

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

**December 5, 2022 - 3:30 PM
Council Chambers – City Hall**



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

VIDEOCONFERENCE INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87096877535>

Or One tap mobile :

US: +13462487799,,87096877535# or +16694449171,,87096877535#

Or Telephone:

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

US: +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 564 217 2000 or +1 646 931 3860 or +1 929 436 2866 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 386 347 5053

Webinar ID: 870 9687 7535

International numbers available: <https://us02web.zoom.us/j/87096877535>

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion approving the Planning and Zoning Commission Meeting minutes for November 21, 2022
3. Motion approving a Final Plat Permian Estates, Section 21, being a replat of Lots 2 and 3, Block 27, Permian Estates, City and County of Midland, Texas. (Generally located on the

south side of Tanner Drive, approximately 95 feet to the west of S. Raymond Road. – Council District 4) (DEVELOPMENT SERVICES)

4. Motion approving a Final Plat Midkiff Industrial Center, Section 27, being a plat of a 0.629-acre tract of land located in the SE/4 of Section 5, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas and also being that certain 0.65 acre tract described and recorded in Volume 1427, Page 67, Public Records of Midland County, Texas. (Generally located on the south side of West Stokes Avenue, approximately 390 feet west of South Midkiff Road – Council District 2) (DEVELOPMENT SERVICES)
5. Motion approving a Final Plat of Grafaland, Section 7, being a residential replat of Lot 1, Block 23, Grafaland Second Section, and Tract A, the west 11/15th Lot 6, and all of Lot 7, Block 14, North Park Hill Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of East Broadway St and Bedford Drive - Council District 3) (DEVELOPMENT SERVICES)

PUBLIC HEARINGS

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

6. Consider a request by Elisama Corzo for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a Restaurant on a 1,763 square foot portion of Lot 6A, Block 62, Belmont Addition, Section 23, City and County of Midland, Texas. (Generally located on the north side of East Interstate 20, approximately 478-feet west of South Terrell Street. - Council District 2) (DEVELOPMENT SERVICES)
7. Consider a request by Jorge Chavez for a Zone Change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District, on Lot 8, Block 30, Greenwood Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of South Clay Street, approximately 90-feet north of East Pennsylvania Avenue - Council District 2) (DEVELOPMENT SERVICES)
8. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Cowden Addition, Section 8, being a replat of Lots 5 and 6, Block 2, Cowden Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Humble Avenue and Marienfeld Street - Council District 3) (DEVELOPMENT SERVICES)

MISCELLANEOUS

9. Motion approving with staff's recommended conditions, proposed Preliminary plat of Westridge Park Addition, Section 49, being a plat of a 38.22-acre tract of land out of the Northeast quarter of Section 48, Block 40, T-1-S, T & P. R.R. Co. Survey, City and County Midland, Texas. (Generally located northeast of the intersection of Leisure and South Loop 250 - Council District 4) (DEVELOPMENT SERVICES)
10. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Siesta Storage Addition, being a 10.8-acre tract of land out of a 50.060-acre tract of land,

all out of Section 28, Block 38, T-1-S, T&P RR Co. Survey Midland County, Texas.
(Generally located on the south side of E. Loop 250 N, approximately 290 – feet west of N.
County Road 1140 - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Elizabeth Shaughnessy
Planning Division Manager
Department of Development Services

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

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
November 21, 2022
Council Chambers – City Hall**



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:32 p.m., November 21, 2022.

Commissioners present: Dianne Williams, Lucy Sisniega, Adrian Carrasco, Abraham Bejil
Commissioners absent: Stacy Grosse, Beverly Dillow, Zachary Deck, Emily Holeva, Sallie Vega
Staff members present: Dalia Salinas, Elizabeth Shaughnessy, Landon Ochoa, Charles Harrington

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

Commissioner Sisniega opened the public hearing at 3:32 p.m. With no one wishing to speak, the public hearing was closed at 3:33 p.m.

CONSENT ITEMS

Commissioner Williams moved to approve; seconded by Commissioner Carrasco.

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

2. Motion approving the Planning and Zoning Commission Meeting minutes for November 7, 2022.
3. Motion approving a Final Plat of West 191 Industrial Park, Section 9, being a replat of Lot 10, Block 1, West 191 Industrial Park, Section 6, City and County of Midland Texas. (Generally located on the south side of West County Road 77, approximately 1,716-feet from North Farm to Market 1788 - Council District 4)
4. Motion approving a Final Plat of Palermo Crest Addition, being a 0.36-acre tract of land and a 0.96-tract of land all out of Section 1, Block 39, T-2-S, T & P, RR Co. Survey, Midland County, Texas. (Generally located on the northeast corner on the intersection of South Lamesa Road and East Gist Avenue – Council District 2)
5. Motion approving a Final Plat of United Addition, being 4.90 acres of land out of Section 16, Block 40, T-2-S T&P Railway Co. Survey, Midland County, Texas. (Generally located on the south side of West I-20, approximately 4,047-feet east of South County Road 1270 - Extraterritorial Jurisdiction) (
6. Motion approving a Final Plat of Shenandoah Ridge, being a 32.91-acre tract of land in Section 12, Block 39, T-1-S, RY Co. Survey, City of Midland, Midland and Martin Counties, Texas. (Generally located on the northeast corner of the intersection of Western Drive and W. Golf Course Drive. Council District 3

PUBLIC HEARINGS

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

7. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Lindsay Acres, Section 13, being a replat of The West half of the West 608-feet of the north 134.4-feet of Tract 6, Lindsay Acres Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Marlin Avenue and Moran Street – Council District 2)

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

The public hearing was opened at 3:36 p.m.

The applicant was not present.

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

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

8. Motion approving a Final Plat of Ashlin Place, Section 4, being the South 200 feet of the West 150 feet of the East 857 feet of the south half of the East 34 Acres of that Certain 44 Acre Tract out of the West half (W/2) of the Southeast Quarter (SE/4) of Section 22, Block 39, T-1-S, T&P Ry. Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Western Drive and W. Golf Course Drive. Council District 3)

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

The public hearing was opened at 3:40 p.m.

The applicant was not present

The public hearing was closed at 3:40 p.m.

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

9. Consider a request by Midland DCI, LLC for a Specific Use Designation without Term for a veterinarian clinic on Lot 1A, Block 14, Crestgate Addition, Section 39, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Fielder Street and West Loop 250 North – Council District 1)

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

Commissioner Sisniega asked if they were to change their plans and start to have the animals stay overnight, would they need to apply for a new SUD. Staff confirmed that any changes made to

the specifics of the SUD would trigger a need to reapply.

The public hearing was opened at 3:43 p.m.

The applicant was not present

The public hearing was closed at 3:44 p.m.

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

10. Consider a request by Elissa Carzo for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a Restaurant on a 1763 square foot portion of Lot 6A, Block 62, Belmont Addition, Section 23, City and County of Midland, Texas. (Generally located on the north side of East Interstate 20, approximately 478-feet west of South Terrell Street. – Council District 2)
Planner Landon Ochoa gave an overview of the project. With no letters of objection received, staff recommended approval

Commissioner Williams asked if one of the conditions is that a letter from the school be received before approval. Staff explained that the approval letter from the school is not a current condition.

Commissioner Sisniega asked if Richard Milburn academy is in fact a Texas Public school, could the City of Midland be held liable if we pass this SUD. Staff explained that if Richard Milburn Academy is a Texas Public school then approving the SUD would be going against code.

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

The applicant was present but deferred to staff.

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

Director of Development Services, Charles Harrington address the commissioners with options for this item. Mr. Harrington explained that the item could be deferred to the next meeting, allowing staff more time to contact the Richard Milburn Academy administration.

Commissioner Bejil moved to defer this request; seconded by Commissioner Williams.

The motion to defer passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

MISCELLANEOUS

11. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of West Fork Addition, being a 7.58-Acre Tract of Land, Situated in Section 35, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east corner of the intersection of W. State Highway 158 and State Highway 191 – Extraterritorial Jurisdiction)

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

12. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Covington Addition, Section 9, being a plat of 20.78-acre tract of land out of the east half part of Section 37, Block 41, T-1-S, T & P, RR Co. Survey, Midland County, Texas. (Generally located on the north side of State Highway 191, approximately 191-feet west of north Farm to Market Road 1788. – Extraterritorial Jurisdiction)

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

With no further items or business to come before the Commission, Chairwomen Sisniega adjourned the meeting at 4:00 p.m.

Lucy Sisniega, Chairwomen

Date

Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

Date



Planning and Zoning Commission

Approved for Agenda:
Elizabeth Shaughnessy

MEETING DATE: December 05, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Alexandra Walling, Planner

SUBJECT: Motion approving a Final Plat Permian Estates, Section 21, being a replat of Lots 2 and 3, Block 27, Permian Estates, City and County of Midland, Texas. (Generally located on the south side of Tanner Drive, approximately 95 feet to the west of S. Raymond Road. – Council District 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

SF-2, Single-Family Dwelling District.

Preliminary Plat Approval:

The applicant, Newton Engineering, is seeking to replat Lots 2 and 3, Block 27, Permian Estates, City and County of Midland, Texas., to divide one lot into two.

Final Plat Requirements:

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

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

Below are the departments' comments.

Departmental Review:

Engineering: Approved

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

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

PAVING: Tanner roadway okay as is. No public paving improvements required. [For the Applicant's information only.]

WATER: 8" water exists in Tanner Drive, okay as is. No public water improvements required. [For the Applicant's information only.]

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

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

SEWER: 8" sewer exists in alley, okay as is. No public wastewater improvements required. [For the Applicant's information only.]

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

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: Approved

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

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

Fire: Approved

No comments.

Oil and Gas: Approved

No oil and gas issues.

Code Administration: Approved

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

GIS: Approved

No comments.

Planning: Approved

All departments' comments have been satisfied.

Staff recommends approval once all comments have been met of the Final Plat of Permian Estates, Section 21, subject to condition A.

Conditions:

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

Attachments:

Proposed Final Plat
Application
Maps



Final Plat Application

Project Number:

Case Number:

Sub-22-0533

P-22-1461

Proposed Subdivision Plat Name: PERMIAN ESTATES SECTION 21**Legal Description (attached sealed Metes and Bounds):** SEE ATTACHED**Property Owner**

Printed Name: SRP PROPERTIES, LLP

Phone (432) 770-0499

Email
casey@thehardycompanies.com

Address 5316 BELLA PL.

City MIDLAND

State TX

Zip 79707

Developer (if different than Owner)

Printed Name: SAME AS OWNER

Phone ()

Email

Address

City

State

Zip

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

Firm: NEWTON ENGINEERING, PC

Printed Name: JOHN M. NEWTON

Phone (432) 770-0499

Email

john@newtoncivil.com

Address 4501A SANTA ROSA DR.

City MIDLAND

State TX

Zip 79707

Current Zoning: SF-2**Reason for Platting:** TO DEVELOP INTO 2 LOTS**Plat Information**

Total Acreage: 0.336 ACRES

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

Number of Lots: 2

Number of Multi-Family Dwelling Units: 0

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

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Casey Jones

Date:

11-7-22

Property Owner (printed):

Casey Jones

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ 1 Copy of Dimensioned Plat

☒ Plat in Digital Format (PDF/JPEG)

☒ Mylar

☒ 1 Copy of Plat (11x17)

☒ CADD File

☒ Application Fee

☒ Title Opinion

☒ Public Improvement

Check # 1295

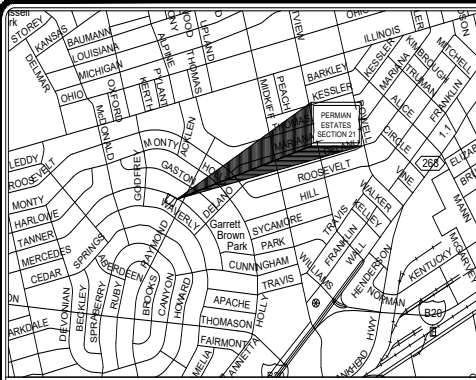
☒ Tax Certificates

☒ Recording Fee

Received By: *lexie walling*

Date: *NOV 8 2022*

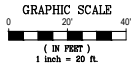
****Application will not be considered for scheduling until reviewed by a planner.****



LOCATION MAP

FINAL PLAT
PERMAN ESTATES, SECTION 21
BEING A REPLAT OF LOT 2 AND 3, BLOCK 27, PERMAN ESTATES
CITY AND COUNTY OF MIDLAND, TEXAS

- LEGEND
- Found 1/2" Iron rod with plastic cap stamped "RPLS 4170"
 - Set 1/2" Iron rod with plastic cap stamped "RPLS 4170"



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, SRP PROPERTIES, LLP is the record owner of Lot 2 and 3, Block 27, Permian Estates, City and County of Midland, Texas and being more particularly shown hereon;

Now, therefore, know all men by these presents:

That I, Casey Jones, do hereby adopt this plat designating the hereinabove described property as Permian Estates, Section 21, an addition to the City of Midland, Texas, and hereby dedicate to the public use forever of the streets and easements shown hereon.

