health department will review applications from the 3 proposed lots of Southwest Crossing, Section 8, PLAT OF A 7.3 ACRES TRACT OF LAND OUT OF SECTION 13, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY Lots 1 & 3 are 1.25 acre Lot 2 is 4.8 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:

Relabel Block number to Block 7 and Lot numbers to Lots 2, 3 and 4.

Remove existing slab depiction from plat.

For the Certificate of Approval, the Chairman of the Planning and Zoning Commission will be changing.

The property owner's name and address on the plat must match City records and the Midland Central Appraisal District Records. Records indicate the owner of this property

is Midtex Development Trust. Please update property owner's name and address or provide a warranty deed or title opinion to verify ownership.

Staff recommends approval of the preliminary plat of Southwest Crossing, Section 8, subject to conditions A and B.

Conditions:

A. That the technical items listed above are addressed.

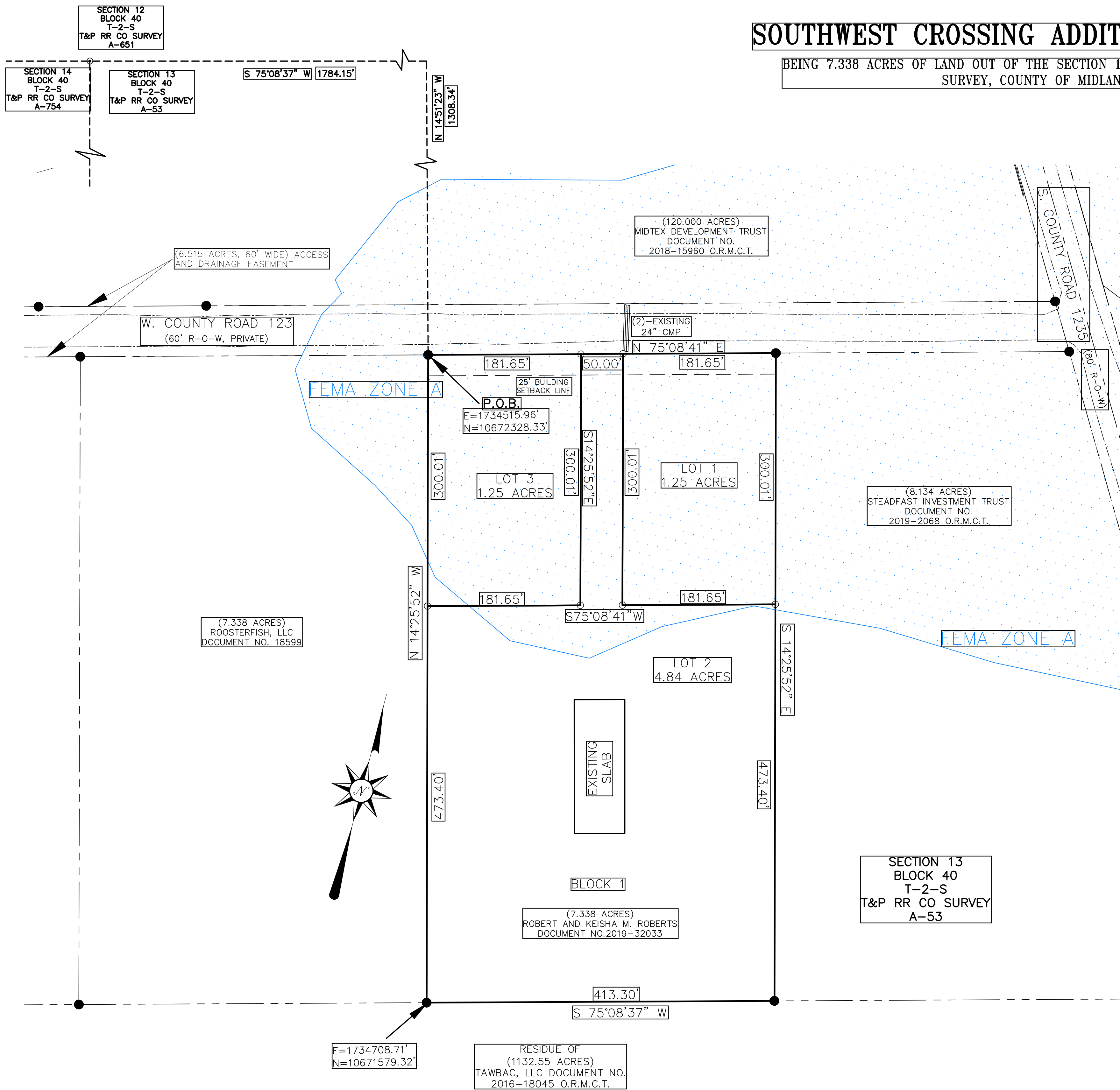
B. That all plat comments, conditions, and requirements are satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Preliminary Plat
Maps
Application

SOUTHWEST CROSSING ADDITION, SECTION 8

BEING 7.338 ACRES OF LAND OUT OF THE SECTION 13, BLOCK 40, T-2-S, T&P RR CO. SURVEY, COUNTY OF MIDLAND, TEXAS



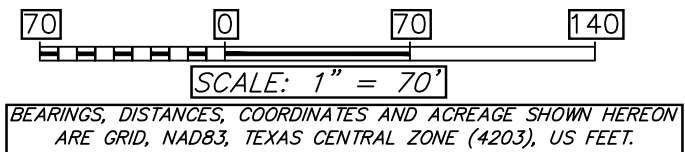
OWNER'S CERTIFICATE
THE STATE OF TEXAS
COUNTY OF MIDLAND

Whereas, ROBERT L. ROBERTS III & KEISHA M. ROBERTS are the record owner of a 7.338 acre tract of land, being out of Section 13, Block 40, T-2-S, T & P RR CO. Survey, Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ROBERT L. ROBERTS III & KEISHA M. ROBERTS, do hereby adopt this plat designating the herein above described property as "SOUTHWEST CROSSING ADDITION, SECTION 8", an addition to the City of Midland, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys and easements shown hereon, for the purpose and consideration herein expressed, and an easement of ingress and egress for trash location, and location and maintenance of trash containers, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

ROBERT L. ROBERTS III _____ Date _____
KEISHA M. ROBERTS _____ Date _____



OWNER: ROBERT L. ROBERTS III
KEISHA M. ROBERTS
3410 WOODHAVEN DR.
MIDLAND, TEXAS 79707

LEGEND

☆ IRON PIPE FOUND
● IRON ROD WITH BLUE CAP MARKED "JFW FIRM #101173-00"
○ SET IRON ROD

--- DENOTES PROPOSED SUBDIVISION LINE
- - - DENOTES PROPOSED LOT BOUNDARY
- P - DENOTES EXISTING PIPELINE
--- DENOTES EXISTING EASEMENT

D.R.M.C. DEED RECORDS OF MIDLAND COUNTY
O.R.M.C.T. OFFICIAL RECORDS OF MIDLAND COUNTY TEXAS

- NOTE:
1. BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE";
 2. 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.
 3. 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.
 4. ACCORDING TO FEMA MIDLAND COUNTY IS A "MAPPED" COUNTY, BUT ONLY CERTAIN FEDERAL FLOOD INSURANCE RATE MAP PANELS ARE AVAILABLE. THE SUBJECT TRACT DESCRIBED HEREON IS LOCATED IN PART IN ZONE A AND IS WITHIN A 100-YEAR FLOOD HAZARD AREA OF WHICH NO BASE FLOOD ELEVATION HAS BEEN DETERMINED AND IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANELS NO. 48329C0200F AND 48329C0184F BOTH WITH A REVISED DATE OF SEPTEMBER 16, 2005.
 5. 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."

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

ATMOS ENERGY
BY: _____

AT&T
BY: _____

SUDDENLINK COMMUNICATION
BY: _____

GRANDE COMMUNICATION
BY: _____

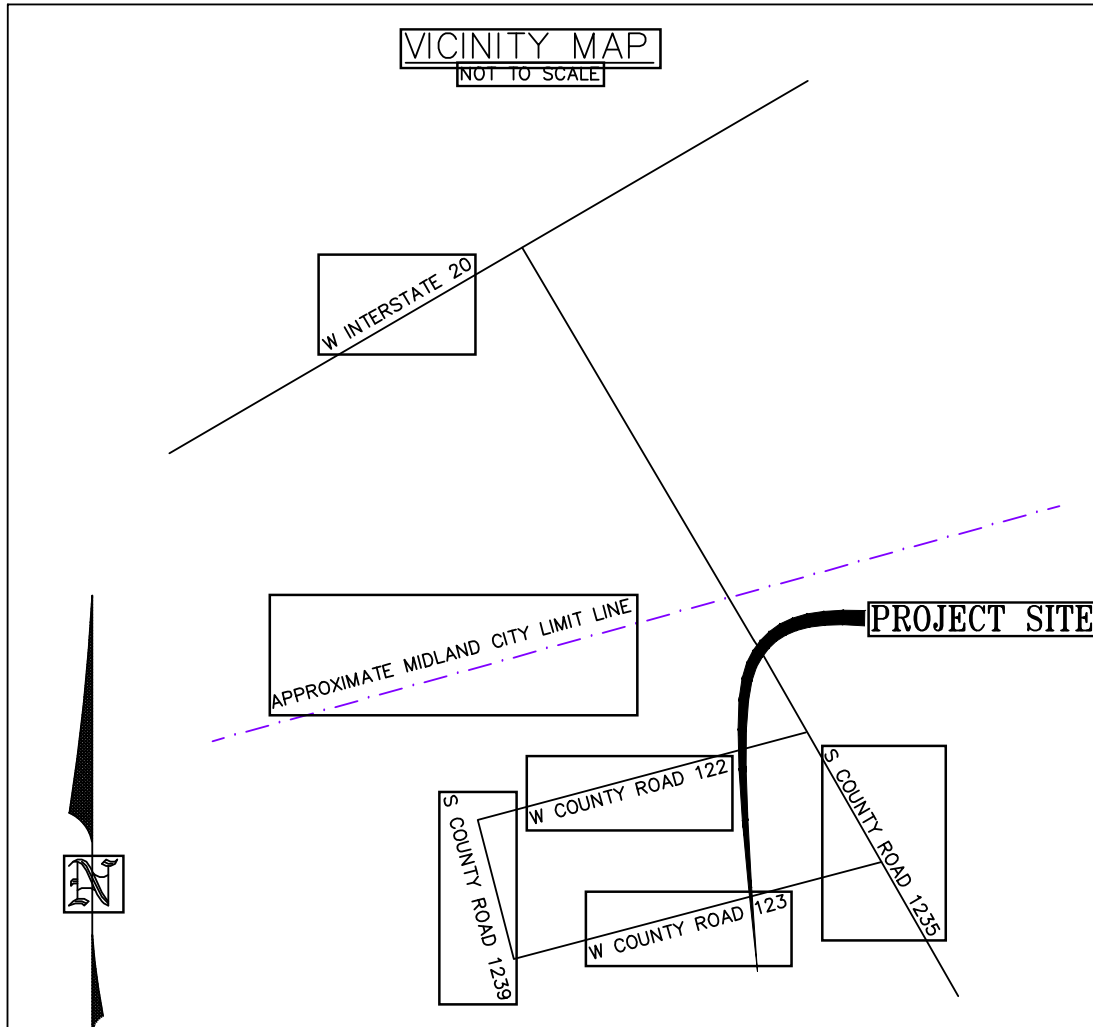
ONCOR ELECTRIC DELIVERY
BY: _____

CERTIFICATE OF APPROVAL
STATE OF TEXAS {
COUNTY OF MIDLAND {

This is to certify that the above and foregoing plat of "SOUTHWEST CROSSING ADDITION, SECTION 8" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this the ____ day of _____, 2020, A.D.

JOSH SPARKS, CHAIRMAN

CRISTINA ODENBORG BURNS, SECRETARY



Watson Professional Group Inc
P.O. DRAWER 1186
MIDLAND, TEXAS 79702
(432) 520-9200
FAX (432) 520-9212
FIRM#10146900
wdwatson@wpg-us.com

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
JOB NO.: 20-1011-00 DRAFT 4/1/20 REV 0/1
FILE: S: MIDLAND/15 ACRE SUB/ALL 4 SUB_RECOVER

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

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED DOES 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 THE LICENSED SURVEYOR'S PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

DATED: _____ 2020 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.

W.D. WATSON
REGISTERED PROFESSIONAL LAND SURVEYOR
#1989

ACKNOWLEDGEMENT
STATE OF TEXAS {
COUNTY OF MIDLAND {

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ____ day of _____, 2020, A.D.

Notary Public in and for the State of Texas
Printed name of Notary _____
My commission expires: _____



Preliminary Plat Application

Project Number:

Case Number:

SUB-20-0311
P-20-0919**Proposed Subdivision Plat Name:** SOUTHWEST CROSSING ADDITION, SECTION 8**Legal Description (attached sealed Metes and Bounds):**

7.338 ACRES OF LAND LYING IN AND BEING OUT OF SECTION 13, BLOCK 40 T-2-S, T&P RR CO SURVEY, IN MIDLAND COUNTY, TEXAS.

Property Owner Robert and Keisha Roberts

Printed Name: Robert L. Roberts III

Phone (432) 664-3443

Email bobby@rlrobertstx.com

Address 3410 Woodhaven Dr.

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: WATSON PROFESSIONAL GROUP INC

Printed Name: Peter Watson

Phone (432) 520-9200

Email

pwatson@wpg-us.com

Address PO Drawer 11186

City Midland

State TX

Zip 79702

Current Zoning: ETJ**Reason for Platting:** Ownership/Development**Plat Information**

Total Acreage: 7.338

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

Number of Lots:

3

Number of Multi-Family Dwelling Units:

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

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

RECEIVED
SEP 01 2020

BY:

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):

Robert Lee Roberts III

Date:

6/29/2020

Property Owner (printed): Robert Lee Roberts III

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlee Johnson

Authorized Agent (signature)

Subscribed and sworn to before me, this 31 day of August, 2020, to certify which witness my hand and seal of office.



