

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

**September 3, 2024 - 3:30 PM
Council Chambers – City Hall**



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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT ITEMS

2. Motion approving Planning & Zoning meeting minutes from August 5, 2024.
3. Motion approving Planning & Zoning meeting minutes from August 19, 2024.
4. Motion approving a Final Plat of Hillcrest Acres, Section 17, being a replat of Lot 1A, Block 2, Hillcrest Acres, Section 13, being an addition to the City and County of Midland, Texas. (Generally located northwest of the intersection of North Midland Drive and West Cuthbert Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Circuit Acres, Section 2, being a plat of an 8.496-acre tract of land out of the southeast quarter of Section 26, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1119, approximately 1,300 feet south of East County Road 62.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
6. Motion approving a Final Plat of Moody Addition, Section 17, being a replat of Lot 1A and Lot 9A, Block 10, Moody Addition, Section 6, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North Carver Street and East Front Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

7. Motion approving a Final Plat of City View Acres, Section 6, being a replat of a 9.36-acre tract of land out of Tract 5, City View Acres Addition, City and County of Midland, Texas. (Generally located northeast of the intersection of South Jackson Street and City View Road.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

PUBLIC HEARINGS

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

8. Hold a public hearing and consider a request by Winkleman & Associates, Inc., on behalf of Costco Wholesale for an initial zoning of RR, Regional Retail District for a 22.119-acre tract of land out of the south part of Section 35, Block 40, T-1-S, T&P RR. Co Survey, Midland County, Texas. (Generally located on the north side of State Highway 191, approximately 1,550 feet west of West State Highway 158.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

9. Motion approving, with staff's recommended conditions, a Preliminary Plat of Midland International Airport Industrial Park, Section 10, being a 13.259-acre tract of land located in Section 8, Block 40, T-2-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located northeast of the intersection of La Force Boulevard and Sloan Field Boulevard.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
10. Motion approving, with staff's recommended conditions, a Preliminary Plat of West Fork Addition, Section 4, being a replat of Lots 5, 6, and 7, Block 1, West Fork Addition, Section 2, City and County of Midland, Texas. (Generally located on the west side of State Highway 158, approximately 1,150 feet north of State Highway 191.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Mockingbird Ridge, being a plat of a 302.39-acre tract of land, located in Section 18, Block 38, T-1-S, A-734, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located southeast of the intersection of Fairgrounds Road and Arapahoe Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
12. Motion approving with staff's recommended conditions, a Preliminary Plat of New Generation Addition, being a 13.75-acre tract of land out of Section 29, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 140, approximately 300 feet west of South County Road 1214.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Landon Ochoa

Planning Division Manager
Department of Development Services

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

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
August 5, 2024
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 , August 05, 2024.

Commissioners present: Brennan Berry, Lucy Sisniega, John Burkholder, Adrian Carrasco, Abraham Bejil, Steven Villela, Dara Richardson

Commissioners absent: Emily Holeva, Joshua Sparks

Staff members present: Landon Ochoa, Daniel Humbert, Sarah Yeilding, Britton Murry

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 July 15, 2024.

Adrian Carrasco moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

3. Motion approving a Final Plat of Meissner Addition, being a plat of a 1.072-acre tract located in Section 36, Block 39, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located southwest of the intersection of North Lincoln Street and South Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Adrian Carrasco moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

PUBLIC HEARINGS

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

4. Hold a public hearing and consider a request by Midland County for a zone change from LI, Light Industrial District, to O-1, Office District for Lot 1A, Block 97, Original Town, Section 26, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of South Baird Street and East Indiana Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planning Manager Landon Ochoa gave an overview of the item.

There were no questions or discussion.

Steven Villela moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

5. Hold a public hearing and consider a request by LCA, Inc., on behalf of YMCA of Midland, for a Specific Use Designation Without Term for a Child-Care: Day-Care Center on Lot 1, Block 1, YMCA Addition, Section 1, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Avalon Drive and Mockingbird Lane.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Planning and Development Officer Elizabeth Triggs gave an overview of the item.

Development Services staff addressed the Commission's concerns regarding traffic and parking. Deferring questions on road improvements to Engineering.

Engineering discussed road improvements with the Commission.

The public hearing was opened at 3:59 p.m.

Applicant Levi Bryant with LCA on behalf of the YMCA came to answer any questions the commissioners may have.

Christina Bearden, YMCA CEO answered questions from Commissioners regarding the

item.

Chair Lucy Sisneiga called on Assistant City Manager Jose Ortiz to speak on the item.

Assistant City Manager Jose Ortiz provided information in response to the road concerns.

Barbra Aylor, Gladiola Ave, voiced her concerns and frustrations over this item.

Jody Bradshaw, 6515 Gladiola Ave, presented documents to the commission and voiced her concerns and frustrations over this item

Commissioners discussed the impact recent road closures and detours had on the neighborhood.

Jennifer Barnhill, 6512 Mockingbird, voiced her concerns and frustrations over this item.

Assistant City Manager Jose Ortiz and Planning and Development Officer Elizabeth Triggs spoke on City of Midland procedures for road closures, improvements, and detours.

Blanca Aguillar, 6512 Mockingbird, voiced her concerns and frustrations over this item.

Assistant City Manager Jose Ortiz reviewed the City's plans for Avalon Dr.

Commissioners shared concerns over private vs public roads and right of way issues.

Chair Lucy Sisneiga and Assistant City Manager Jose Ortiz spoke about impact fees and road maintenance.

Audrey Burkholder, 6406 Mockingbird, voiced her concerns and frustrations over this item.

Chair Lucy Sisneiga and Planning and Development Officer Elizabeth Triggs discussed notification and sign postings for road construction and detours.

Andy Torres, 6413 Los Conchos, voiced her concerns and frustrations over this item.

The public hearing was closed at 5:01 p.m.

Commissioner Stephen Villela made a motion to pass the item with three amendments. After discussion Commissioners Abraham Bejil and Commissioners Brennan Berry added two additional amendments. The motion to pass with five amendments failed 4 to 3. There was no further discussion. The commission voted to deny the SUD.

There were no further questions or discussion.

To listen to this item in its entirety, please visit the City of Midland website at www.midlandtexas.gov. The entire Planning and Zoning Commission and City Staff went in depth in their discussion of this item.

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

The motion failed by the following vote:

AYE: Carrasco, Bejil, Villela

NAY: Berry, Sisniega, Burkholder, Richardson

ABSTAIN: None

ABSENT: Holeva, Sparks

Abraham Bejil moved to deny this request; seconded by Dara Richardson.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Richardson

NAY: Carrasco, Villela

ABSTAIN: None

ABSENT: Holeva, Sparks

MISCELLANEOUS

6. Motion approving, with staff's recommended conditions, a Preliminary Plat of QuikTrip Store 7911, being a plat of a 9.162-acre tract of land out of the south half of Section 6, Block 38, T-2-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located northeast of the intersection of South Fairgrounds and Garden City Highway.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of the item.

There were no questions or discussion.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

7. Motion approving, with staff's recommended conditions, a Preliminary Plat of Cavender Addition, being a plat of a 10.72-acre tract of land, located in Section 38, Block 40, T-1-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the northwest corner of Deauville Boulevard and Arlington Road.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of the item.

There were no questions or discussion.

Steven Villela moved to approve this request; seconded by John Burkholder.

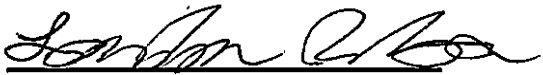
The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson
NAY: None
ABSTAIN: None
ABSENT: Holeva, Sparks

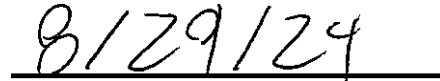
With no further items or business to come before the Commission, Chairwoman
Sisniega adjourned the meeting at

Lucy Sisniega, Chairwoman

Date



Landon Ochoa, Planning Division Manager
Department of Development Services



Date

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
August 19, 2024
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 , August 19, 2024.

Commissioners present: Brennan Berry, Lucy Sisniega, John Burkholder, Adrian Carrasco, Abraham Bejil, Steven Villela, Dara Richardson

Commissioners absent: Emily Holeva, Joshua Sparks

Staff members present: Landon Ochoa, Elizabeth Triggs, Diana E. Geerts, Sarah Yeilding, Britton Murry, Madelim Jaquez

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.)

Mark Wagner, 2806 Ann Drive, had questions on MISD acquiring Ranchland Hills.

CONSENT ITEMS

2. Motion approving a Final Plat of West End Addition, Section 34 being a replat of Lot 1 and the east 40 feet of Lot 2, Block 10, West End Addition, City and County of Midland, Texas. (Generally located southwest of the intersection of North E Street and West Texas Avenue.) (DISTRICT 3) (**DEVELOPMENT SERVICES**)

Adrian Carrasco moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

3. Motion approving a Final Plat of Chaparral Subdivision, Section 2, being the east 100 feet of Lot 15, Block 2, Chaparral Subdivision, Midland County, Texas. (Generally located on the south side of West County Road 152, approximately 830 feet west of South County Road 1270.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Adrian Carrasco moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

4. Motion approving a Final Plat of Olvera Addition, being a plat of a 2.32-acre tract of land out of the southwest quarter of Section 26, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located approximately 430 feet east of South County Road 1185, and approximately 1,915 feet north of East County Road 150.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Adrian Carrasco moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

5. Motion approving a Final Plat of Snively Block Addition, Section 15, being a replat of Snively Block Addition, Section 5, a 2.3-acres tract of land out of Lot 1, Block 3, Snively Block, Section 5, City and County of Midland, Texas. (Generally located on the west side of Cotton Flat Road, approximately 517 feet northwest of West Francis Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Adrian Carrasco moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

PUBLIC HEARINGS

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

6. Hold a public hearing and consider a request by Maverick Engineering, on behalf of Betenbough Homes LLC, for a zone change from LR, Local Retail District, in part, TH, Townhouse (Attached) Dwelling District, in part, MF-16, Multiple-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, SF-2, Single-Family Dwelling District, in

part, SF-1, Single-Family Dwelling District, in part, 2F, Two-Family Dwelling (Duplex) District, in part, to PD, Planned Development District for Housing Development out of a 302.39 tract of land, in Section 18, Block 38, T-I-S, A-734, T&P RY. CO. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Fairgrounds Road and Firewheel Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Planning and Development Officer Elizabeth Triggs gave an overview of the item.

Ronnie Wallace, Betenbough representative, made a presentation answering questions about oil wells, green space, parking, and lot sizes.

Planning and Development Officer Elizabeth Triggs and the Commissioners discussed time frame for road improvements and planned districts.

There were no further questions or discussion.

Abraham Bejil moved to approve this request; seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

MISCELLANEOUS

7. Motion approving, with staff's recommended conditions, a Preliminary Plat of 349 Ranch Estates, Section 26, being a replat of the west 178 feet of Lot 3, Block 1, 349 Ranch Estates, City and County of Midland, Texas. (Generally located northeast of the intersection of State Highway 349 and Tejas.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Planning Manager Landon Ochoa gave an overview of the item.

There were no questions or discussion.

Steven Villela moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

8. Motion approving, with staff's recommended conditions, a Preliminary Plat of Shenandoah Industrial Park, being a plat of a 25.64-acre tract of land situated in Section 16, Block 38, T-1-S, T&P Co. RR Survey, Midland County, Texas. (Generally located on the east side of North County Road 1150, approximately 800 feet north of East County Road 50.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Planning Manager Landon Ochoa gave an overview of the item.

Commissioner Steven Villela clarified a portion of the plat was for a road easement.

Commissioner John Burkholder and Commissioner Steven Villela discussed how fire hydrants are handled in the county.

There were no further questions or discussion.

Adrian Carrasco moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

9. Motion approving, with staff's recommended conditions, a Preliminary Plat of Highway 158 Addition, Section 1, being a plat of a 64.05-acre tract of land located in the north part of the south half of Section 1, Block 38, T-2-S, T. J. Murphy Survey, A-579, the north part of the south half of Tract 1, Block 38, T-2-S, H. M. Horton Survey, A-1082, and Tract 2, Block 38, T-2-S, J. M. Rose Survey, A-585, Midland County, Texas. (Generally located on the southwest corner of the intersection of South County Road 1140 and East State Highway 158.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Planning Manager Landon Ochoa gave an overview of the item.

There were no questions or discussion.

Abraham Bejil moved to approve this request; seconded by Steven Villela.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

With no further items or business to come before the Commission, Chairwoman Sisniega adjourned the meeting at

Lucy Sisniega, Chairwoman

Date


Landon Ochoa, Planning Division Manager

8/29/24
Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 03, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Diana Geerts, Senior Planner

SUBJECT: Motion approving a Final Plat of Hillcrest Acres, Section 17, being a replat of Lot 1A, Block 2, Hillcrest Acres, Section 13, being an addition to the City and County of Midland, Texas. (Generally located northwest of the intersection of North Midland Drive and West Cuthbert Avenue.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

O-1, Office District.

Preliminary Plat Approval:

Maverick Engineering, on behalf of C & M Villareal Family Limited Partnership LTD, is requesting to replat the property located at 1101 N Midland Drive from one lot into two lots in order to sell the portion shown as Lot 4 on the plat.

This plat qualifies for the short form procedure.

Final Plat Requirements:

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

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

Below are the departments' comments.

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

ENGINEERING: (Approved)

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

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

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

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

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

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

SEWER: 12" sewer exists in Cuthbert, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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 & Gas Issues.

GIS: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

PLANNING: (Approved)

Staff recommends approval of the Final Plat of Hillcrest Acres, Section 17.

Attachments:

Proposed Final Plat
Application
Maps
Aerial



Final Plat Application

Project Number: Sub-24-0730

Case Number: _____

Proposed Subdivision Plat Name: Hillcrest Acres Section 17**Legal Description (attached sealed Metes and Bounds):** _____

BEING A RELAT OF LOT 1A, BLOCK 2, HILCREST ACRESSECTION 13, AN ADDITION TO THE CITY OF MIDLAND, TX

Property OwnerPrinted Name: C AND M VILLARREAL FAMILY LIMITED PARTNERSHIP LTDPhone (210) 885-1959Email CARLOSVA@jovainc.comAddress 216 Market AvenueCity BoerneState TXZip 78006**Developer (if different than Owner)**

Printed Name: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip 79701**Representative (if acting as Agent, see affidavit on page 2)**Firm: Maverick EngineeringPrinted Name: Paladin Huckaba

Phone () _____

Email _____

Address 1909 W Wall St. Ste KCity MidlandState TXZip 79714**Current Zoning:** _____**Reason for Platting:** Ownership**Plat Information**Total Acreage: 2.348Type: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: 2

Number of Multi-Family Dwelling Units: _____

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

Items to be submitted with this application form:

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

RECEIVED
AUG 07 2024

BY: _____

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Date: 17 Jun 2024

Property Owner (printed): Carlos Villarreal

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

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

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

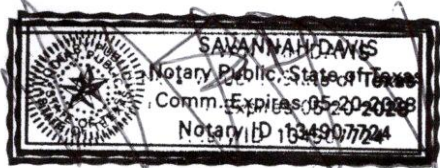
STATE OF TEXAS
COUNTY OF MIDLAND

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

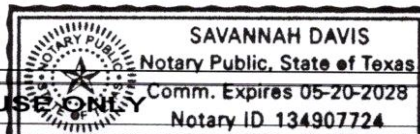
Ashlee Devine

Authorized Agent (signature)

Subscribed and sworn to before me, this 24th day of July, 20 24, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Mylar

☒ Application Fee

Check #

4904

☒ 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 #

4905

Received By:

DA

Date:

8/7/24

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



Final Plat Application

Project Number: Sub-24-0730

Case Number: _____

Proposed Subdivision Plat Name: **Hillcrest Acres Section 17**

Legal Description (attached sealed Metes and Bounds): _____

BEING A REPLAT OF LOT 1A, BLOCK 2, HILLCREST ACRES SECTION 13, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner
Printed Name: **TUTELA HOLDINGS, LLC**

Phone (409) 278-7448

Email david@potter-properties.comAddress **210 N Stateline Avenue**City **Texarkana**State **TX**Zip **71854**

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Maverick EngineeringPrinted Name: **Paladin Huckaba**

Phone ()

Email

Address **1909 W Wall St. Ste K**City **Midland**State **TX**Zip **79701**

Current Zoning:

Reason for Platting: Ownership**Plat Information**Total Acreage: **2.348**Type: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: **2**

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

- 2 FOLDED Copies of Dimensioned Plat
- 2 Signed Mylar (or more if applicant does not request a signed reproduction)
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF) & 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):

David S. Potter II

Date: 7/12/2024

Property Owner (printed):

David S. Potter II

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.

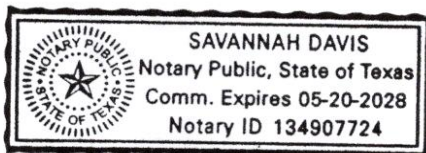
STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlea Devine

Authorized Agent (signature)

Subscribed and sworn to before me, this 24th day of July, 20 24, to certify which witness my hand and seal of office.



[Signature]

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

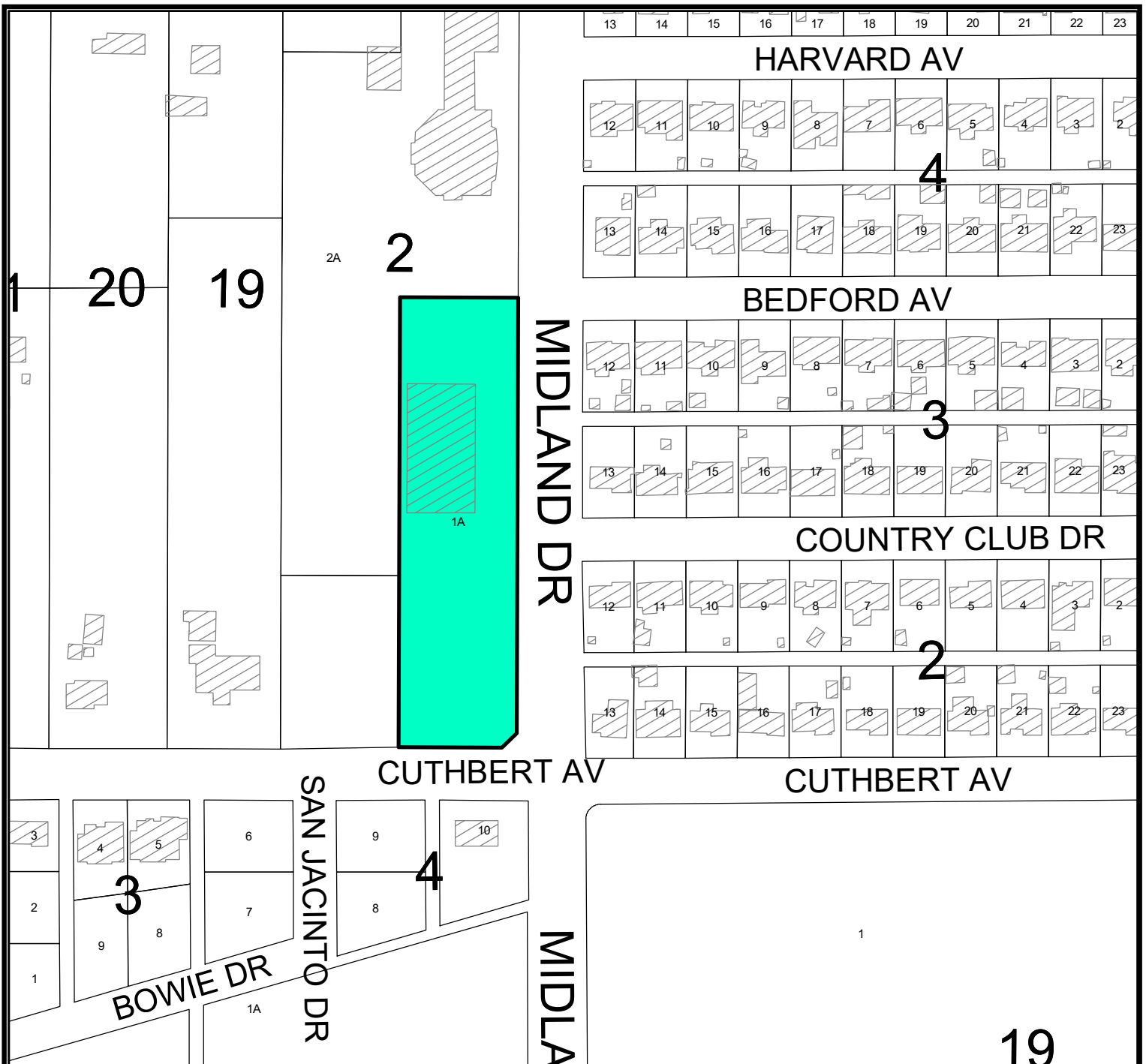
FOR OFFICE USE ONLY

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

Received By: _____

Date: _____

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



Location Map

SUB-24-0730

Scale: 1" = 600'

Proposed Plat of of Hillcrest Acres, Section 17 being a replat of Lot 1A, Block 2, Hillcrest Acres, Section 13, being an addition to the City and County of Midland, Texas.