WITNESS our hands at Midland, Texas, this the _____ day of _____, 2022

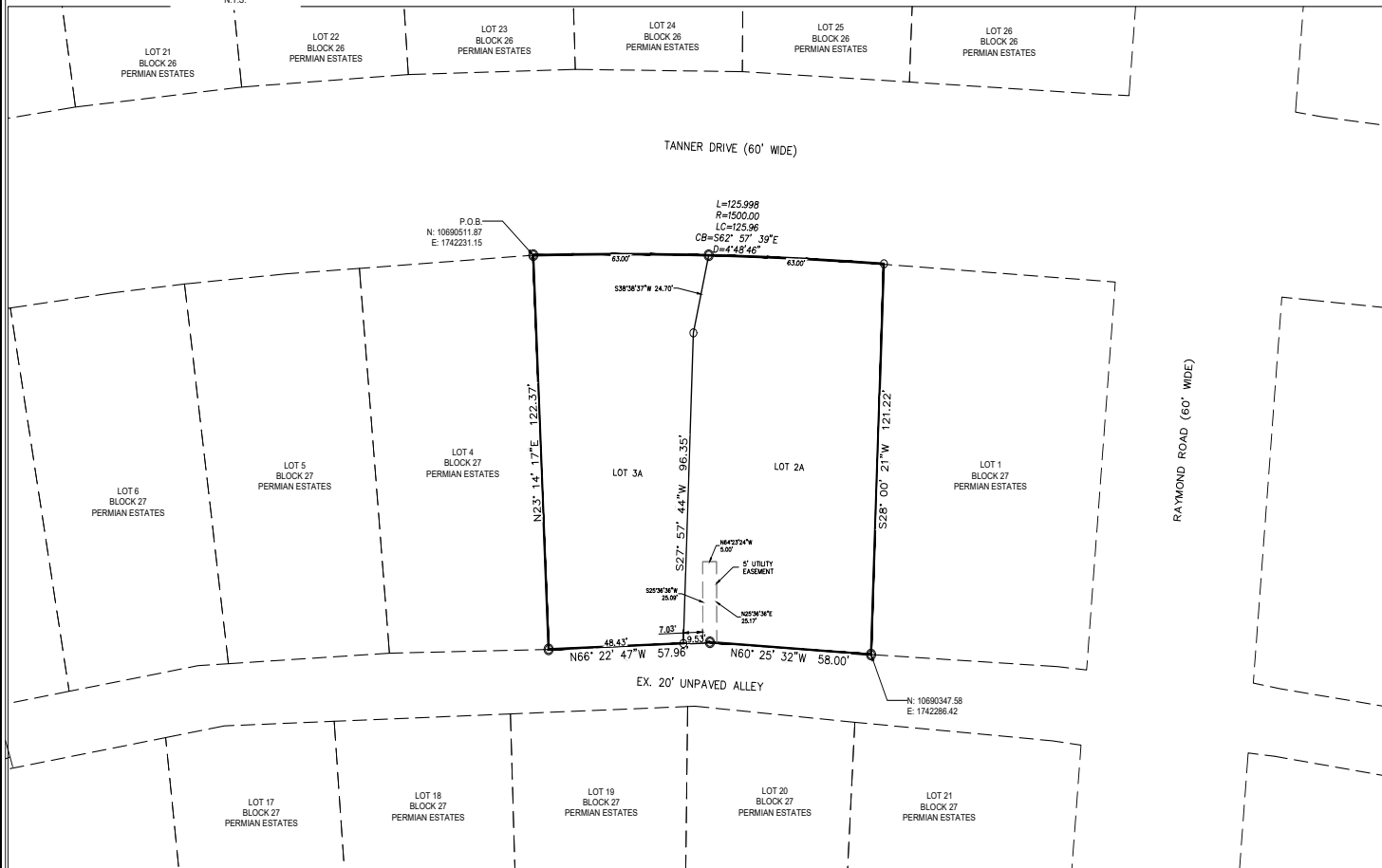
SRP PROPERTIES, LLP
Casey Jones, President

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____, 2022 by Casey Jones.

Notary Public, State of Texas



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

Signed: Oncor Electric Delivery Company
Signed: Suddenlink
Signed: A. T. & T.
Signed: Grande Communications

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

Bruce R. Pennell, R.P.L.S. No. 4187
PENNELL LAND SURVEYING
PROFESSIONAL LAND SURVEYING
P.O. BOX 51822, MIDLAND, TEXAS 79710
FIRM #20183075



CERTIFICATE OF APPROVAL:
For approval by the Commission:

This is to certify that the above and foregoing plat of PERMAN ESTATES, SECTION 21 was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____, 2022.

Signed: Lucy Stinaga, Chairman

Signed: Elizabeth Shaughnessy, Secretary

- NOTE:
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
 - BEARINGS/DISTANCES/COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 - THE AREA SHOWN ON THIS PLAT IS IN FLOOD ZONE X ACCORDING TO FIRM MAP NUMBER 4330200101 DATED SEPTEMBER 18, 2005.
 - INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL DEVELOPMENT OF THE TRACT. THE FINAL IMPACT FEES WILL BE ASSESSED BY THE CITY OF MIDLAND, TEXAS. THE FINAL IMPACT FEES WILL BE ASSESSED BY THE CITY OF MIDLAND, TEXAS. THE FINAL IMPACT FEES WILL BE ASSESSED BY THE CITY OF MIDLAND, TEXAS.

OWNER:
SRP PROPERTIES, LLP
5316 BELLA PL.
MIDLAND, TEXAS 79707
(432)352-3186

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

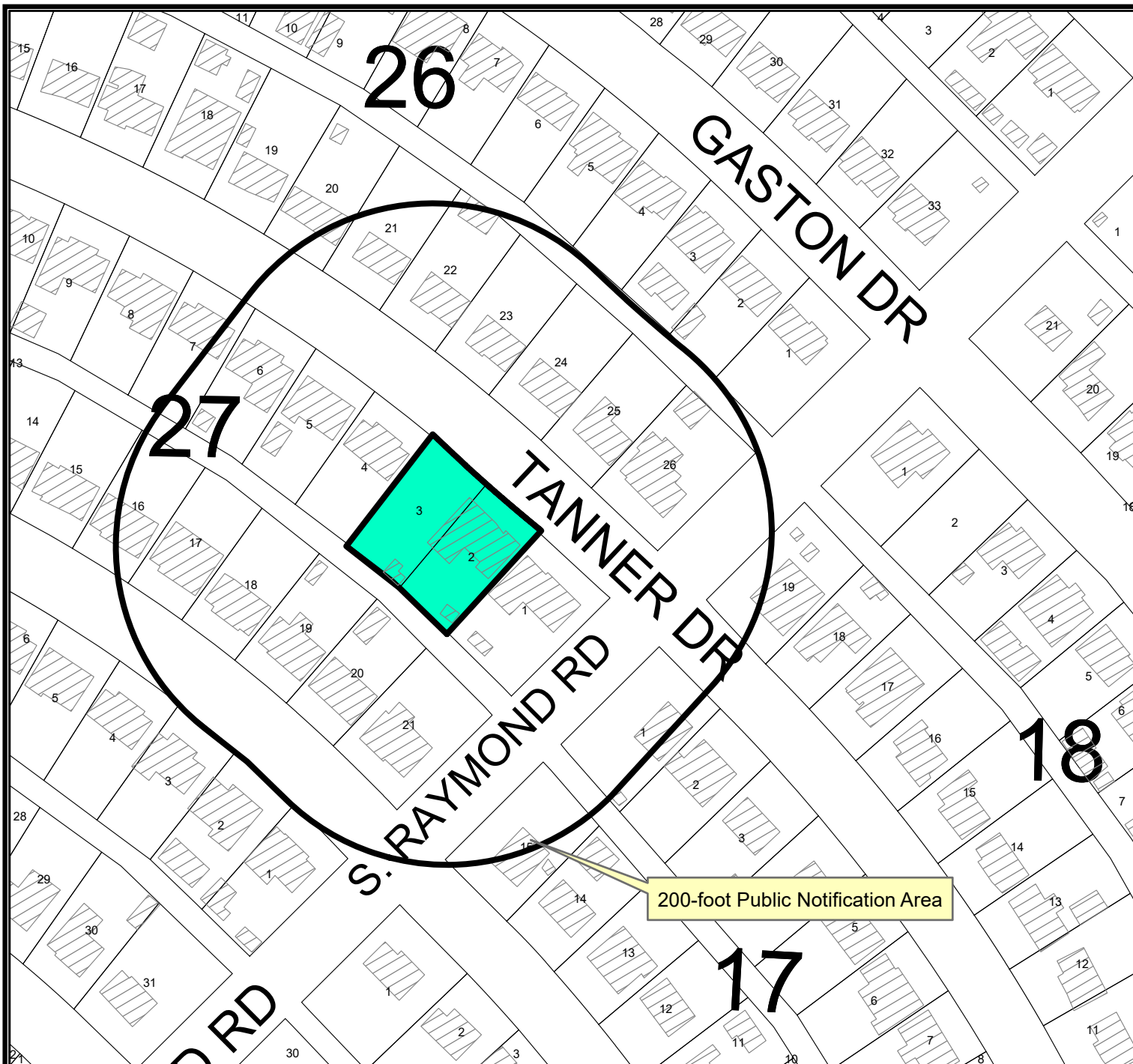
CABINET
PAGE

PERMAN ESTATES, SECTION 21
SCALE: 1"=30'
DATE: 09/07/2022
DRAWN BY: JMM
FILE NAME:

NEWTON ENGINEERING, PC
4501A Santa Rosa Dr.
Midland, Texas 79707
(432)775-0498

FINAL PLAT

PROJECT NUMBER



LOCATION MAP

SUB-22-0533

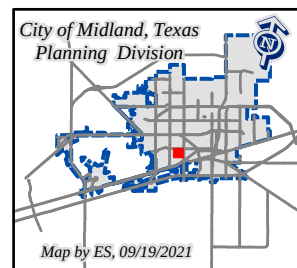
Scale: 1" = 200'

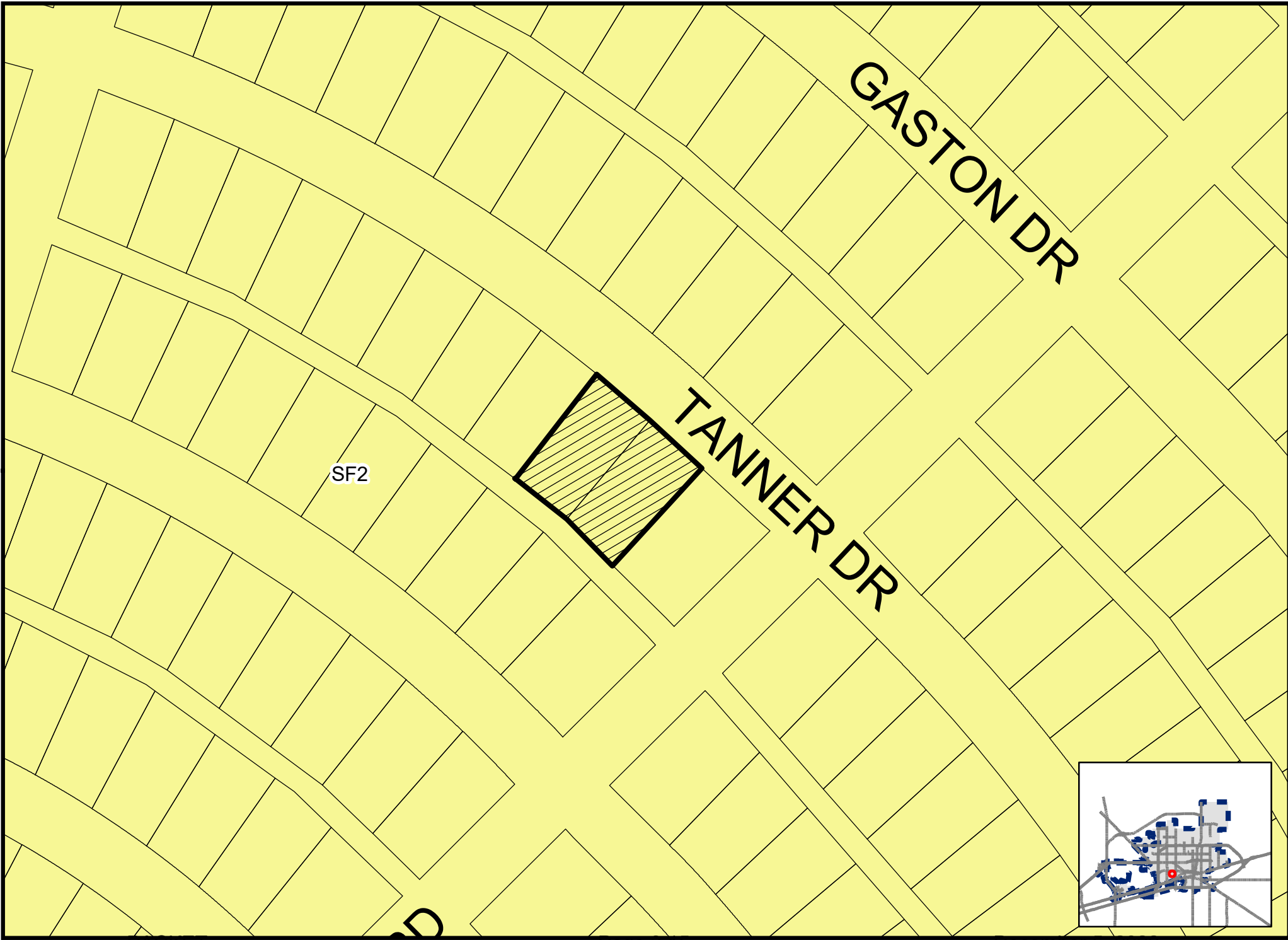
Consider a proposed Plat of Permian Estates, Section 21, being a replat of Lot 2 and 3, Block 27 Permian Estates, City and County of Midland, Texas.

Generally located on the south side of Tanner Drive, approximately 95 feet to the west of South Raymond Road. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS







Planning and Zoning Commission

Approved for Agenda:
Elizabeth Shaughnessy

MEETING DATE: December 05, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Alexandra Walling, Planner

SUBJECT: Motion approving a Final Plat Midkiff Industrial Center, Section 27, being a plat of a 0.629-acre tract of land located in the SE/4 of Section 5, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas and also being that certain 0.65 acre tract described and recorded in Volume 1427, Page 67, Public Records of Midland County, Texas. (Generally located on the south side of West Stokes Avenue, approximately 390 feet west of South Midkiff Road – Council District 2)
(DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

C, Commercial District

Preliminary Plat Approval:

The applicant, SKG Engineering, LLC., is requesting to plat a 0.629-acre tract of land located in the SE/4 of Section 5, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas and also being that certain 0.65 acre tract described and recorded in Volume 1427, Page 67, Public Records of Midland County, Texas, into one (1) lot for the purposes of subdividing a property.

Final Plat Requirements:

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

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

Below are the departments' comments.

Departmental Review:

Engineering: Approved

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

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

PAVING: Existing Stokes Ave paved to City Standards. No public improvements required. [For Applicant's Information Only.]

WATER: None existing. Financial security has been secured for platting required public improvements. [For Applicant's Information Only.]

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

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

SEWER: None existing. Financial security has been secured for platting required public improvements. [For Applicant's Information Only.]

DRAINAGE: No drainage report required at this time. Existing site is developed; if proposed to re-develop site drainage can be reviewed with building permit.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

Transportation: Approved

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

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

Fire: Approved

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

Oil and Gas: Approved

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

Code Administration: Approved

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

GIS: Approved

The coordinates on the plat appear to be shifted from the city parcel layer.

Planning: Approved

All departments' comments have been satisfied.