Ashlee Danielle Crouch

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)

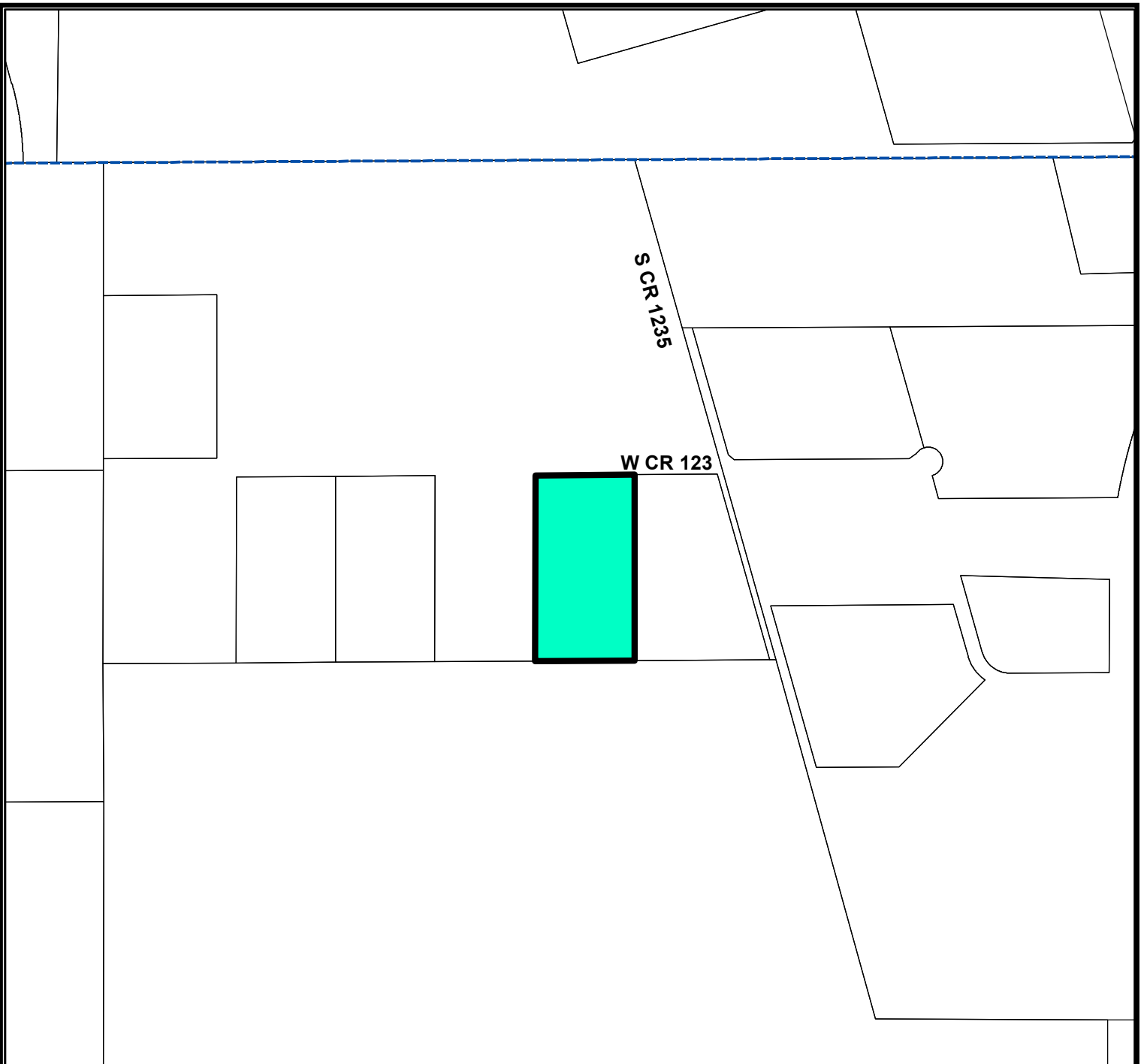
Check # 10287

Received By:

Date:

BT:
B:

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



LOCATION MAP

SUB-20-0341

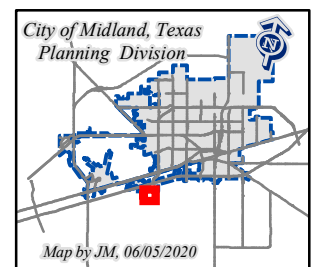
Scale: 1" = 600'

Proposed plat of Southwest Crossing, Section 8, being a plat of a 7.338-acre tract of land located in Section 13, Block 40, T-2-S, T & P RR Co. Survey, Midland County, Texas.

Generally located on the south side of West County Road 123, approximately 350 feet west of South County Road 1235.(Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2020
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Planning and Zoning Commission

Approved for
Agenda:
Cristina Odenborg Burns

MEETING DATE: October 05, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed Preliminary Plat of Southwest Ranch Addition, being a plat of a 9.98-acre tract of land located in Section 19, Block 39, T-2-S, T & P RR Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1226, approximately 340 feet south of West County Road 130. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, Schuman Engineering, is proposing to plat a 9.98-acre tract of land located at 4810 South County Road 1226 into one (1) lot to obtain septic permits.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Departmental Review:

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

No comments

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Okay as shown.

ROW: ROW okay as shown.

PAVING: SCR 1226 is not paved to City Standards. Install paving to City of Midland standards along platted frontage or request a deferral.

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

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

PRO RATA: None

SEWER: None existing. Install sewer lines to City of Midland Standards along the platted frontage, or request a deferral.

DRAINAGE: Drainage report required.

EASEMENTS: Show existing and proposed.

SIDEWALKS: required with building permit, or request a deferral.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

No objections to plat.

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

Not in City limits- no oil or gas jurisdiction.

MIDLAND COUNTY:

I don't believe CR 1226 is county maintained. If they would like to dedicate to the county, separate instrument is required.

See Article 9 in subdivision regulations for lot descriptions.

If driveway or septic system permits are to be obtained, 911 address and flood plain permits are required in advance of application.

HEALTH DEPARTMENT:

Yes, the health department will review application from the 1 proposed lot of Southwest Ranch Addition, PLAT OF A 9.9 ACRE TRACT OF LAND SECTION 19, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY the lot is 9.9 acre any mobile home and RV'S that are used for rent housing are commercial and must have their septic systems installed by a State of Texas licensed installer 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:

Remove building lines from plat.

For the Certificate of Approval, the Chairman of the Planning and Zoning Commission will be changing.

Staff recommends approval of the preliminary plat of Southwest Ranch Addition, subject to Conditions A through D.

Conditions:

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

Attachments:

Proposed Preliminary Plat
Maps
Application



Preliminary Plat Application

Project Number: SUB-26-0356
Case Number: P-20-0925

Proposed Subdivision Plat Name: Southwest Ranch

Legal Description (attached sealed Metes and Bounds): Being a plat of a 9.98 acre tract in Section 39, T-2-S, T&P RR Co Survey, Midland County, Texas

Property Owner

Printed Name: Felix Martinez

Phone (432) 288-5521

Email artisan79703@yahoo.com

Address 4430 Leddy Drive

City Midland

State TX

Zip 79703

Developer (if different than Owner) Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: Schumann Engineering Co., Inc.

Printed Name: Eduardo L. Aleman

Phone (432) 684-5548

Email
ealeman@schumannonline.net

Address 800 N. Marienfeld Suite 100

City Midland

State TX

Zip 79701

Current Zoning:

Reason for Platting: To obtain Septic Permits

Plat Information

Total Acreage: 9.98

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'

SEP 08 2020

BY:

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): X Felix Martinez Date: 9/1/20

Property Owner (printed): Felix Martinez

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

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

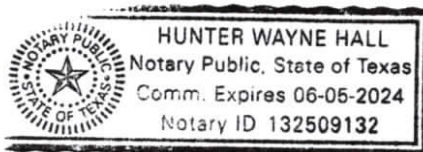
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Eduardo L. Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 1st day of September, 20 20, to certify which witness my hand and seal of office.



Hunter Wayne Hall
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 # 1427

Received By: gac

Date: SEP 08 2020

BY:

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



LOCATION MAP

SUB-20-0356

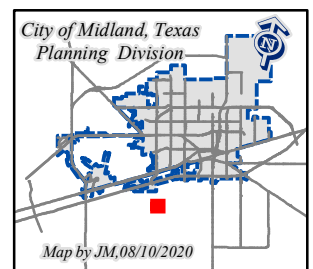
Scale: 1" = 350'

Proposed Plat of Southwest Ranch Addition,
being a plat of a 9.98-acre tract of land located in
Section 19, Block 39, T-2-S, T & P RR Co.
Survey, Midland County, Texas.

Generally located on the west side of South
County Road 1226, approximately 340 feet
south of West County Road 130.

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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BE USED AS A PRIMARY TOOL IN PERMITTING
OR OTHER DECISIONS BASED SOLELY ON THE
INFORMATION CONTAINED HEREIN.
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR
ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: October 05, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Elizabeth Shaughnessy, Senior Planner

SUBJECT: Hold a public hearing and consider a request by MARC, INC. for a zone change from PD, Planned Development District for an Office Center, to an amended PD, Planned Development District for an Office Center, on Lot 1, Block 4, "A" Street Community Center, Section 4, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of N. A Street and Ventura Drive. Council District 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

PD, Planned Development District for an Office Center (Ordinance No. 10,049).

Details of Request:

The applicant, MARC, Inc., is requesting a zone change from PD, Planned Development District for an Office Center, to an amended PD, Planned Development District for an Office Center to adopt an updated site plan.

Surrounding Zoning and Land Use:

The property to the north is zoned SF-1, Single Family Dwelling District, and the location of a church. The properties located east are zoned MF-22, Multiple-Family Dwelling District; SF-1, Single Family Dwelling District; and SF-2, Single Family Dwelling Distance and the location of Hillcrest School and residences, respectively. The properties to the south are zoned PD, Planned District for a Housing Development, and the location of an apartment complex and residences. The property to the west is zoned PD, Planned District for an Office Center, and the location of Midland Children's Rehabilitation Center.

Analysis:

The applicant, MARC, Inc., is requesting a zone change from PD, Planned Development District for an Office Center, to an amended PD, Planned Development District for an Office Center to update the site plan.

The applicant is changing the location of the day use building and has increased the area by 160 square feet. The applicant is also reducing the parking in the northwest corner of the property from 17 to 8 parking spaces of which two will be accessible spaces. The parking in the southeast corner of the property has also been adjusted from 38 to 35 parking spaces. The elevations will remain the same as previously adopted.

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

Fire: (Approved)

No objections.

Building: (Approved)

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

Engineering: (Approve)

No objection to zone change.

Code: (Approved)

No Oil or Gas issues

Transportation: (Approved)

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations.

No objection to zone change.

Planning:

Staff recommends approval of this zone change, subject to conditions A through C.

Conditions:

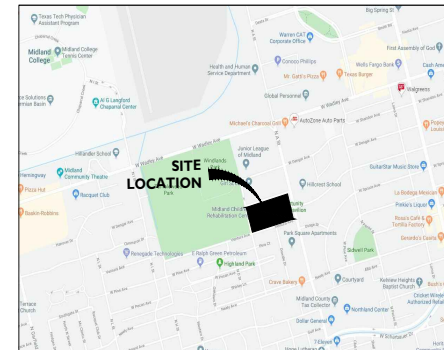
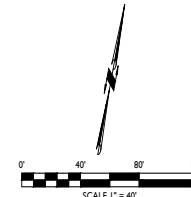
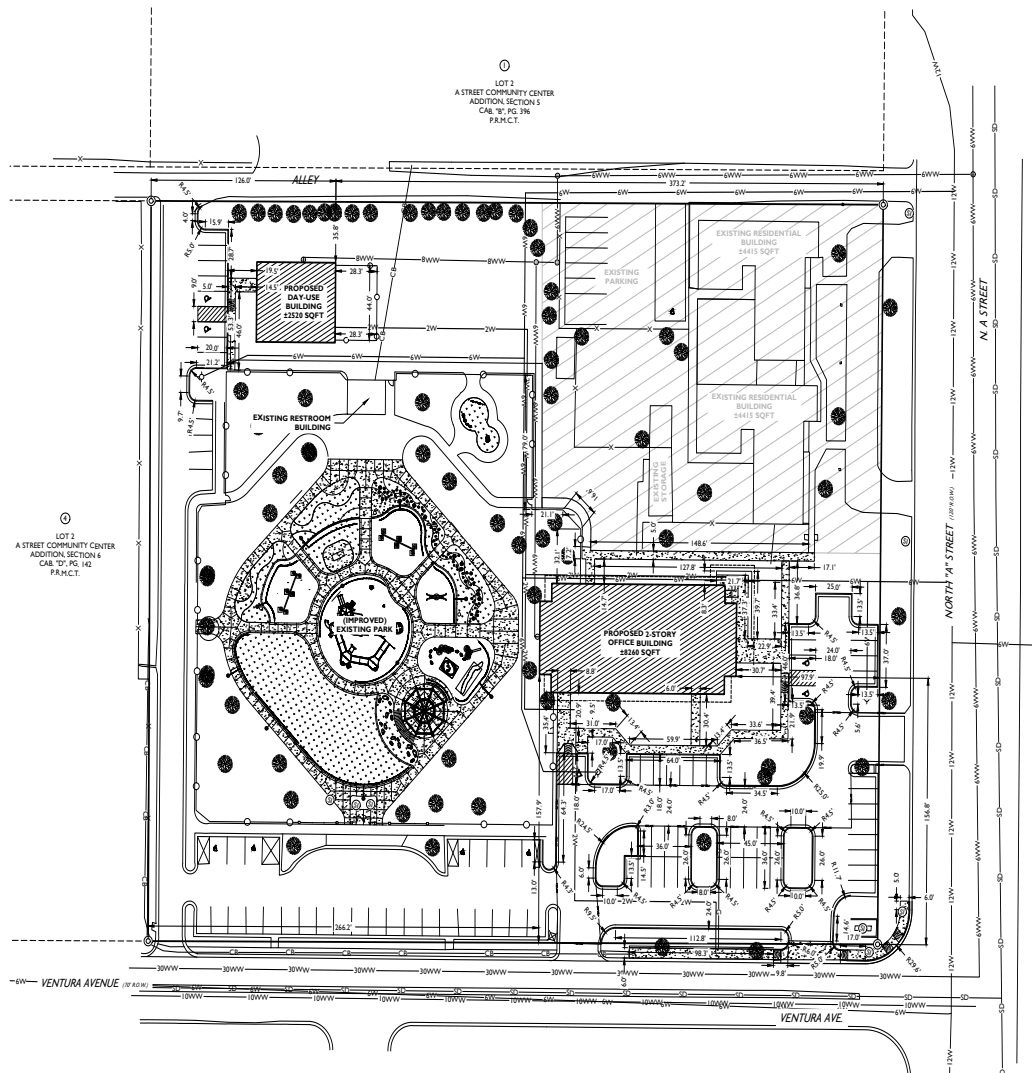
- A. That the use and development of the property shall conform to the regulations of the O-1, Office District.**
- B. That this property shall conform to the site plan and elevations, which are attached hereto and incorporated herein as Exhibits “A”.**
- C. That the landscaping shall conform to the regulations set forth in Title XI, Chapter 9 of the City Code.**

Letters of Objection:

Staff has not received any letters of objection as of September 30, 2020.