Generally located northwest of the intersection of North Midland Drive and West Cuthbert Avenue.
(Council District 3)

LEGEND

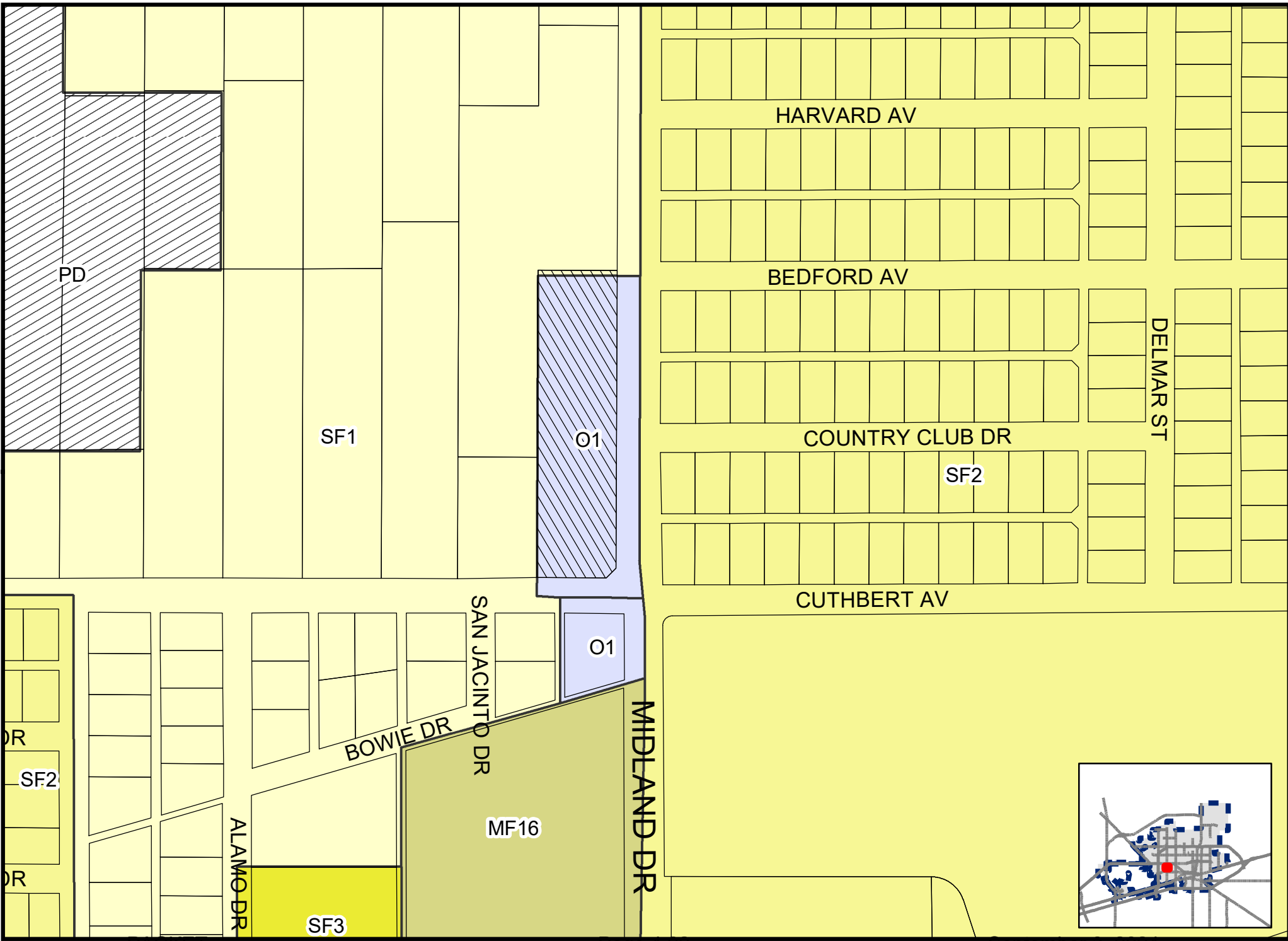
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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



9

BEDFORD AV

3

COUNTRY CLUB

2

CUTHBERT AV

SAN JACINTO DR

4

MIDLAND

19



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 03, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Diana Geerts, Senior Planner

SUBJECT: Motion approving a Final Plat of Circuit Acres, Section 2, being a plat of an 8.496-acre tract of land out of the southeast quarter of Section 26, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1119, approximately 1,300 feet south of East County Road 62.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

Maverick Engineering, on behalf of Innovating Services, LLC, is requesting to plat an 8.496-acre tract of land out of Section 26, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas for the development of an RV park.

The Planning & Zoning Commission approved the preliminary plat on July 15, 2024.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved with Conditions)

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

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

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

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

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

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

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

DRAINAGE: Drainage Report has been approved for platting purposes. [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 with Conditions)

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

No comments.

Oil and Gas: (Approved with Conditions)

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

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

Calls/distances needed for 15' and both 30' pipeline easements being dedicated with this plat.

CRMWD:

We do not have any comments on this plat.

Midland County:

If the City is satisfied with the Drainage, Water, etc. then the final looks just fine.

Midland County Health Department:

Yes, the health department will review application from the 1 proposed lot of Circuit Acres, Section 2, PLAT OF A 8.4 ACRE TRACT OF LAND OUT OF SECTION 26, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY the lot is 8.4-acre property owner must contact the pipelines company to get the setback to their pipelines before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

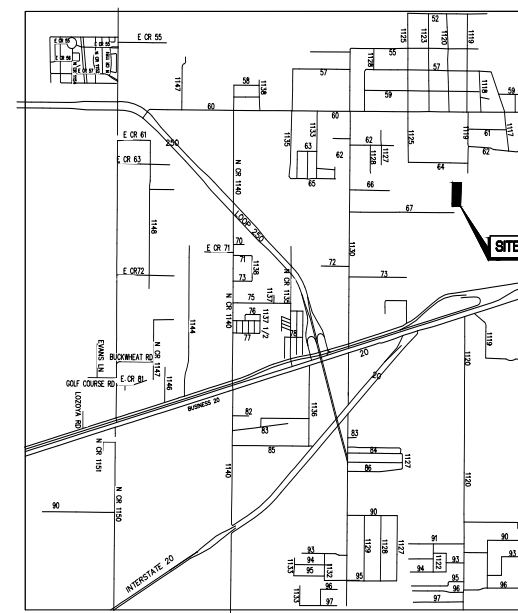
Planning: (Approved)

Staff recommends approval of the Final Plat of Circuit Acres, Section 2.

Attachments:

Proposed Final Plat
Application
Location Map
Aerial Photo

CIRCUIT ACRES SECTION 2 **BEING A PLAT OF AN 8.496 ACRE TRACT OF** **LAND OUT OF THE SOUTHEAST QUARTER OF** **SECTION 26, BLOCK 38, T-1-S,** **T&P RR Co SURVEY,** **MIDLAND COUNTY, TEXAS.**



OWNERS' CERTIFICATE:

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I, **ANASTACIO MORALES II**, for INNOVATING SERVICES LLC as the recorded owner of a 8.496 Acre Tract of land in Section 26, Block 38, T-1-S, T&P RR Co. Survey, Midland County Texas, recorded in Document No. 2020-11315, Midland County Official Public Records, County of Midland Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, **ANASTACIO MORALES II**, for INNOVATING SERVICES LLC, does hereby adopt this plat designating the herein above described property as "CIRCUIT ACRES SECTION 2" an Addition to the City of Midland, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon.

WITNESS our hands at Midland, Texas, this _____ day of _____, 2024.

Print Name: _____

ANASTACIO MORALES II, PRESIDENT INNOVATING SERVICES 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 _____ for INNOVATING SERVICES LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act as owner, and that he executed the same as the act for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024.

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. BEARING & COORDINATES SHOWN ON THIS SURVEY ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD 1983, CENTRAL ZONE (CONS).
4. THIS PROPERTY IS IN ZONE X AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS GRAPHICALLY SCALED ONTO FEMA MAP NO. 48329C0125F, DATED SEPTEMBER 16, 2005, PREPARED FOR MIDLAND COUNTY, TEXAS.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
6. MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND, THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS MIDLAND COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "CIRCUIT ACRES SECTION 2" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, on this _____ day of _____, 2024.

SIGNED: _____
Chairman
LUCY SISNEGA

ATTEST: _____
Secretary
LANDON OCHOA

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

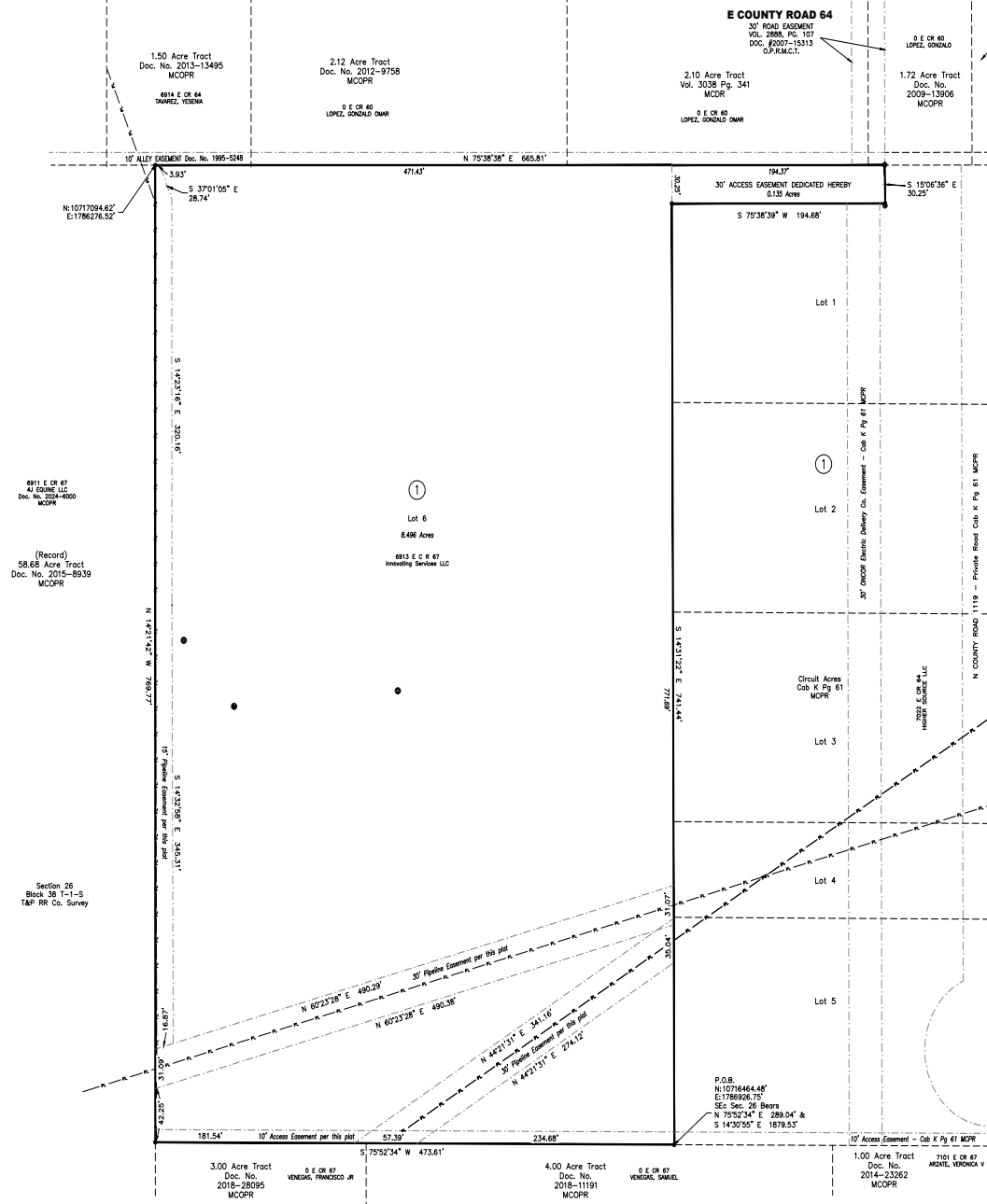
SIGNED: _____ PRINT NAME
ATMOS ENERGY

SIGNED: _____ PRINT NAME
ONCOR ELECTRIC DELIVERY

SIGNED: _____ PRINT NAME
AT&T TEXAS

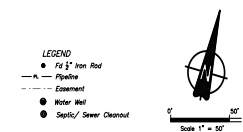
SIGNED: _____ PRINT NAME
OPTIMUM

SIGNED: _____ PRINT NAME
GRANDE COMMUNICATIONS



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

DATE _____ **AARON SCOTT BURRELL TX RPLS 5689**



September 2024

Professional Land Surveying & Mapping
Aaron Burrell Land Surveyors, LLC
405 W. Wall St., Suite 204
Midland, Texas 79701
432-849-4439
aaronburrell.com

OWNER:
INNOVATING SERVICES, LLC
24 NW 10th St.
Midland, Texas 79701
(432) 209-8522

Page 1 of 1

PACKET



Final Plat Application

Project Number: Sub-23-0615

Case Number: _____

Proposed Subdivision Plat Name: Circuit Acres, Section 2

Legal Description (attached sealed Metes and Bounds): BEING AN 8.496 ACRE TRACT IN SECTION 26, BLOCK 38, T-1-S, T&P RR CO. SURVEY MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: INNOVATING SERVICES LLC

Phone (432) 209-8522

Email
innovatingservices3@gmail.comAddress
838 County Road 421

City Seminole

State TX

Zip 79360

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Maverick Engineering

Printed Name: Paladin Huckaba

Phone (432) 262-0999

Email
phuckaba@maverick-eng.com

Address 1909 W. Wall St Suite K

City Midland

State TX

Zip 79701

Current Zoning: ETJ

Reason for Platting: Ownership

Plat Information

Total Acreage: 8.496

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

Number of Lots: 1

Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

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

Mylar Reproductions

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

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

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00
 For plats that exceed 24" \$81.00
 For related documents, \$26.00 for first page, \$4.00 for each additional page.

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

Property Owner (signature): Anastacio Moralez III Date: 8/7/2024

Property Owner (printed): Anastacio Moralez III

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.

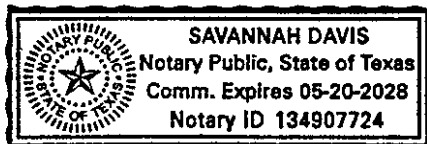
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
 COUNTY OF MIDLAND

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

Ashlee Devine
 Authorized Agent (signature)

Subscribed and sworn to before me, this 7th day of August, 20 24, to certify which witness my hand and seal of office.



[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☐ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>4937</u>	☒ Tax Certificates	Check # <u>4938</u>
Received By: <u>DG</u>		Date: <u>8-7-24</u>

RECEIVED
AUG 07 2024

BY:

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



LOCATION MAP

P-23-1610

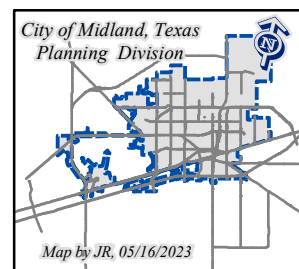
Scale: 1" = 200'

Proposed Plat of Circuit Acres, Section 2,
Being a Plat of an 8.496-Acre Tract out of
Section 26, Block 38, T-1-S, T&P RR Co.
Survey, Midland County, Texas.

Generally located on the east side of North
County Road 1119, approximately 4,220-ft
north of East Business Interstate 20.
(Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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SURVEY PRODUCT. NOR IS IT DESIGNED TO
BE USED AS A PRIMARY TOOL IN PERMITTING
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ANY DECISIONS BASED UPON THE USE OF THIS DATA.





Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 03, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Diana Geerts, Senior Planner

SUBJECT: Motion approving a Final Plat of Moody Addition, Section 17, being a replat of Lot 1A and Lot 9A, Block 10, Moody Addition, Section 6, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North Carver Street and East Front Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Current Zoning:

LI, Light Industrial District

Preliminary Plat Approval:

Maverick, on behalf of Foundation for Mental Health/Permian Basin Community Center for MHMR, is requesting to replat two lots for ownership purposes at a property located 400 N Carver Street.

The Planning & Zoning Commission approved the preliminary plat on July 1, 2024.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 0312/2024. E. Front St. is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 8" Water Main on E. Front St., 6" Water Main along N. Carver St., No public water improvements required at this time. [For Applicant's Information Only.]

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

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

SEWER: 6" Waste water line on N Carver. No public wastewater improvements required at this time.[For Applicant's Information Only.]

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

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

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

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.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

GIS: (Approved)

No comments.

CRMWD:

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Moody Addition, Section 17.

Attachments:

Proposed Final Plat
Application
Location Map
Zoning Map
Aerial Photo



Final Plat Application

Project Number: Sub-24-0718

Case Number: _____

Proposed Subdivision Plat Name: Moody Addition, Section 17**Legal Description (attached sealed Metes and Bounds):** Being a replat of Lot 1A, Block 10, Moody Addition Section 6, City and County of Midland, Texas

Property Owner Foundation for Mental Health & Mental Retardation of the Permian Basin Printed Name: Permian Basin Community Centers for Mental Health & Mental Retardation		Phone (432) 262-0999 Email	
Address 401 E. Illinois Ave, Suite 401	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: <u>Maverick Engineering</u> Printed Name: Palidin Huckaba		Phone (432) 262-0999 Email phuckaba@maverick-eng.com	
Address 1909 W. Wall St Suite K	City Midland	State TX	Zip 79701

Current Zoning: LL**Reason for Platting:** Ownership

Plat Information	Total Acreage: 2.107
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 2	Number of Multi-Family Dwelling Units:

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

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Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Dana Englestad

Date: 8/5/2024

Property Owner (printed): Dana Englestad - Foundation for the Permian Basin

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

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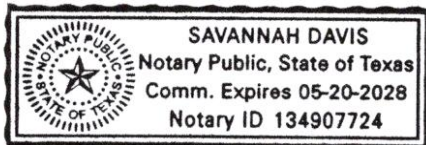
STATE OF TEXAS
COUNTY OF MIDLAND

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

ASHLEE Devine

Authorized Agent (signature)

Subscribed and sworn to before me, this 7th day of August, 20 24, 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.****

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):

Chris Barnhill
Chris Barnhill

Date: 8/5/2024

Property Owner (printed):

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

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

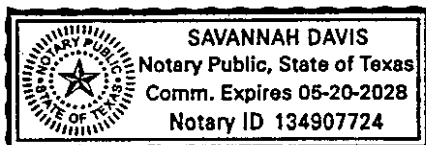
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlee Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 7th day of August, 20 24, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY

- | | | |
|---|---|--|
| ☐ Property Owner Authorization | ☐ 1 Copy of Dimensioned Plat | ☐ Plat in Digital Format (PDF/JPEG) |
| ☐ Mylar | ☐ 1 Copy of Plat (11x17) | ☐ Public Improvements |
| ☐ Application Fee | ☐ Title Opinion | ☐ Recording Fee |
| Check # <u>4931</u> | ☐ Tax Certificates | Check # <u>4932</u> |

Received By:



Date:

RECEIVED
AUG 07 2024
BY: _____

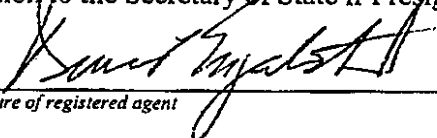
****Application will not be considered for scheduling until reviewed by a planner.****



**Acceptance of Appointment
and
Consent to Serve as Registered Agent
§5.201(b) Business Organizations Code**

FILED
In the Office of the
Secretary of State of Texas
JUN 11 2018
Corporations Section

The following form may be used when the person designated as registered agent in a registered agent filing is an individual.

<u>Acceptance of Appointment and Consent to Serve as Registered Agent</u>		
I acknowledge, accept and consent to my designation or appointment as registered agent in Texas for Foundation for Mental Health and Mental Retardation of the Permian Basin		
<i>Name of represented entity</i>		
I am a resident of the state and understand that it will be my responsibility to receive any process, notice, or demand that is served on me as the registered agent of the represented entity; to forward such to the represented entity; and to immediately notify the represented entity and submit a statement of resignation to the Secretary of State if I resign.		
X: 	Dana Engelstad	05/31/2018
<i>Signature of registered agent</i>	<i>Printed name of registered agent</i>	<i>Date (mm/dd/yyyy)</i>

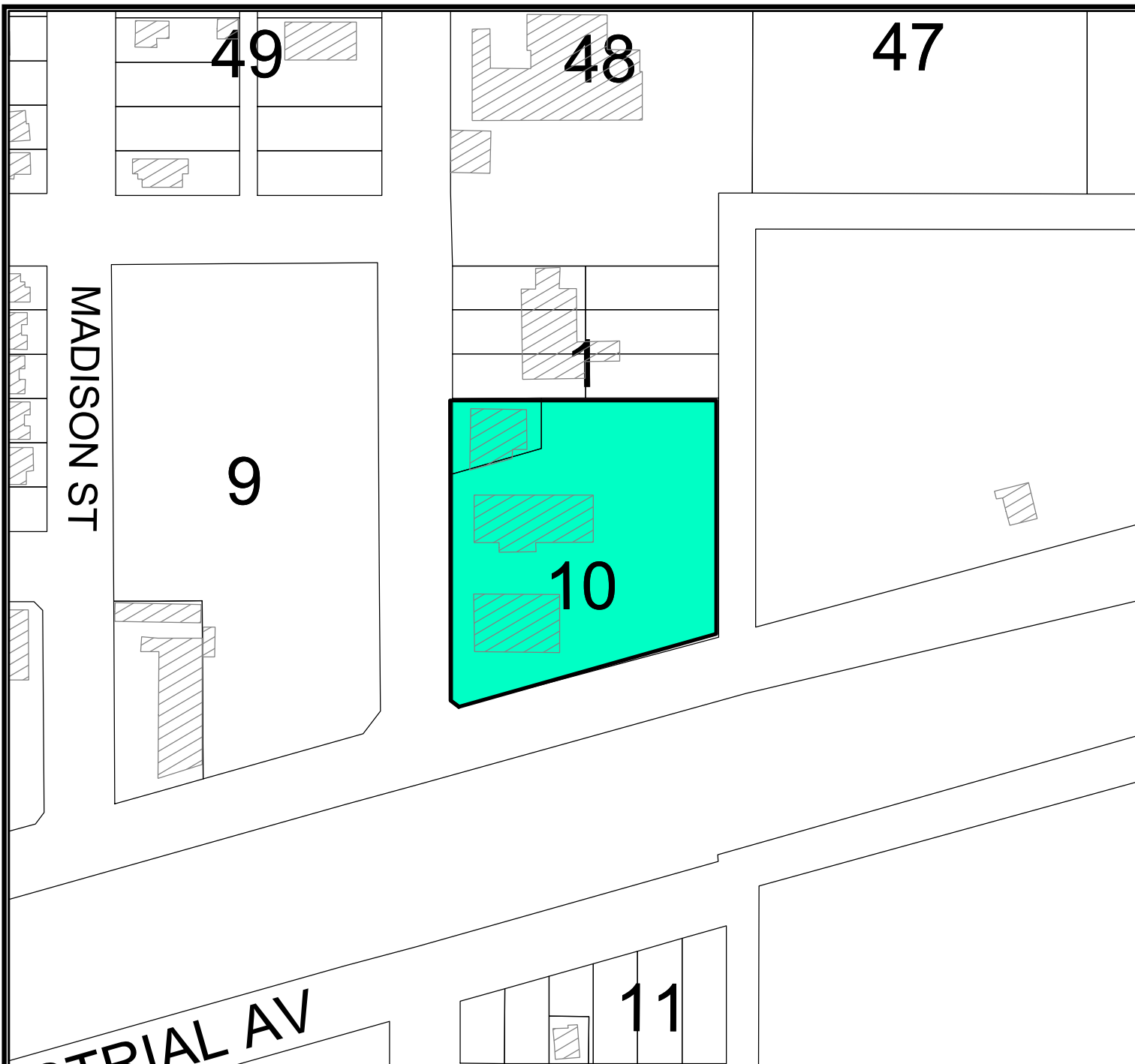
The following form may be used when the person designated as registered agent in a registered agent filing is an organization.