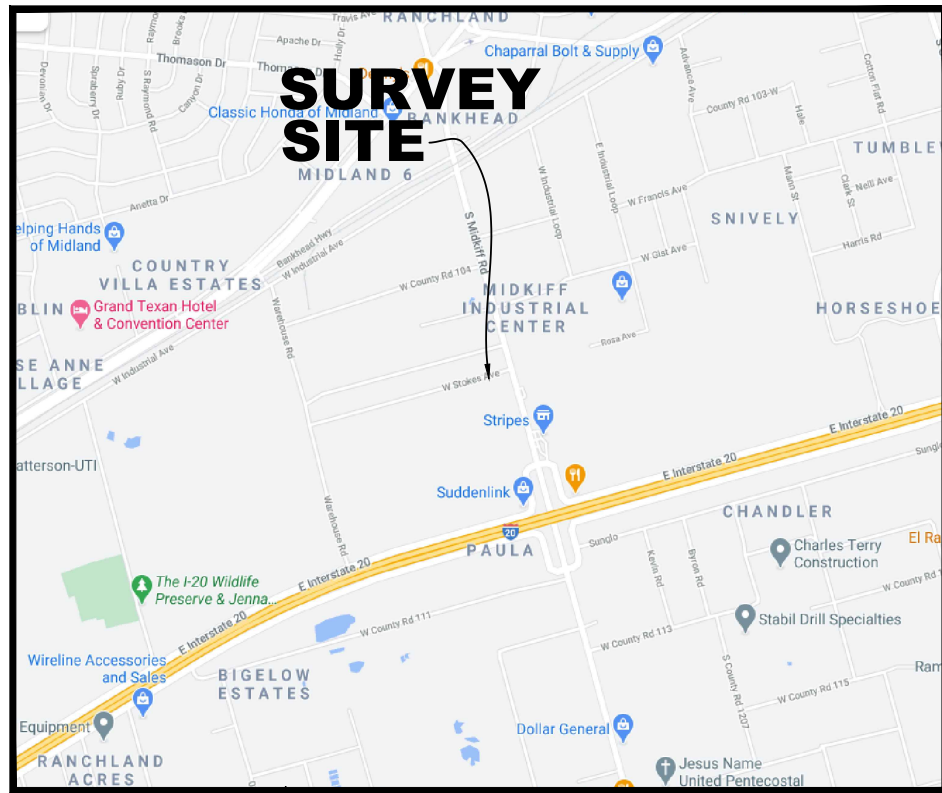
Staff recommends approval once all comments have been met of the Final Plat of Midkiff Industrial Center, Section 27, subject to condition A.

Conditions:

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

Attachments:

Proposed Final Plat
Application
Maps



LEGEND:

- Found 1/2" Iron Pipe or Rod (unless otherwise noted)
- Set 1/2" Iron Rod with Cap

- PROPERTY LINE
- EASEMENT
- I.R. IRON ROD

CERTIFICATE OF APPROVAL

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

day of , 2021.

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on

by Adam C. Cunyus in the capacity shown.

Notary Public, State of Texas

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

Mark Lieb
ATMOS ENERGY

By: Mark Lieb

Jerry Underwood
AT&T

By: Jerry Underwood

Luis Montez
OPTIMUM

By: Luis Montez

Ruben Guerra
GRANDE COMMUNICATIONS

By: Ruben Guerra

Martin Arguello
ONCOR ELECTRIC DELIVERY

By: Martin Arguello

ACKNOWLEDGEMENT/DEDICATION

We, CLARABBY HOLDINGS LLC, do hereby adopt this plat as the subdivision of our property and dedicate for the use of the public that portion of W. Stokes Ave. shown hereon.

Adam C. Cunyus
Authorized Representative

This Plat is Filed for Record in Cabinet

Page as Inst. No.

Plat Records of Midland County, Texas.

Date

FLOOD ZONE

This property lies entirely within Flood Zone(s) 'X' according to FEMA Map Number 48329C0201F & 48329C0203F, 09/16/2005.

This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by manmade or natural causes. This statement shall not create liability on the part of SKG Engineering, LLC.

DEVELOPMENT NOTES

- Selling a portion of this addition by metes and bounds may be a violation of City ordinance and State law and subject to fines and withholding of utilities and building permits.
- Approval of a site plan by City of Midland may be required before the development of any lot and before a building permit may be obtained.
- Bearings/distances/coordinates to the Texas State Plane Coordinate System, Texas Central Zone, NAD83.

SKG
ENGINEERING, LLC

SURVEYING • ENVIRONMENTAL • LAB/CMT

706 SOUTH ABE STREET PHONE: 325.655.1288
SAN ANGELO, TEXAS 76903 FAX: 325.657.8189

FIRM No.: 10102400
www.skg.com

MIDKIFF INDUSTRIAL CENTER

SECTION 27

Midland County, Texas.

OWNER/DEVELOPER: CLARABBY HOLDINGS LLC

DESCRIPTION : Being a plat of a 0.629 acre tract of land located in the SE/4 of Section No. 5, Block 39, T-2-S, T. & P. R.R. Co. Survey, City and County of Midland, Texas and also being that certain 0.65 acre tract described and recorded in Volume 1427, Page 67, Public Records of Midland County, Texas.

PROPERTY OWNER:

CLARABBY HOLDINGS LLC
PO BOX 50910
MIDLAND, TX 79710

IMPACT FEES:

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

MIDKIFF INDUSTRIAL CENTER



SURVEYOR'S CERTIFICATE

Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City of Midland.

Russell T. Gully, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR # 5636
SKG ENGINEERING, LLC
TX FIRM No. 10102400
706 S. ABE ST.
SAN ANGELO, TEXAS 76903



Planning and Zoning Commission

Approved for Agenda:
Elizabeth Shaughnessy

MEETING DATE: December 5, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: James Reber, Planner

SUBJECT: Motion approving a Final Plat of Grafaland, Section 7, being a residential replat of Lot 1, Block 23, Grafaland Second Section, and Tract A, the west 11/15th Lot 6, and all of Lot 7, Block 14, North Park Hill Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of East Broadway St and Bedford Drive - Council District 3)
(DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

SF1, Single Family Dwelling District.

Preliminary Plat Approval:

The applicant, Grafaland, is requesting to replat Lot 1, Block 23, Grafaland Second Section, and Tract A, the west 11/15th Lot 6, and all of Lot 7, Block 14, North Park Hill Addition, City and County of Midland, Texas, for ownership purposes. The Preliminary Plat was approved at the July 5, 2022, 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:

BUILDING CODE: (Approved)

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

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved)

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

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

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

WATER: 6" water exists in alley, okay as is. No public water improvements required. [For the Applicant's information only.]

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

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

SEWER: 6" sewer exists in alley, okay as is. No public wastewater improvements required. [For the Applicant's information only.]

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

All future development shall meet the requirements of IFC 2015 ed. and local ordinances. No objections.

CODE COMPLIANCE: (Approved)

No Oil and Gas issues.

GIS: (Approved)

No comments.

PLANNING: (Approved with Conditions)

All staff departments' comments have been satisfied.

Staff recommends approval of the Final Plat of Grafaland, Section 7, subject to conditions A.

Conditions:

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

Attachments:

Application
Proposed Final Plat
Maps



Final Plat Application

Project Number

SUB-22-0513

Case Number:

P-22-1464

Proposed Subdivision Plat Name: Grafaland Section 7**Legal Description (attached sealed Metes and Bounds):** Being a replat of Lot 1, Block 23, Grafaland Second Section and Tract A, the west 11/15th Lot 6, and all of Lot 7, Block 14, North Park Hill Addition, City and County of Midland, Texas**Property Owner**

Printed Name: Thomas Favrot III & Elizabeth Favrot

Phone (713) 367-7119

Email tfavrot27@gmail.com

Address 1509 Bedford Drive

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Aaron Burrell Land Surveyors

Printed Name: Aaron Burrell

Phone (432) 848-4439

Email aaron@asbsurveyors.com

Address 415 W Wall Street #204

City Midland

State TX

Zip 79707

Current Zoning:**Reason for Platting:** Turn 2 Residential Properties into 1**Plat Information**

Total Acreage: 31364 SF

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

Number of Lots: 1 -

Number of Multi-Family Dwelling Units: 0

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

- 2 FOLDED Copies of Dimensioned Plat
- 2 Signed Mylar (or more if applicant does not request a signed reproduction)
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF) & CADD File
- Original Tax Certificates (Midland Central Appraisal District – MCAD)
- Title Opinion/Policy (dated less than 90 days)
- Application Fee – Payable to the 'City of Midland' \$350
- Recording Fee – Payable to 'Midland County Clerk' \$81

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: 10-3-22

Property Owner (printed): Thomas Favrot II & Elizabeth Favrot

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Aaron Burrell who, being by me duly sworn, upon oath says: That (s)he is authorized by Thomas & Elizabeth Favrot 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.

AB
Authorized Agent (signature)

Subscribed and sworn to before me, this 3rd day of October, 2022, to certify which witness my hand and seal of office.



Kaylie Hubatch
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Mylar

☒ Application Fee

Check # 1306

☒ 1 Copy of Dimensioned Plat

☒ 1 Copy of Plat (11x17)

☒ Title Opinion

☒ Tax Certificates

☒ Plat in Digital Format (PDF/JPEG)

☒ CADD File

☒ Public Improvement

☒ Recording Fee

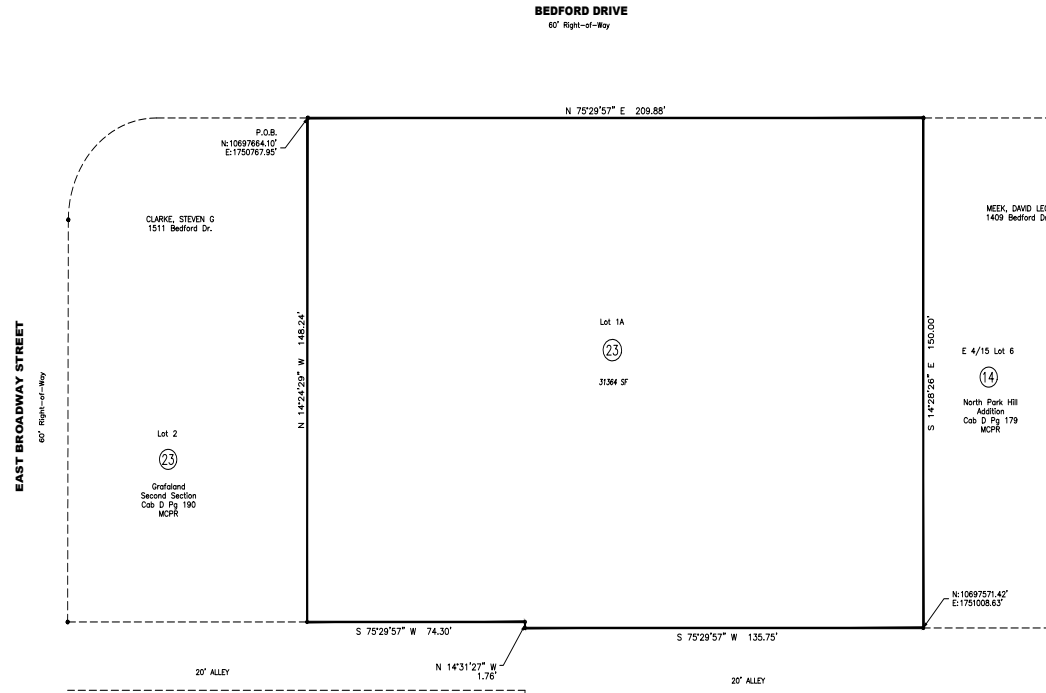
Check # 128

Received By: James Pelzer

Date: 11/16/22

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

GRAFALAND, SECTION 7
Being a Replat of Lot 1, Block 23,
Grafaland Second Section and
Tract A, The West 11/15th Lot 6, & All Lot 7,
Block 14, North Park Hill Addition,
City & County of Midland, Texas.



OWNERS' CERTIFICATE:

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I, THOMAS B FAVROT, II, as the recorded owner of a 0.720 Acre Tract of land recorded in Doc. No. 2017-13050 & 2022-2188, Midland County Official Public Records, County Of Midland, Texas, and more particularly shown hereon:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, THOMAS B FAVROT, II, does hereby adopt this plat designating the herein above described property as "GRAFALAND, SECTION 7" an Addition to the City of Midland, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon.

WITNESS our hands at Midland, Texas,
this the _____ day of _____, 2022.

THOMAS B FAVROT, II

ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF MIDLAND

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

Given under my hand and seal of office this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNERS' CERTIFICATE:

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I, ELIZABETH FAVROT as the recorded owner of a 0.720 Acre Tract of land recorded in Doc. No. 2017-13050 & 2022-2188, Midland County Official Public Records, County Of Midland, Texas, and more particularly shown hereon:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, ELIZABETH FAVROT, does hereby adopt this plat designating the herein above described property as "GRAFALAND, SECTION 7" an Addition to the City of Midland, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon.

WITNESS our hands at Midland, Texas,
this the _____ day of _____, 2022.

ELIZABETH FAVROT

ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF MIDLAND

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

Given under my hand and seal of office this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

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

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

3. A BLANKET EASEMENT OF INGRESS AND EGRESS WILL BE GRANTED FOR GRAFALAND, SECTION 7 TO THE CITY OF MIDLAND FOR GARBAGE AND TRASH COLLECTION AND LOCATION AND MAINTENANCE OF TRASH STRUCTURES, SAVE AND EXCEPT THOSE AREAS OCCUPIED BY A BUILDING OF STRUCTURE, SAID EASEMENT IS CONDITIONED SUCH THAT EXACT LOCATION OF SHED CONTAINERS AND THE EASEMENTS IN CONNECTION THEREWITH HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

4. BEARING & COORDINATES SHOWN ON THIS SURVEY ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD 1983, CENTRAL ZONE (CORS).

5. THIS PROPERTY IS IN ZONE X AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS GRAPHICALLY SCALED ONTO FEMA MAP NO. 48320C000P, DATED SEPTEMBER 16, 2005, PREPARED FOR MIDLAND COUNTY, TEXAS.

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____ PRINT NAME
ATMOS ENERGY

SIGNED: _____ PRINT NAME
ONCOR ELECTRIC DELIVERY

SIGNED: _____ PRINT NAME
AT&T TEXAS

SIGNED: _____ PRINT NAME
OPTIMUM

SIGNED: _____ PRINT NAME
GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "GRAFALAND, SECTION 7" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, on this _____ day of _____, 2022.