Attachments:

Site Plan and Elevations (Exhibit A)
Application
Maps
Ordinance No. 10,049



VICINITY MAP
N.T.S.

LEGEND

- | | |
|--|---|
| | DENOTES FOUND LOT CORNER |
| | DENOTES EXISTING FIRE HYDRANT |
| | DENOTES EXISTING WATER VALVE |
| | DENOTES EXISTING MANHOLE |
| | DENOTES EXISTING CLEAN OUT |
| | DENOTES EXISTING GUY ANCHOR |
| | DENOTES EXISTING POWER POLE |
| | DENOTES EXISTING SIGN |
| | DENOTES EXISTING ELECTRIC METER |
| | DENOTES EXISTING GAS METER |
| | DENOTES EXISTING BRIGATION VALVE |
| | DENOTES EXISTING LIGHT POLE |
| | DENOTES PROPOSED DOUBLE CLEANOUT |
| | DENOTES PROPOSED CLEANOUT |
| | DENOTES PROPOSED FIRE HYDRANT |
| | DENOTES PROPOSED 6" WASTEWATER |
| | DENOTES PROPOSED 8" WASTEWATER |
| | DENOTES PROPOSED 2" WATER LINE |
| | DENOTES PROPOSED 6" WATER LINE |
| | DENOTES PROPOSED FENCE |
| | DENOTES BOUNDARY LINE |
| | DENOTES SURROUNDING PROPERTY |
| | DENOTES EXISTING OVERHEAD ELECTRIC LINE |
| | DENOTES EXISTING |
| | DENOTES EXISTING GAS LINE |
| | DENOTES EXISTING UNDERGROUND CABLE LINE |
| | DENOTES EXISTING WATER LINE |
| | DENOTES EXISTING 6" WATER LINE |
| | DENOTES EXISTING 12" WATER MAIN |
| | DENOTES EXISTING 6" WASTEWATER |
| | DENOTES EXISTING 18" WASTEWATER |
| | DENOTES EXISTING STORMWATER |
| | INDICATES AREA OUTSIDE OF PROPOSED IMPROV |

DEVELOPMENT NOTES:

- **GENERAL:** SITE PLAN IS FOR A PROPOSED 48,260 SQUARE FOOT BUILDING AND A 2,520 SQUARE FOOT BUILDING LOCATED ON LOT 8, BLOCK 164, OF A STREET COMMUNITY, SECTION 4 (A CITY OF MIDLAND, TEXAS THE SITE IS LOCATED NEAR THE INTERSECTION OF A STREET & VENTURA DR. THE DEVELOPMENT IS CURRENTLY ZONED AS A PLANNED DISTRICT.
- **DEVELOPMENT:** THE RE-DEVELOPMENT WILL CONSIST OF:
 - A SINGLE STRUCTURE INTENDED FOR OFFICE USE.
 - A SINGLE STRUCTURE INTENDED FOR DAY-USE
- TWO EXISTING LEGAL BUILDINGS USED FOR RESIDENTIAL UNITS SUPPORTING THE MARC MISSION. TOTAL OCCUPANCY IS 14, OR 7 PER UNIT.
- **BUILDING HEIGHT:** THE STRUCTURE IS PLANNED TO BE A TWO STORY OFFICE AND A SINGLE STORY DAY USE OUT-BUILDING, WITH A MAXIMUM BUILDING HEIGHT OF 24'0" AND A PARAPET HEIGHT OF 2'9" 0".
- **ACCESS:** THE SITE WILL USE EXISTING ACCESS POINTS. ONE TO THE SOUTH ACCESSING VENTURA AVE AND ONE TO THE EAST ACCESSING A STREET. ALL ACCESS POINTS ARE PLANNED FOR BOTH INGRESS AND EGRESS.
- **FIRE ACCESS:** ACCESS FOR FIRE TRUCKS WILL BE ALONG THE PROVIDED 26 FT. WIDE CORRIDOR WITH MINIMUM 28 FT. RADI THROUGHOUT.
- **PARKING:** ON-SITE PARKING WILL BE PROVIDED WITH 51 STANDARD PARKING SPACES, AND AN ADDITIONAL 4 ACCESSIBLE PARKING SPACES. RESIDENTIAL BUILDING CONTAINS 14 UNITS, OR 1/64 PARKING SPOTS PER UNIT.
- **TRASH:** TRASH ENCLOSURES WILL BE IN COMPLIANCE WITH THE CITY OF MIDLAND REGULATIONS. ON-SITE TRASH COLLECTION WILL BE THE SAME AS EXISTING CONDITIONS, NO CHANGES PROPOSED.
- **UTILITIES:** PUBLIC UTILITIES ARE NOT PRESENT. EXISTING WATER & SEWER SERVICE TAPS WILL BE UTILIZED. NEW WATER & SEWER SERVICE TAPS WILL BE REQUIRED AT LOCATIONS SHOWN
- **DRAINAGE:** STORM WATER RUNOFF WILL BE IN COMPLIANCE WITH THE CURRENT APPROVED DRAINAGE PLAN ON FILE.

FEMA FIRM NOTES:

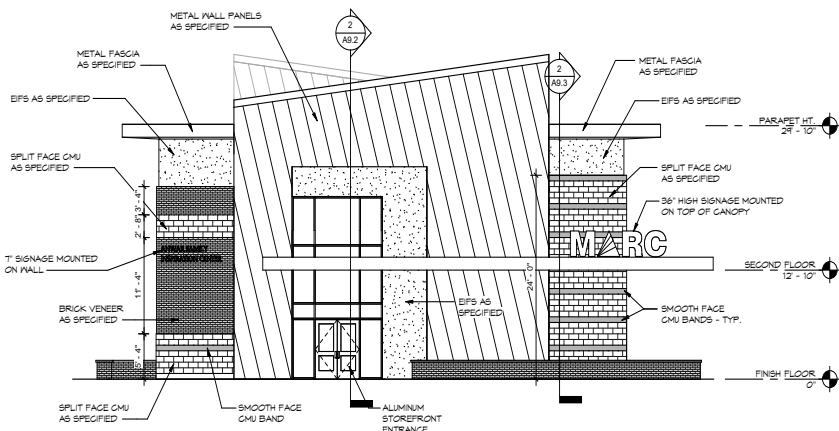
COMMUNITY NUMBER 48329	PANEL NUMBER 89	SUFFIX F	DATE OF FIRM 09/16/2005	ZONE AH	BASE FLOOD ELEVATION 2784
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DIMENSIONAL NOTE:

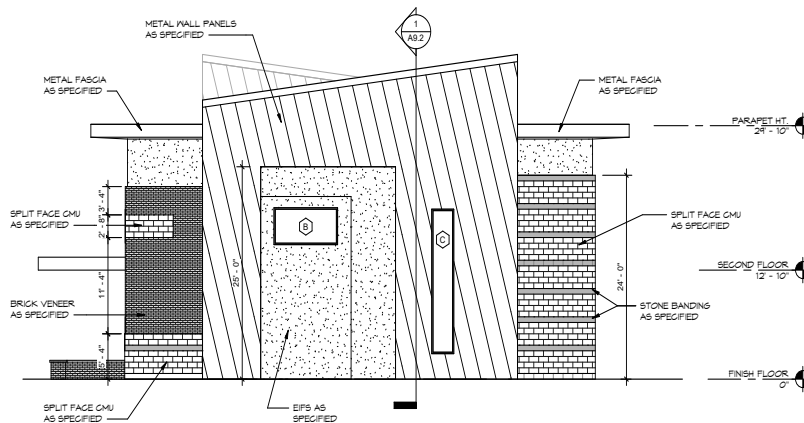
- DIMENSIONS SHOWN ARE TYPICALLY TO BACK OF CURB UNLESS NOTED OTHERWISE.
- SIDEWALKS WILL BE 5 FT. IN WIDTH UNLESS NOTED OTHERWISE.

LANDSCAPE NOTES:

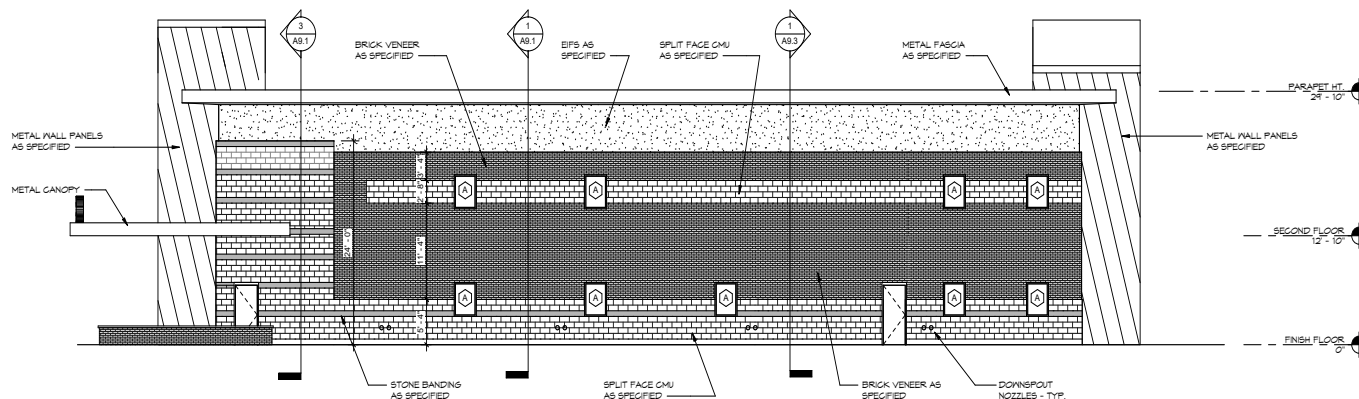
- LANDSCAPING ELEMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND DOES NOT NECESSARILY REFLECT THE FINAL DESIGN LANDSCAPING.
- THE LANDSCAPE PLAN THAT WILL BE SUBMITTED FOR CITY APPROVAL WILL BE IN COMPLIANCE WITH CITY STANDARDS.



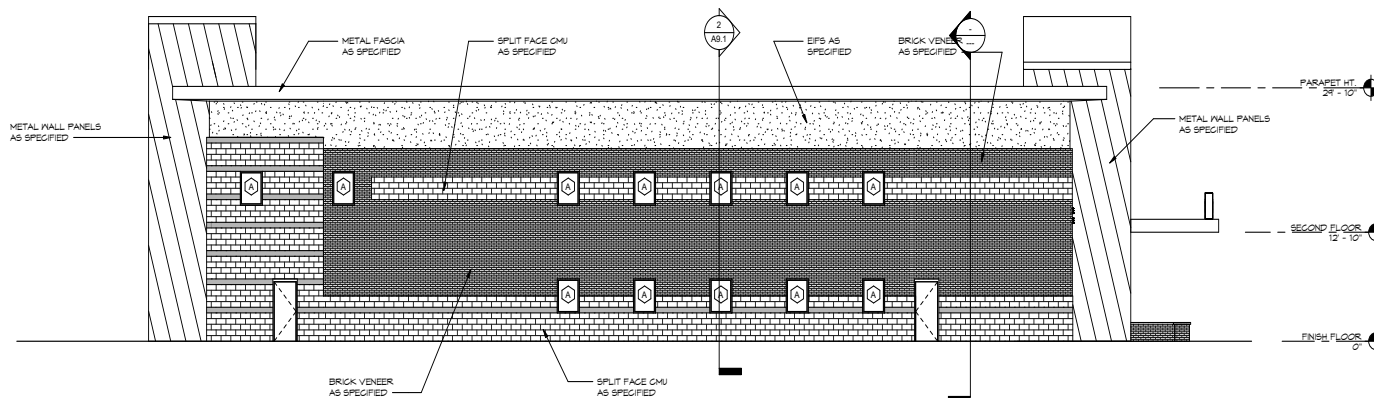
1 EAST ELEVATION
A5.1 1/8" = 1'-0"



4 WEST ELEVATION
A5.1 1/8" = 1'-0"



2 NORTH ELEVATION
A5.1 1/8" = 1'-0"



3 SOUTH ELEVATION
A5.1 1/8" = 1'-0"

PACKET



MWM Architects, Inc.
2022 Broadway
Lubbock, TX 79401
Ph 806.745.7707
Fax 806.745.7620

PRELIMINARY NOT FOR
REGULATORY APPROVAL,
PERMITTING OR
CONSTRUCTION
DATE: 11/6/19
Stephen Faulk No. 16376
Jason Moore No. 19265
Melanie Meisner No. 19192

Structural Engineers
MWM Architects, Inc.
2022 Broadway
Lubbock, Texas 79401
Phone: 806.745.7707
Fax: 806.745.7620

Agnew Associates, Inc.
MEP Engineers
13033 Quaker Ave. Suite A
Lubbock, Texas 79423
Phone: 806.799.0753

Maverick Engineering
Civil Engineers
1909 W. Wall Street, Suite K
Midland, Texas 79701
Phone: 432.262.0999