<u>Acceptance of Appointment and Consent to Serve as Registered Agent</u>		
I am authorized to act on behalf of _____		
<i>Name of organization designated as registered agent</i>		
The organization is registered or otherwise authorized to do business in Texas. The organization acknowledges, accepts and consents to its appointment or designation as registered agent in Texas for:		
<i>Name of represented entity</i>		
The organization takes responsibility to receive any process, notice, or demand that is served on the organization as the registered agent of the represented entity; to forward such to the represented entity; and to immediately notify the represented entity and submit a statement of resignation to the Secretary of State if the organization resigns.		
X: _____	_____	_____
<i>Signature of person authorized to act on behalf of organization</i>	<i>Printed name of authorized person</i>	<i>Date (mm/dd/yyyy)</i>

RECEIVED

JUN 11 2018

Secretary of State



LOCATION MAP

SUB-24-0718

Scale: 1" = 163'

Proposed plat of Moody Addition, Section 17, being a replat of Lot 1A and Lot 9A, Block 10, Moody Addition, Section 6, City and County of Midland, Texas.

Generally located on the northeast corner of the intersection of North Carver Street and East Front Street. (Council District 2)

LEGEND

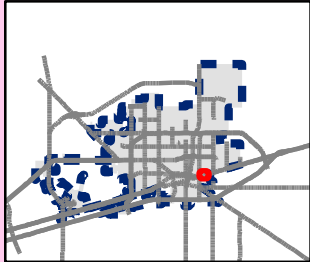
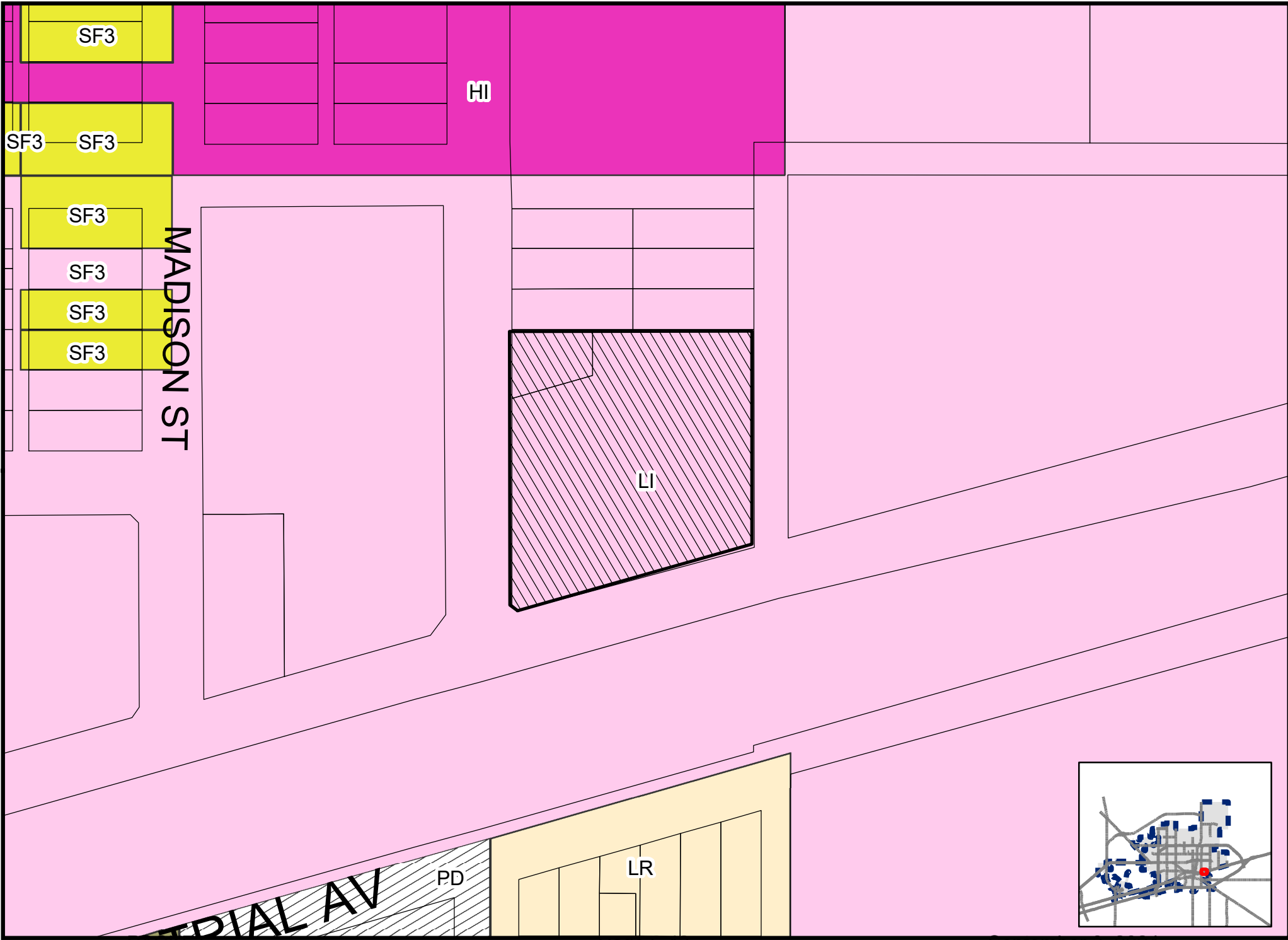
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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





MADISON ST

INDUSTRIAL AV

DAVIS AV

PACKET

Page 6.44

September 3, 2024



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 03, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Diana Geerts, Senior Planner

SUBJECT: Motion approving a Final Plat of City View Acres, Section 6, being a replat of a 9.36-acre tract of land out of Tract 5, City View Acres Addition, City and County of Midland, Texas. (Generally located northeast of the intersection of South Jackson Street and City View Road.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

LR, Local Retail District

Preliminary Plat Approval:

Maverick Engineering, on behalf of Midland Community Healthcare, is requesting to replat a 9.36-acre tract of land located at 1009 South Jackson Street into one lot for a medical facility.

The Planning & Zoning Commission approved the preliminary plat on July 1, 2024.

Final Plat Requirements:

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

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

Below are the departments' comments.

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

ENGINEERING: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 07/26/2024. [For Applicant's Information Only.] WATER: 6" water exists in S Jackson Street W of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 07/26/2024. [For Applicant's Information Only.]

DRAINAGE: Show compliance with City View Acres Drainage Study, prepared by Maverick Engineering and approved by City on 06/11/2024. [Reference City Code Sect. 11-2-3(D)8]

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

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

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.

GIS: (Approved)

No comments.

Midland County Health Department: (Approved)

Yes, the health department will review application from the 1 proposed lot of City View Acres Section 6, PLAT OF A 9.3 ACRE TRACT OF LAND OUT OF TRACT 5, City View Acres, the lot is 9.3 acres property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, needs to have public water and a licensed installer to install the septic system since the lot has no structure to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

We do not have any comments on this plat.

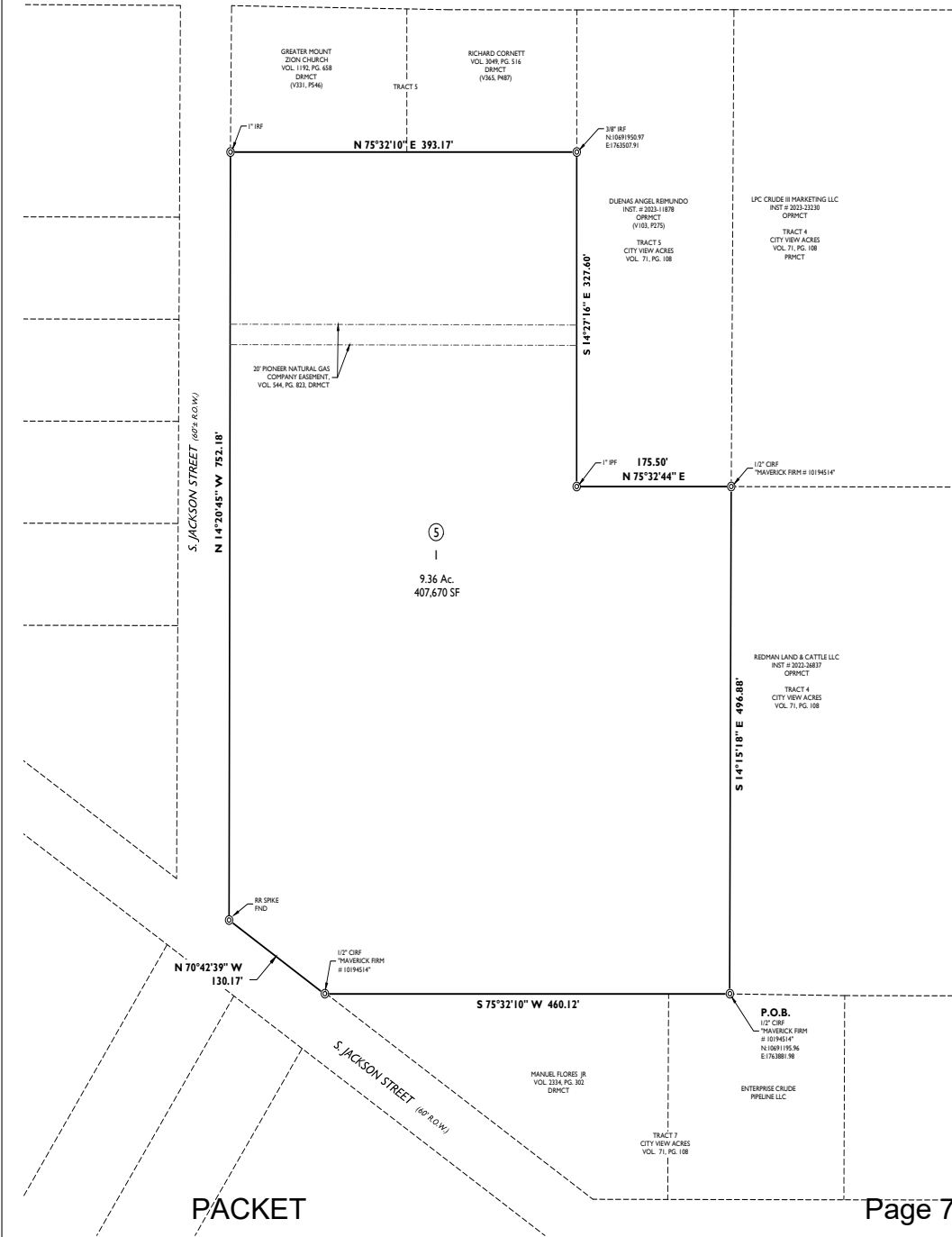
PLANNING: (Approved)

Staff recommends approval of the Final Plat of City View Acres, Section 6.

Attachments:

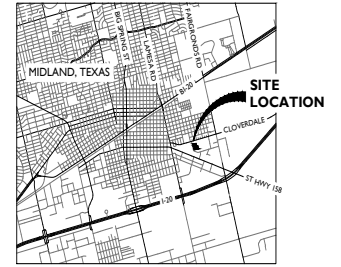
Proposed Final Plat
Application
Location Map
Zoning Map
Aerial
PowerPoints

CLOVERDALE ROAD (88± R.O.W.)



CITY VIEW ACRES, SECTION 6

BEING A REPLAT OF A 9.36 ACRE TRACT OF LAND
OUT OF TRACT 5, CITY VIEW ACRES ADDITION
CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP
N.T.S.



LEGEND

- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FRM #10194514" FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- EXISTING PROPERTY LINES
- OFF. P.M.C.T. OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- P.M.C.T. PLAT RECORDS, MIDLAND CO., TX
- D.M.C.T. DEED RECORDS, MIDLAND CO., TX
- () RECORDED BEARING/DISTANCE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, 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.

Gregory W. Shoults
GREGORY W. SHOULTS 0605356
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS MIDLAND COMMUNITY HEALTHCARE SERVICES, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 1, BLOCK 39, T-3-S, T&P RWY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MIDLAND COMMUNITY HEALTHCARE SERVICES, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS CITY VIEW ACRES, SECTION 6, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, DO HEREBY DEVOLVE TO THE PUBLIC USE FOR THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON, AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERE TO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREON HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____, TX
THIS _____ DAY OF _____, 2024.

BY: MICHAEL AUSTIN, CEO FOR MIDLAND COMMUNITY HEALTHCARE SERVICES

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 MICHAEL AUSTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS ACTING AS OWNER, AND THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS:

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF CITY VIEW ACRES, SECTION 6, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2024.

LUCY SOSNICKA, CHAIRMAN

LONDON OGDEN, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Mark Lieh
P.O.B.
MAVERICK FRM #10194514
N1001195196
E176388196

Jenny Underwood
P.O.B.
MAVERICK FRM #10194514
N1001195196
E176388196

Luis Montez
P.O.B.
MAVERICK FRM #10194514
N1001195196
E176388196

Ruben Guerra
P.O.B.
MAVERICK FRM #10194514
N1001195196
E176388196

Martin Arguello
P.O.B.
MAVERICK FRM #10194514
N1001195196
E176388196

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MAVERICK FRM #10194514
N1001195196
E176388196

Martin Arguello
P.O.B.
MAVERICK FRM #10194514
N1001195196
E176388196

PROPERTY OWNER

MIDLAND COMMUNITY HEALTHCARE SERVICES
PO BOX 5376
MIDLAND, TX 79704
DEED INSTRUMENT # 2022-34141
433-570-0238

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO _____

DATE _____

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.P. FLOOD INSURANCE RATE MAP #48329C0206, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADDED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, L.L.C.

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 THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
 - (1) THE REPRESENTED LOT IS REPARATED FOR SUBDIVISION INTO MORE THAN ONE LOT OR;
 - (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- 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 INCREASED.

SURVEY NOTES

- BACKS OF BEARING, COORDINATES, DISTANCE AND ACRES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF 0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.999996111 AT NAD 83 "MIDLAND".
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FRM #10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- LOCATION OF BURIED UTILITIES AND PRELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811. SITE MARKINGS AT THE TIME OF THIS SURVEY. ONE-CALL IS RECOMMENDED. CALL 1-800-GO-TEST FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

September 5, 2024
**CITY VIEW ACRES
SECTION 6**



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: City View Acres, Section 6**Legal Description (attached sealed Metes and Bounds):** Being a Replat of a 9.36 Acre Tract of Land out of Tract 5, City view Acres Addition, City and County of Midland, Texas**Property Owner**

Printed Name: Midland Community Healthcare

Phone (432) 262-0999

Email
michael.austin@midlandchs.org

Address 1009 S Jackson

City Midland

State TX

Zip 79710

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: Maverick Engineering

Printed Name: Paladin Huckaba

Phone (432) 262-0999

Email

phuckaba@maverick-eng.com

Address 1909 W. Wall St Ste K

City Midland

State TX

Zip 79701

Current Zoning: LR Local Retail**Reason for Platting:** Ownership**Plat Information**

Total Acreage: 9.36

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

Number of Lots: 1

Number of Multi-Family Dwelling Units:

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

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

Mylar Reproductions

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

☐ Applicant would like a reproduction made for their records

☒ Applicant does not want a reproduction/will make their own

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

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

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

Property Owner (signature):

Date:

7-29-24

Property Owner (printed):

Michael Austin

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.

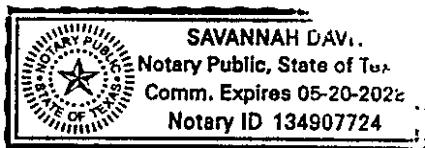
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlee Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 6th day of August, 2024, to certify which witness my hand and seal of office.

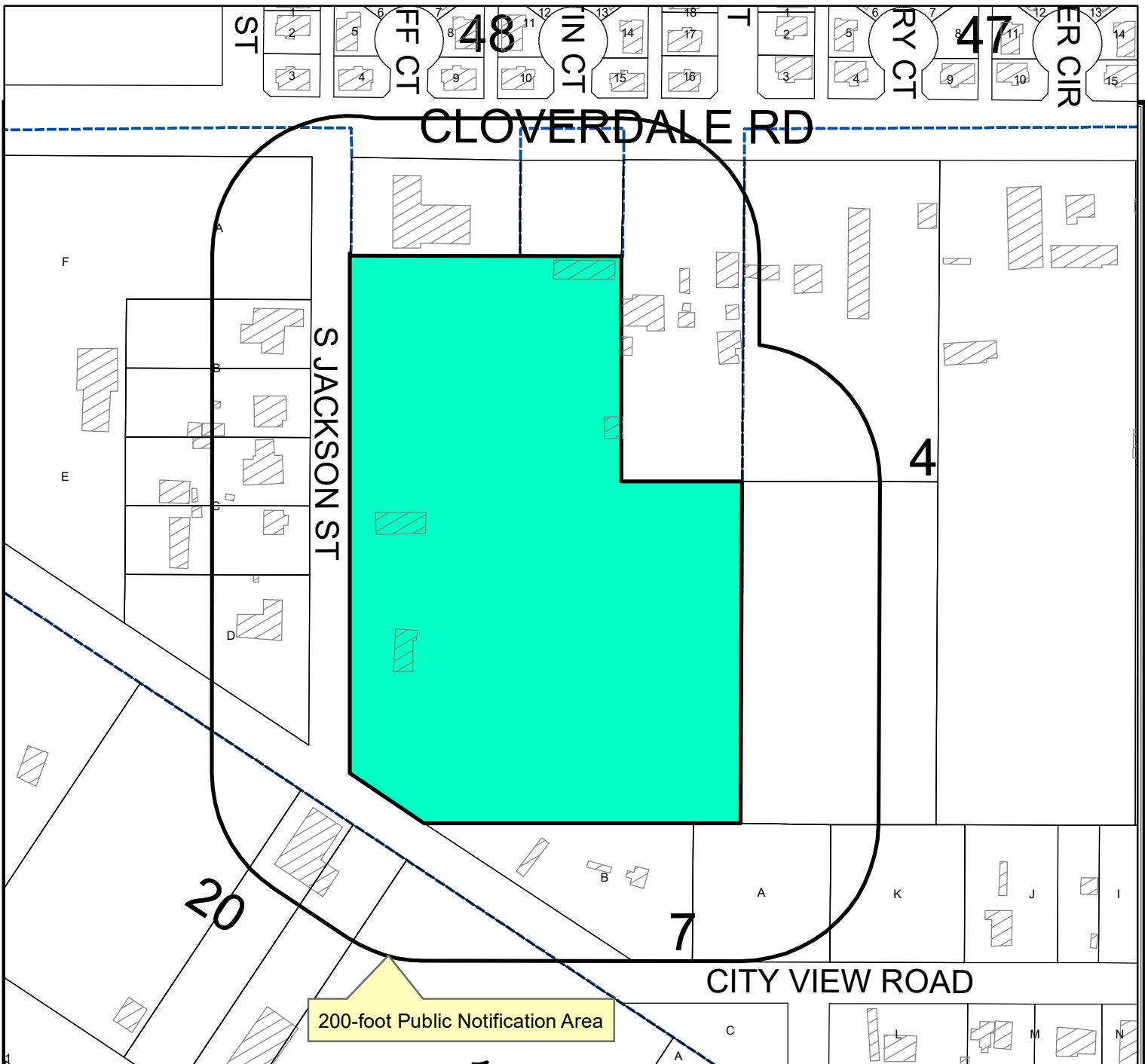


[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☐ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>4921</u>	☒ Tax Certificates	Check # <u>4928</u>
Received By:		Date: <u>10/1</u>

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



Location Map

SUB-24-0744

Scale: 1" = 600'

Proposed Plat of City View Acres, Section 6, being a Replat of a 9.36-acre tract of land out of Tract 5, City View Acres Addition, City and County of Midland, Texas.