SIGNED: _____
Chairman
LUCY SISENEGA

ATTEST: _____
Secretary
ELIZABETH SHAUGHNESSY

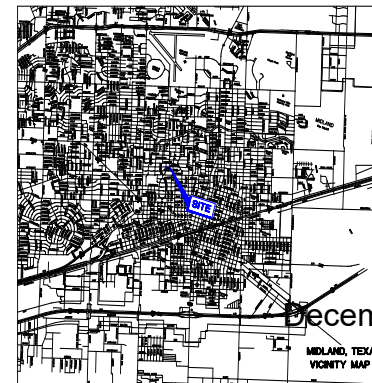
THAT I, ARRON S. BURRELL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION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

23 September 2022
DATE _____

ARRON SCOTT BURRELL TX RPLS 5689



Page 5.25



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

December 5, 2022 FINAL PLAT
GRAFALAND, SECTION 7

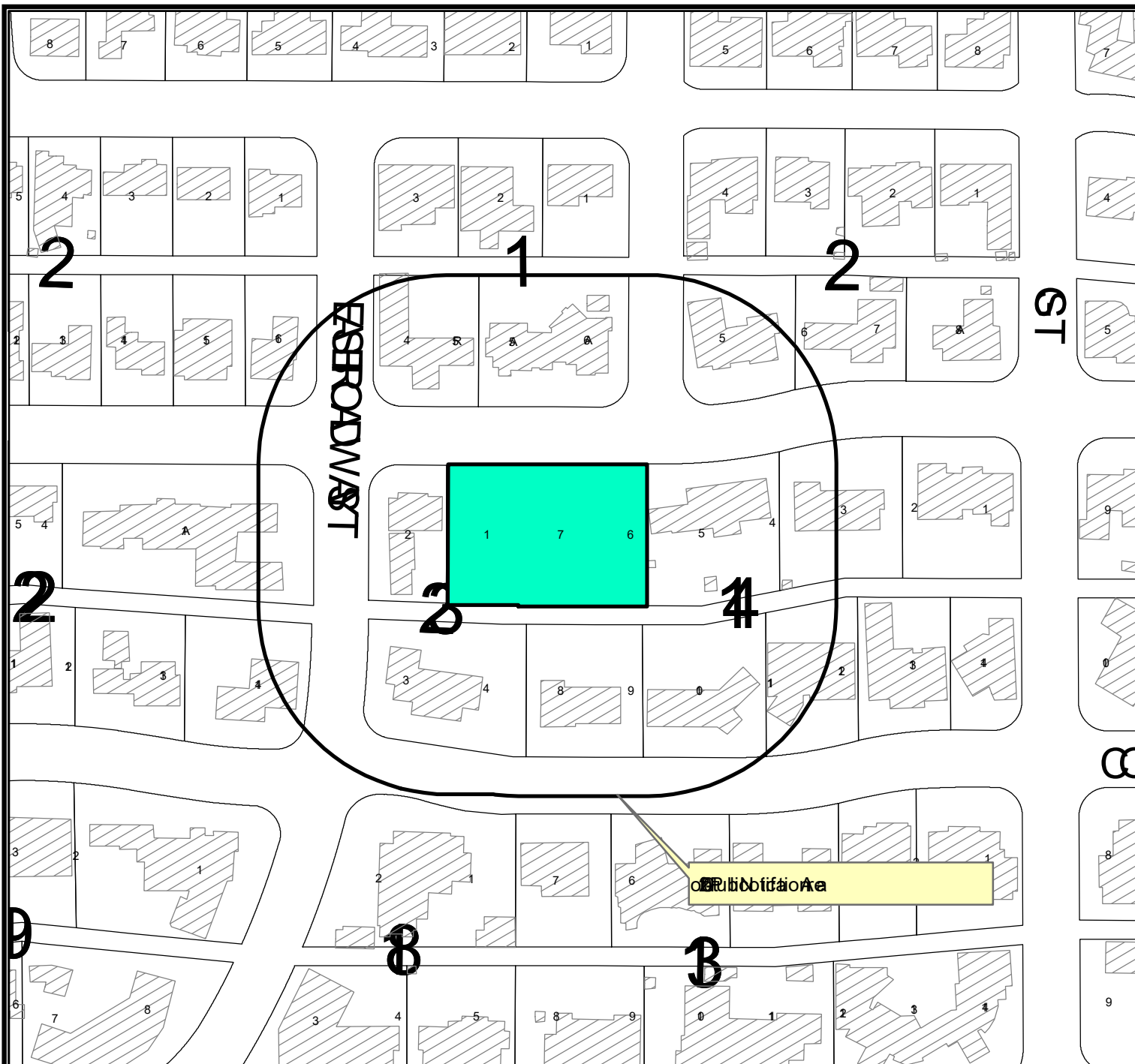
LEGEND
o Set 1/2" Iron Rod
x/loop marker "508 5689"
● Found 1/2" Iron Rod
● Found Iron Pipe

OWNER:
THOMAS & ELIZABETH FAVROT
1509 BEDFORD DRIVE
MIDLAND, TEXAS 79701
(432) _____

Professional Land Surveying & Mapping
Arnon Burrell Land Surveyors, LLC
445 W. Wall St., Suite 204
Midland, Texas 79701
432-848-4439
arnonburrell.com
P.O. Box 9462
Midland, Texas 79708
TXPLS Firm No. 09942471

Scale 1" = 20'

PACK



LOCATION MAP

P-22-1328

Scale: 1" = 200'

Proposed Plat of Grafaland, Section 7, being a replat of Lot 1, Block 23, Grafaland Second Section, and Tract A, the west 11/15th Lot 6, and all of Lot 7, Block 14, North Park Hill Addition, City and County of Midland, Texas.

Generally located on the south side of Bedford Drive, approximately 115- feet east of East Broadway Street. (Council District 3)

LEGEND

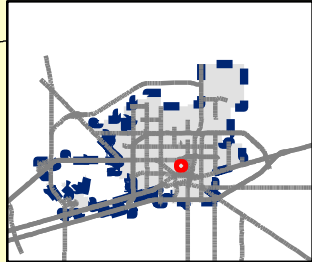
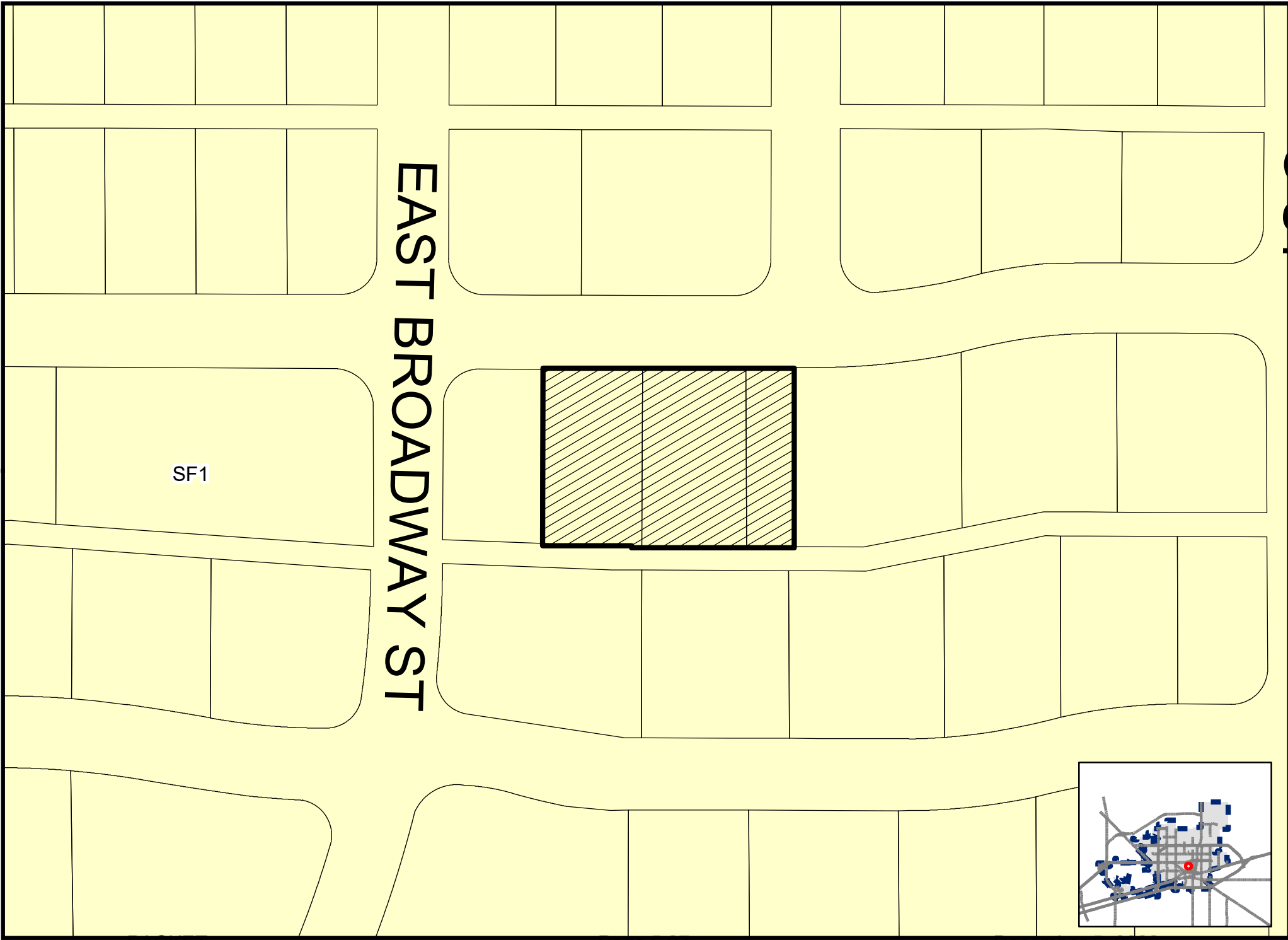
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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





Planning and Zoning Commission

Approved for Agenda:
Elizabeth Shaughnessy

MEETING DATE: December 5, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Landon Ochoa, Planner

SUBJECT: Consider a request by Elisama Corzo for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a Restaurant on a 1,763 square foot portion of Lot 6A, Block 62, Belmont Addition, Section 23, City and County of Midland, Texas. (Generally located on the north side of East Interstate 20, approximately 478-feet west of South Terrell Street. - Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☐ Approve ☒ Deny ☐ Directional/Informational

Details of Request:

The applicant, Elisama Corzo, is requesting a Specific Use Designation (SUD) for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant Texas Lodge Bar & Grill, located at 503 East Interstate 20, Suite 130.

Current Zoning:

BP, I-20 Business Park District.

Surrounding Zoning and Land Use:

The properties to the north are zoned PD, Planned Development District for a Shopping Center and is the location of houses. The properties to the east, south, and west are zoned BP, I-20 Business Park District and is the location of hotels, restaurants, a church, an education lab, and other various businesses.

Analysis:

The applicant is requesting a Specific Use Designation for Texas Lodge Bar & Grill located at 503 East Interstate 20, Suite 130, to be able to sell all alcoholic beverages for

on premises consumption, within a restaurant. The property is zoned BP, I-20 Business Park District, which permits the sale of all alcoholic beverages for on-premises consumption, in a restaurant with the approval of a Specific Use Designation with Term.

The restaurant is currently in operation and does not have a specific use designation for the sale of all alcoholic beverages. The floor plan attached hereto as "Exhibit A" illustrates that the establishment, will have a total square footage of 1,763 square feet, with an alcohol serviceable area of 957 square feet. The site currently has adequate parking, access, and internal circulation.

The restaurant has the following hours of operation:

Monday through Sunday from 11 a.m. to 10 p.m.

The restaurant is proposing the following hours of alcohol service:

Monday through Sunday from 11 a.m. to 10 p.m.

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 is a school named Richard Milburn Academy approximately 250 feet west of the Texas Lodge Bar & Grill. There is also a Garely's Mexican Restaurant approximately 75 feet east of the school which already has an alcohol SUD which was approved on December 8, 2021. A wrong judgment call was made that the school was private. Since then, we have contacted Richard Milburn Academy and they have clarified that they are a public school for ninth through twelfth graders. However, we have received a letter from the school stating that they do not support nor oppose the restaurant getting their alcohol SUD.

This project has been circulated to all City departments for review. Below are the department comments.

Fire: (Approved)

No objections.

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

The SUD is acceptable. The property must adhere to the maximum occupant load of 63 for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning: (Approved)

The request is in compliance with the *Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4, which is to* “Encourage the development of places where Midland residents can gather and socialize to build connections.” (Tall City Tomorrow page 137) Texas Lodge Bar and Grill is an establishment that will provide Midland residents with a unique social gathering experience.

Staff recommends approval of this Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, subject to conditions A through G.

Conditions:

- A. That the serviceable area of the restaurant shall be limited to approximately 957 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 from 11 a.m. to 10 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 the applicant shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on premises consumption to ensure that the conditions of this permit are satisfied.**
- G. That in accordance with Section 9.07.E.3 of the zoning ordinance, the restaurant shall be in operation within 120 days from the final adoption date of this ordinance.**

Letters of Objection:

As of November 20, 2022, staff has not received any letters of objections.

Attachments:

Application
Floor Plan (Exhibit A)
Site Plan (Exhibit B)
Maps



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

Project Number: 340-22-0143
Case Number: _____

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>Elsena Corzo</u>		Phone <u>(432) 212-9268</u> Email <u>texaslodgebargrill@gmail.com</u>	
Address <u>620 Dale St</u>	City <u>Odessa</u>	State <u>TX</u>	Zip <u>79761</u>

Property Owner Printed Name: <u>BELMONT REALTY LLC</u>		Phone <u>(432) 570-9206</u> Email <u>semlce@overheaddoorpermianbasin.com</u>	
Address <u>P.O. BOX 2932</u>	City <u>MIDLAND</u>	State <u>TX</u>	Zip <u>79702</u>

Representative (if different from Applicant or Property Owner) Firm: _____ Printed Name: _____		Phone () _____ Email _____	
Address _____	City _____	State _____	Zip _____

Street Address: <u>503 E IZO Frontage Rd, Ste 130, Midland, TX 79701</u>			
Business Name: <u>Texas Lodge Bar & Grill</u>			
Legal Description Lot: <u>06A</u> Block: <u>062</u> Subdivision: <u>Belmont, Sec 23</u>			
Current Zoning: <u>Business Park</u>			
Reason for Request: <u>To obtain TABC license</u>			

Type of Business (restaurant, bar, lounge, nightclub, etc.): <u>bar & grill</u>			
Proposed/Current Days and Hours of Operation: <u>Monday - Sunday</u>			
Proposed Days and Hours of Alcohol Service: <u>10 AM - 10 PM</u>			
Total Square Footage of Business: <u>1883 1763</u>			
Square Footage of Alcohol Serviceable Area: <u>957</u>			
Restroom Fixtures:	Men	Toilets/Urinals: <u>1 /</u>	Bathroom Sinks: <u>1</u>
	Women	Toilets: <u>1</u>	Bathroom Sinks: <u>1</u>

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
 - Total Square Footage
 - Serviceable Square Footage
- Dimensioned Site Plan showing:
 - Parking
 - Business Footprint
- Digital Copies of Floor Plan & Site Plan (PDF/JPEG)

Signatures

Applicant (signature): [Signature] Date: 8/25/22

Applicant (printed): Elisama Corzo

Property Owner (signature): [Signature] Date: 8/25/22

Property Owner (printed): Robert Belmont Weidner

The Specific Use Permit 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.

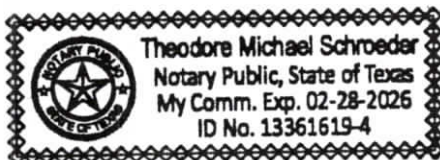
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Elisama Corzo who, being by me duly sworn, upon oath says: That (s)he is authorized by Robert B Weidner, 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 13 day of September, 20 22, to certify which witness my hand and seal of office.