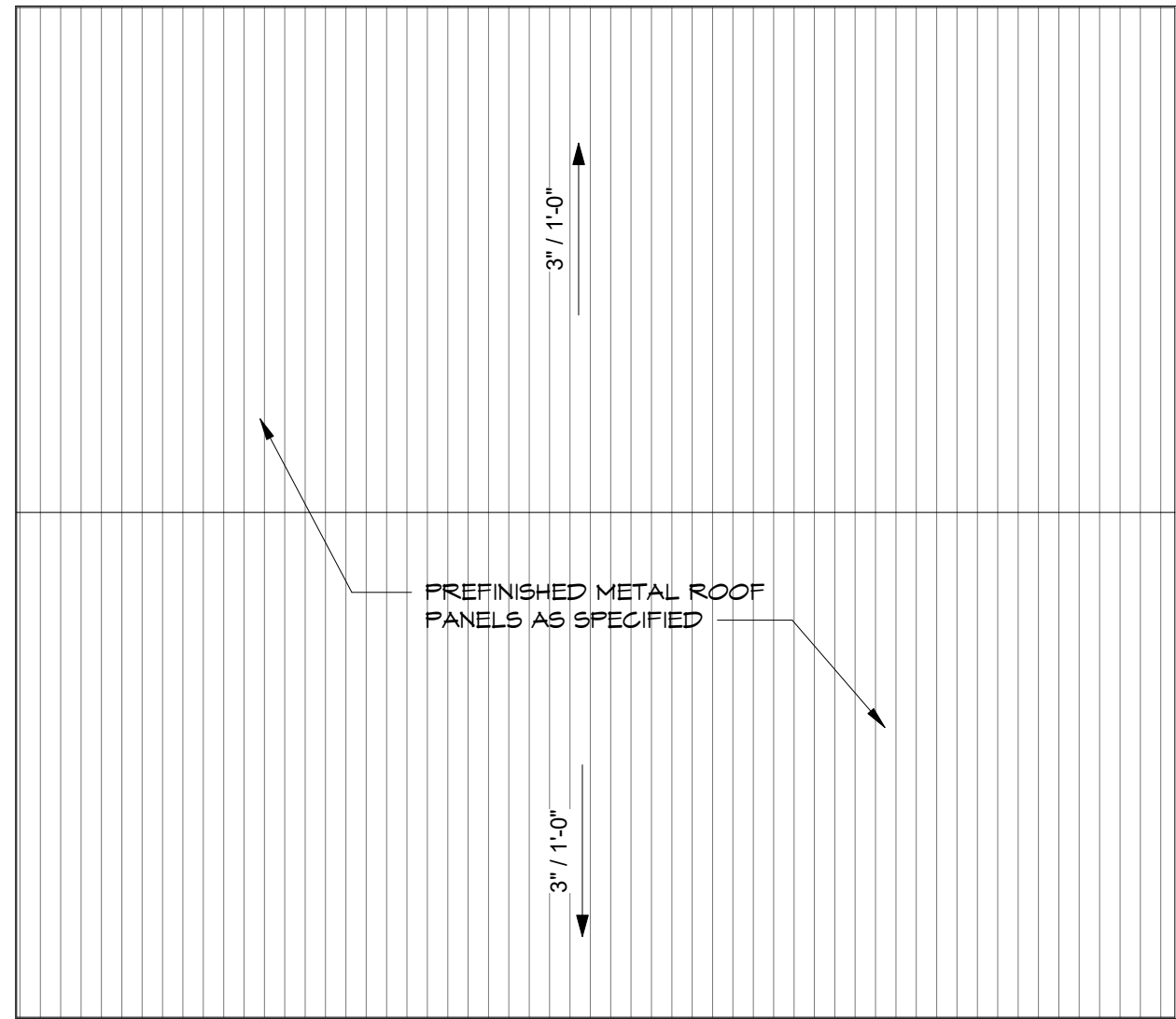
MIDLAND AUTISM RESOURCE CENTER
ADMINISTRATION BUILDING - DAY USE BUILDING
MARC PARK - RESTROOM FACILITY
2701 N. A STREET - MIDLAND, TEXAS

No.	Revision	Date
PROJECT No.:	18005-A	
DATE:	11/6/19	

A5.1

EXTERIOR
ELEVATIONS

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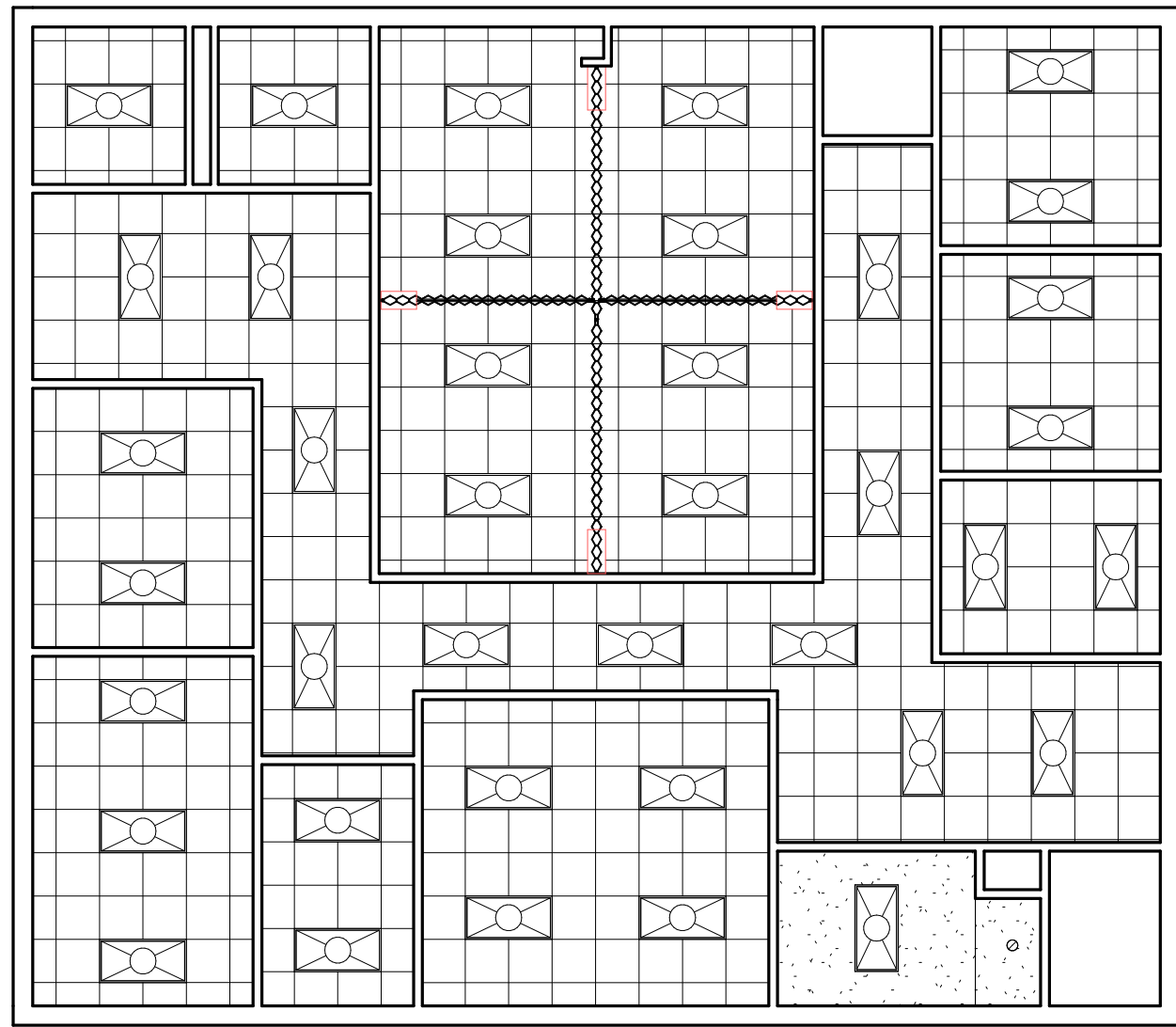
2 ROOF PLAN
DA3.1/ 1/8" = 1'-0"

CEILING PLAN NOTES

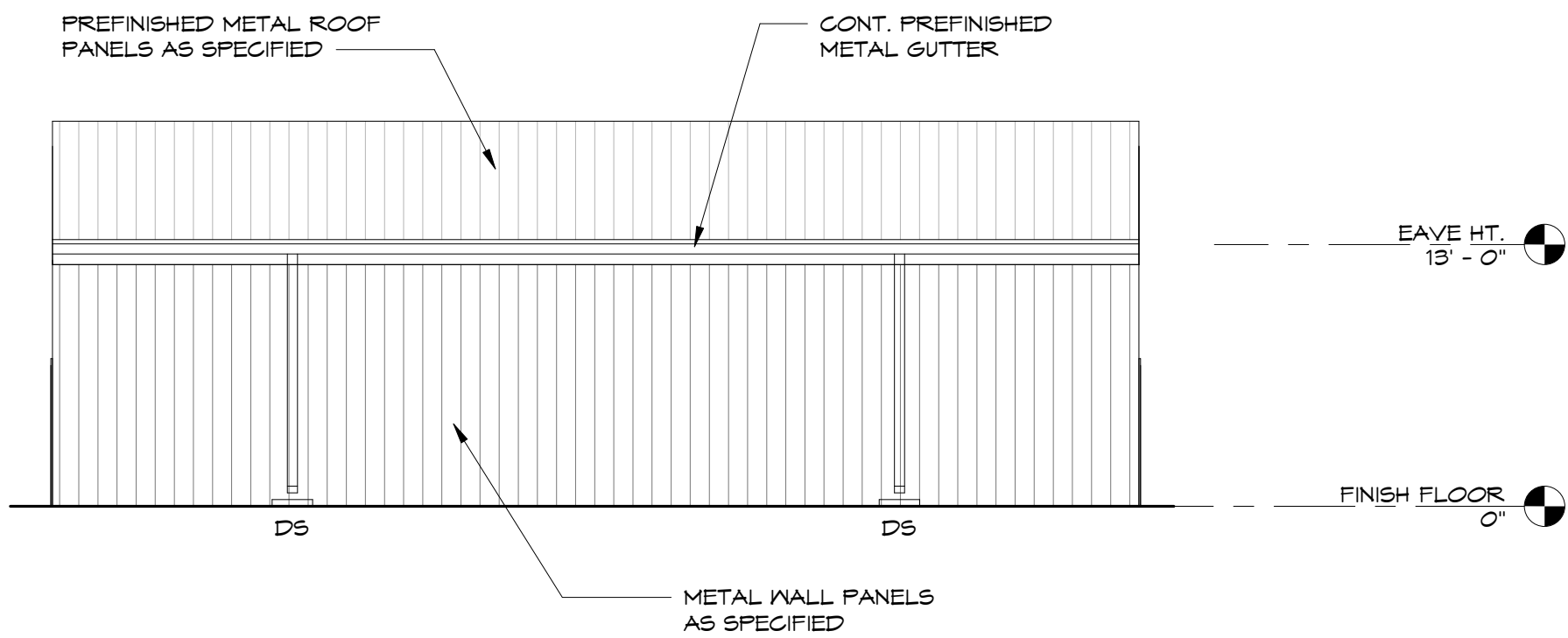
1. REFR. TO MECHANICAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
2. ALL EXPOSED WIRE, CONDUIT, DUCT WORK, ETC., SHALL BE PAINTED COLOR AS SELECTED BY ARCHITECT.

CEILING PLAN LEGEND

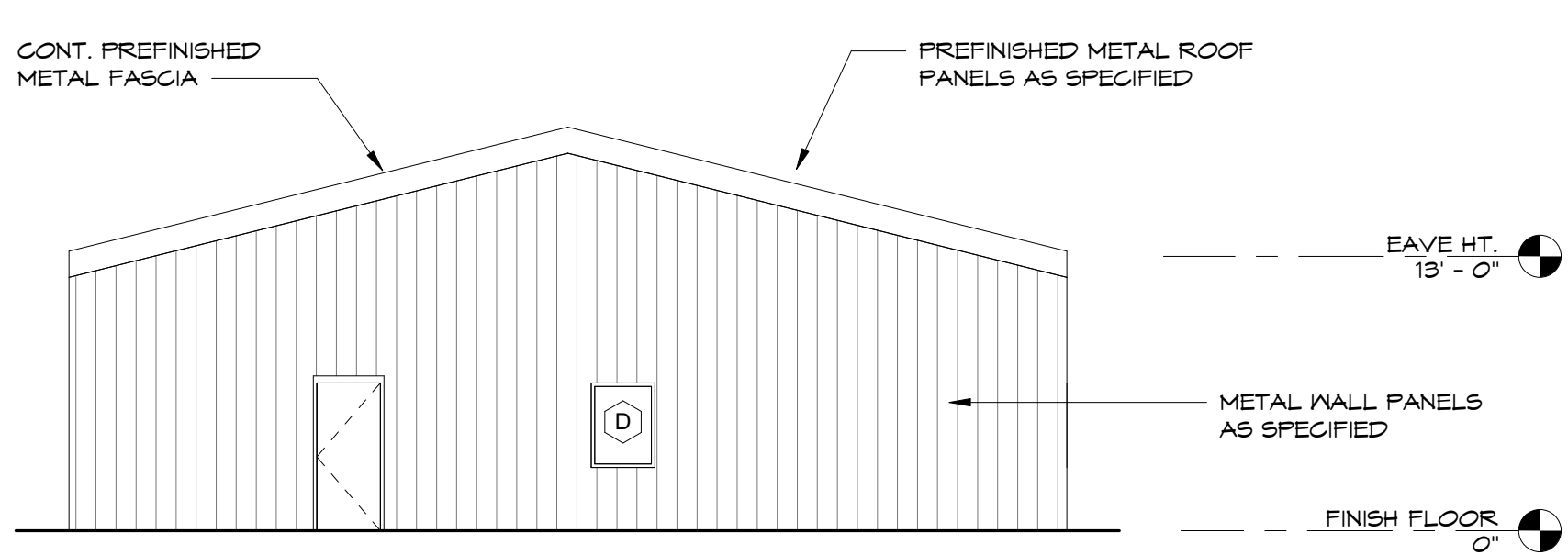
- RECESSED LIGHT AS SPECIFIED, RE: ELECTRICAL
- 2x4 LED LIGHT AS SPECIFIED, RE: ELECTRICAL
- 2x2 LAY-IN ACOUSTICAL CEILING TILE AS SPECIFIED
- PAINTED 5/8" GYP. BD. CEILING AS SPECIFIED