Generally located southeast of the intersection of S Jackson Street and City View Road. (District 2)

LEGEND

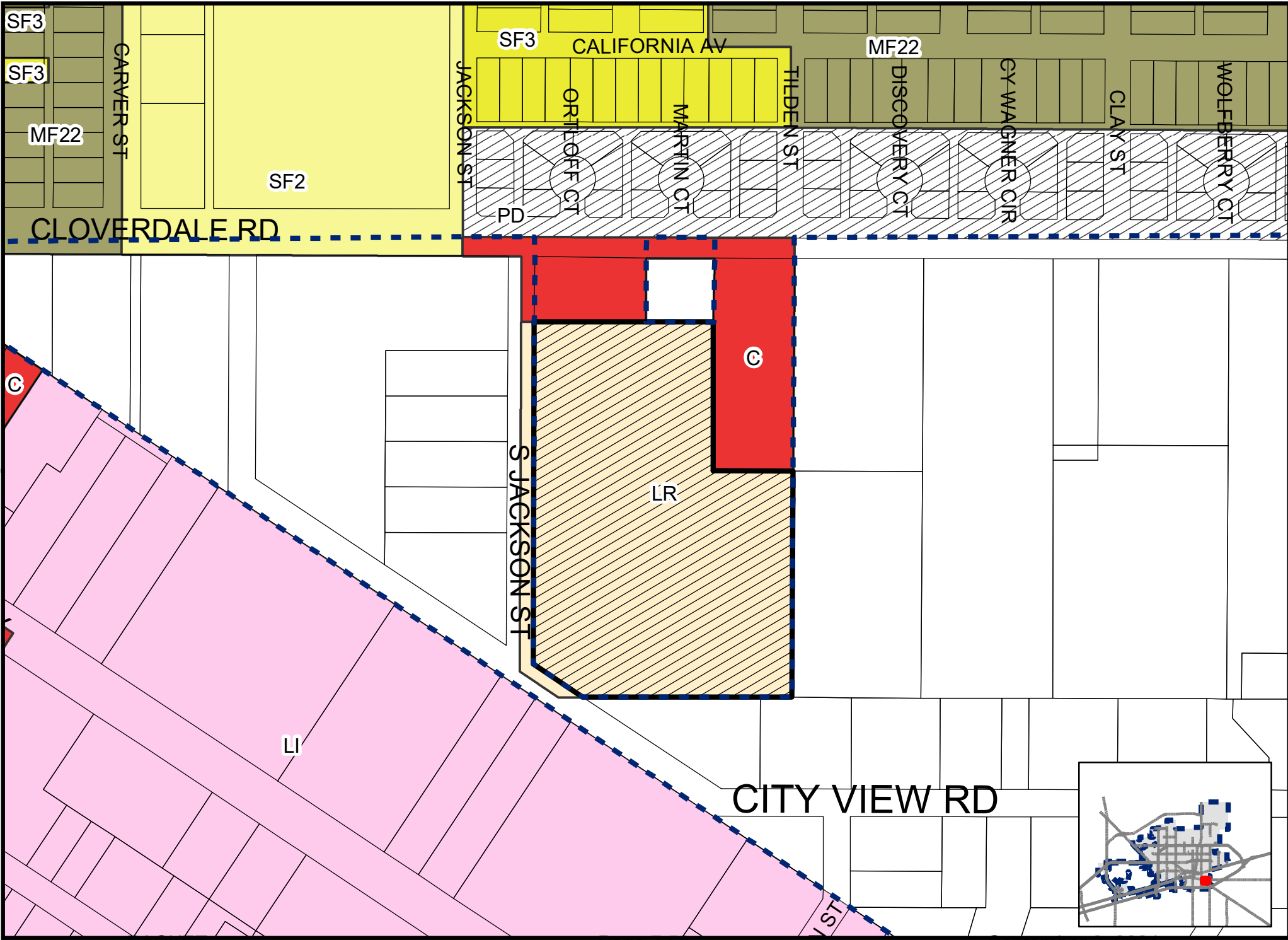
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

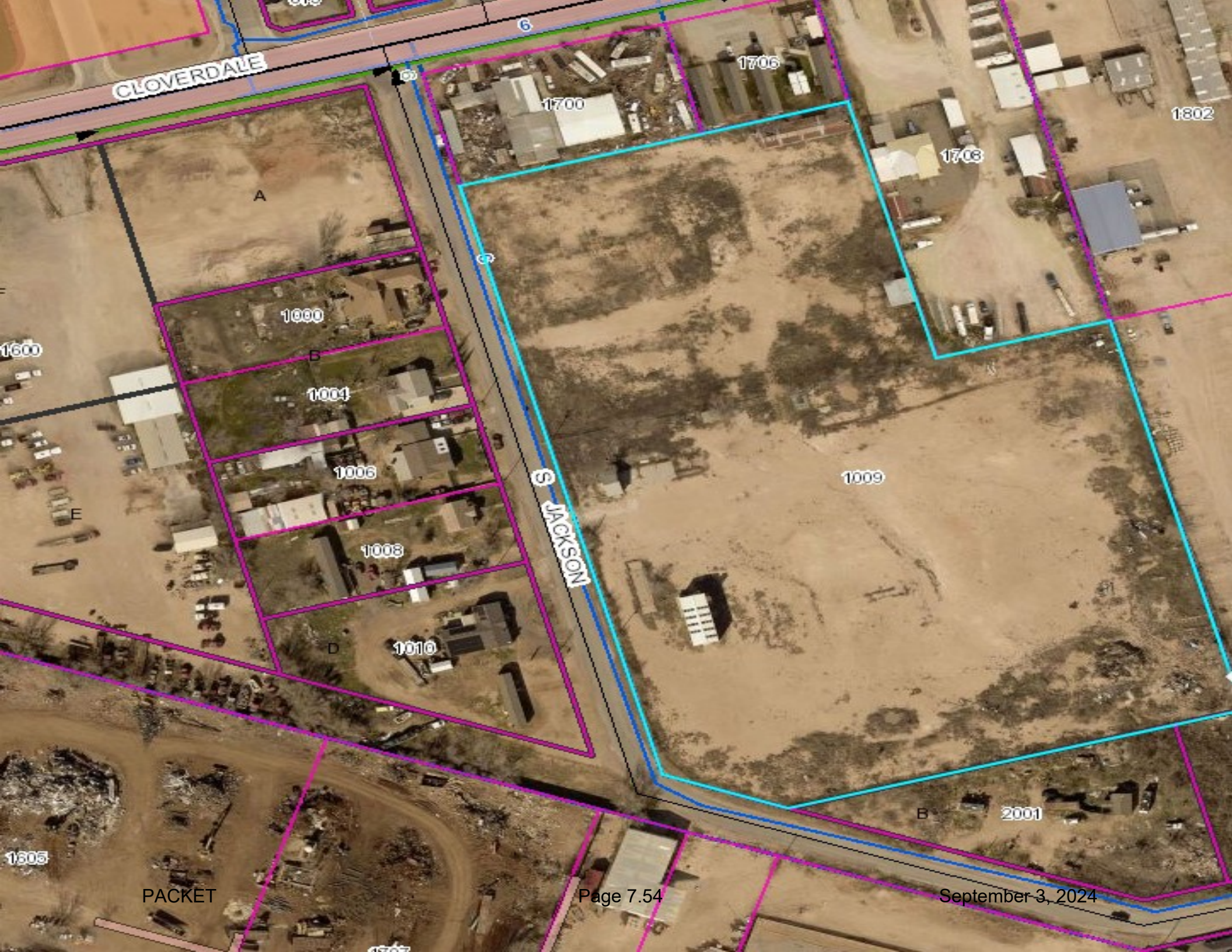


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Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: September 03, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Landon Ochoa, Planning Division Manager

SUBJECT: Hold a public hearing and consider a request by Winkleman & Associates, Inc., on behalf of Costco Wholesale for an initial zoning of RR, Regional Retail District for a 22.119-acre tract of land out of the south part of Section 35, Block 40, T-1-S, T&P RR. Co Survey, Midland County, Texas. (Generally located on the north side of State Highway 191, approximately 1,550 feet west of West State Highway 158.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Winkleman & Associates, Inc. on behalf of Costco Wholesale, is requesting an initial zoning of RR, Regional Retail District for a property located on the north side of State Highway 191 for the development of a retail store known as Costco Wholesale.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Surrounding Zoning and Land Use:

The properties to the north are zoned SF-3, Single-Family Dwelling District and are the location of vacant residential sized lots. The property to the east is zoned RR, Regional Retail District and is the location of a vacant property. The property to the south is zoned RR, Regional Retail District and is the location of State Highway 191. The property to the east is located in the ETJ and is vacant.

Analysis:

The property is currently in the process of being annexed into city limits. An annexation of the property will need to be approved first before the initial zoning can be approved. The property will also need to be platted. A sketch plat has been submitted as of August 30, 2024 and is under review.

The Tall City Tomorrow Comprehensive Plan designates this area as Urban-High which calls for multi-family and compatible civic uses. Some limited office and convenience commercial within primarily residential areas may be appropriate. A retail store is not only convenient to the nearby residential development but is also consistent with the nearby retail and commercial development along Highway 191.

The associated annexation request is scheduled for the September 24, 2024 City Council meeting.

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

Fire: (Approved)

No objections.

Building Code: (Approved)

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

Engineering: (Approved)

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

Oil & Gas: (Approved)

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

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:

No comments

Staff recommends approval of this request for an initial zoning of RR, Regional Retail District.

Letters of Objection:

As of August 30, 2024, Staff has not received any letters of objection.

Attachments:

Application
Location Map
Zoning Map
Aerial
Photo
PowerPoint Presentation

	Annexation/Initial Zoning Application	Project Number: _____ Case Number: _____
---	--	---

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>MICHAEL CLARK WINKELMANN & ASSOC</u>		Phone (214) <u>801 7216</u> Email: <u>mwinkelmann@comcast.net</u>	
Address: <u>615 SCHILLER STREET PLAZA #200</u>	City: <u>DALLAS</u>	State: <u>TX</u>	Zip: <u>75230</u>

Property Owner <u>CUMBERLAND & WESTERN RESOURCES, LLC</u> Printed Name: <u>90 BETTERTON TYLER & SUMMONTE, PL</u>		Phone (941) <u>482 4442</u> Email: <u>greg@bettertonlaw.com</u>	
Address: <u>7356 VENICE AVE #200</u>	City: <u>VENICE</u>	State: <u>FL</u>	Zip: <u>34285</u>

Representative (if different from Applicant or Property Owner) Firm: <u>SPATZ & ASSOC</u> Printed Name: <u>J P ANDREWS</u>		Phone (571) <u>228 7024</u> Email: <u>jandrews@costco.com</u>	
Address: <u>45440 HORSESHOE DRIVE #150</u>	City: <u>STERLING</u>	State: <u>VA</u>	Zip: <u>20166</u>

Street Address: <u>SH 191 WEST OF HWY 158</u>		
Legal Description Lot: _____ Block: _____ Subdivision: _____		

Current Zoning: <u>N/A</u>	Proposed Zone: <u>RR</u> (List by tracts if more than one district is requested)
-----------------------------------	---

Reason for Annexation/Zone Change Request: <u>ALLOW FOR DEVELOPMENT OF COSTCO WAREHOUSE & FUEL CENTER</u>
--

Present Use of Property: <u>VACANT</u>

Proposed Use of Property: <u>RETAIL (COSTCO)</u>

How would this annexation/zone change affect the public health, safety and welfare? <u>NO ADVERSE IMPACT TO PUBLIC HEALTH, SAFETY, WELFARE</u>

Describe how this annexation/zone change will affect adjacent properties: <u>THIS ANNEXATION & ZONING IS AN EXTENSION OF CURRENT ZONING & LAND USE ALONG SH 191</u>
--

Submittal and Fees

Items to be submitted with this application form:

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

Signature (by property owner only - authorized agent must sign affidavit below)	
Applicant (signature): <u>[Signature]</u>	Date: <u>8/6/24</u>
Applicant (printed): <u>MICHAEL CLARK</u>	
Property Owner (signature): <u>X Greg Betterton</u>	Date: <u>8/6/24</u>
Property Owner (printed): <u>X Greg Betterton Manager</u>	
The Annexation/Initial Zoning shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received. All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.	

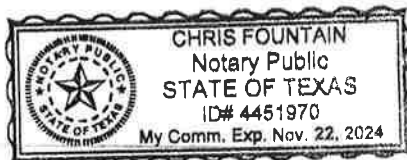
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Michael Clark who, being by me duly sworn, upon oath says: That (s)he is authorized by Greg Betterton, 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 26 day of Aug, 2024, to certify which witness my hand and seal of office.

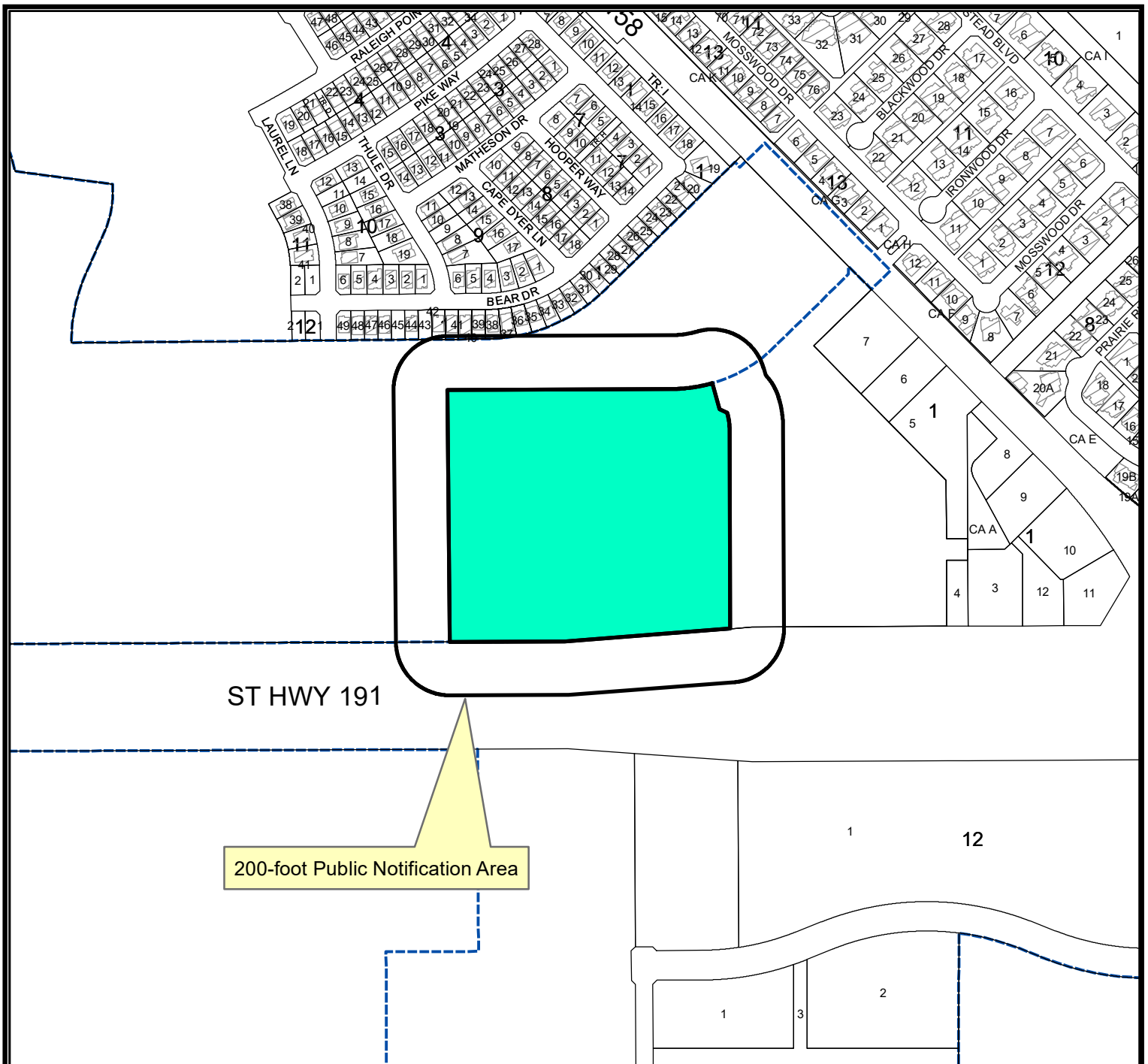


[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☐ Property Owner Authorization	☐ Metes and Bounds (Sealed by Surveyor)
☐ Application Fee	☐ Files in Digital Format (PDF/JPEG)
Check # _____	☐ Petition
Received By: _____	Date: _____

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



Location Map

Z-24-0388

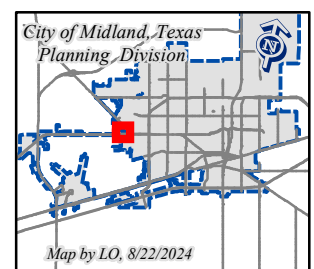
Scale: 1" = 537'

Consider a request by Winkleman & Associates, Inc., on behalf of Costco Wholesale for an initial zoning of RR, Regional Retail District for a 22.119-acre tract of land out of the south part of Section 35, Block 40, T-1-S, T&P RR. Co Survey, Midland County, Texas.

Generally located on the north side of State Highway 191, approximately 1,550 feet west of West State Highway 158. (ETJ)

LEGEND

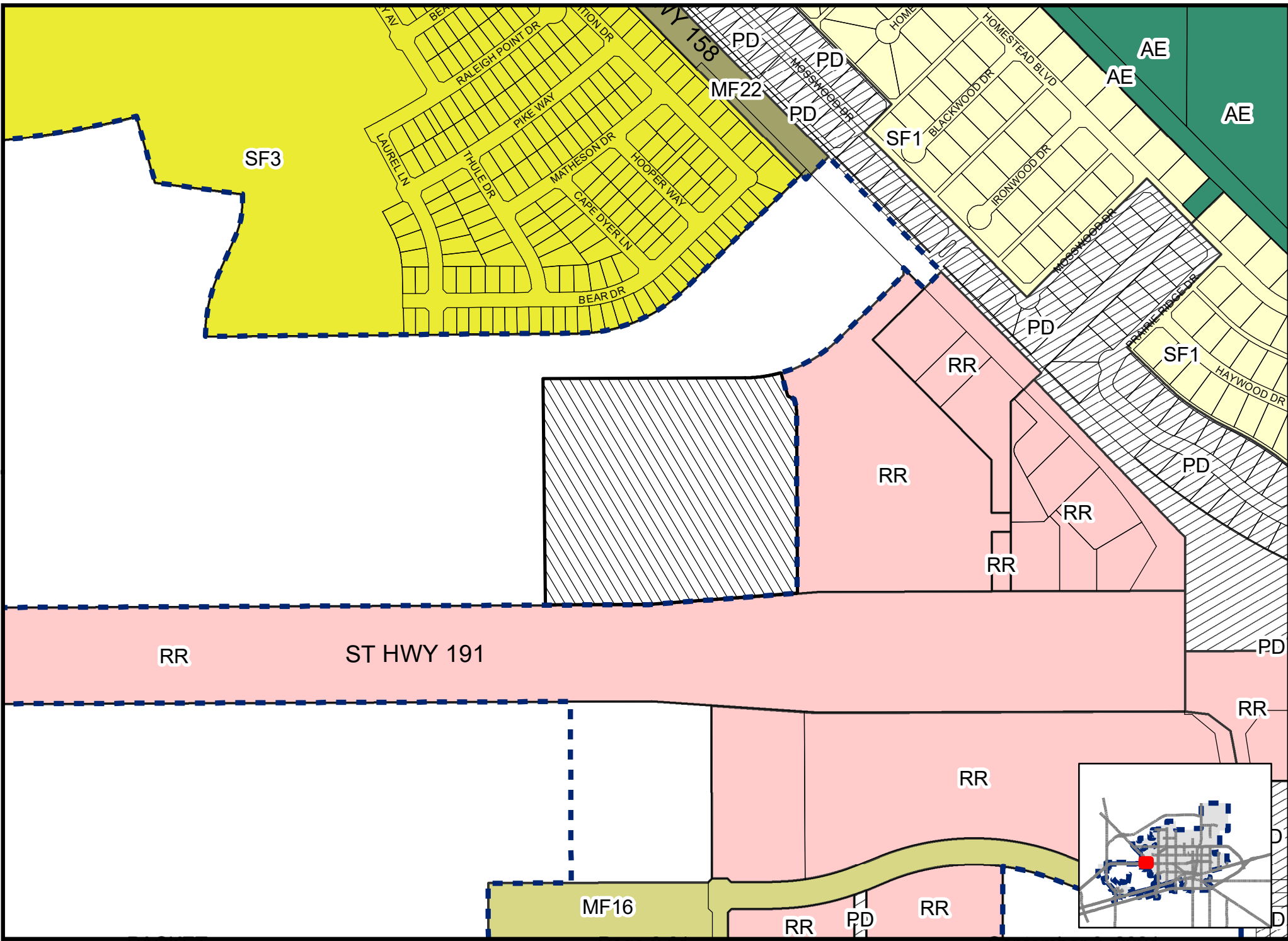
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