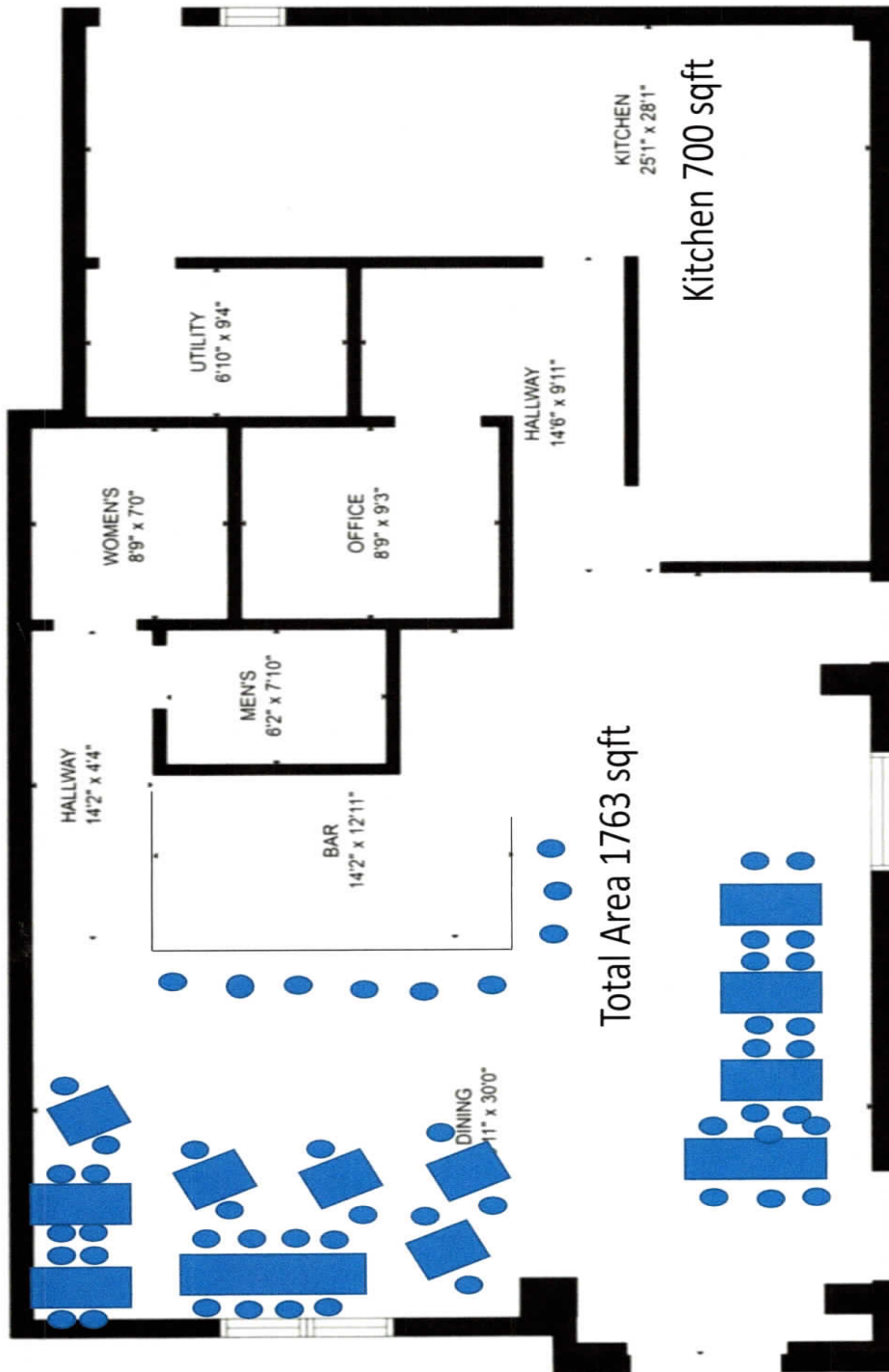


[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY	
☒ Property Owner Authorization	☒ Dimensioned Floor Plan
☒ Application Fee	☒ Site Plan
Check # <u>1085</u>	☒ Plans in Digital Format (PDF/JPEG)
Received By: <u>[Signature]</u>	Date: <u>9-13-22</u>

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



GROSS INTERNAL AREA
FLOOR 1: 1,763 sq. ft.
TOTAL: 1,763 sq. ft.



November 29, 2022

To: Richard Milburn Academy
Central Office
13003 Jones Maltsberger Road
San Antonio, TX 78247
Attn: Superintendent of Schools

To Whom it May Concern:

The City of Midland is currently processing a SUD (Specific Use Designation) application for the sale of alcoholic beverages on premises for the restaurant Texas Lodge Bar & Grill, located at 503 E. Interstate 20 Frontage Road, Suite 130, Midland Texas. This property is located 250 feet west of the Richard Milburn Academy located in Suite 110 and 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.

The purpose of this letter is to receive clarification directly from Richard Milburn Academy on the following matters.

1. Is Richard Milburn Academy classified by the State of Texas as a Public or Private school?
2. Does Richard Milburn Academy approve or disapprove of the sale of alcoholic beverage by an establishment located 250 feet away from the school?
3. Does Richard Milburn Academy intend to vacate the current location? And, if so, is there a projected dated for the move?

The Planning Division is trying to take this matter to the Planning & Zoning Board of Commissioners on the December 5, 2022 agenda. It would be a great help in resolving this matter if we could receive a reply from your administration by this Friday, December 2, 2022.

Correspondence may be sent to my email or address listed below. Please do not hesitate to contact me if you need to further discuss this matter, I can be reached at 432-685-7400.

Sincerely,

Dalia Salinas

Administrative Assistant
Planning Division
Development Services
432-685-7400
dsalinas@midlandtexas.gov



Richard Milburn Academy • Central Office
13003 Jones Maltsberger • San Antonio, TX 78247
830-557-6181 • FAX 830-557-5424

November 30, 2022

RE: Belmont Marketplace Shopping Center
503 East I-20
Midland, Texas 79701

To: The City of Midland

Richard Milburn Academy, a Texas Public Charter School, is currently a tenant at the Belmont Marketplace in Midland, TX. Our current lease expired on July 31, 2022. We have extended our lease through January 31, 2023. However, it is our intent to vacate by March as we have had construction delays at the new location we will be moving to.

We have been notified that both Garely's Mexican Restaurant and Texas Lodge Bar & Grill have applied for a sale of alcoholic beverages for on-premises consumption. As a Texas Public Charter School, we would prefer to neither support nor oppose of the sale of alcohol by an establishment located 250 feet away from our Midland campus.

Please do not hesitate to reach out to us should you need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Armard Anderson".

Armard Anderson, Ed.D.
Superintendent of Schools





Planning and Zoning Commission

Approved for Agenda:
Elizabeth Shaughnessy

MEETING DATE: December 05, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Alexandra Walling, Planner

SUBJECT: Consider a request by Jorge Chavez for a zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District, on Lot 8, Block 30, Greenwood Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of South Clay Street, approximately 90-feet north of East Pennsylvania Avenue - Council District 2)
(DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

The applicant, Jorge Chavez, is requesting a Zone Change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District, for a future development of a single-family home located at 609 South Clay Street.

Current Zoning:

MF-22, Multiple-Family Dwelling District.

Surrounding Zoning and Land Use:

The properties to the north, east, south, and west are zoned MF-22, Multiple-Family Dwelling District, with the exception of eight lots to the north, east, and south who's zoning has been corrected to SF-3, Single-Family Dwelling District, and are the location of single-family homes and vacant land.

Analysis:

The applicant is requesting to rezone the property from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District, to allow for the construction of a

residential home. The property meets the minimum lot size requirements for the SF-3, Single Family Dwelling District. Under the previous zoning code, the current zoning district would have allowed for construction of single-family homes, which allowed for the proliferation of their construction in this area. Under the new Zoning Code adopted in 2019, residential uses became more specified to single family zoning district.

The applicant will be required to adhere to the site plan review standards outline within the City of Midland Zoning Ordinance Section 5.04: - Residential Zoning District Dimensional Regulations Chart.

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

Fire: (Approved)

No comments.

Building: (Approved)

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

Engineering: (Approved)

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

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

Code: (Approved)

No Oil and 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. [For the Applicant's information only.]

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

Planning (Approved):

According to the Tall City Tomorrow Comprehensive Plan, Urban Residential-Medium (UR-M) land use emphasizes a mix of housing styles such as townhomes, single-family

detached, and single-family attached. UR-M land use is applicable in areas of the city where diverse housing types exist in older established neighborhoods. Potential zoning for UR-M land use includes Single-Family Dwelling District, however does not list MF-22, Multiple-Family Dwelling District. Changing 609 South Clay Street to SF-3, Single-Family Dwelling District would fit the intended land use properly. Therefore, the City of Midland Planning Department supports this rezone because of the existing surrounding uses.

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

Conditions:

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

Letters of Objection:

Staff has not received any letters of objection as of November 30, 2022.

Attachments:

Application

Maps

Survey (Exhibit A)





Planning and Zoning Commission

Approved for
Agenda:
Elizabeth Shaughnessy

MEETING DATE: December 05, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Alexandra Walling, Planner

SUBJECT: Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Cowden Addition, Section 8, being a replat of Lots 5 and 6, Block 2, Cowden Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Humble Avenue and Marienfeld Street - Council District 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve ☐ Deny ☐ Directional/Informational

Details of Request:

The applicant, Aaron Burrell, is requesting to replat Lots 5 and 6, Block 2, of Cowden Addition, City and County of Midland, Texas, for the purpose of reconfiguring lot space. This is a residential replat; therefore, a public hearing is required.

Current Zoning:

TH, Townhouse (Attached) Dwelling District.

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

Departmental Review:

BUILDING CODE: (Approved)

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

new code edition adoption in the City of Midland and date of permit application.

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

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

ROW: Refer to transportation's comments for ROW. [For the Applicant's information only.]

PAVING: Marienfeld Street and Humble Avenue are okay as is. [For the Applicant's information only.]

WATER: 8' Water distribution line on both Marienfeld St. And Humble Ave. No public water improvements are required. [For the Applicant's information only.] FIRE

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

PRO RATA: None. SEWER: 6 " Wastewater main along the alley off Marienfeld St. Construct to City standards along entire platted frontage, serving all lots within the subdivision and to adjacent lot lines along exterior roadways. [Reference Midland City Code Sect. 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

No Oil and Gas issues.

GIS: (Approved)

No comments.

CRMWD: (Approved)

No comments.

PLANNING: (Approved)

All departments' comments have been satisfied.

Staff recommends approval of the proposed Preliminary Plat of Cowden Addition, Section 8, subject to conditions A and B.

Conditions:

- A. Approval of this preliminary plat is subject to the final plat completion of the infrastructure, which needs to be installed and accepted by the City prior to final platting. [Midland City Code 11-2-3(G)1]**
- B. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception when waived or deferred by the Council. [Midland City Code 11-2-4(A)2(a).]**

Attachments:

Application
Proposed Preliminary Plat
Maps



Preliminary Plat Application

Project Number: SUB-22-0545
Case Number: P-22-1452

Proposed Subdivision Plat Name: Cowden Addition, Section 8

Legal Description (attached sealed Metes and Bounds): Being a replat of Lots 5 and 6, Block 2, of Cowden Addition, City and County of Midland Texas

Property Owner

Printed Name: **Evol Properties LLC**

Phone ()
Email

Address **4108 N. Big Spring Street**

City **Midland**

State **TX**

Zip **79701**

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

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

Firm: Aaron Burrell Land Surveyors

Printed Name: **Aaron Burrell**

Phone ()
Email

aaron@asbsurveyors.com

Address **415 W. Wall St #204**

City **Midland**

State **TX**

Zip **79701**

Current Zoning: _____

Reason for Platting: Reconfigure lot space

Plat Information

Total Acreage:

0.322

Type: ☒ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **5**

Number of Multi-family Dwelling Units: **0**

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: 11-9-2022

Property Owner (printed): Eva Properties LLC

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Aaron Burrell
Authorized Agent (signature)

Subscribed and sworn to before me, this 09 day of November, 2022, to certify which witness my hand and seal of office.



Kaylie Hubatch
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 # 1062

Received By: Lexie Walling

Date:

RECEIVED
NOV 09 2022

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

Preliminary Plat Application

2

Revised 07/01/19

COWDEN ADDITION, SECTION 8
Being a Replat of Lots 5 and 6,
Block 2, Cowden Addition,
City and County of Midland, Texas.

OWNERS' CERTIFICATE:

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I, JUSTIN ROLAND, do hereby adopt this plat designating the herein above described property as "COWDEN ADDITION, SECTION 8" on Addition to the City of Midland, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, JUSTIN ROLAND, does hereby adopt this plat designating the herein above described property as "COWDEN ADDITION, SECTION 8" on Addition to the City of Midland, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon.

WITNESS our hands at Midland, Texas, this _____ day of _____, 2022.

JUSTIN ROLAND
MIDLAND LOTS LLC

ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF MIDLAND

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

Given under my hand and seal of office this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

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

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

3. A BLANKET EASEMENT OF INGRESS AND EGRESS WILL BE GRANTED FOR COWDEN ADDITION, SECTION 8 TO THE CITY OF MIDLAND FOR GARBAGE AND TRASH COLLECTION AND LOCATION AND MAINTENANCE OF TRASH STRUCTURES, SAVE AND EXCEPT THOSE AREAS OCCUPIED BY A BUILDING OR STRUCTURE. SAID EASEMENT IS CONTINGENT SUCH THAT EXACT LOCATION OF SAID CONTAINERS AND THE EASEMENTS IN CONNECTION THEREWITH HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

4. BEARING & COORDINATES SHOWN ON THIS SURVEY ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD 1983, CENTRAL ZONE (COZS).

5. A PORTION OF THIS PROPERTY IS IN ZONE AE & SHADED ZONE X AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS GRAPHICALLY SCALED ONTO FEMA MAP NO. 48329C0069, DATED SEPTEMBER 16, 2005, PREPARED FOR MIDLAND COUNTY, TEXAS.

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____ PRINT NAME: _____
ATMOS ENERGY

SIGNED: _____ PRINT NAME: _____
ONCOR ELECTRIC DELIVERY

SIGNED: _____ PRINT NAME: _____
AT&T TEXAS

SIGNED: _____ PRINT NAME: _____
SUDDENLINK COMMUNICATIONS

SIGNED: _____ PRINT NAME: _____
GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

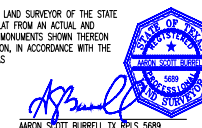
This is to certify that the above and foregoing plat of "COWDEN ADDITION, SECTION 8" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, on this _____ day of _____, 2022.