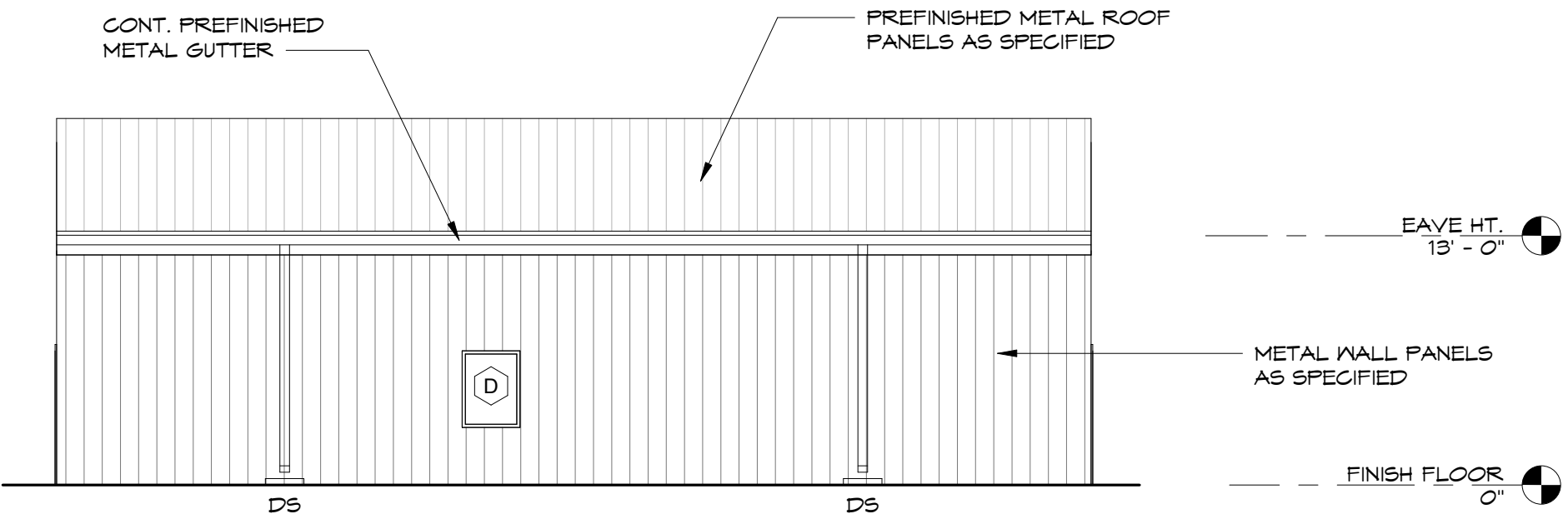
1 REFLECTED CEILING PLAN
DA3.1/ 1/8" = 1'-0"



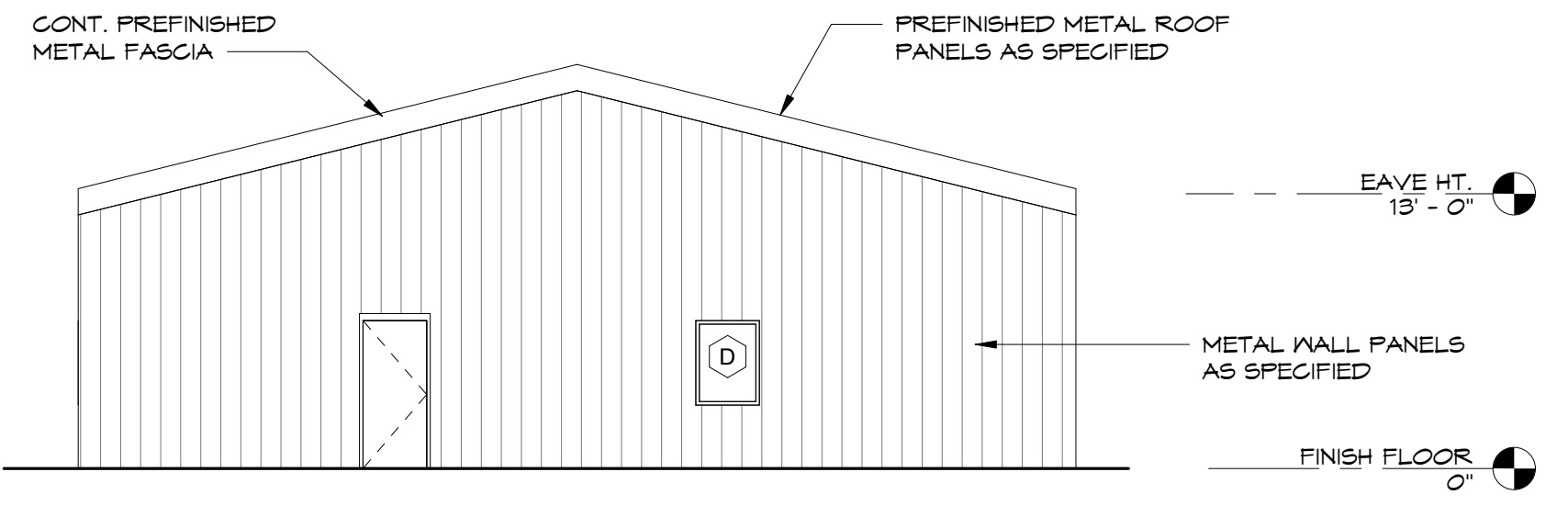
3 NORTH ELEVATION
DA3.1/ 1/8" = 1'-0"



4 WEST ELEVATION
DA3.1/ 1/8" = 1'-0"



5 SOUTH ELEVATION
DA3.1/ 1/8" = 1'-0"



6 EAST ELEVATION
DA3.1/ 1/8" = 1'-0"



MWM Architects, Inc.
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Lubbock, TX 79401
Ph 806.745.7707
Fax 806.745.7620

**PRELIMINARY NOT FOR
REGULATORY APPROVAL,
PERMITTING OR
CONSTRUCTION**
DATE: Issue Date
Stephen Faulk No. 5576
Jason Moore No. 19265
Melanie Meixner No. 19192

Structural Engineers
MWM Architects, Inc.
2022 Broadway
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Phone: 806.745.7707
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Midland, Texas 798701
Phone: 432.262.0999

MIDLAND AUTISM RESOURCE CENTER
ADMINISTRATION BUILDING - DAY USE BUILDING
MARC PARK - RESTROOM FACILITY
2701 N. A ST. - MIDLAND, TEXAS

No.	Revision	Date
PROJECT No.:	18005	
DATE:	Issue Date	
DA3.1		
RCP, ROOF PLAN, EXT. ELEVS.		
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**Zone Change/Planned District
Amendment/Site Plan Approval**

Project Number:

2-20-093

Case Number:

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: MARC, Inc.		Phone () Email	
Address 2701 N. "A" Street	City Midland	State TX	Zip 79705

Property Owner Printed Name: " "		Phone () Email	
Address	City	State	Zip

Representative (if different from Applicant or Property Owner) Firm: <u>Maverick Engineering</u> Printed Name: <u>Paladin Huckaba</u>		Phone (432-) 266-8289 Email <u>phuckaba@maverick-eng.com</u>	
Address 1909 W. Wall St. Suite K	City Midland	State TX	Zip 79701

Street Address: 2701 N. "A" Street	
Legal Description Lot: 4 Block: 10 Subdivision: A Street Community Center, Section 4	

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

Reason for Zone Change Request: <u>Advance the improvements to site as proposed, with consideration to the existing use.</u>

Present Use of Property: <u>Mixed-use, office/admin, and low density dormitories on site.</u>
--

Proposed Use of Property: <u>Same</u>
--

How would this zone change affect the public health, safety and welfare? <u>This change proposes no changes to the residential component and will retain the same office/admin uses</u>

Describe how conditions affecting the property have changed since present zoning designation: <u>Site is proposed for building construction & improvements.</u>
--

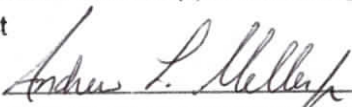
Submittal and Fees Items to be submitted with this application form: • Application Fee – Payable to the 'City of Midland' • Dimensioned Site Plan • Digital Copies of Site Plan (PDF/JPEG)	RECEIVED SEP 08 2020 BY:
---	--

Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature):	Date: 9/3/20
Applicant (printed): <u>Paladin Huckaba</u>	
Property Owner (signature): <u>Charlotte Bosecker</u>	Date: 9/4/20
Property Owner (printed): <u>Charlotte Bosecker</u>	
The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received. All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.	

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

STATE OF TEXAS
COUNTY OF MIDLAND

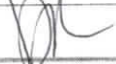
Before me, the undersigned authority, on this day personally appeared Andrew L. Mellen, PE who, being by me duly sworn, upon oath says: That (s)he is authorized by MARC, Inc., the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right,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


 Authorized Agent (signature)

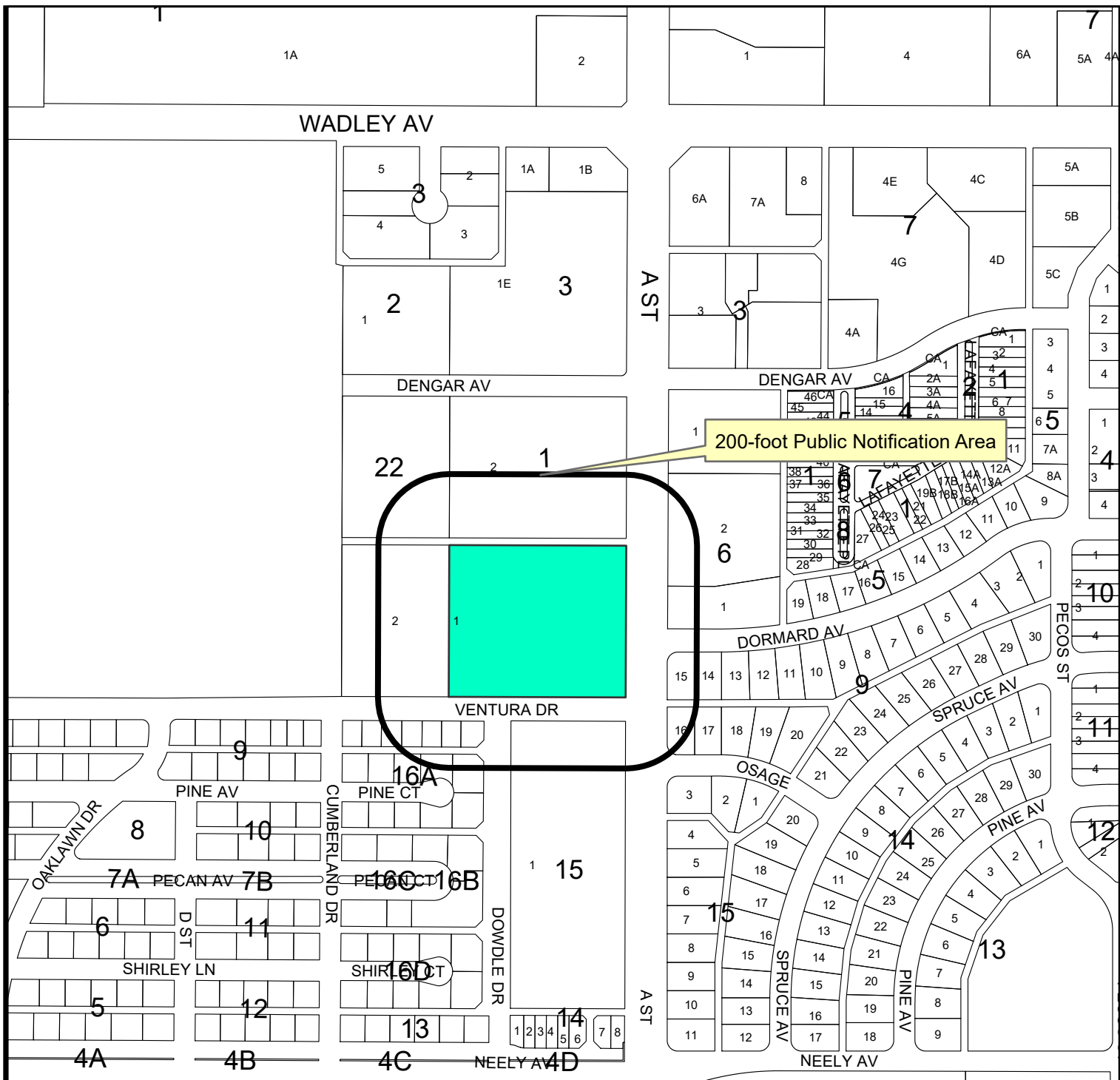
Subscribed and sworn to before me, this 4th day of September, 2020, to certify which witness my hand and seal of office.




 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
☒ Property Owner Authorization ☒ Application Fee Check # <u>3236</u>	☒ Dimensioned Site Plan ☐ Plans in Digital Format (PDF/JPEG) 
Received By: 	Date: _____
BY:	

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



LOCATION MAP

Z-20-0193

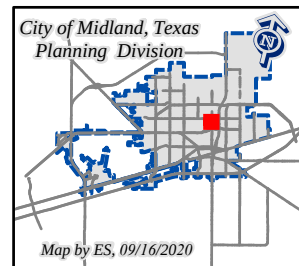
Scale: 1" = 400'

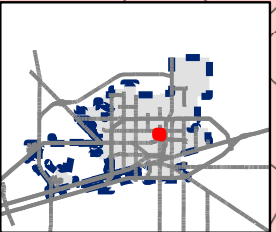
Consider a request by MARC, INC. for a zone change amendment from PD, Planned Development District for an Office Center to an amended PD, Planned Development District for an Office Center, on Lot 1, Block 4, "A" Street Community Center, Section 4, City and County of Midland, Texas.

Generally located on the northwest corner of the intersection of N. A Street and Ventura Drive. (Council District 3).

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS















Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: October 05, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Valerie Sherman, Senior Planner

SUBJECT: Hold a public hearing and consider a request by Bar Two, LLC for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a lounge, on the west 0.45 acres of Lot 27, Block 10, Permian Estates, City and County of Midland, Texas. (Generally located on the north side of West Wall Street, approximately 303 feet west of South Midkiff Road. Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

Details of Request:

The applicant is requesting a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a lounge at 3704 W. Wall Street, Midland, Texas 79703.