- ABBREVIATION LEGEND

ACR. DEFINITION

AD AIR CONDITIONER

BILLB AREA DRAIN

BOLLB BOLLARD

C COMMUNICATION

CC# COUNTY CLERK'S FILE NO

CIRFS IRON ROD FOUND WITH CAP

CIRF IRON ROD SET W/ CAP STAMPED "W.A.I. 5714"

CM CONTROLLING MONUMENT

CO CLEANOUT

DS DOWNSPOUT

E ELECTRIC

EB ELECTRIC BOX

EM ELECTRIC METER

FH FIRE HYDRANT

FOMK FIBER OPTIC MARKER

FP FLAG POLE

G GAS

GI GRATE INLET
- ABBREVIATION LEGEND

GL GROUND LIGHT

GM GAS METER

GMK GAS MARKER

GR GAS RISER

GV GAS VALVE

GW GUY WIRE

HI BUILDING HEIGHT

HC HANDICAPPED

ICV IRRIGATION CONTROL VALVE

IN INLET

IRF IRON ROD FOUND

LP LIGHT POLE

MAG MAG NAIL SET WITH SHINER STAMPED

MAF "W.A.I. R.P.L.S. 5714"

MB MAIL BOX

MH MANHOLE

MP METAL POST

MW MONITORING WELL

OHL OVERHEAD LINES

PF PIN FLAG

PKF PK NAIL FOUND
- ABBREVIATION LEGEND

PKS PK NAIL SET

PM PAINT MARK

PP POWER POLE

SB SIGNAL BOX

SN SIGN

SP SIGNAL POLE

SS SANITARY SEWER

SSMK SANITARY SEWER MARKER

SW STORM WATER

TMK TELEPHONE MARKER

TP TELEPHONE PEDISTAL

TPAD TRANSFORMER PAD

TSN TRAFFIC SIGN

UGC UNDERGROUND CABLE MARKER

W WATER

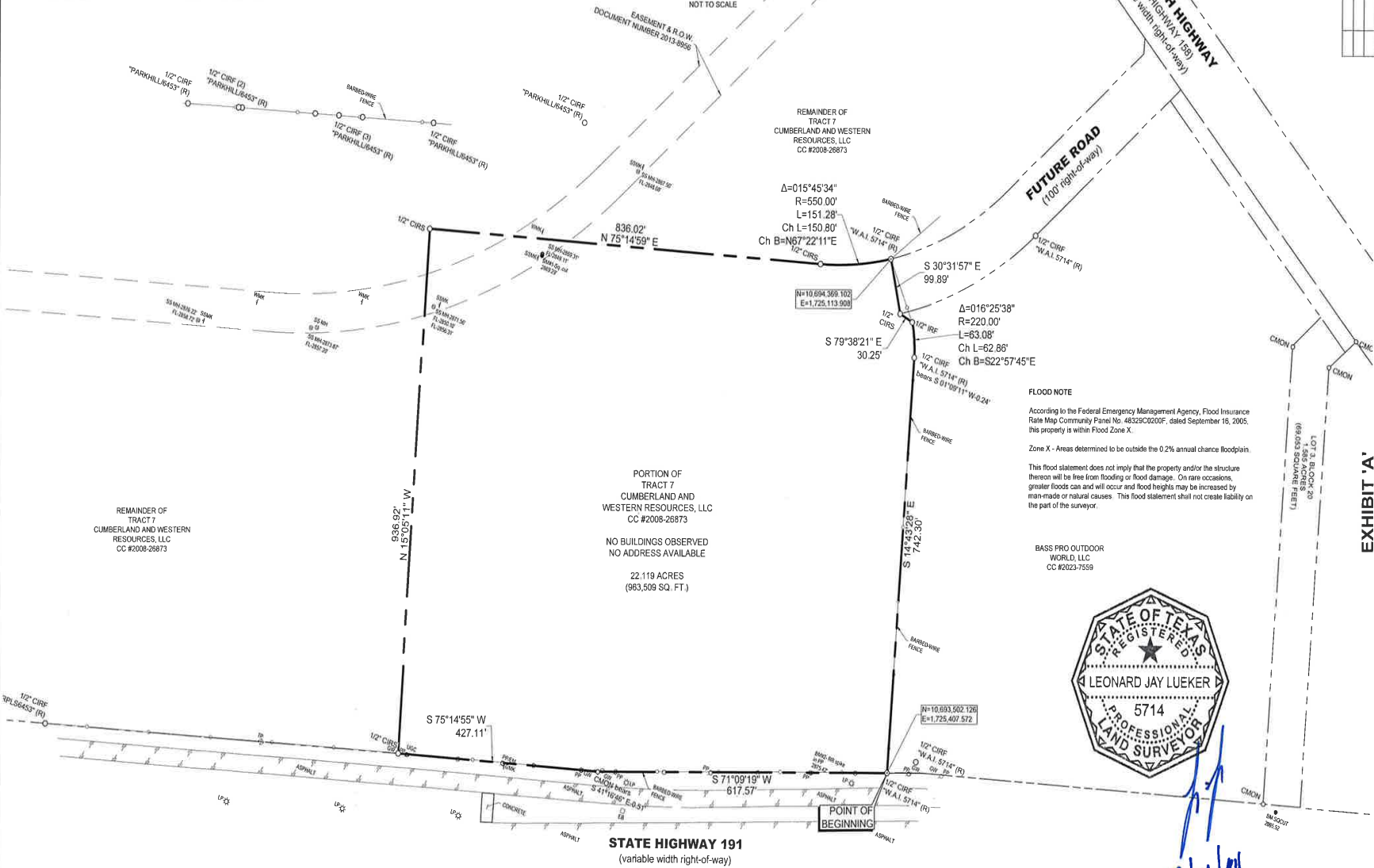
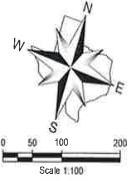
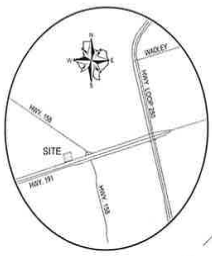
WM WATER METER

WP WOOD POST

WV WATER VALVE

XCF "X" CUT IN CONCRETE FOUND

XCS "X" CUT IN CONCRETE SET



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48326C0200F, dated September 16, 2005, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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 man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



EXHIBIT 'A'

ANNEXATION AND ZONING EXHIBIT

22.119 ACRES

APPROVED	DATE	REVISION	NO.
Winkelman & Associates, Inc.			
T&P RAILROAD CO. SURVEY ABSTRACT NO. 378			
CITY OF MIDLAND			
MIDLAND COUNTY, TEXAS			
COSTCO WHOLESALE CORPORATION			
999 LAKE DRIVE			
ISSUANCE, VA 90027			
DATE: 08/19/24			
Scale: 1"=100'			
File: ALTA-EXHIBIT A & B			
Project No.: 58625.08			
SHEET 1 OF 2			

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF MIDLAND §

BEING a tract of land situated in the T&P RAILROAD CO. SURVEY, ABSTRACT NO. 378, City of Midland, Midland County, Texas and being a portion of a tract of land (Tract 7) as described in deed to Cumberland and Western Resources, LLC, recorded in County Clerk's File No. 2008-26873, Deed Records, Midland County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Southwest corner of a tract of land as described in deed to Bass Pro Outdoor World, LLC, recorded in County Clerk's File No. 2023-7559, Deed Records, Midland County, Texas, said iron rod being situated in the Northerly right-of-way line of State Highway 191 (variable width right-of-way);

THENCE South 71 deg 09 min 19 sec West, departing the Westerly line of said Bass Pro Outdoor World, LLC tract and along said Northerly right-of-way line, a distance of 617.57 feet to a point for corner from which a concrete monument found bears South 41 deg 16 min 46 sec East, a distance of 0.51 feet;

THENCE South 75 deg 14 min 55 sec West, continuing along said Northerly right-of-way line, a distance of 427.11 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE departing the Northerly right-of-way line of said State Highway 191 and over and across said Cumberland and Western Resources, LLC tract, the following:

North 15 deg 05 min 11 sec West, a distance of 936.92 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 75 deg 14 min 59 sec East, a distance of 836.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left having a radius of 550.00 feet, a central angle of 15 deg 45 min 34 sec, a chord bearing of North 67 deg 22 min 11 sec East and a chord length of 150.80 feet;

Along said curve to the left, an arc distance of 151.28 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being at the terminus of a Future Road (100' right-of-way) and the most Northerly Northwest corner of said Bass Pro Outdoor World, LLC tract;

THENCE South 30 deg 31 min 57 sec East, along said terminus and the Westerly line of said Bass Pro Outdoor World, LLC tract, a distance of 99.89 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 79 deg 38 min 21 sec East, departing the terminus of said Future Road and continuing along said Westerly line, a distance of 30.25 feet to a 1/2-inch iron rod found for corner and the beginning of a non-tangent curve to the right having a radius of 220.00 feet, a central angle of 16 deg 25 min 38 sec, a chord bearing of South 22 deg 57 min 45 sec East and a chord length of 62.86 feet;

THENCE continuing along said Westerly line and along said non-tangent curve to the right, an arc distance of 63.09 feet to a point for corner from which a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found bears South 01 deg 09 min 11 sec West, a distance of 0.24 feet;

THENCE South 14 deg 43 min 28 sec East, continuing along said Westerly line, a distance of 742.30 feet to the POINT OF BEGINNING.

CONTAINING within these moles and bounds 22.119 acres or 963,509 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 26th day of July, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, Central Zone (4203), NAD 83, grid values from the GeoShack VRS network.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records.

EXHIBIT 'A'

ANNEXATION AND ZONING EXHIBIT
22.119 ACRES

T&P RAILROAD CO. SURVEY, ABSTRACT NO. 378
CITY OF MIDLAND
MIDLAND COUNTY, TEXAS
COSTCO WHOLESALE CORPORATION
599 LAKE DRIVE
ISSAQUAH, WA 98027

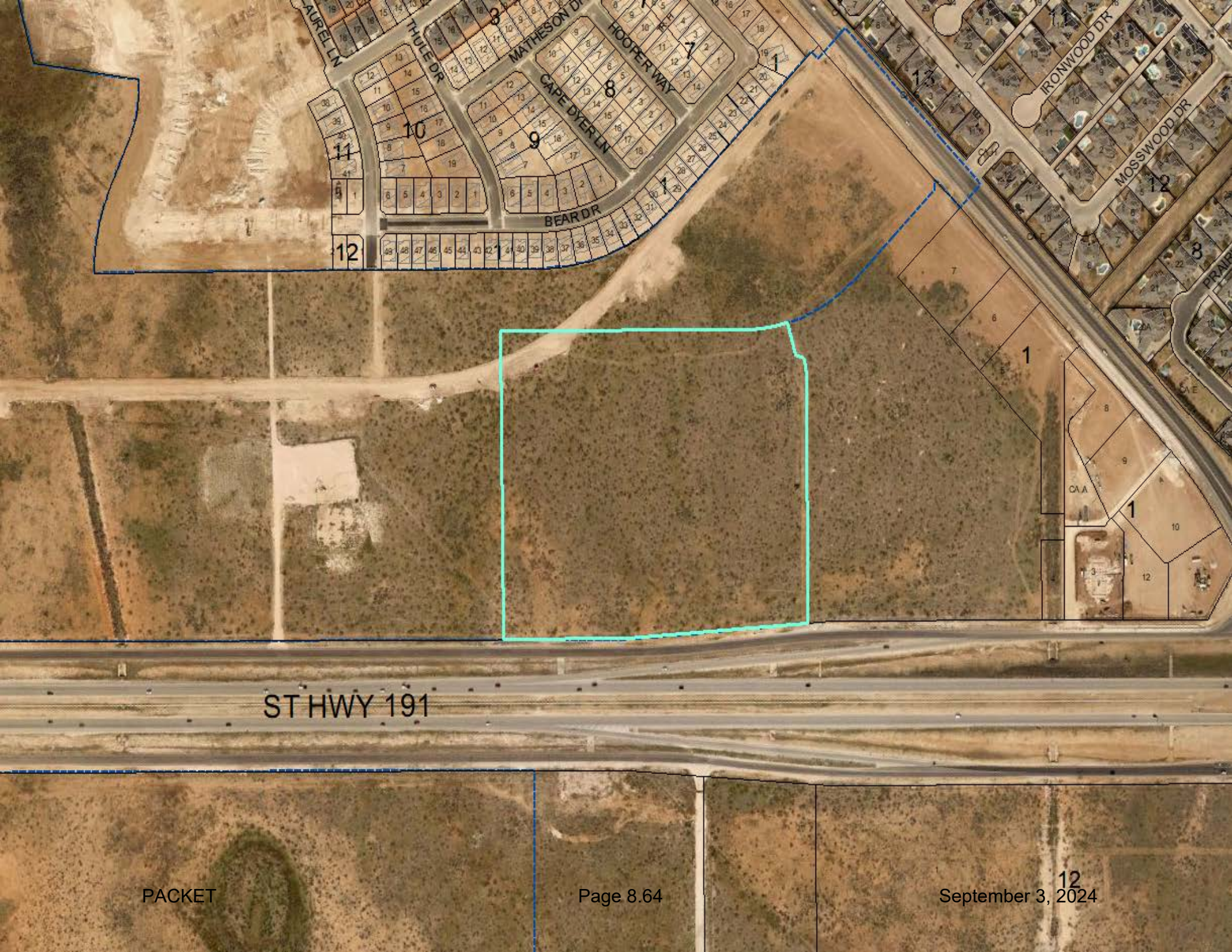
Date: 08.19.24
Scale: N/A
File: ALTA-EXHIBIT A & B
Project No.: 59828.05

SHEET
2
2

APPROVED
Winkelmann & Associates, Inc.
COSTCO WHOLESALE CORPORATION
599 LAKE DRIVE
ISSAQUAH, WA 98027
COSTCO WHOLESALE CORPORATION
599 LAKE DRIVE
ISSAQUAH, WA 98027



9/26/24



ST HWY 191





Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: September 03, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Midland International Airport Industrial Park, Section 10, being a 13.259-acre tract of land located in Section 8, Block 40, T-2-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located northeast of the intersection of La Force Boulevard and Sloan Field Boulevard.) (Council District 4)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Piper Surveying Inc., on behalf of The City of Midland, is requesting to replat a property located at 9506 La Force Boulevard into one lot and leaving a remainder for new airport construction.

Current Zoning:

TP, Technology Park 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 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

SURVEYOR: (Approved)

No comments provided.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Provide the following impact fee language on the plat face:

Initial Impact Fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the permitting process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases. [Per Midland City Code Sect. 11-14-6]

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

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

WATER: 12" water main exists in La Force Blvd, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 8" sewer main exists in La Force Blvd, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

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

OIL AND GAS: (Approved)

No Oil & Gas issues.

GIS: (Approved with Conditions)

ROW vacations need recording information. According to GIS, Sloan Field Blvd should be a La Force Blvd.

PLANNING: (Approved with Conditions)

Vacation submitted concurrently will need to be approved and depicted on plat prior recording. [11-2-3(H)3(b)(6)]

Provide all right-of-way widths. Where a street or other public right-of-way lies along a boundary of the plat and the property on the opposite side of said right-of-way is located within a platted subdivision, the plat survey shall certify the total width of the right-of-way, including any additional dedication being made by the plat, and the property corners along the opposite side of the right-of-way and the minimum dimensions across said right-of-way shall be shown on the plat. [11-2-3(H)3(b)(7)]

Replace "PRINT NAME" with Lucy Sisniega for Chairman line in Certificate of Approval [Informational]

Replace "PRINT NAME" with Landon Ochoa for Secretary line in Certificate of Approval [Informational]

Staff recommends approval of the Preliminary Plat of Midland International Airport Industrial Park, Section 10, subject to conditions A through C.

Conditions:

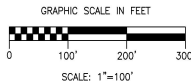
- A. Depicted Vacations must be approved by Council prior to final plat submittal. [11-2-3(H)3(b)(6)]**
- B. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]**
- C. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

Proposed Preliminary Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



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



Oncor Electric Delivery Service	PRINT NAME
AT&T Texas	PRINT NAME
Atmos Energy	PRINT NAME
Optimum	PRINT NAME
Astound	PRINT NAME

MIDLAND INTERNATIONAL AIRPORT INDUSTRIAL PARK SECTION 10

BEGINNING at N10,673.5754' E x [1715.474,222] a PK nail at 2' aluminum washer marked "PLS 1974" set on the Northeast corner of this tract, from where the Northeast corner of said Section 8, bears N75°41'24" E at a distance of 48' and N41°16'36" W at a distance of 237.17 feet;

THENCE S04°08'23" E, a distance of 1273.34 feet to a PK nail and 2" aluminum washer marked "PLS 1974" set on the Southeast corner of this tract;

THENCE S80°12'12" W, a distance of 3268.88 feet to a PK nail and 2" aluminum washer marked "PLS 1974" set on an East line of Lot 1A, Block 13, said Midland International Airport Industrial Park on an easterly corner of this tract;

THENCE S04°08'23" W, with the East line of said Lot 1A, Block 13, a distance of 147.75 feet to a 600 nail and 2" aluminum washer marked "PLS 1974" set at an interior corner of this tract and the Northeast corner of said Lot 1A, Block 13;

THENCE around a curve to the right in a Westerly direction with the North curve of said Lot 1A, Block 13, with a radius of 149.99 feet, a delta angle of 1°55'04", an arc length of 41.50 feet and a chord distance of 41.36 inches that bears S70°05'01" W to a PK nail and 2" aluminum washer marked "PLS 1974" set at a point of tangency of this tract and said Lot 1A, Block 13;

THENCE S80°02'22" W with the North line of said Lot 1A, Block 13, at 25.64 feet pass a 1/2" iron rod with plastic cap marked "PLS 1974" set at an interior corner of said Midland International Airport Industrial Park continuing to a total distance of 118.00 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Southwest corner of this tract;

THENCE N04°08'23" W at 243.26 feet pass a PK nail in concrete found at an interior corner of said Midland International Airport Industrial Park Limits continuing with the East line of the La Force Boulevard for a total distance of 748.02 feet to a PK nail found at a point of curvature of this tract and set said Plot Limits;

THENCE around a curve to the right in a Easterly direction with the East line of said La Force Boulevard, with a radius of 15.00 feet, a delta angle of 90°00'00", an arc length of 23.56 feet and a chord distance of 21.21 feet which bears N05°13'76" E to a PK nail found at a point of tangency of this tract and said Plot Limits;

THENCE N05°13'76" E with a South line of said La Force Boulevard and said Plot Limits, a distance of 58.50 feet to a PK nail and 2" aluminum washer marked "PLS 1974" set at an interior corner of this tract and the East line of said La Force Boulevard;

THENCE around a curve to the left in a Northeasterly direction with the East line of said La Force Boulevard, with a radius of 85.00 feet, a delta angle of 90°00'00", an arc length of 86.39 feet and a chord distance of 77.78 feet which bears N05°13'76" E to a PK nail and 2" aluminum washer marked "PLS 1974" set at a point of tangency of this tract;

THENCE N04°08'23" W with an East line of North Service Road, at 31.12 feet pass a PK nail found at an interior corner of said Midland International Airport Industrial Park continuing for a total distance of 283.24 feet to a PK nail and 2" aluminum washer marked "PLS 1974" set at the Northeast corner of this tract;

THENCE S60°11'22" E, at 76.51 feet pass a PK nail and 2" aluminum washer marked "PLS 1974" set at old plot limits continuing for a total distance of 382.59 feet to the PLACE OF BEGINNING. (Tract consists of 13,259 acres of land).

1. Selling a portion of this addition by metes 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 is hereby granted for Midland International Airport Industrial Park, Section 10 to the City of Midland for garbage and trash collection and disposal. The easement shall be subject to the following conditions: such that construction shall commence on said lot until exlocation of said containers and the easements in connection therewith have been selected and approved by the director of utilities.
4. Sewer & Waterlines based on city of midland's gis data webpage: www.midlandtx.gov/230/pjlo-gis-data.
5. Property is currently zoned TP (Technology Park district).
6. Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 480477, Sheet Number 462929C00, revised September 16, 2005, the surveyed property is not located in a special flood hazard area according to the map. The flood zone designation for the surveyed property is Zone X.
7. This Development falls within the Midland International Air and Spaceport A02-4 zone.
8. 811 Ticket #2471975407 was submitted on August 6, 2024.

STATE OF TEXAS
COUNTY OF MIDLAND:

WHEREAS, CITY OF MIDLAND, is the record owner of the 13,259 Acre Tract situated in Section 8, Block 40, T-2-S, T&P RR Co. Survey, County of Midland, Texas and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

That we, CITY OF MIDLAND, do hereby adopt this plat designating the hereinabove described property as MIDLAND INTERNATIONAL AIRPORT INDUSTRIAL PARK, SECTION 10, to be known as CITY of Midland, Texas, and we do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon.

LORI BLONG MAYOR

This instrument was acknowledged before me on _____, 2024 by Lori Blong
on behalf of the CITY OF MIDLAND.

Notary Public Signature

This is to certify that the above and foregoing plat of MIDLAND INTERNATIONAL AIRPORT INDUSTRIAL PARK, SECTION 10, was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas, on this the _____th day of 2019.

CHAIRMAN PRINT NAME

SECRETARY	PRINT NAME
-----------	------------

PREPARED BY: PIPER SURVEYING CO., INC.