SIGNED: _____
Chairman
LUCY SISNEGA

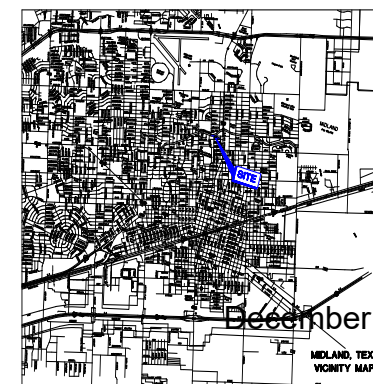
ATTEST:
Secretary
ELIZABETH SHAUGHNESSY

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

28 October 2022
DATE



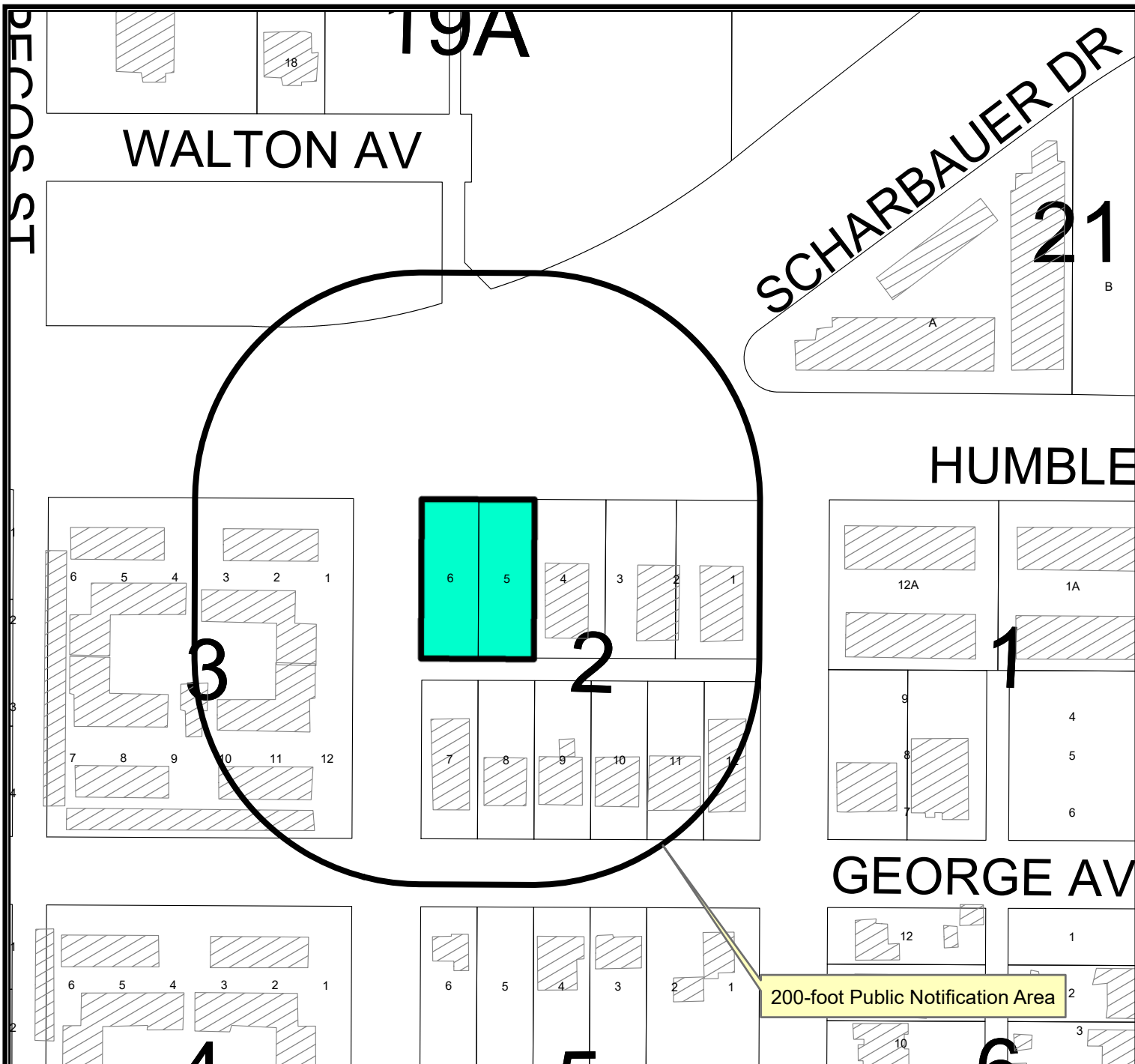
W. SCHARBAUER DRIVE
Variable Right-of-Way



OWNER:
MIDLAND LOTS LLC
4108 N BIG SPRING ST.
MIDLAND, TEXAS 79705
(432)218-7414

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

PRELIMINARY PLAT
December 5, 2022
COWDEN ADDITION,
SECTION 8



LOCATION MAP

SUB-22-0545

Scale: 1" = 200'

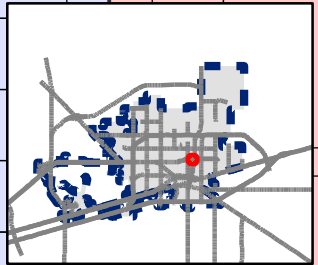
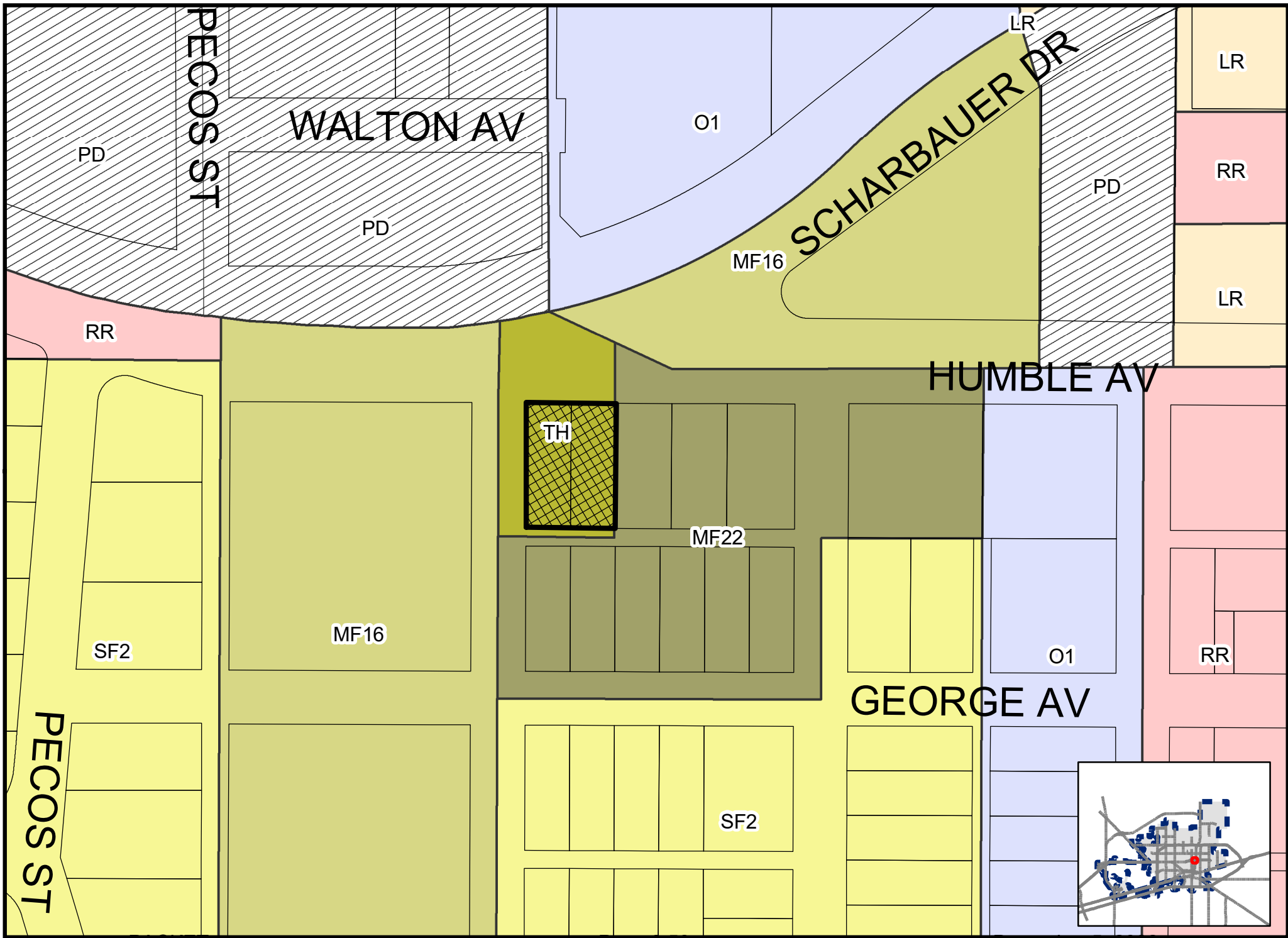
Proposed plat of Cowden Addition, Section 8, being a replat of Lots 5 and 6, Block 2, Cowden Addition, City and County of Midland, Texas,

Generally located on the southeast corner of the intersection of Humble Avenue and Marienfeld Street. (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS















Planning and Zoning Commission

Approved for Agenda:
Elizabeth Shaughnessy

MEETING DATE: December 5, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Landon Ochoa, Planner

SUBJECT: Motion approving with staff's recommended conditions, proposed Preliminary plat of Westridge Park Addition, Section 49, being a plat of a 38.22-acre tract of land out of the Northeast quarter of Section 48, Block 40, T-1-S, T & P. R.R. Co. Survey, City and County Midland, Texas. (Generally located northeast of the intersection of Leisure and South Loop 250 - Council District 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve ☐ Deny ☐ Direction/Informational

Details of Request:

The applicant, Parkhill, is requesting to plat of a 38.22-acre tract of land out of the Northeast quarter of Section 48, Block 40, T-1-S, T & P. R.R. Co. Survey, City and County Midland, Texas for future development.

Current Zoning:

PD, Planned District

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

BUILDING CODE: (Approved)

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

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

SURVEYOR: (Approved)

Will there be cutback dedications at the northwest corner and southeast corner. Make sure all boundary distances are shown along the east side of the plat.

ENGINEERING: (Approved with Conditions)

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

ROW: See transportation's comment. [For the Applicant's information only.]

PAVING: S. LOOP 250 Frontage Road is TxDOT facility, built and maintained by TxDOT, no improvements required. Thomason roadway okay as is. Tradewinds roadway okay as is. Leisure roadway okay as is. No public paving improvements required. [For the Applicant's information only.]

WATER: 12" water exists in S. Loop 250, okay as is. 16" water exists in Thomason, okay as is. 16" water exists in Tradewinds, okay as is. 12" water exists in Leisure, okay as is. No public water improvements required. [For the Applicant's information only.]

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

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

SEWER: 8" sewer exists in Thomason, okay as is. 12" sewer exists in Tradewinds, okay as is. 8" sewer exists in Leisure, okay as is. No public wastewater improvements required. [For the Applicant's information only.]

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

EASEMENTS: Be sure to annotate on the plat face if easements are public or private such as the proposed sewer line easement along Lot 2's boundary. The sewer line easement should specify that it is a private wastewater easement. The City recommends that a drainage easement also be provided for the stormwater pipe alignment within Lot 4 as shown in the drainage report. [For the Applicant's information only.]

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

DIMENSION: * * *

OTHER: Note 4 on the plat face calls out Westridge Park Addition, Section 45. Revise to call out the correct title of the plat. [For Applicant's Information Only.]

TRANSPORTATION: (Approved)

TxDOT comments, "Access to LP 250 will need to be coordinated with TxDOT. Minimum spacing of driveways is 425' for this segment of LP 250 frontage road from the latest Access Management Standards. Will also need to ensure that driveway placement doesn't conflict with the existing entrance ramp in accordance with the latest Roadway Design Manual requirements. Post-development drainage/runoff should not exceed pre-development conditions."

Street lighting is required along public street frontages. [Reference City Code Section 11-2-5(C)3(u).]

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

FIRE: (Approved)

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

CODE COMPLIANCE: (Approved)

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

GIS: (Approved)

There is a missing call after the cutback of 105.89 feet in northeast corner.

CRMWD: (Approved)

We do not have any comments on this plat.

PLANNING: (Approved with Conditions)

This plat is greater than 25 acres; therefore, approval from Council is required. [Midland City Code § 11-2-3(D)11(a)6]

Change "Suddenlink Communications" to "Optimum".

Double check metes and bounds and add calls. [Midland City Code 11-2-3(D)4.]

Staff recommends approval with staff's recommended conditions of the Preliminary Plat of Westridge Park Addition, Section 49, Subject to conditions A through C.