Current Zoning:

RR, Regional Retail District.

Surrounding Zoning and Land Use:

The property is located at 3704 W. Wall Street, in the RR, Regional Retail District. The property to the north is zoned PD, Planned Development District for a Shopping Center, and is the location of a mini storage unit facility. The property to the east is zoned RR, Regional Retail District and is the location of a Dairy Queen restaurant. The property to the south is zoned C, Commercial District, and is the location of a Denny's Restaurant. The property to the west is zoned RR, Regional Retail District and is the location of a Metro Inn Motel.

Analysis:

Bar Two, LLC is requesting a Specific Use Designation for the property located at 3704 W. Wall Street, to be able to sell all alcoholic beverages for on premise consumption, within a lounge. The property is zoned RR, Regional Retail District, which allows the consumption of alcoholic beverages with the approval of a Specific Use Designation.

The lounge is currently not in operation. The floor plan attached hereto as "Exhibit A" illustrates that the establishment, will have a total square footage of 3,200 square feet, with an alcohol serviceable area of 2,700 square feet.

The proposed site plan provides adequate access and internal circulation. A total of 36 parking spaces are provided for the lounge.

The lounge is proposing the following hours of operation and alcohol service:

Monday through Sunday: 12:00 p.m. (noon) to 02:00 a.m., of the following day.

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

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

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

Engineering: (Approved)

No objections.

Fire: (Approved)

No objections.

Transportation: (Approved)

No objection to zone change.

Code Administration: (Approved with Conditions)

The SUD for Bar Two, LLC is acceptable. The property must adhere to the maximum occupant load of 180 per 2018 IBC Occupancy Chart Calculations. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning:

This request is in compliance with the Tall City Tomorrow Comprehensive plan, Chapter 6 Character Plan - Goal 4, "Encourage the development of places where Midland residents can gather and socialize to build connections" (Tall City tomorrow, page 137). Bar Two, LLC is proposing a local lounge that will give the citizens of Midland a new location to socialize.

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

Conditions:

A. That the serviceable area of the lounge shall be limited to approximately 2,700 square feet as shown in Exhibit "A", which is attached hereto and incorporated herein for all purposes.

B. That the days and hours of alcoholic beverages sales and consumption shall be limited to:

Monday through Sunday: 12:00 p.m. (noon) to 02:00 a.m., of the following day.

C. That the occupancy of the establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.

D. That the establishment shall meet all requirements of the Fire Department and Code Administration.

E. That the sale and on-premises consumption of alcoholic beverages shall conform to applicable state and local laws.

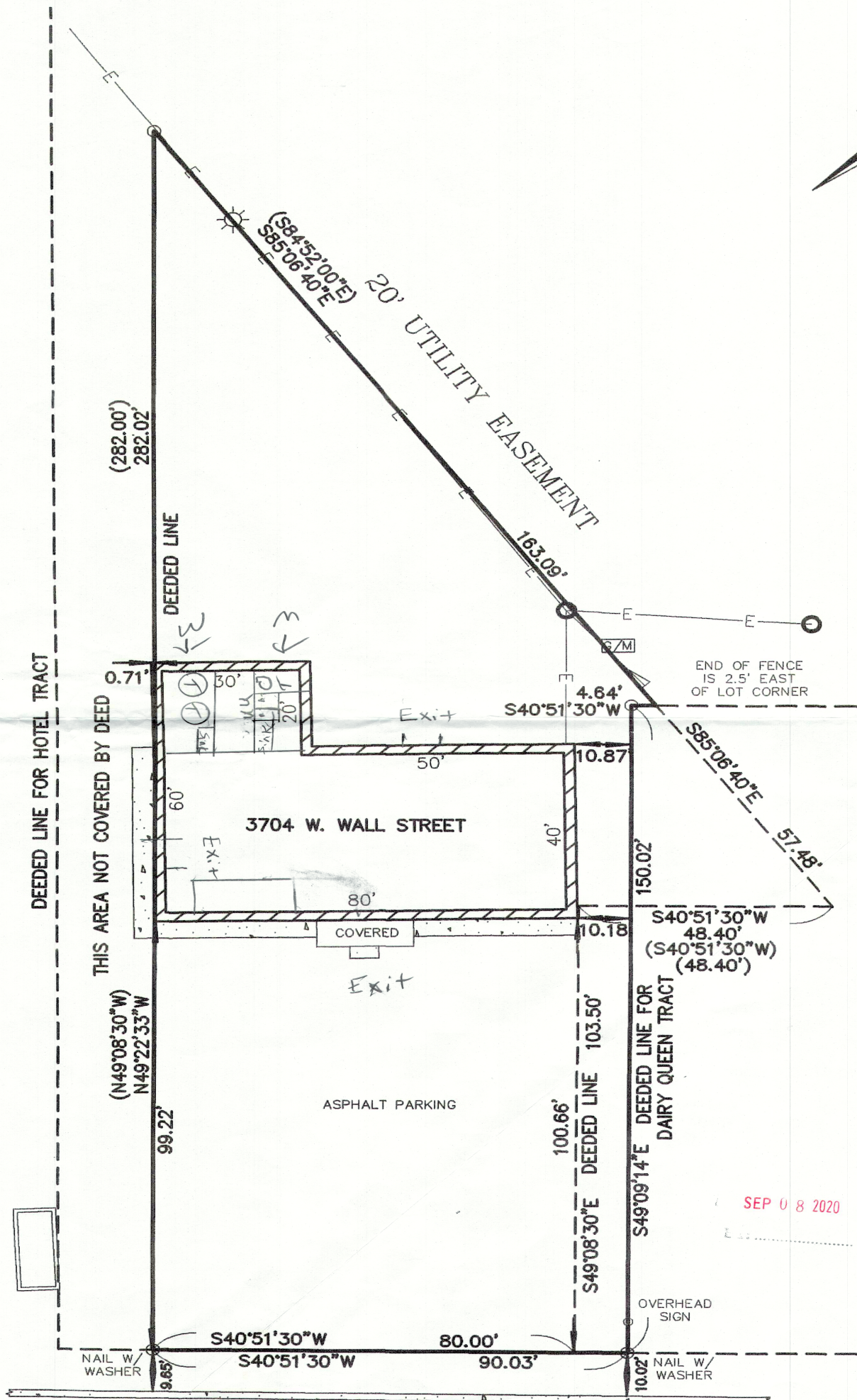
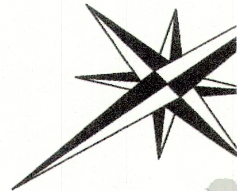
F. That in accordance with Section 9.07.E.3 of the City Code, the establishment shall receive a certificate of occupancy within 120 days from the final adoption date of this ordinance.

Letters of Objection:

As of September 30, 2020, staff has not received any letters of objections.

Attachments:

Floor Plan (Exhibit A)
Application
Maps
Photographs



SEP 08 2020



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

Project Number: 34D-20-0084
Case Number: _____

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>Bruce A. Riley</u>		Phone <u>(432) 631-1331</u> Email <u>rbgmidland@yahoo.com</u>	
Address <u>3704 W. Front</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79703</u>

Property Owner Printed Name: <u>Kay Purse - Admiral Realty</u>		Phone <u>(214) 694-6007</u> Email _____	
Address <u>PO Box 12499</u>	City <u>Dallas</u>	State <u>TX</u>	Zip <u>75225</u>

Representative (if different from Applicant or Property Owner) Firm: <u>Jordan Amusement</u> Printed Name: <u>Eva</u>		Phone <u>(432) 563-0163</u> Email _____	
Address <u>10100 W. Hwy 80</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79706</u>

Street Address: <u>3704 W. Front</u> <u>3704 W. Wall St.</u>	
Business Name: <u>Bar Two, LLC</u>	
Legal Description Lot: <u>027W045</u> Block: <u>010</u> Subdivision: <u>Permian Est.</u>	
Current Zoning: _____	
Reason for Request: <u>Alcoholic Beverage Permit</u>	

Type of Business (restaurant, bar, lounge, nightclub, etc.): _____			
Proposed/Current Days and Hours of Operation: <u>7 Day Week</u> <u>12:00 NOON - 2 A.M.</u>			
Proposed Days and Hours of Alcohol Service: <u>7 Days - 12:00 Noon - 2 A.M.</u>			
Total Square Footage of Business: <u>3200</u> sq. ft.			
Square Footage of Alcohol Serviceable Area: <u>2700</u> sq. ft.			
Restroom Fixtures:	Men	Toilets/Urinals: <u>1 1 2</u>	Bathroom Sinks: <u>2</u>
	Women	Toilets: <u>2</u>	Bathroom Sinks: <u>2</u>

RECEIVED
SEP 08 2020

BY:

Submittal and Fees

Items to be submitted with this application form:

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Floor Plan showing:
 - 80 • Seating 180
 - 3 • Exits 3
 - Restrooms 2
- Dimensioned Site Plan showing:
 - Parking
 - Business Footprint
- Digital Copies of Floor Plan & Site Plan (PDF/JPEG)

SEP 08 2020

BT:

- Kitchen (if applicable)
- Total Square Footage 3200
- Serviceable Square Footage 2700

Signatures

Applicant (signature): Bruce A. Riley Date: 9/8/2020

Applicant (printed): Bruce A. Riley

Property Owner (signature): Kay Purse Date: 9-8-20

Property Owner (printed): Kay Purse

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Eva Braun
Authorized Agent (signature)

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

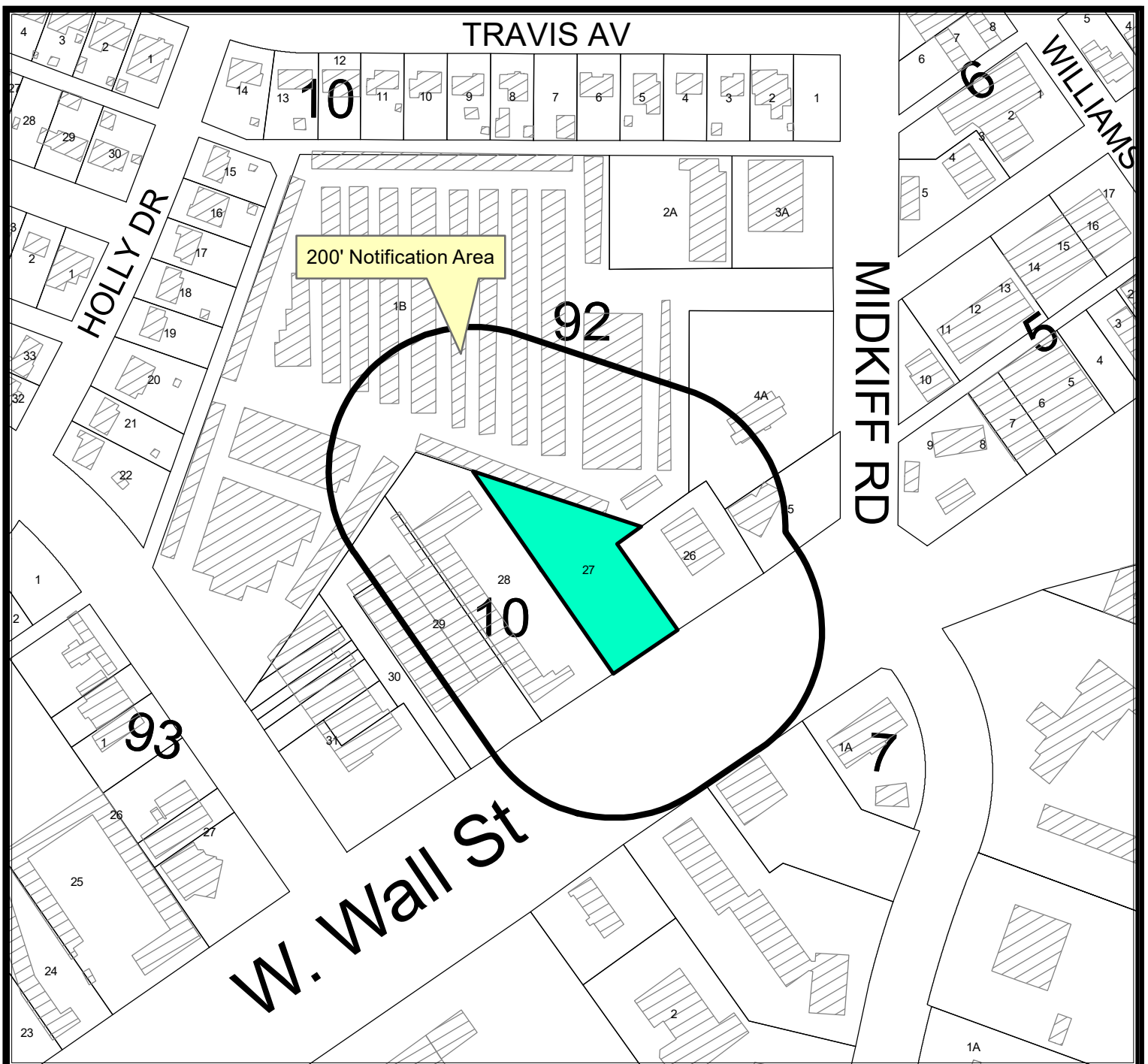


C.J. Benham
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Floor Plan
☒ Application Fee	☒ Site Plan
Check # <u>1001</u>	☒ Plans in Digital Format (PDF/JPEG)
Received By: <u>gac</u>	Date: <u>SEP 08 2020</u>

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



LOCATION MAP

SUD-20-0084

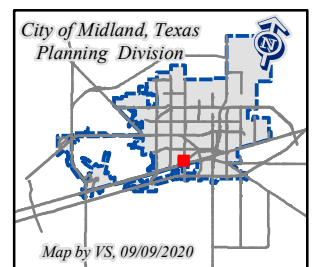
Scale: 1" = 200'

Consider a request by Bar Two, LLC for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a lounge, on the west 0.45 acres of Lot 27, Block 10, Permian Estates, City and County of Midland, Texas.