Contact:
J. STAN PIPER, RPLS #1974
(432)550-7810

Contact:
Josh Wallender
(432) 697-1447

NO. _____ CABINET _____
DATE _____ PAGE _____

DATE _____ PAGE _____
September 11, 2001
**MIDLAND INTERNATIONAL
AIRPORT
INDUSTRIAL PARK,
SECTION 10**

	Preliminary Plat Application	Project Number: <u>Sub - 24 - 0760</u> Case Number: _____
Proposed Subdivision Plat Name: Midland International Airport Industrial Park, Section 10		
Legal Description (attached sealed Metes and Bounds): 13.259 Acre Tract being a Re-Plat of a 0.497 and 0.611 Acre Portions of ROW, to be Vacated, in Midland International Airport Industrial Park and 12.151 Acres located in Section 8, Block 40, T-2-S, T.&P. RR. Co. Survey, City of Midland, Midland County, Texas		
Property Owner Printed Name: City of Midland		Phone (432)685-7204 Email: blong@midlandtexas.gov
Address 300 N. Loralne	City Midland	State TX Zip 79765
Developer (if different than Owner) Printed Name:		Phone () Email:
Address	City	State Zip
Representative (if acting as Agent, see affidavit on page 2) Firm: Piper Surveying Company, Inc. Firm No. 10155200 Printed Name: J. Stan Piper		Phone (432)550-7810 Email: stan@pipersurveying.com
Address P.O. Box 60432	City Midland	State TX Zip 79765
Current Zoning: TP-Technology Park District		
Reason for Platting: New Construction		
Plat Information		Total Acreage:
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)		
Number of Lots: 1	Number of Multi-Family Dwelling Units: n/a	
Submittal 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): Justine Ruff Date: August 7, 2024
 Property Owner (printed): Justine Ruff, Director of Airports

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

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

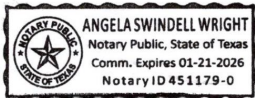
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
 COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Justine Ruff who, being by me duly sworn, upon oath says: That (s)he is authorized by City of Midland, TX 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.

Justine Ruff
 Authorized Agent (signature)

Subscribed and sworn to before me, this 7th day of August, 2024, to certify which witness my hand and seal of office.



Angela Swindell Wright
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

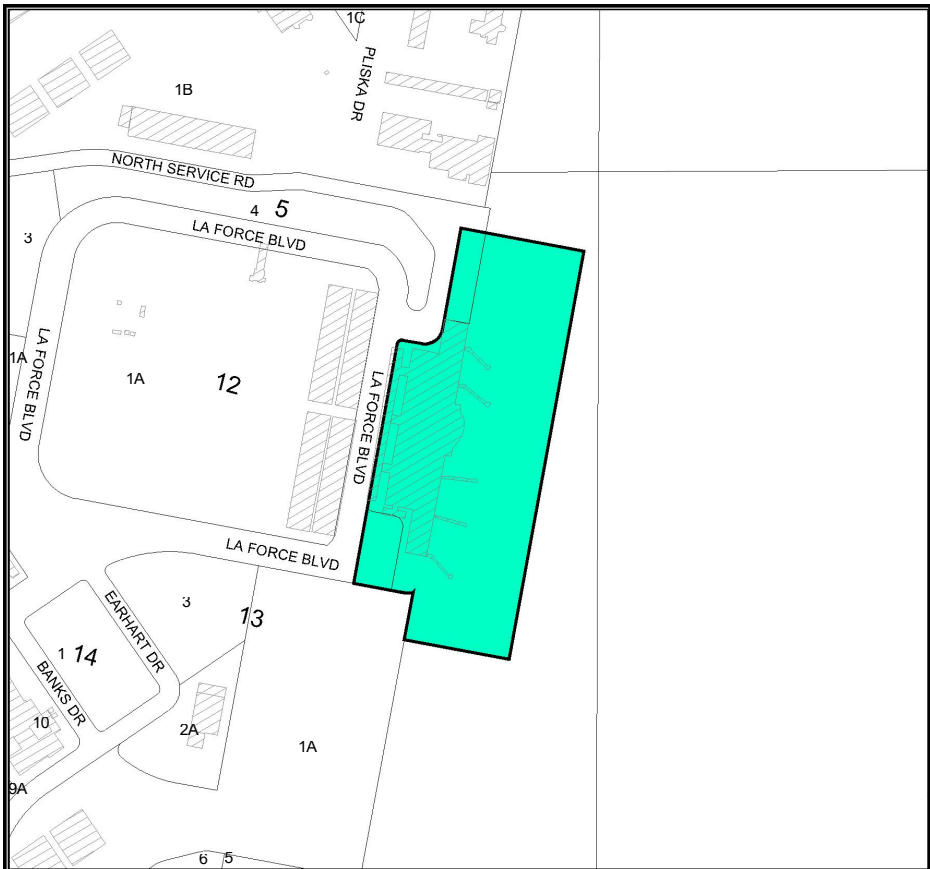
FOR OFFICE USE ONLY

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

Check # _____

Received By: [Signature] Date: 8/7/24

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



Location Map

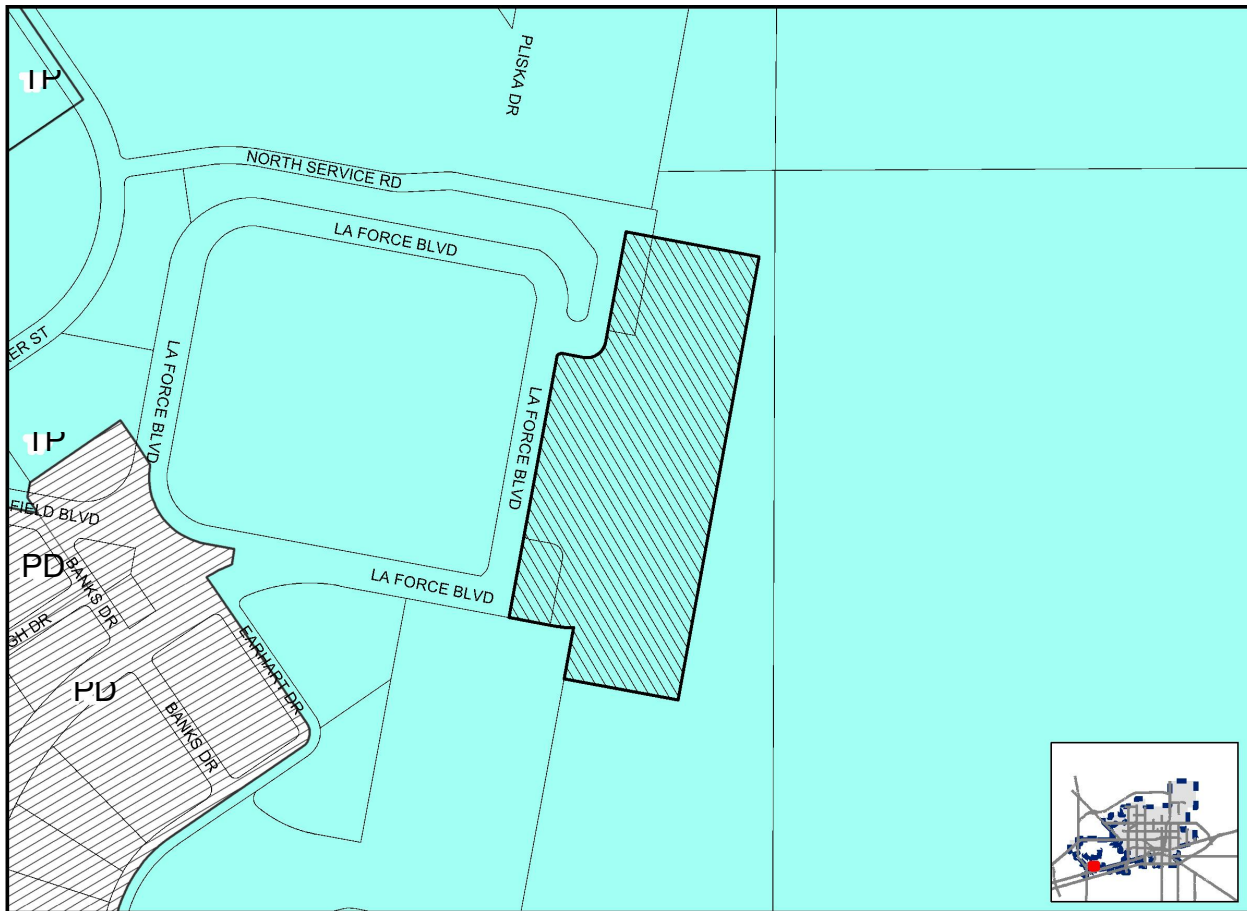
SUB-24-0760
 Proposed Plat of Midland International Airport Industrial Park, Section 10, being a 13.259-acre tract of land located in Section 8, Block 40, T-2-S, E-1-R-10-C, located northeast of the intersection of County of Midland Boulevard and Sloan Field Boulevard (Council District 4)

Scale: 1" = 332'

LEGEND
 CITY LIMITS
 PARCEL
 PRIVATE BLDGS



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



Map D.H.
8/26/2024

**SUB-24-
0760**

Scale: 1" = 332'

**ZONING
MAP**



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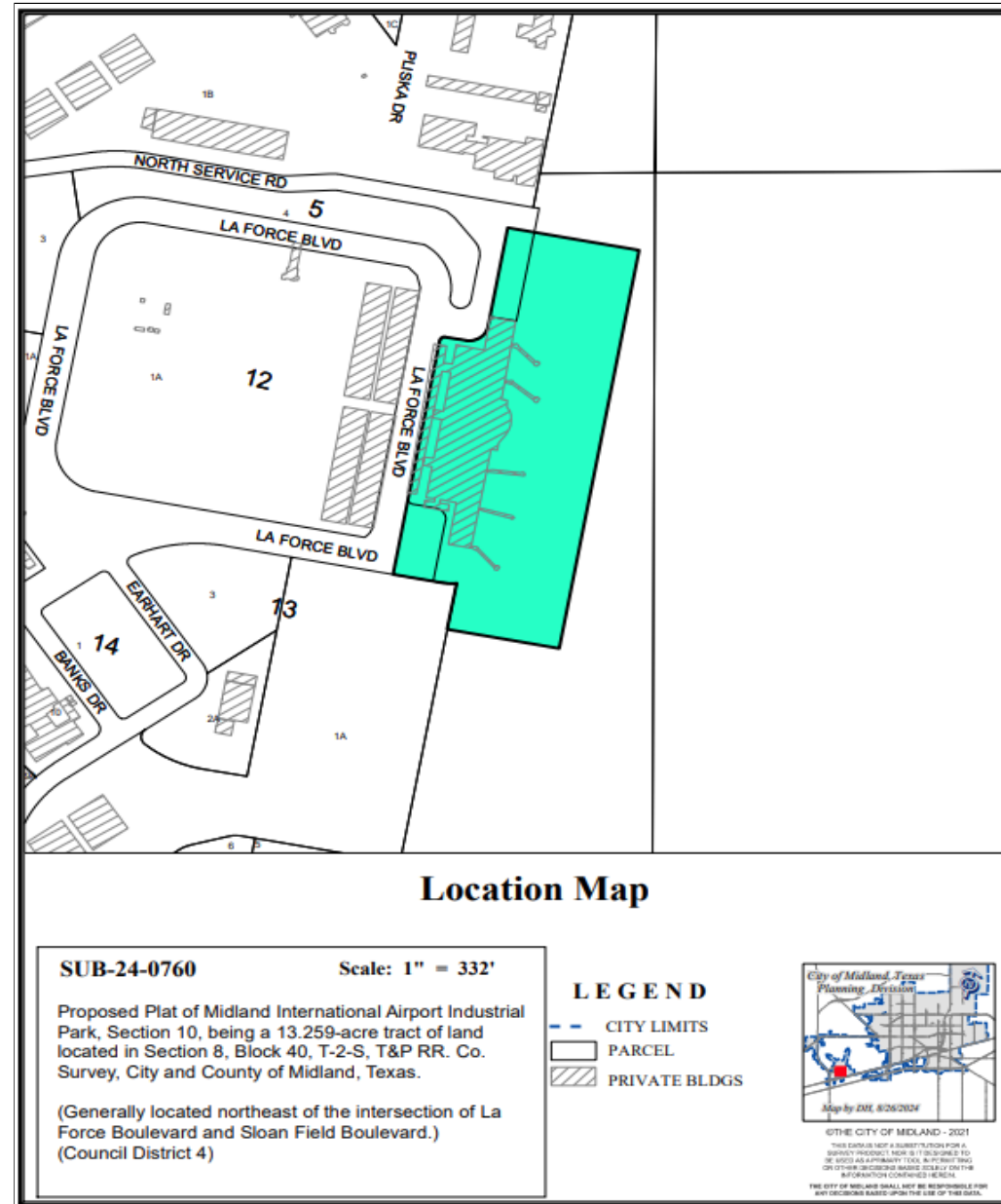
Midland International Airport Industrial Park, Section 10



Visit Our Website

MIDLANDTEXAS.GOV

- Piper Surveying Inc., on behalf of The City of Midland
- Preliminary Plat Approval
- 9506 La Force Boulevard



Midland International Airport Industrial Park, Section 10

- 13.259-acres
- Requesting to replat for new airport construction
- Consists of 1 lot

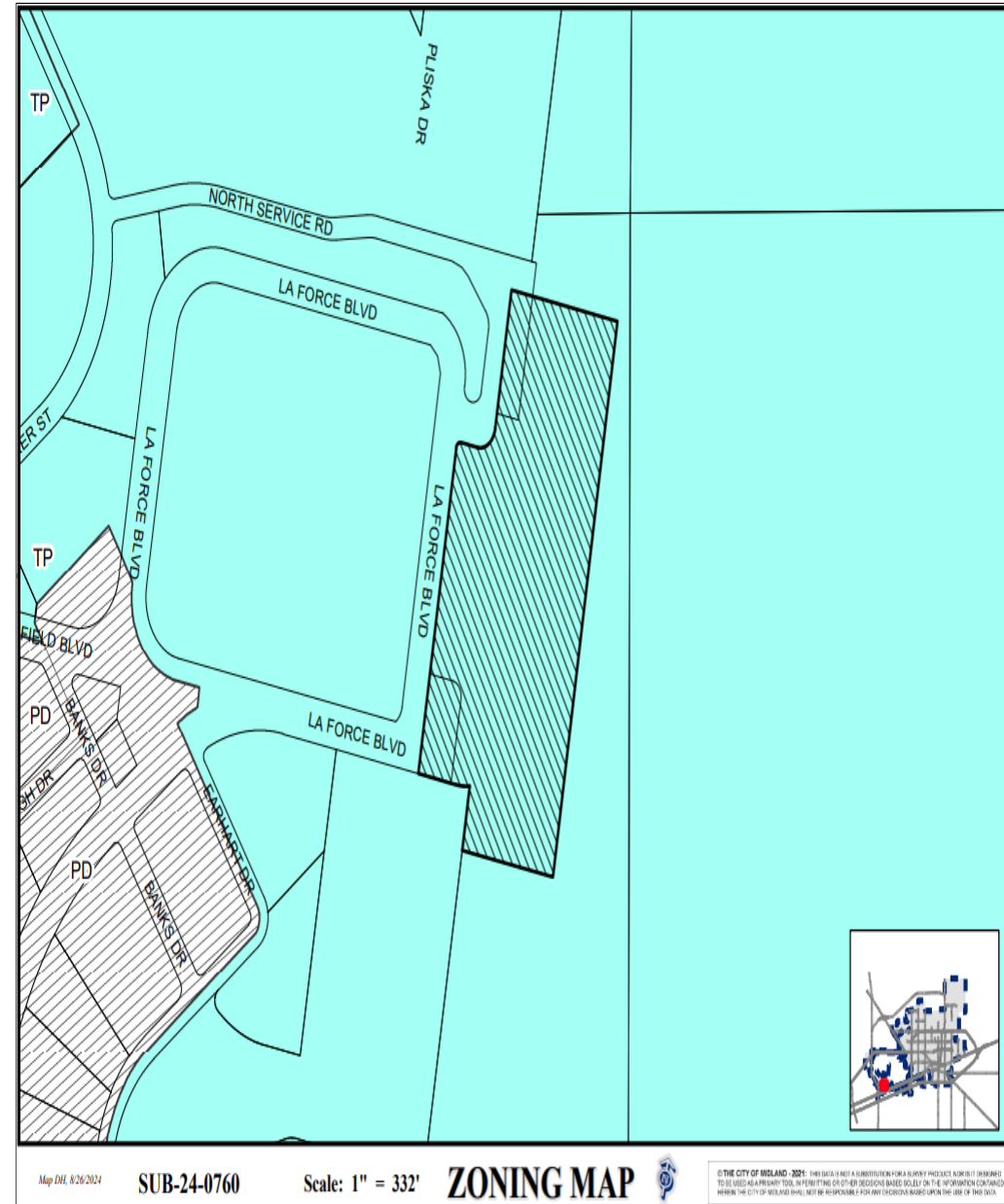
MIDLAND INTERNATIONAL AIRPORT INDUSTRIAL PARK, SECTION 10

PRELIMINARY PLAT

13.250 ACRES TRACT being a Part of Lot 4 and 0.011 Acres Portion of R200, to be Located in Midland International Airport Industrial Park, and 13.250 Acres Located in Section 8, Block 43, T-3-S, R-3-E, Co. Survey, City of Midland, Midland County, Texas

Midland International Airport Industrial Park, Section 10

- Current Zoning: TP, Technology Park District
- Surrounding Zoning: TP, Technology Park District





The plat meets all requirements; therefore, staff recommends approval of Midland International Airport Industrial Park, Section 10, subject to conditions A through C.

Conditions:

- A. A. Depicted Vacations must be approved by Council prior to final plat submittal.
[11-2-3(H)3(b)(6)]
- B. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]
- C. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: September 03, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of West Fork Addition, Section 4, being a replat of Lots 5, 6, and 7, Block 1, West Fork Addition, Section 2, City and County of Midland, Texas. (Generally located on the west side of State Highway 158, approximately 1,150 feet north of State Highway 191.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of Coy Hanes, is requesting to replat three properties located on State Highway 158 into three new lots to adjust lot lines in order to accommodate new site plans.

Current Zoning:

RR, Regional Retail District.

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

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

SURVEYOR: (Approved)

No comments provided.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Okay as shown.

ROW: Need to dedicate 12' R.O.W. to construct the multi-use trail along SH 158. [For Applicant's Information Only.]

PAVING: State Highway 158 is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 30" water exists North of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: The SH 158 Wastewater Plans that will extend the wastewater along the frontage of the plat has been approved; these wastewater improvements will be installed with the development within West Fork Addition, Section 1. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

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

OIL AND GAS: (Approved)

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

GIS: (Approved)

No comments.

Planning: (Approved with Conditions)

The location map should include an area not less than 1.5 kilometers (1.0 mile) beyond the plat boundary or such greater area as necessary to show the relationship of the proposed subdivision to existing community facilities which serve or influence it. 11-2-3(C)2(b)(1)

Staff recommends approval of the Preliminary Plat of West Fork Addition, Section 4, subject to condition A.

Condition:

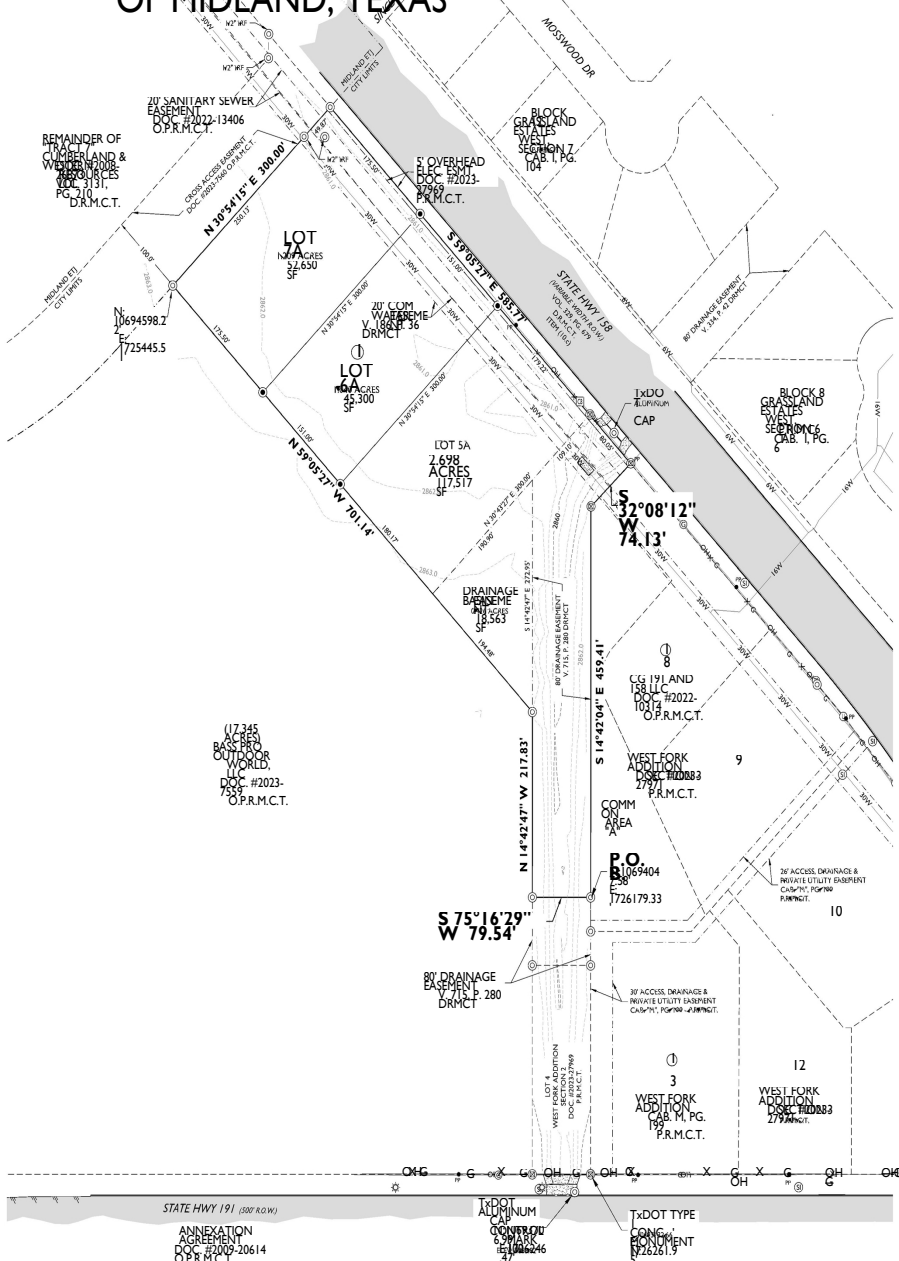
- A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

Proposed Preliminary Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation

PRELIMINARY PLAT

WEST FORK ADDITION, SECTION 4
BEING A REPLAT OF LOTS 5, 6, AND 7, BLOCK 1,
WEST FORK ADDITION SECTION
2, AN ADDITION TO THE CITY AND COUNTY
OF MIDLAND, TEXAS



PACKET

FEMA
NOTE
FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48379C0200F DATED SEPTEMBER 19, 2005, THIS PROPERTY IS WITHIN THE UNSHADED AREA OF A DESIGNATED FLOOD ZONE. THERE IS AN INFINITE CHANCE FOR FLOOD DAMAGE TO THE STRUCTURES THEREON IN CASE FREE FLOODING OR FLOOD DAMAGE ON RARE WIND OCCURS AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC.