Conditions:

- A. Approval of this preliminary plat is conditioned upon City Council approving the preliminary plat, as it is greater than 25 acres. [Midland City Code § 11-2-3(D)11(a)6].**
- B. Approval of this preliminary plat is conditioned upon installation of a street lighting along public street frontages prior to final platting. [Reference City Code Section 11-2-5(C)3(u).]**
- C. Approval of this preliminary plat is subject to the plat including a drawing of the boundary description which has been prepared by a registered surveyor and shall bear his seal, signature and date on each sheet and a statement that the boundary description shown thereon accurately describes the survey of the tract boundary conducted by said surveyor. Midland City Code 11-2-3(D)4.**

Attachments:

Application
Proposed Preliminary Plat
Exhibit A
Maps



Preliminary Plat Application

Project Number:

Case Number:

SUB-22-0534
P-22-1462**Proposed Subdivision Plat Name:** Westridge Park Addition, Section 49**Legal Description (attached sealed Metes and Bounds):** Being a 38.22 Ac. tract of land located in Northeast Quarter of Section 48, Block 40, T-1-S, T. & P. RR. Co. Survey, City and County of Midland, Texas**Property Owner**Printed Name: Westridge Village, LP

Phone (713) 266-1101

Email

Address 1885 St James Place, Suite 1100City HoustonState TxZip 77056**Developer (if different than Owner)**

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)Firm: ParkhillPrinted Name: Josh Wallender

(PSC PROJ # 6883.19)

Phone (432) 697-1447

Email

jwallender@Parkhill.comAddress 1700 West Wall, Suite 100City MidlandState TexasZip 79701**Current Zoning:** PD - Ordinance 9949**Reason for Platting:** Dividing into lots for commercial use**Plat Information**

Total Acreage:

38.22 Ac.Type: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: 5

Number of Multi-family Dwelling Units:

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

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

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

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

Provisions

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

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

Property Owner (signature):

[Signature]

Date:

NOV 8, 2022

Property Owner (printed):

ALAN D FEINSILVER

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

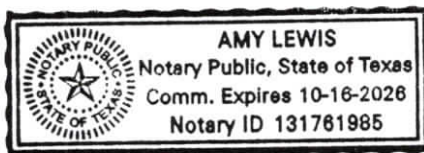
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 09 day of November, 20 22 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 #

001559

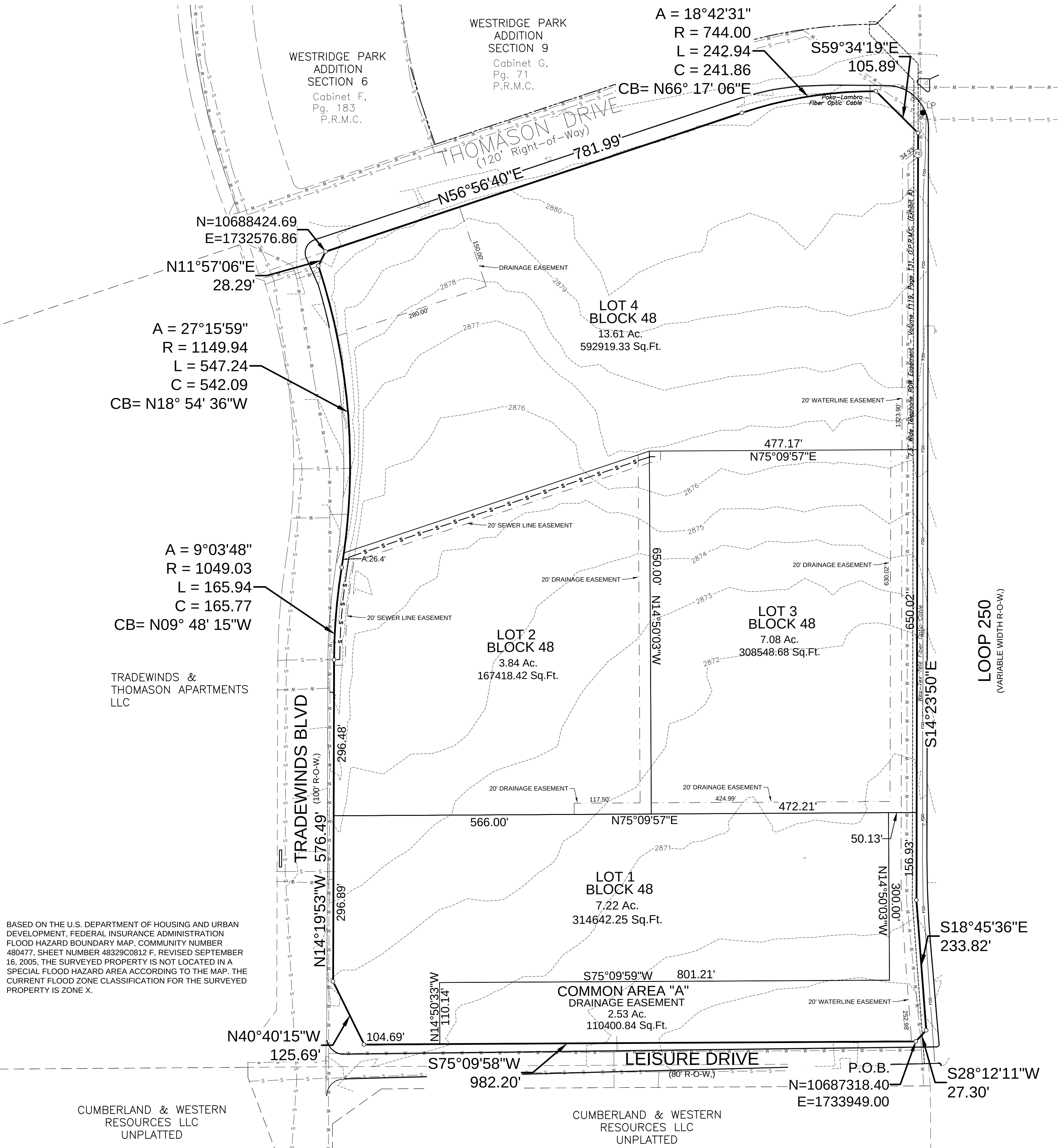
RECEIVED
NOV 09 2022

Received By:

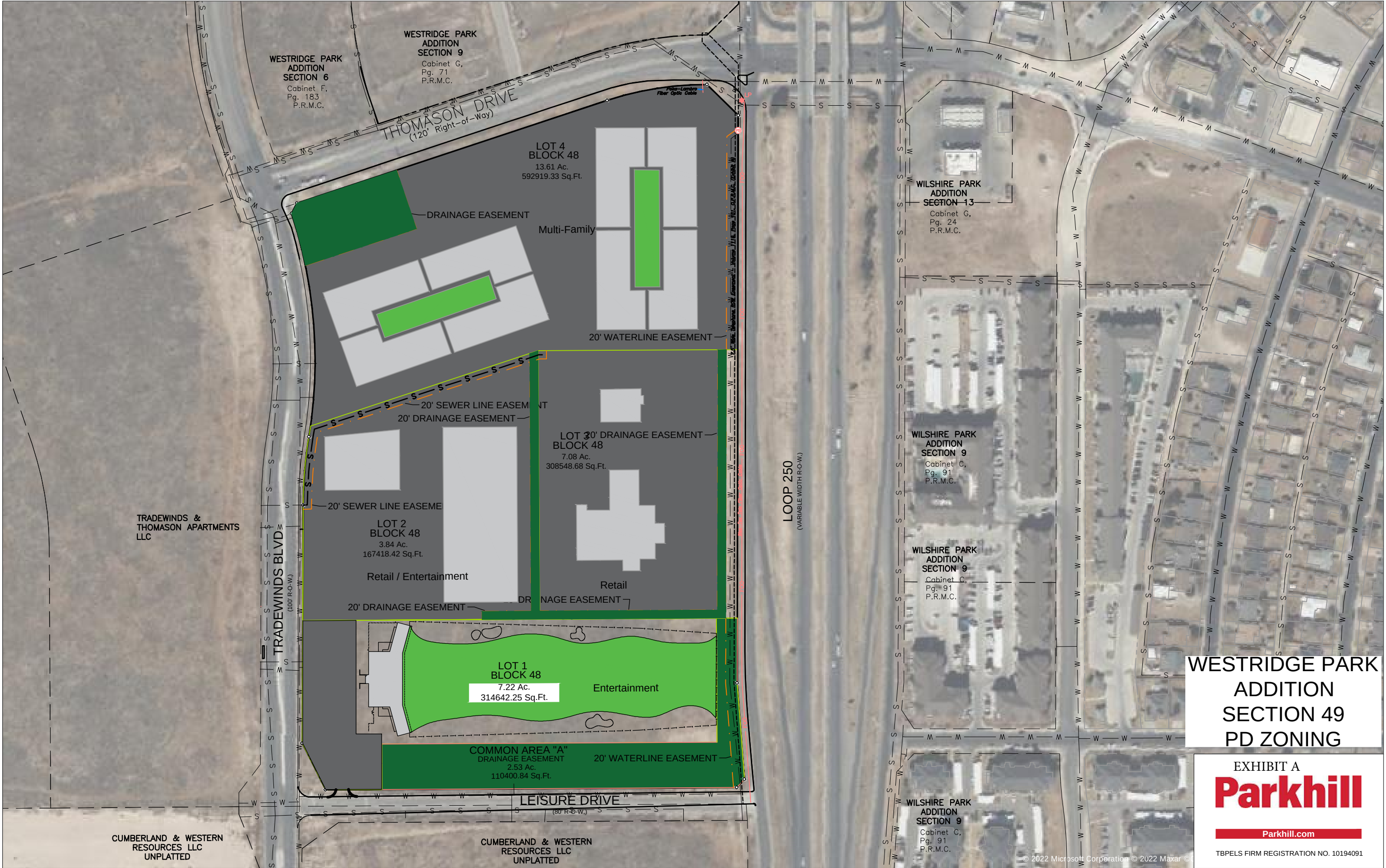
[Signature]

Date:

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



X:\2019\688319\03_DSG\001_DWG\050_CIVIL\03_PLATTING\Westridge 45\03_Zone Change\6883_ZONE_20221109 - 4 Lots.dwg, 11/29/2022 2:35:48 PM, AutoCAD PDF (Smallest File).pc3

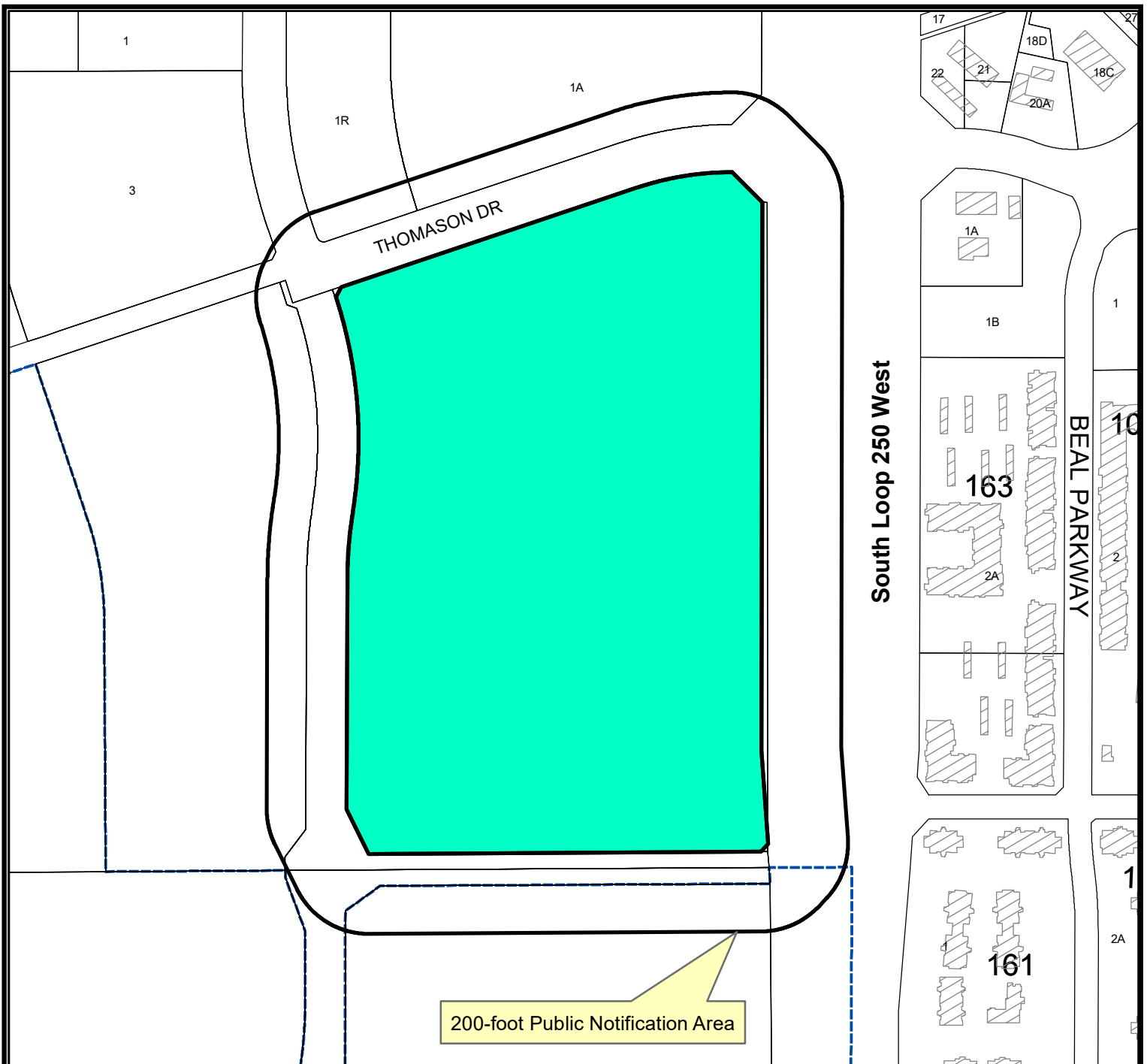


WESTRIDGE PARK
ADDITION
SECTION 49
PD ZONING

EXHIBIT A
Parkhill

Parkhill.com

TBPELS FIRM REGISTRATION NO. 10194091



LOCATION MAP

SUB-22-0554

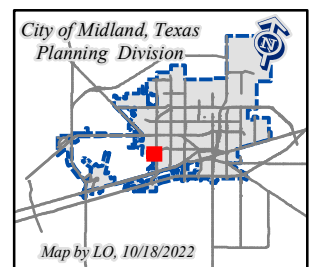
Scale: 1" = 4,336'

Proposed plat of Westridge Park Addition, Section 49, being a plat of a 38.22-acre tract of land out of the NE/4 of Section 48, Block 40, T-1-S, T & P. R.R. Co. Survey, City and County Midland, Texas.

Generally located northwest of the intersection of Leisure and South Loop 250 West. (Council District 4).

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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





Planning and Zoning Commission

Approved for
Agenda:
Elizabeth Shaughnessy

MEETING DATE: December 05, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: Elizabeth Shaughnessy, Planning Manager

SUBJECT: Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Siesta Storage Addition, being a 10.8-acre tract of land out of a 50.060-acre tract of land, all out of Section 28, Block 38, T-1-S, T&P RR Co. Survey Midland County, Texas. (Generally located on the south side of E. Loop 250 N, approximately 290 – feet west of N. County Road 1140 - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, Land Point, LLC, is seeking to plat a 10.8-acre tract of land out of a 50.060-acre tract of land, all out of Section 28, Block 38, T-1-S, T&P RR Co. Survey Midland County, Texas. The applicant is seeking to plat the property for the purposes of constructing a mini-storage facility.

Current Zoning:

Extraterritorial Jurisdiction

Departmental Review:

BUILDING: (Approved)

ETJ, no jurisdiction.

ENGINEERING: (Approved)

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

ROW: Refer to transportation's comments for ROW. [For the Applicant's information only.]

PAVING: E. LOOP 250 Frontage Road is TxDOT facility, built and maintained by TxDOT. [For the Applicant's information only.]

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. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

SEWER: None existing. Construct water to City standards along entire platted frontage or request a deferral. [For the Applicant's information only.]

DRAINAGE: Drainage report is required during preliminary stage of the platting process. [Reference City Code Sect. 11-2-3(D)8]

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

SIDEWALKS: Required at building permit. However, subdivision located in county so request a deferral [For the Applicant's information only.]

DIMENSION: * * *

OTHER: * * *

FIRE: (Approved)

No comments

TRANSPORTATION: (Approved with Conditions)

Access is prohibited along Loop 250 frontage Rd. Use existing access.