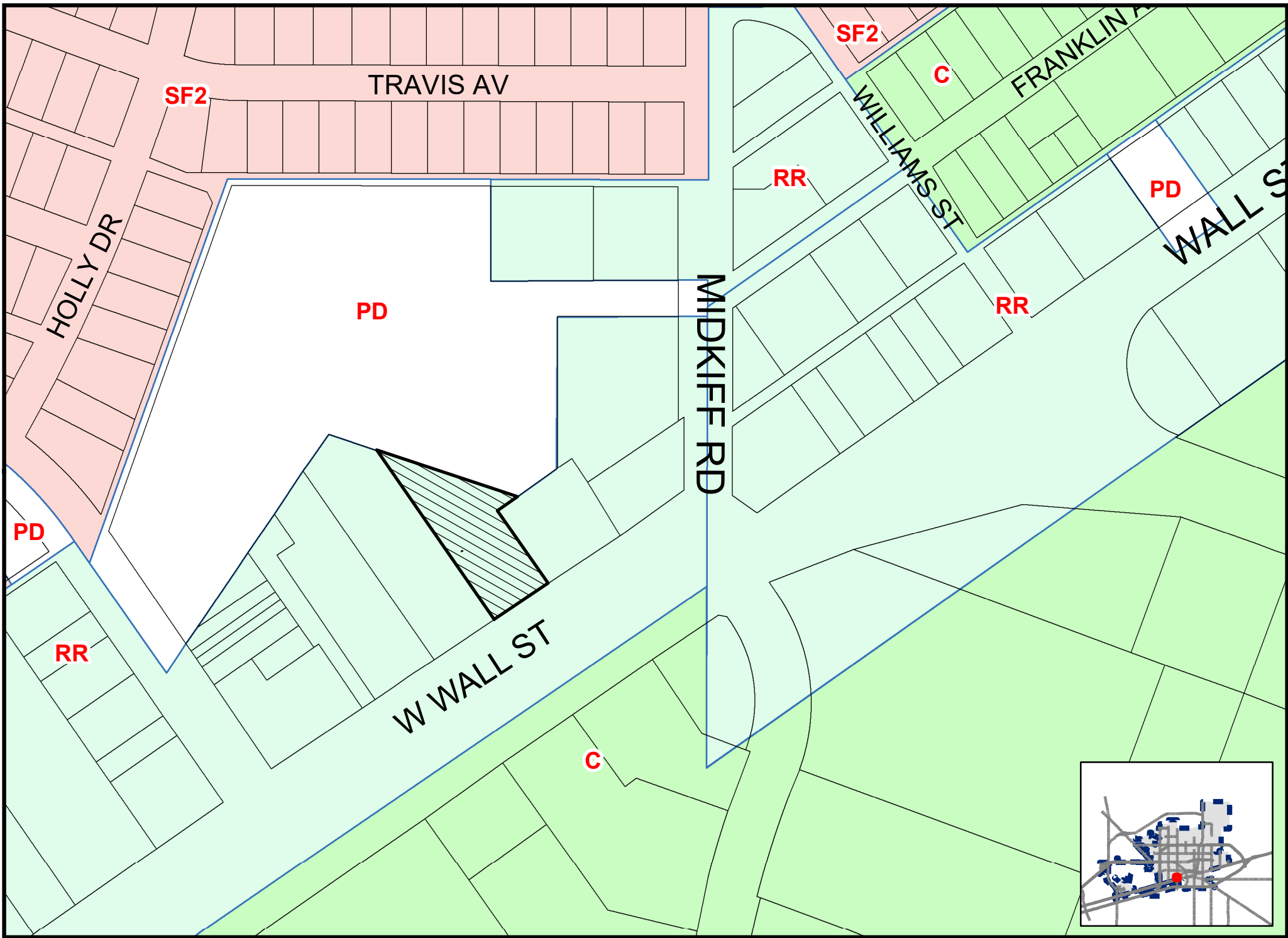
Generally located on the north side of West Wall Street, approximately 303 feet west of South Midkiff Road. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

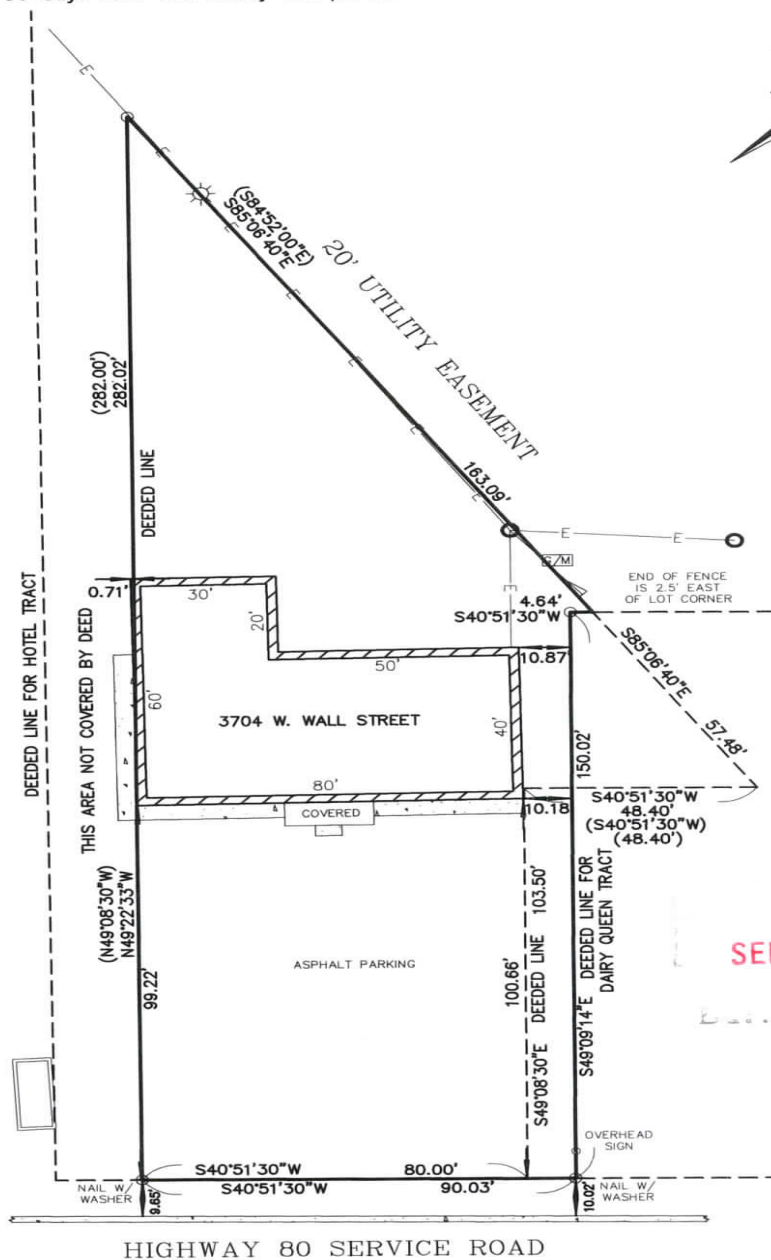


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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



* COPYRIGHT 2020

This survey plat is being provided solely for the use of:
and that no license has been created, express or implied, to copy the survey plat
except as is necessary in conjunction with the original transaction dated June 30, 2020,
which shall take place within 90 days after the survey was provided.



SEP 08 2020

LEGEND

- Set 1/2" I.R.
W/Cap "RPLS 4170"
- Fnd. 1/2" I.R.
- G/M Gas Meter
- ☼ Light Pole
- ⊙ Power Pole
- E—E— Overhead Electric Line
- ▷ Guy Wire
- x—x— Chain Link Fence Line

Basis of Bearings:
South Line of this Lot

Bearings and Distances Shown
Inside () Indicate Record Information

40 20 0 40

SCALE: 1" = 40'

This drawing is not to be considered an official survey,
it is being provided to show deeded lines.

This drawing was prepared without benefit of a title commitment.
Not all easements or matters of title may be shown.

Census Tract: 12

This tract is in Flood Zone "X" as shown on the Flood Insurance Rate Map, Dated
September 16, 2005 provided by the Federal Emergency Management Agency Flood Map
Number: 48329C0201 F

The undersigned does hereby certify that this survey was this day made on the ground of
the property legally described hereon and is correct, and that there are no visible
discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments,
overlapping of improvements, easements or rights-of-way, except as shown hereon, and
that said property has access to and from a dedicated roadway.

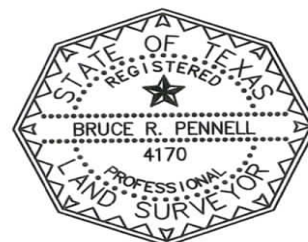
Dated this the 30th day of June 2020.

Bruce R. Pennell

Registered Professional Land Surveyor No. 4170
Date: 06/30/2020

(IF SURVEYORS SIGNATURE IS NOT SIGNED IN RED INK, THIS IS NOT AN ORIGINAL DOCUMENT)

PENNELL LAND SURVEYING			
PROFESSIONAL LAND SURVEYING			
P.O. BOX 51622, MIDLAND, TEXAS 79710			
VOICE: (432) 570-6256	FAX: (432) 682-3262	MOBILE: (432) 528-1027	
ABSTRACT OFFICE: N/A	G.F. #: N/A	COMMITMENT EFFECTIVE DATE: N/A	
CAD FILE: BRP21834	DATA FILE: YOURPLACE	DRAWN BY: MARCY N.	BOOK/PAGE: 1/













Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: October 5, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Glenda Arroyo-Cruz, Planner

SUBJECT: Hold a public hearing and consider a request by The Rig Tacos & Sliders, Inc. for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on premises consumption in a restaurant on a 2,241 square foot portion of Lot 5A, Block 1, Gateway Plaza, Section 12, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Starboard Drive and Liberty Drive. Council District 4)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

RR, Regional Retail District.

Departmental Review:

Surrounding Zoning and Land Use:

The property to the north is zoned PD, Planned Development District for a Housing Development; and O-2, Office District and the location of an apartment complex and a hotel, respectively. The property to the east is zoned PD, Planned Development District for a Shopping Center, and the location of a movie theater. The property to the south, across Business Interstate 20, is located outside city limits and the location of industrial businesses. The property to the west is zoned PD, Planned Development District for a Shopping Center and the location of a motor sports store.

Analysis:

Marc Shipton, a representative for The Rig Tacos & Sliders, Inc., is requesting approval of a Specific Used Designation with Term for the sale of all alcoholic beverages, for on premises consumption, in a restaurant at 5701 Starboard Drive, Suite #1. The property is

zoned RR, Regional Retail District, which allows the sale of alcoholic beverages, for on premises consumption, in a restaurant with the approval of a Specific Use Designation. The property previously functioned as Café Nitro, which was regulated by Ordinance No. 9649. The proposed restaurant is located within a retail center where there are currently two other Specific Use Designations for a bar, Woody's Hideaway, and for a restaurant, Toro's Cafe.

The floor plan attached here to as Exhibit A, illustrates a dining area of 1,875 square feet. There is also an outside dining area of approximately 360 square feet. A total of 1,300 square feet is being dedicated for the sale and on premises consumption of alcoholic beverages.

The proposed hours of operations for the restaurant are as followed:

Sunday through Saturday from 11:00 a.m. to 11:00 p.m.

The applicant is requesting the following hours for alcohol service as the following:

Sunday through Saturday from 11:00 a.m. to 11:00 p.m.

Per Midland City Code 5.4.4. –Prohibited place of business

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

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

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

Building: (Approved)

The SUD for The Rig Tacos is acceptable provided that no major changes have taken place including increased sizing of the dining/seating area or increases to the building footprint. The property must adhere to the current maximum occupant load of 27 which was submitted in the documents provided. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Engineering: (Approved)

No objection.

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.

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.

No objection to zone change.

Fire: (Approved)

No objection.

Planning:

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

Conditions:

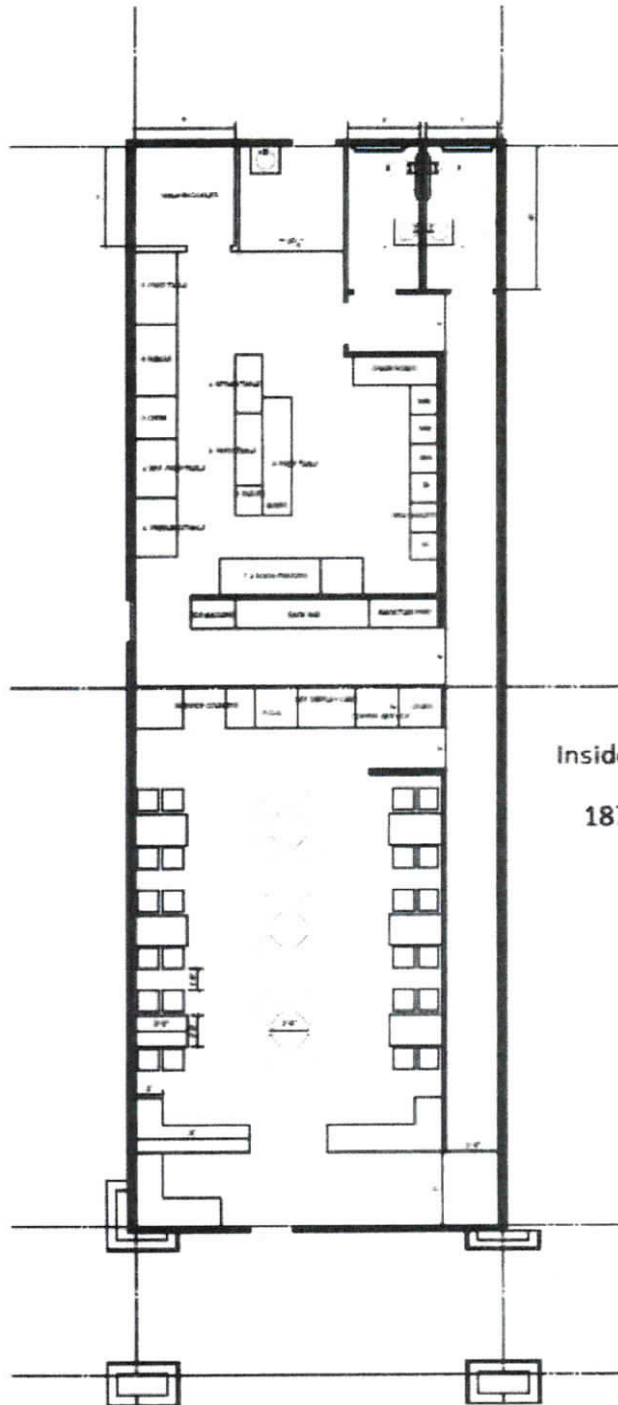
- A. That the serviceable area of the restaurant shall be limited to approximately 1,300 square feet as shown in Exhibits "A", which is attached hereto and incorporated herein for all purposes.**
- B. That the days and hours of alcoholic beverages sales and consumption shall be limited to:**
 - Sunday through Monday, from 11:00 a.m. to 11:00 p.m.**
- C. That the occupancy of the establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.**
- D. That the establishment shall meet all requirements of the Fire Department and Code Administration.**
- E. That the sale and on-premises consumption of alcoholic beverages shall conform to applicable state and local laws.**
- F. That in accordance with Section 9.07.E. 3 of the City Code, the establishment shall receive a certificate of occupancy within 120 days from the final adoption date of this ordinance.**

Letters of Objection:

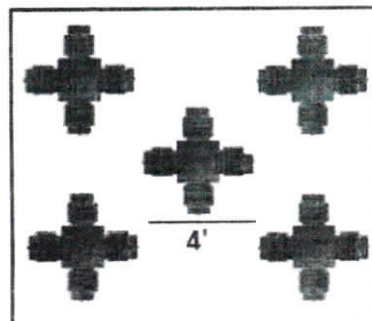
As of September 30, 2020, staff has not received any letters of objection.