OWNER'S
CERTIFICATE
OF
INTEREST
IN
LAND
THAT MIDLAND 158, LLC BEING THE OWNER OF THE LAND
PARCels 158 AND 159 SITUATED IN THE CITY AND COUNTY OF
WILSON, HEREFORE, KNOW ALL MEN
THAT MIDLAND 158, LLC BEING THE OWNER OF THE LAND
PARCels 158 AND 159, HEREBY DEDICATE THE CITY OF
WILSON AND ITS SECTIONS AND IN ADDITION TO THE CITY OF
WILSON AND ITS SECTIONS HERETO, DO HEREBY DEDICATE THE
LAND PARCELS 158 AND 159, HEREIN, AND DO HEREBY
GIVE IN EASEMENT OF INWINDING, FOR GARBAGE
COLLECTION, UTILITY FACILITY, AND MAINTENANCE OF TRASH
PANDORF AND ACCESS THEREON, AND CONSTRUCTION SHALL
COMMENCE ON AND END OR PRIORS UNTIL THE OWNERS THEREWITH HAS
THE EXISTING FACILITIES APPROVED BY THE
DIRECTOR OF UTILITIES.

ACKNOWLEDG
GIVEN
THE STATE OF
COUNTY OF
IN WITNESS WHEREOF, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS, HAS HEREIN SET MY HAND AND
THE DAY PERSONALLY APPEARED COY HAYNES, KNOWN TO ME
AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
I HAVE ACKNOWLEDGED TO ME THAT HE WAS ACTING AS
OWNER AND THAT HE EXECUTED THE SAME FOR THE
EXPRESS PURPOSE AND IN THE MANNER THEREIN STATED. GIVEN
UNDER MY HAND AND SEAL OF OFFICE THIS
EIGHTH DAY OF FEBRUARY, 2006
THE STATE OF TEXAS

CERTIFICATE OF
APPROVAL
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF
WEST FORK ADDITION, SECTION 4, WAS
APPROVED BY PROPER ACTION OF THE CITY PLANNING AND
ZONING COMMISSION OF THE CITY OF
MIDLAND, TEXAS ON THIS 20TH DAY OF 2024.

LUCY SISNIEGA,
CHAIRMAN

LANDON OCHOA,
SECRETARY

**SURVEYOR'S
CERTIFICATE**
KNOW ALL MEN BY
THESE PRESENTS, THAT
GREGORY W. SHULLS, A REGISTERED PROFESSIONAL
SURVEYOR OF THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT THE
ACTUAL AND ACCURATE SURVEY OF THE
LANDS PROPERLY DESCRIBED IN THE
PERSONAL REPRESENTATION OF THE
MUNICIPALITY OF THE CITY OF MIDLAND, TEXAS
GREGORY W. SHULLS
Rt 3526
MAYFIELD 635-121
909 W. WALL STREET, SUITE,
MIDLAND, TX 79701

DEVELOPMENT
NOTES:
1. A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES.
2. A DEVELOPMENT PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED TO BE DEVELOPED.
3. A PERMIT MAY BE REQUIRED BY THE CITY OF MIDLAND.
4. IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND.
5. A REPRESENTED FEE IS RELATED FOR THE PROPERTY BEING USED FOR A MORE INTENSIVE USE.
6. A PLATING SERVICE AND EXCAVATION DURING THE FINAL COLLECTION OF WASTE FEES IN PLACE DURING THE PROJECT.
7. THE FEES IN FEES MAY NOT BE THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASED.

SURVEY
1. NOTES OF BEARING, COORDINATES, DISTANCE AND ACREAGE.
OF A LAMBERT CONICAL PROJECTION
OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID,
CENTRAL MEXICO ZONE 14N, 1883 EDITION, 8300 METER
GRID WITH A CONVERGENCE ANGLE (theta) OF $-0^{\circ}56'51.02''$
2. ALL DATA DERIVED FROM THIS SURVEY IS IDENTIFIED AS SHOWN
HEREIN, UNLESS OTHERWISE NOTED. FILED IN THE
OFFICE OF MAYOR/CITY ENGINEERING FOR
3. COMPLETE RECONSTRUCTION OF THIS SURVEY. HEREBY ADOP/ A
4. BLANKET MUTUAL ACCESS CROSS HEREBY ADOP/ A
5. IMPROVED ROAD CROSSING MARKING EASEMENT VIA ALL
6. MUTUAL ACCESS EASEMENT

[illegible]

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

ATMOS
ENERGY
BY: _____

AT&T _____
BY: _____

OPTIMU
M

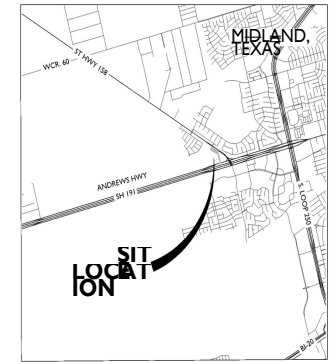
ASTOUND
BROADBAND
BY.

ONCOR ELECTRIC _____
DELIVERY _____
BY: _____

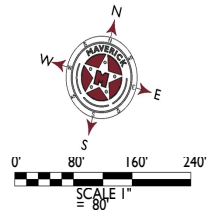
PROPERTY
OWNER
MIDLAND
CO. CLONES (214)-
335-4702
1901 N AKARD
STREET
DALLAS, TEXAS 75201
DEED INSTRUMENT
#2023-7552
D.R.M.C.T.

PLAT FILED FOR
RECORD
MIDLAND
COUNTY, TEXAS

DATE _____



VICINITY
MAP
N.T.
S.



**LEGE
ND**

- @ TOOT TYPE I
 CONCRETE FOUNDMENT WIRING
 @ PLASTER MARKED
 @ PLASTER CAP MARKED
 @ PLASTER CAP MARKED
 @ CEMENT NOTED
 @ EXISTING GUY
 @ ANCHOR
 * EXISTING LIGHT
 PIP HOLE
 @ EXISTING
 @ POWER POLE
 @ EXISTING STUB
 Q.P.R.M. MIDLAND PUBLIC RECORDS,
 P.M.C. MIDLAND CO., TX.
 P.M.C. PLAT RECORDS, MIDLAND
 MIDLAND CO., TX

 DENOTES CONCRETE

 DENOTES
 PAYMENT
 BOUNDARY
 FENCE
 PROPERTY LINES
 EXISTING LINE
 G PROPOSED
 OH EXISTENT LINE HEAD
 W ELECTRIC LINE
 SIZE AS NOTED



MAVERICK
CIVIL ENGINEERING /
LAND SURVEYING
1909 West Wall Street,
Suite "K"
Midland, Texas
79701
ENGINEER FIRM #: F-
15089

ENGINEER FIRM #: F-15089

SURVEY FIRM #:
10194514
Tel: (432) 362-0099 Fax:

FORK

FUNCTION

SECTION

**WEST FORK
ADDITION
SECTION 4**



Preliminary Plat Application

 Project Number: Sub-24-0747
 Case Number: _____
Proposed Subdivision Plat Name: West Fork Addition, Section 4
 Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF LOTS 5, 6, AND 7, BLOCK 1, WEST FORK SECTION 2, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner Printed Name: COY HAYNES		Phone (432) 262-0999 Email: <u>chaynes@haymesdevco.com</u>	
Address: <u>1901 N. AKARD STREET</u>	City: <u>DALLAS</u>	State: <u>TX</u>	Zip: <u>75201</u>

Developer (if different than Owner) Printed Name: _____		Phone (432) 262-0999 Email: _____	
Address: _____	City: _____	State: _____	Zip: _____

Representative (if acting as Agent, see affidavit on page 2) Firm: <u>MAVERICK ENGINEERING</u> Printed Name: <u>PALADIN HUCKABA</u>		Phone (432) 262-0999 Email: <u>phuckaba@maverick-eng.com</u>	
Address: <u>1909 W. WALL STREET SUITE K</u>	City: <u>MIDLAND</u>	State: <u>TX</u>	Zip: <u>79704</u>

Current Zoning: RRReason for Platting: OWNERSHIP

Plat Information	Total Acreage: <u>4.95 Acres</u>
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: <u>3</u>	Number of Multi-family Dwelling Units: _____

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

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

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

Provisions

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

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

Property Owner (signature) [Signature] Date: 7/24/2024

Property Owner (printed): Coy Haynes

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.

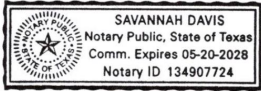
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of West Fork Address 4 or is authorized by Coy Haynes 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 24th day of July, 20 24, 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)

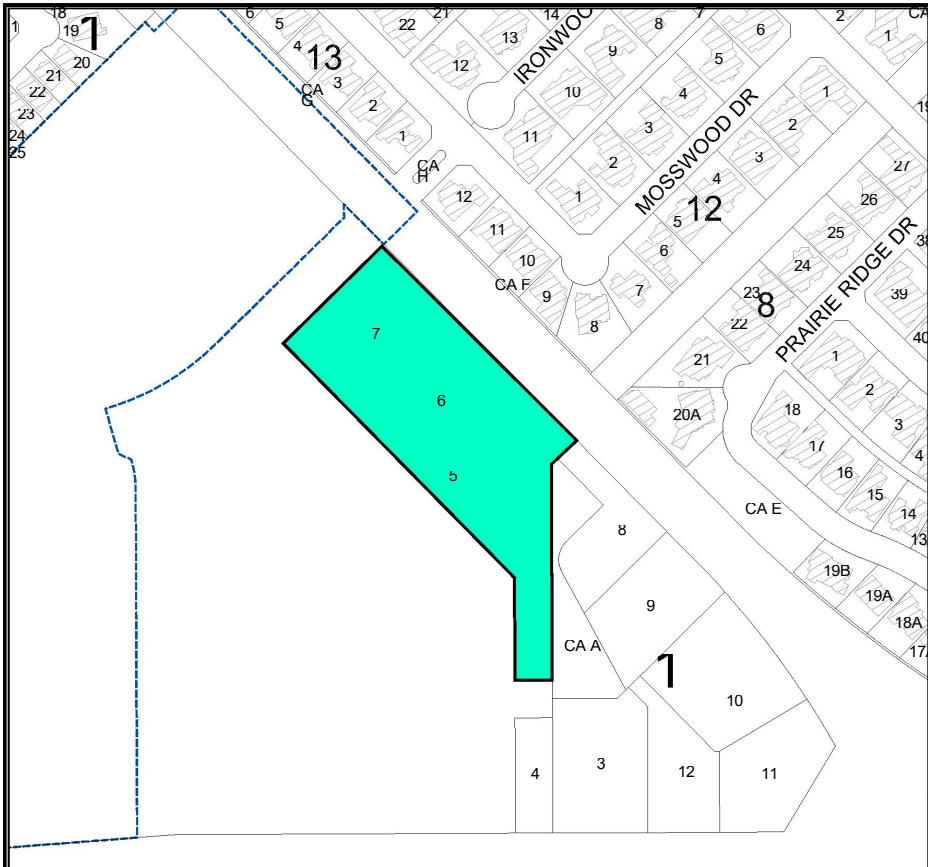
Check # 4913
Received By: [Signature] Date: AUG 7 2024

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

Preliminary Plat Application

2

Revised 07/01/19



7

Location Map

SUB-24-0747

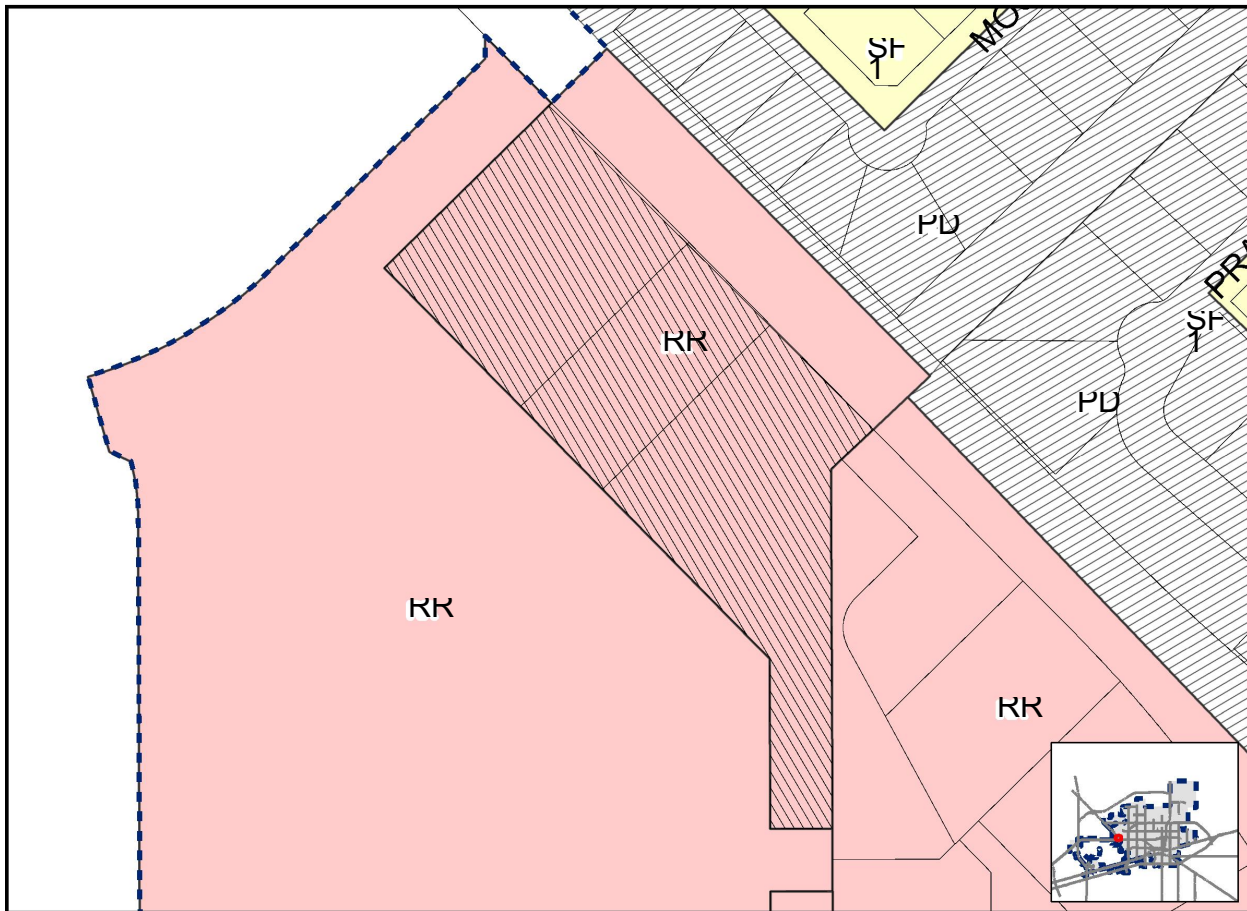
Scale: 1" = 250'

Proposed Plat of West Fork Addition, Section 4, being areplat of Lots 5, 6, and 7, Block 1, West Fork Addition, Section 2, City and County of Midland, Texas. Highway 158, approximately 1,150 feet north of State Highway 191 (Council District 4)

LEGEND
 CITY LIMITS
 PARCEL
 PRIVATE BLDGS



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



Map AM
3/29/2024

**SUB-24-
0747**

Scale: 1" = 150'

**ZONING
MAP**



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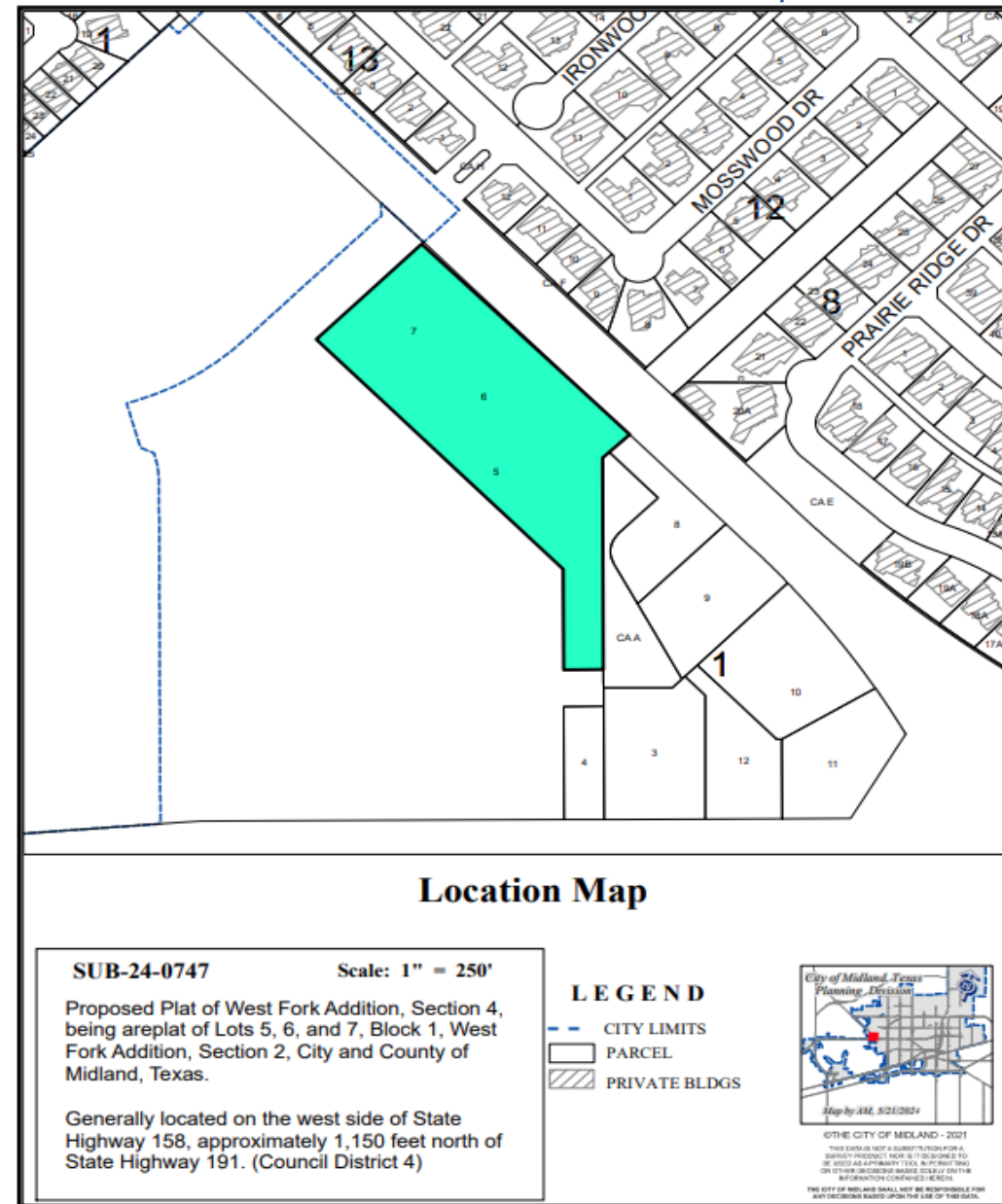
West Fork Addition, Section 4