SURVEYOR: (Approved)

No comments.

CODE: (Approved)

Not in City limits- no oil or gas jurisdiction.

MIDLAND COUNTY: (Approved)

No Comments.

PLANNING:

Comments have been addressed.

Staff recommends approval of the preliminary plat of Siesta Storage Addition, subject to conditions A and B:

Conditions:

- A. Approval of this preliminary plat is conditioned upon the approval of the preliminary drainage plan by the City Engineer. [Midland City Code 11-2-3(D)8(a)]**
- B. Approval of this preliminary plat is subject to the final plat completion of the infrastructure, which needs to be installed and accepted by the City prior to final platting or have an approved deferral. [Midland City Code 11-2-3(G)]**

Attachments:

Application
Plat
Maps



Preliminary Plat Application

Project Number: SUB-22-0507
Case Number: P-22-1363

Proposed Subdivision Plat Name: SIESTA STORAGE ADDITION

Legal Description (attached sealed Metes and Bounds): BEING A 10.8 ACRE TRACT OUT OF A CALLED 50.060 ACRE TRACT, AS RECORDED IN INSTRUMENT# 200-39103 OF THE O.P.R.M.C.T., LOCATED IN SECTION 28, BLOCK 38, TOWNSHIP 1 SOUTH, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS.

Property Owner

Printed Name: **BRANDON JAMES MCPHERSON**

Phone (432) 528-3159

Email bjm0420@yahoo.com

Address 2600 West Kansas Ste A

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: LANDPOINT dba WEST COMPANY OF MIDLAND, LLC

Printed Name: Larry H. Walker, PE

Phone (432) 528-3159

Email lwalker@team-west.com

Address 110 W. Louisiana Street Suite 110

City Midland

State TX

Zip 79701

Current Zoning: _____

Reason for Platting: Developing site plan for Siesta Storage

Plat Information

Total Acreage: 10.8 acres

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-family Dwelling Units: 0

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: 11.17.22

Property Owner (printed): BRANDON JAMES McPHERSON

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

[Signature]
(Authorized Agent Signature)

Subscribed and sworn to before me, this 17th day of November, 20 22, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

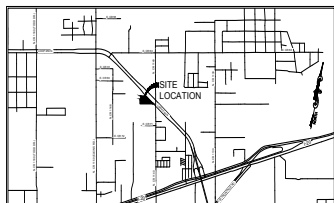
- | | | |
|---|---|--|
| ☐ Property Owner Authorization | ☐ 1 Copy of Dimensioned Plat | ☐ Plat in Digital Format (PDF/JPEG) |
| ☐ Application Fee | ☐ 1 Copy of Plat (11x17) | |

Check # _____

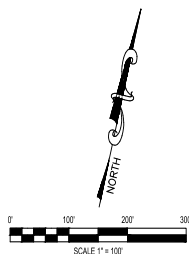
Received By: _____

Date: _____

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



VICINITY MAP
(NOT TO SCALE)



LEGEND

- DENOTES SET 1/2" IRON ROD w/ RED PLASTIC CAP MARKED "WEST CO. MIDLAND"
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES BOUNDARY LINE
- DENOTES ADJACENT DEED OR PROPERTY LINE
- DENOTES EXISTING EASEMENT
- DENOTES EXISTING FENCE
- DENOTES EXISTING OVER HEAD ELECTRIC
- DENOTES EXISTING UNDERGROUND TELEPHONE LINE
- DENOTES DEED RECORD, MIDLAND COUNTY, TEXAS
- DENOTES OFFICIAL PLAT RECORDS, MIDLAND COUNTY, TEXAS

NOTICES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- PROPOSED WATER, SANITARY SEWER, AND STORM SEWER PIPELINES WITH CULVERTS, BRIDGES, AND OTHER APPURTENANCES OR STRUCTURES SHOWN (ONE-LINE PLANS), ARE REQUIRED BEFORE PRELIMINARY PLAT APPROVAL.
- THIS PROPERTY IS LOCATED IN THE ETJ, REFERENCE THE INSTRUMENT NUMBER 200-39103.
- COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
- WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0100F, EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X" WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY

Print Name:

SUDDENLINK

Print Name:

AT&T-TEXAS

Print Name:

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE: _____ PAGE _____

ONCOR ELECTRIC DELIVERY

Print Name:

ASTOUND BROADBAND

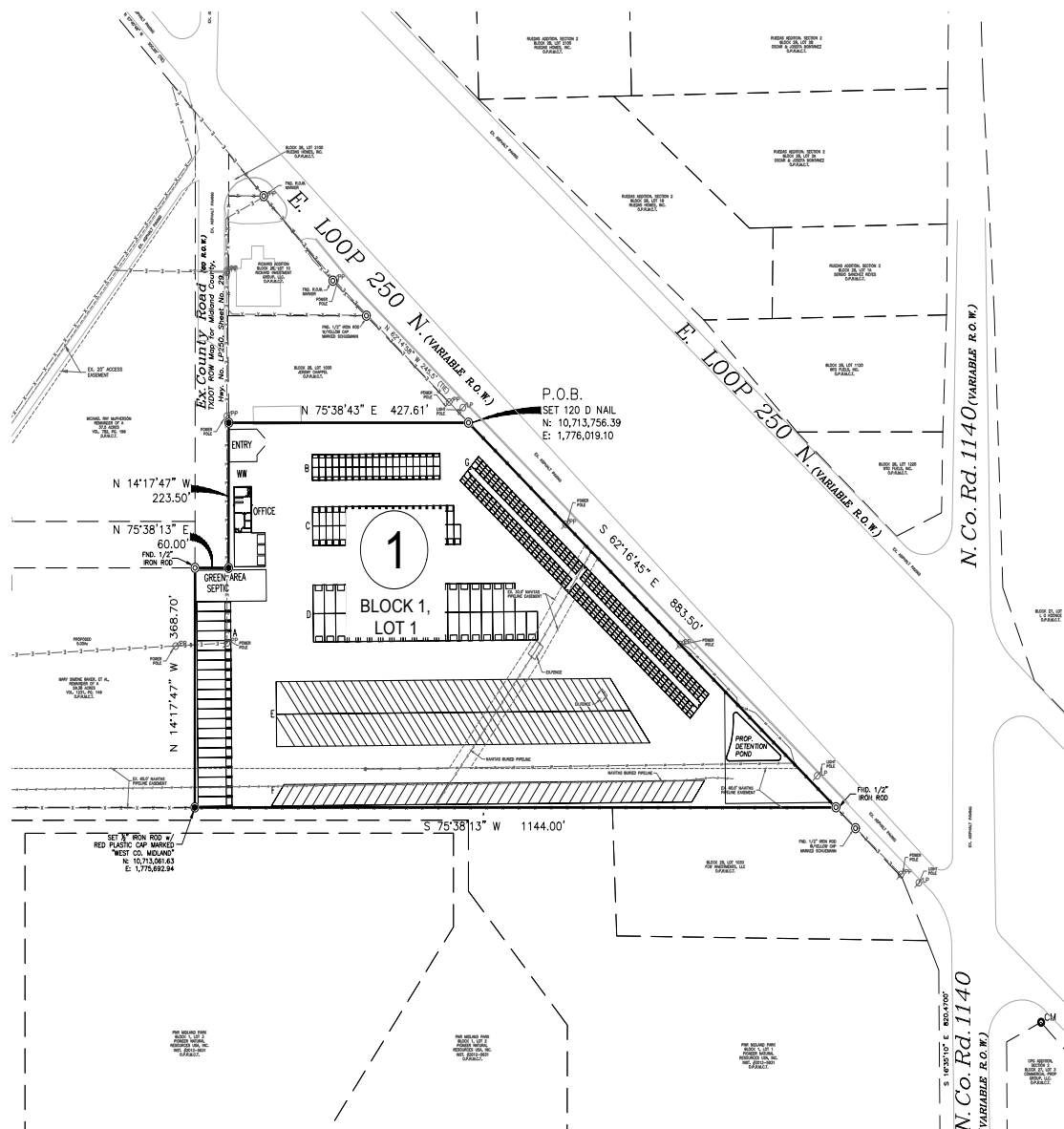
Print Name:

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

PRELIMINARY PLAT

SIESTA STORAGE ADDITION

BEING A PLAT OF A 10.8-ACRE TRACT OF LAND OUT OF A 50.060-ACRE TRACT OF LAND, ALL OUT OF SECTION 28, BLOCK 38, T-1-S, T&P RR CO. SURVEY MIDLAND COUNTY, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, BRANDON JAMES McPHERSON, is the record owner of a 10.8 Acre Tract out of a called 50.060 Acre Tract as recorded in Instrument Number 2020-39103 of the Official Public Records of Midland County, Texas, located in Section 28, Block 38, Township 1 South, T&P RR Co. Survey, Midland County, Texas,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, BRANDON JAMES McPHERSON, being the owner of the land shown on this plat designated as SIESTA STORAGE ADDITION, 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, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, 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.

WITNESS my hand at Midland, Texas, this

the _____ day of _____, 2022.

By: BRANDON JAMES McPHERSON

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, BRANDON JAMES McPHERSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

the _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DURYIN HENNINGTON, 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.

PRELIMINARY, NOT TO BE FILED OF RECORD FOR ANY PURPOSE.

DURYIN HENNINGTON, R.P.L.S. 6832
110 W. LOUISIANA AVE., SUITE 110
MIDLAND, TX 79701
432.687.0865

CERTIFICATE OF APPROVAL

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

the _____ day of _____, 2022.

LUCY SISNEGA, CHAIRMAN

ELIZABETH SHAUGHNESSY, SECRETARY

COUNTY CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "SIESTA STORAGE ADDITION", was approved by proper action of the County Clerk's Official Public Records office of the Midland County, Texas on this

the _____ day of _____, 2022.

TERRY JOHNSON, COUNTY JUDGE

OWNER:

BRANDON JAMES McPHERSON
4710 E Loop 250 N,
Midland, Texas 79705

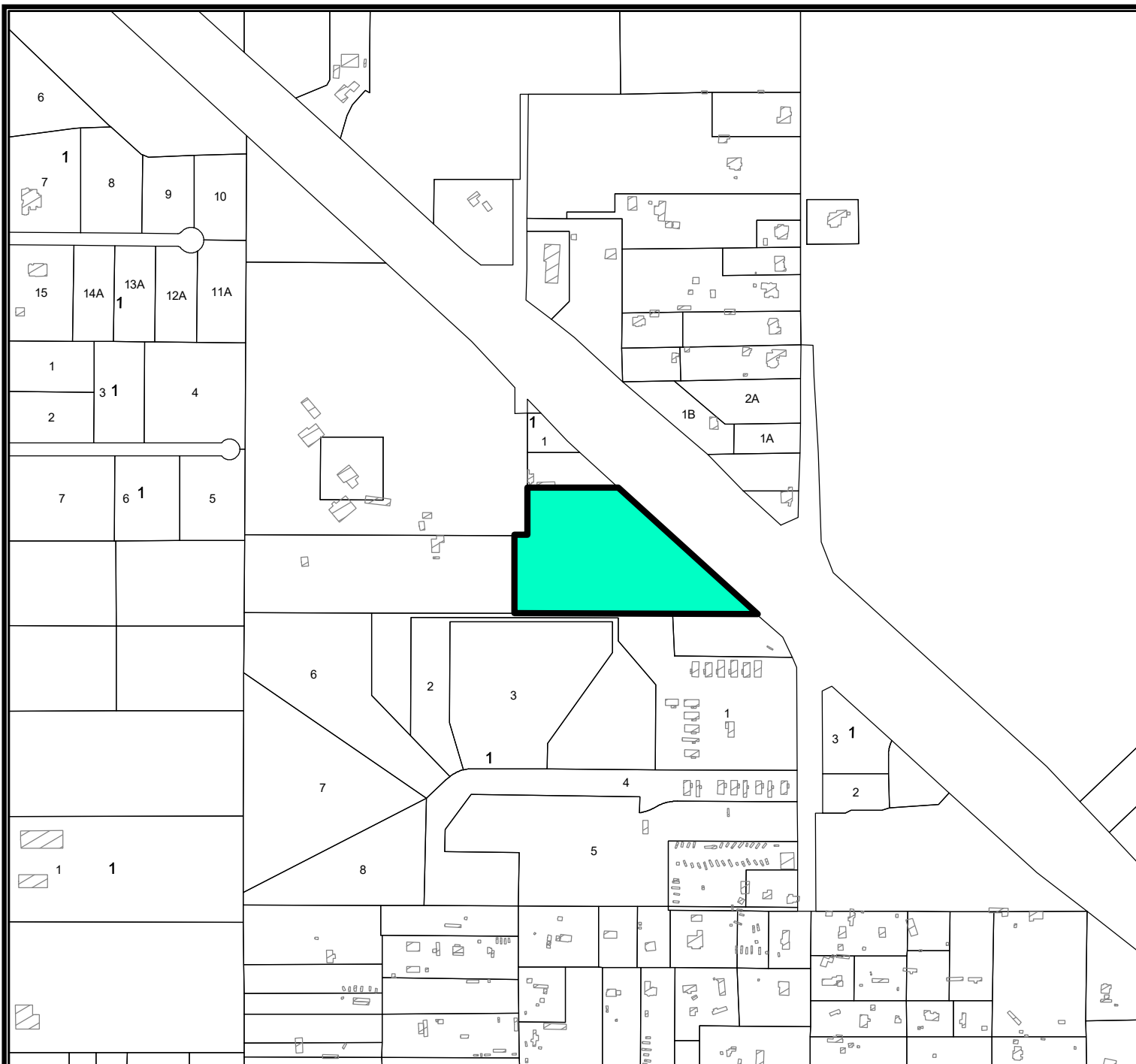
SURVEYORS - ENGINEERS - PLANNERS,
ENGINEER REGISTRATION: FIRM 2184
SURVEYOR REGISTRATION: FIRM 100682-00
110 W. LOUISIANA AVE., SUITE 110,
MIDLAND, TEXAS 79701
(432) 247-2222 - FAX (432) 687-0868

LAND POINT
dba WEST COMPANY
of MIDLAND

December 5, 2022

JUNE 2022

SIESTA STORAGE ADDITION



LOCATION MAP

SUB-22-0507

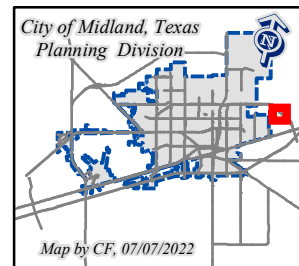
Scale: 1" = 200'

A proposed plat of a 10.8-acre tract of land out of a 50.060-acre tract of land, all out of Section 28, Block 38, T-1-S, T&P RR Co. Survey Midland County, Texas

Generally located on the south side of E. Loop 250 N, approximately 290 – feet west of N. County Road 1140 - (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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