Attachments:

Floor Plan (Exhibit A)
Site Plan
Application
Maps
Ordinance No. 9649

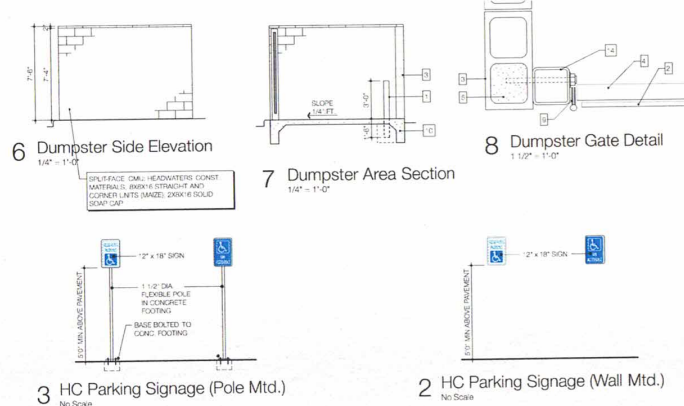


1875 Sq Ft



19'3

Cafe Nitro



Key Notes

1. BOLLARD: 8" DIA. 1/4" STEEL PIPE
2. STAINED PT PIPE; PICKETS MOUNTED TO STEEL FRAME
3. 8" SPLIT-FAÇE CMU BLOCK WALL
4. STEEL FRAME
5. FILL CELL WITH CONC.
6. TRASH ENCLOSURE
7. LIGHT POLE; REF. MEP & CIVL. DRAWINGS
8. CONCRETE PAVING. SEE A04 AND CIVL. PLANS
9. HINGE
10. CONC. FDN.; REF. STRUCT.
11. 2" CMU CAP
12. STEEL TIE MOUNTED TO CMU WALL; REF. STRUCT.
13. 2" X 4" WANTED STRIPES, TYP.
14. 6x6x3/8 STEEL TIE. SECURE W/ 5 - 3/4" EXPANSION BOLTS



SEIDEL + ASSOCIATES, INC.
ARCHITECTURE INTERIORS PLANNING



12631 O'Connor Road, San Antonio, TX 78203
210.510.2800 ph 210.510.3187 fx



Don Seidel Jr. #12795
Jan 14, 2014

BID SET 2.14.14

Code Summary

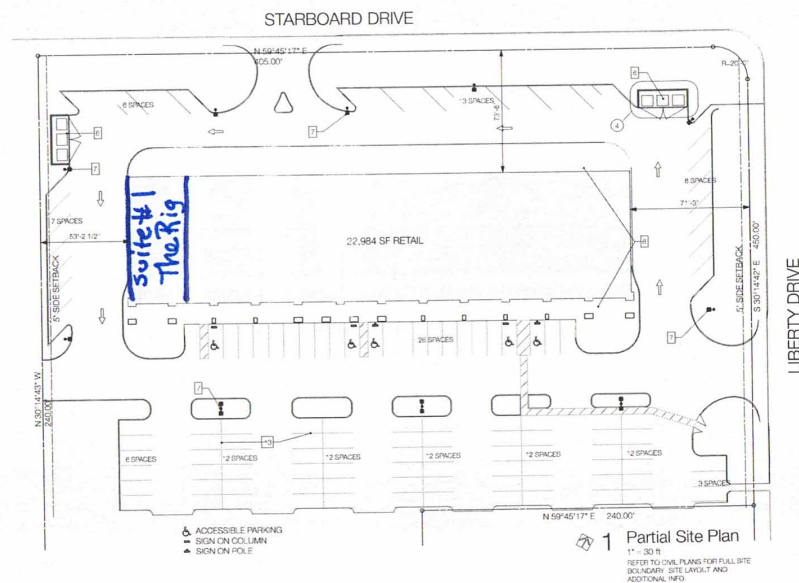
2009 IBC
2009 IECC
2009 IPC
2009 IRC
2011 IEQ

ZONED: LR-3
BUILDING TYPE IIB, SPRINKLED

GROSS BLDG AREA (GROUND LEVEL): 22,984 SF
MIXED OCCUPANCY (A/B/M)
FIRE AREA: 27,600 SF

GROSS SERVICE AREA (ROOF LEVEL): 1312 SF
(UNOCCUPIED)

PARKING REQUIRED: 115 (1:200)
PARKING PROVIDED: 129



GATEWAY
PLAZA
RETAIL
CENTER

5701 Starboard Drive
Midland, TX 79706

ARCHITECTURAL
SITE PLAN

The record copy of this drawing is on file at the offices of Seidel + Associates, Inc., 421 Greenwich Road, Suite A, Irvine, CA 92609-3019. ©2014 Seidel + Associates, Inc., the design and/or concepts shown are the sole property of Seidel + Associates, Inc. and may not be used or reproduced without permission.

Construction documents are not intended to be a complete set of instructions on how to construct the project. It is the responsibility of the General Contractor to coordinate the project documents. Notify the Architect in writing of document conflicts, or proceed with the more substantial more expensive option without additional charge.

Project No.	Date
201333	Feb 14, 2014

A01

PACKET
Page 14.97
October 5, 2020

emailed 7/24/2020

		Specific Use Designation with Term for the Sale of Alcoholic Beverages for On-Premises Consumption		Project Number: <u>SUP-20-0082</u> Case Number: _____	
Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>The Rig Tacos : Sliders, Inc.</u>				Phone (432) <u>704-5545</u> Email: <u>theriggwagmail.com</u>	
Address: <u>5701 Starboard Dr. Ste #1</u>		City: <u>Midland</u>		State: <u>TX</u>	Zip: <u>79706</u>
Property Owner Printed Name: <u>Crimson Sky Capital & TA</u>				Phone (806) _____ Email: <u>794-1492</u>	
Address: <u>6306 Tola Avenue</u>		City: <u>Lubbock</u>		State: <u>TX</u>	Zip: <u>79424</u>
Representative (if different from Applicant or Property Owner) Firm: _____ Printed Name: <u>Marc Shipton</u>				Phone (806) <u>7941492</u> Email: <u>pshipton@cmspropertiesinc.com</u>	
Address: <u>6306 Tola Avenue</u>		City: <u>Lubbock</u>		State: <u>TX</u>	Zip: <u>79424</u>
Street Address: <u>5701 Starboard Dr. Ste #1 Midland, TX 79706</u>					
Business Name: <u>The Rig Tacos : Sliders, Inc.</u>					
Legal Description Lot: _____ Block: _____ Subdivision: <u>Gateway Plaza</u>					
Current Zoning: <u>Commercial/Retail</u>					
Reason for Request: <u>Opening new restaurant</u>					
Type of Business (restaurant, bar, lounge, nightclub, etc.): <u>Restaurant</u>					
Proposed/Current Days and Hours of Operation: <u>Sun-Sat 11am-11pm</u>					
Proposed Days and Hours of Alcohol Service: <u>Sun-Sat 11am-11pm</u>					
Total Square Footage of Business: <u>1933</u>					
Square Footage of Alcohol Serviceable Area: <u>1300</u>					
Restroom Fixtures:		Men	Toilets/Urinals: <u>1 1 0</u>	Bathroom Sinks: <u>1</u>	
		Women	Toilets: <u>1</u>	Bathroom Sinks: <u>1</u>	

RECEIVED
AUG 03 2020

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

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

SignaturesApplicant (signature): [Signature] Date: 5/26/20Applicant (printed): Branson ShermanProperty Owner (signature): Crimson Sky Capital, LTD by Marc Shipton General Partner Date: 5/26/20Property Owner (printed): Crimson Sky Capital, LTD by Marc Shipton, General Partner

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

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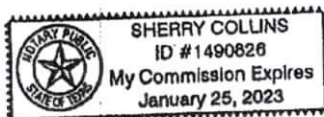
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STATE OF TEXAS
COUNTY OF MIDLAND

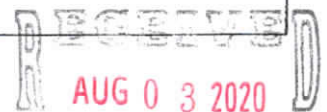
Before me, the undersigned authority, on this day personally appeared Branson Sherman who, being by me duly sworn, upon oath says: That (s)he is authorized by Crimson Sky Capital LTD, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal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

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 26th day of May, 2020, to certify which witness my hand and seal of office.



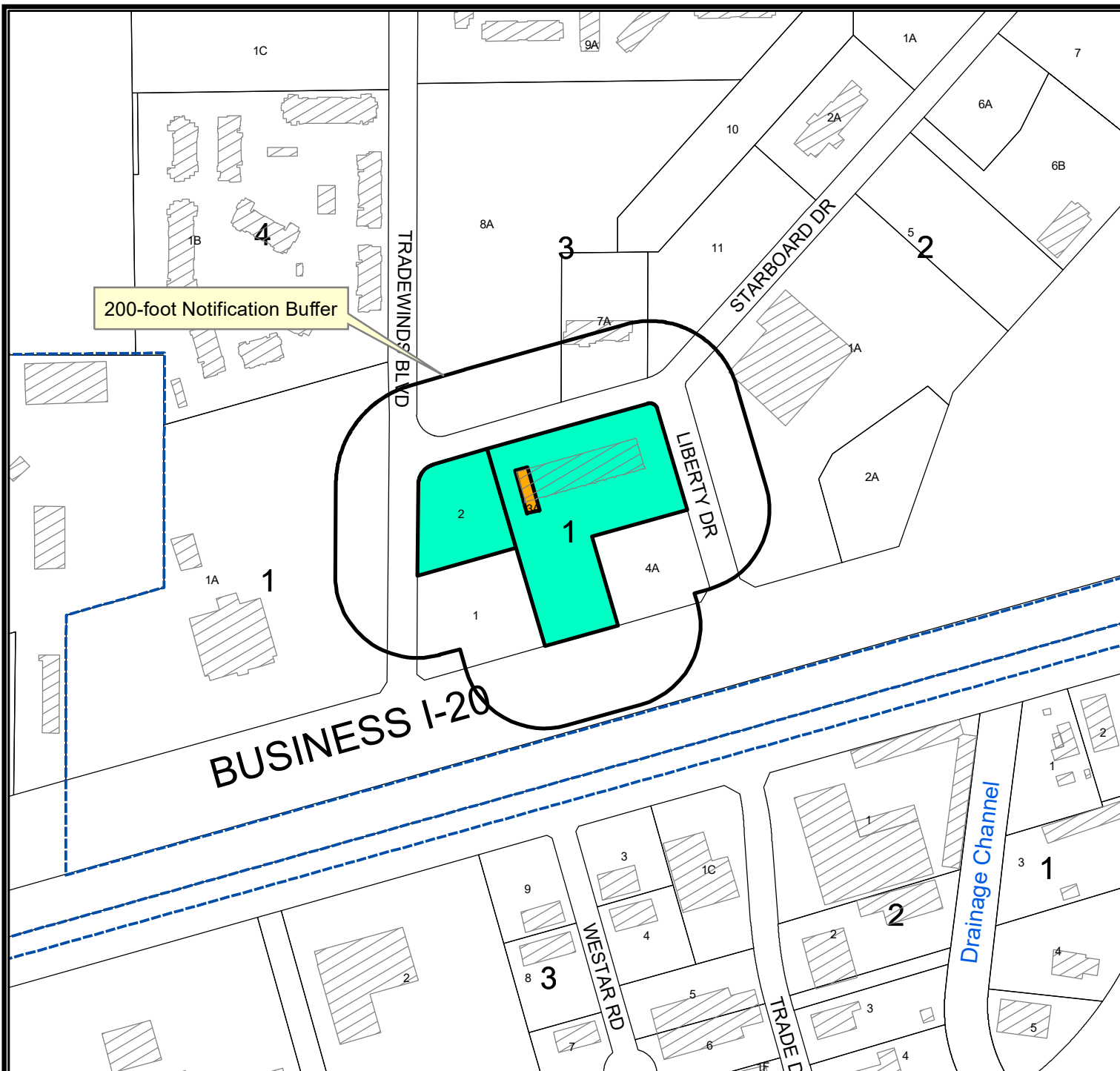
Sherry Collins
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS
Lubbock



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

FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Floor Plan
☒ Application Fee	☒ Site Plan
Check # <u>1227</u>	☐ Plans in Digital Format (PDF/JPEG)
Received By: <u>gac</u>	Date: <u>AUG 03 2020</u>

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LOCATION MAP

SUD-20-0082

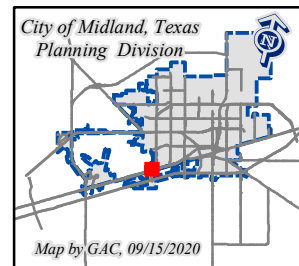
Scale: 1" = 250'

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Generally located on the southwest corner of the intersection of Starboard Drive and Liberty Drive. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS
- SUD LOCATION



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