Visit Our Website

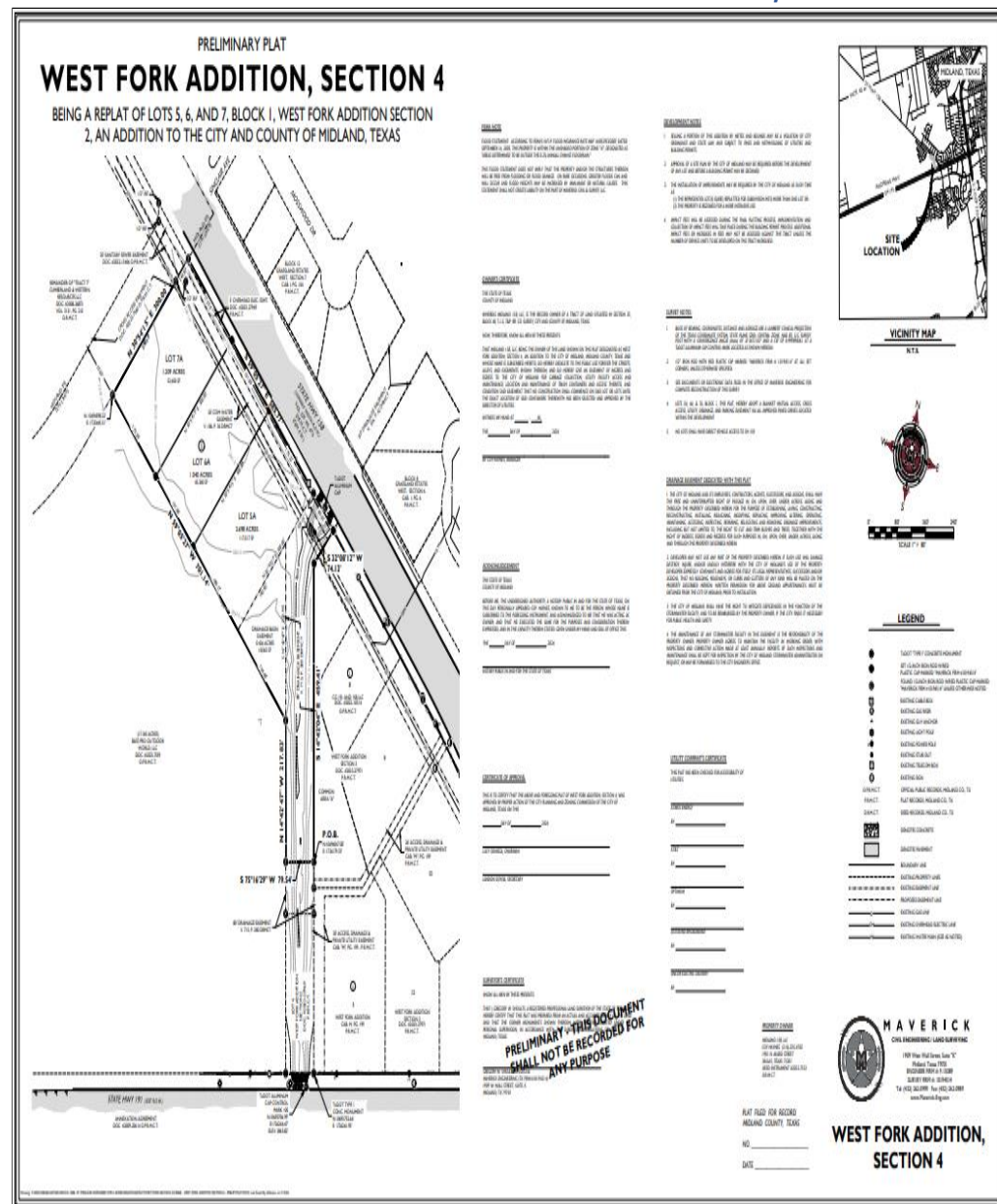
MIDLANDTEXAS.GOV

- Maverick Engineering, on behalf of Coy Hanes
- Preliminary Plat Approval
- Located on State Highway 158

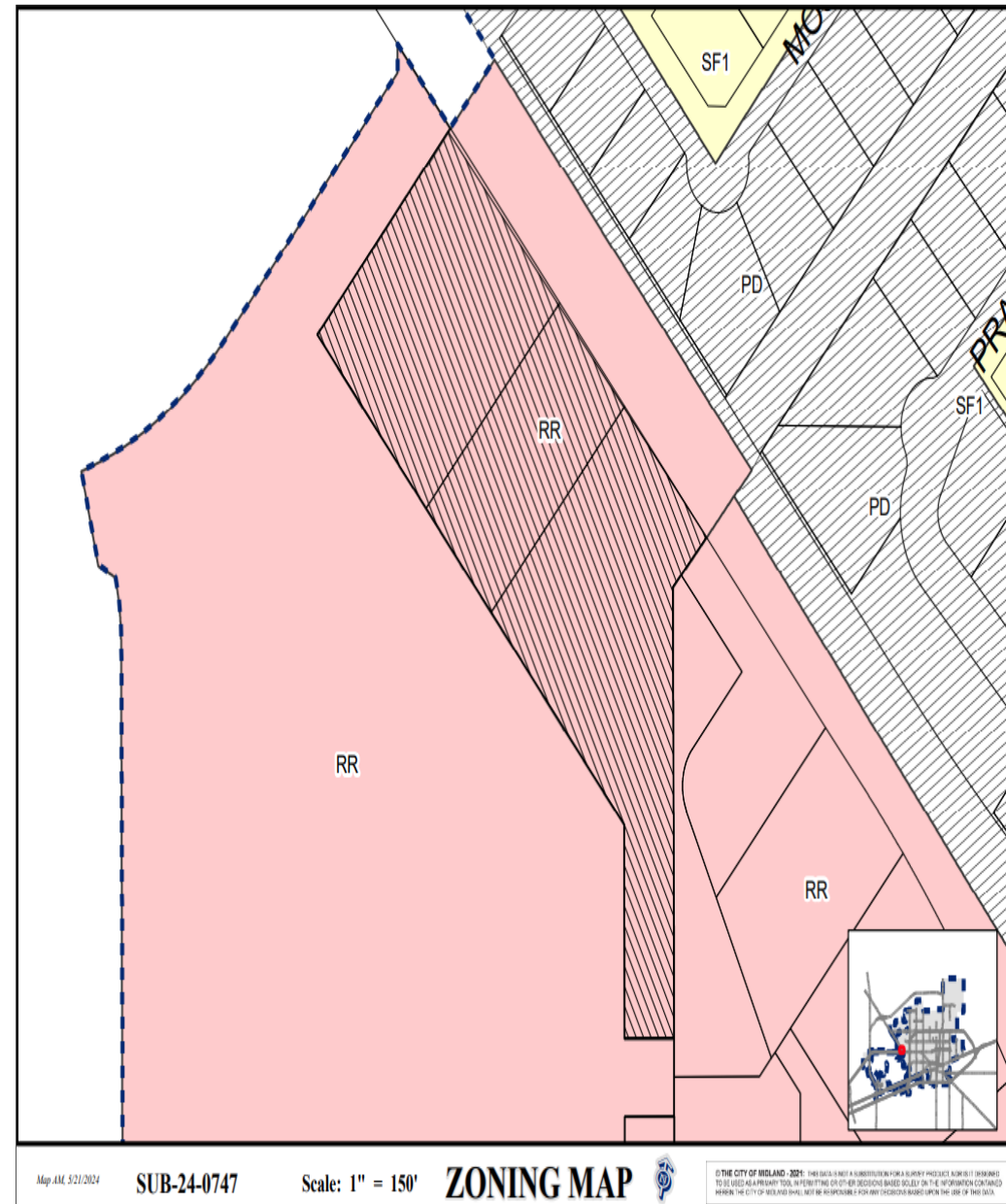


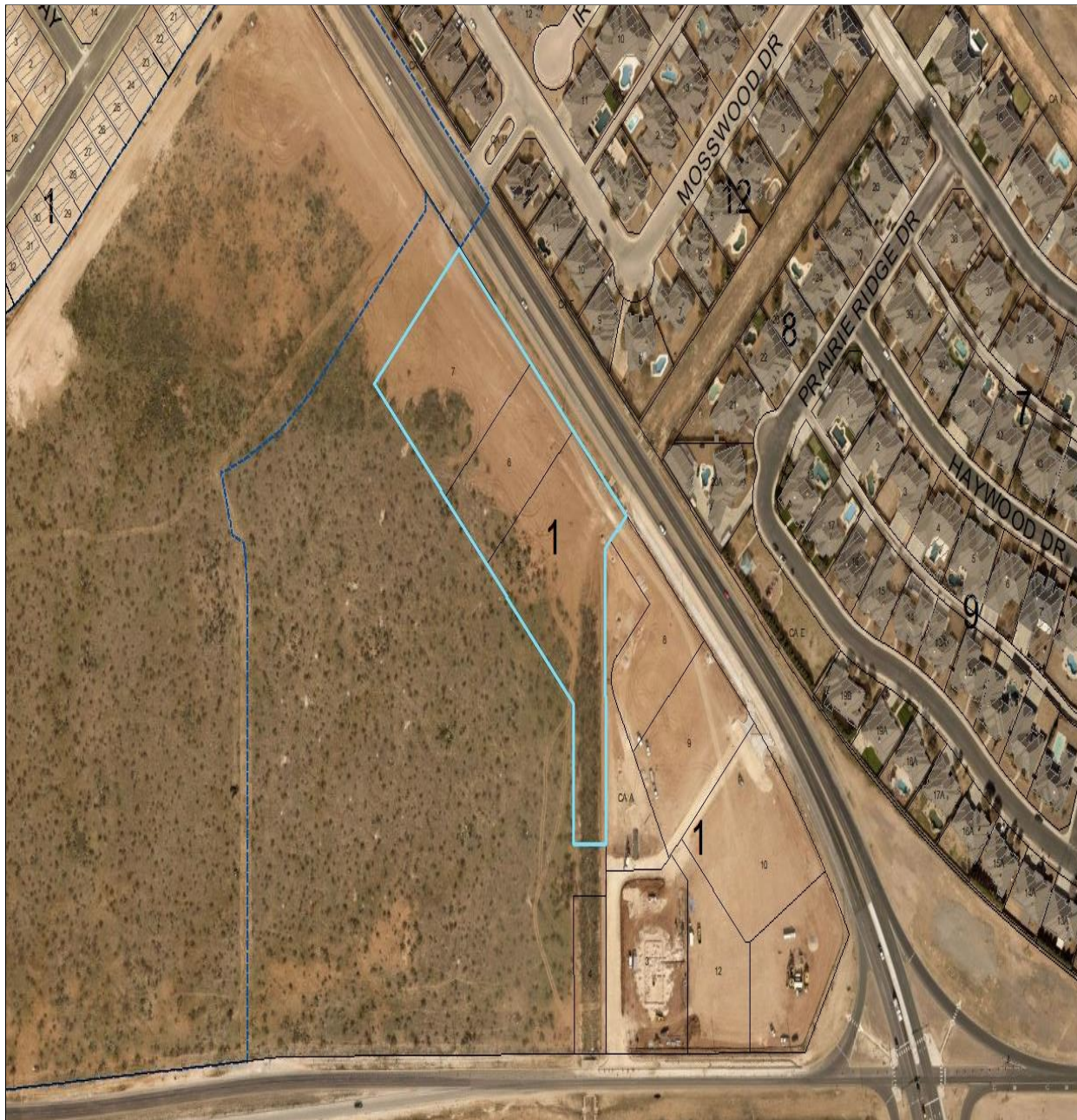
West Fork Addition, Section 4

- 4.95 acres
- Requesting to replat to for ownership purposes
- Consists of 3 lots



- Current Zoning: RR, Regional Retail District
- Surrounding Zoning: RR, Regional Retail District





The plat meets all requirements; therefore, staff recommends approval of West Fork Addition, Section 4, subject to condition A.

Condition:

A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: September 03, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Mockingbird Ridge, being a plat of a 302.39-acre tract of land, located in Section 18, Block 38, T-1-S, A-734, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located southeast of the intersection of Fairgrounds Road and Arapahoe Road.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of Betenbough Homes, LLC, is requesting to plat a 302.39-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RR. Co. Survey, City and County of Midland, Texas located east of Fairgrounds Road. The applicant is platting to allow for Housing Development to allow for the development of multi-use site including single family housing, cottage housing, and greenspace/detention.

Current Zoning:

LR, Local Retail District, in part, TH, Townhouse (Attached) Dwelling District, in part, MF-16, Multiple-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, SF-2, Single-Family Dwelling District, in part, SF-1, Single-Family Dwelling District, in part, 2F, Two-Family Dwelling (Duplex) District, in part.

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

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application. Also, please refer to the comments made by the Oil and Gas division regarding any issues related to wells and tanks.

SURVEYOR: (Approved)

Awaiting comments.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Internal paving improvements have not been submitted/accepted. Construct roads shown to City Standards for entire platted frontage. Per City code, the developer is required for 1/3 the cost/construction of Fairgrounds, based on maximum 20-meters (68-foot) width including C & G arterial construction standards.
[Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

WATER: Water improvements have not been submitted/accepted. Construct to City standards along entire platted frontage, serving all lots with looped system. [Reference City Code Section 11-2-3(G)1]

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: Sewer improvements have not been submitted/accepted. Construct to City standards along entire platted frontage, serving all lots within the subdivision and to adjacent lot lines along exterior roadways. [Reference City Code Section 11-2-3(G)1]

DRAINAGE: Show compliance with Mockingbird Ridge Phase 15-26 Drainage Study, prepared by Maverick Engineering and approved by City on 08/09/2024. [Reference City Code Sect. 11-2-3(D)8]

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

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

TRANSPORTATION: (Approved)

STREET NAME AND TRAFFIC CONTROL SIGN FEE – \$500/intersection sign fees due at the final plat. Fee shall be adjusted based on the number of intersections if Final Plat is phased. [Reference City Code Section 11-2-5(C)3(t).] 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.

OIL AND GAS: (Approved with Conditions)

Both tank batteries identified on the plat need the radius changed from 500' to 150'. The Stimson Burley B #1 identified was permitted with a City Permitted 1-11-94, Case No. 0-93-001 and is identified with the 500 ft. permitted well radius and the 135 ft. min radius on the plat. Note the requirement of building permits variance for this well in the notes on plat. Residential/commercial building permits inside the 500 ft. radius will require a variance to the permitted well from the City Council. The variance request would need to be made through the Building Official- Jeff Pinkstaff. Non-Permitted wells identified with 135 ft. well radius of location on plat. Please note if oil & gas wells are not identified or left off plat, this could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

GIS: (Approved)

Title should be Mockingbird Ridge North?

Northern call encroaches into existing plats. (Lone Star Trails II, Sec 16, Sec 13, Sec 8, Sec 6) Please check calls.

Phases will be reviewed as they are received, individually.

Please check chord length of C2, C12 in table.

Street names under review.

Block 33 should be a continuation of Block 32 and lots 1-23 of Block 33 should be 44-66. Block numbers greater than 33 should be reduced by 1. (34->33, 35-> 34, and so forth)

PLANNING: (Approved)

Provide proof of ownership by final plat submittal. [11-2-3(H)3(m)(1)]

Plat is over 25 acres and will therefore need to go City Council after the Planning and Zoning Commission at the preliminary phase. [11-2-3(D)11]

The preliminary plat can be named Mockingbird Ridge. But the next final plat must be named Mockingbird Ridge, Section 12. [Informational]

If the plat will be included in existing HOA for the Mockingbird subdivision to the south, then the restrictive covenants will need to be updated with a new metes & bounds exhibit which includes the property that this plat covers. The amendment will need to be approved by the P&Z Commission. If a new restrictive covenant is being proposed, it will require approval from the Planning & Zoning Commission at the final plat phase. [11-2-3(H)3(l)]

Variances in lot dimensions will be determined by the request for the PD that is currently in process. All other lots must conform to the base zoning(s) established by the proposed PD should it be approved. [11-2-3(D)8(b)]

The zone change related to this request which will change the zoning to PD, Planned Development District for Housing Development was supported by the Planning & Zoning Commission on August 19, 2024 as they recommended approval. It is scheduled for the September 10, 2024 City Council meeting. [Informational]

Staff recommends approval of the Preliminary Plat of Mockingbird Ridge, subject to conditions A through D.

Condition:

- A. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]**
- B. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].**
- C. 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 11-2-3(G)1 & 11-2-4(A)2(a).**
- D. Approval of a zone change request to PD, Planned District for Housing Development must be approved before Final Plat submittal. [11-2-3(D)9]**

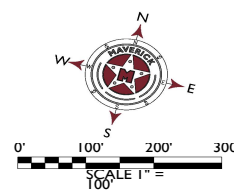
Attachments:

Proposed Preliminary Plat
Application

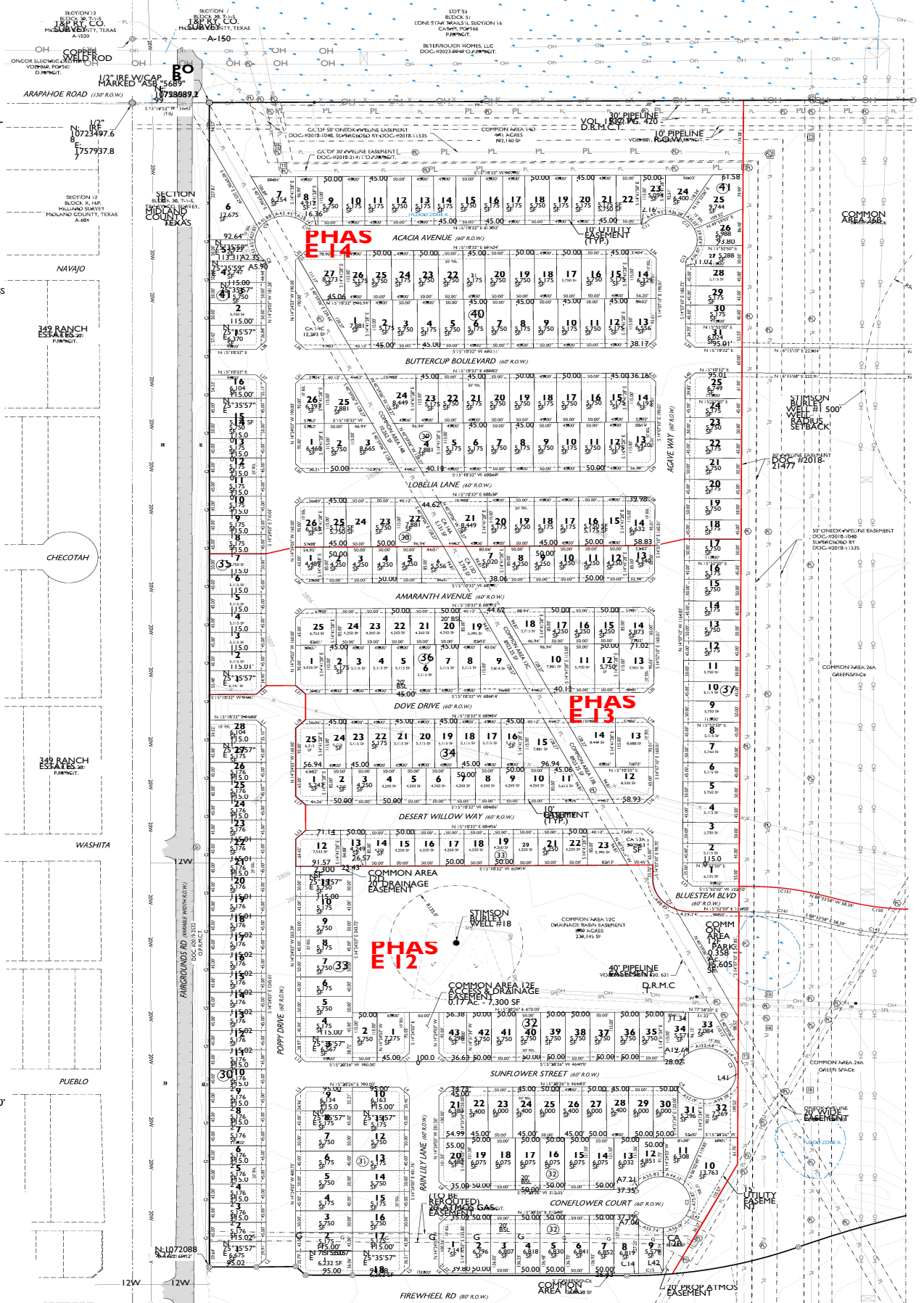
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation

PRELIMINARY PLAT
MOCKINGBIRD RIDGE
 BEING A 302.39 ACRE TRACT OF LAND, SITUATED
 IN SECTION 18, BLOCK 38, T-1-S,
 A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND,
 MIDLAND COUNTY, TEXAS.

- LEGEND**
- 1/2" IRON ROD W/RED PAINT MARKED "A-514" NOTED
 - POINT OF CONVEYANCE/INTERSECTION
 - EXISTING POWER POLE
 - EXISTING GUY ANCHOR
 - EXISTING UTILITY POLE
 - EXISTING SIGN
 - EXISTING TEST STATION
 - EXISTING ELECTRIC BOX
 - EXISTING BOUNDARY
 - EXISTING DIRT ACCESS
 - EXISTING ADJACENT PROPERTY LINES
 - EXISTING DIRT ACCESS
 - EXISTING EASEMENT
 - BUILDING SETBACK LINE (BSL)
 - EXISTING EASE OF ACCESS
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING BURIED PIPELINE
 - EXISTING SURFACE DRAINING ATMOSPHERIC STORM DRAINAGE WATER WASTEWATER LINE
 - EXISTING WELL PAD
 - EXISTING FLOOD PLAIN
 - EXISTING PUBLIC RECORDS, MIDLAND CO., TX
 - EXISTING DEED RECORDS, MIDLAND CO., TX



MAVERICK
 ENGINEERING/ SURVEYING
 1033 S. 12TH STREET, SUITE 100
 MIDLAND, TEXAS 79701
 TEL: (432) 266-0999 FAX: (432) 266-0999
 www.Maverick-Eng.com



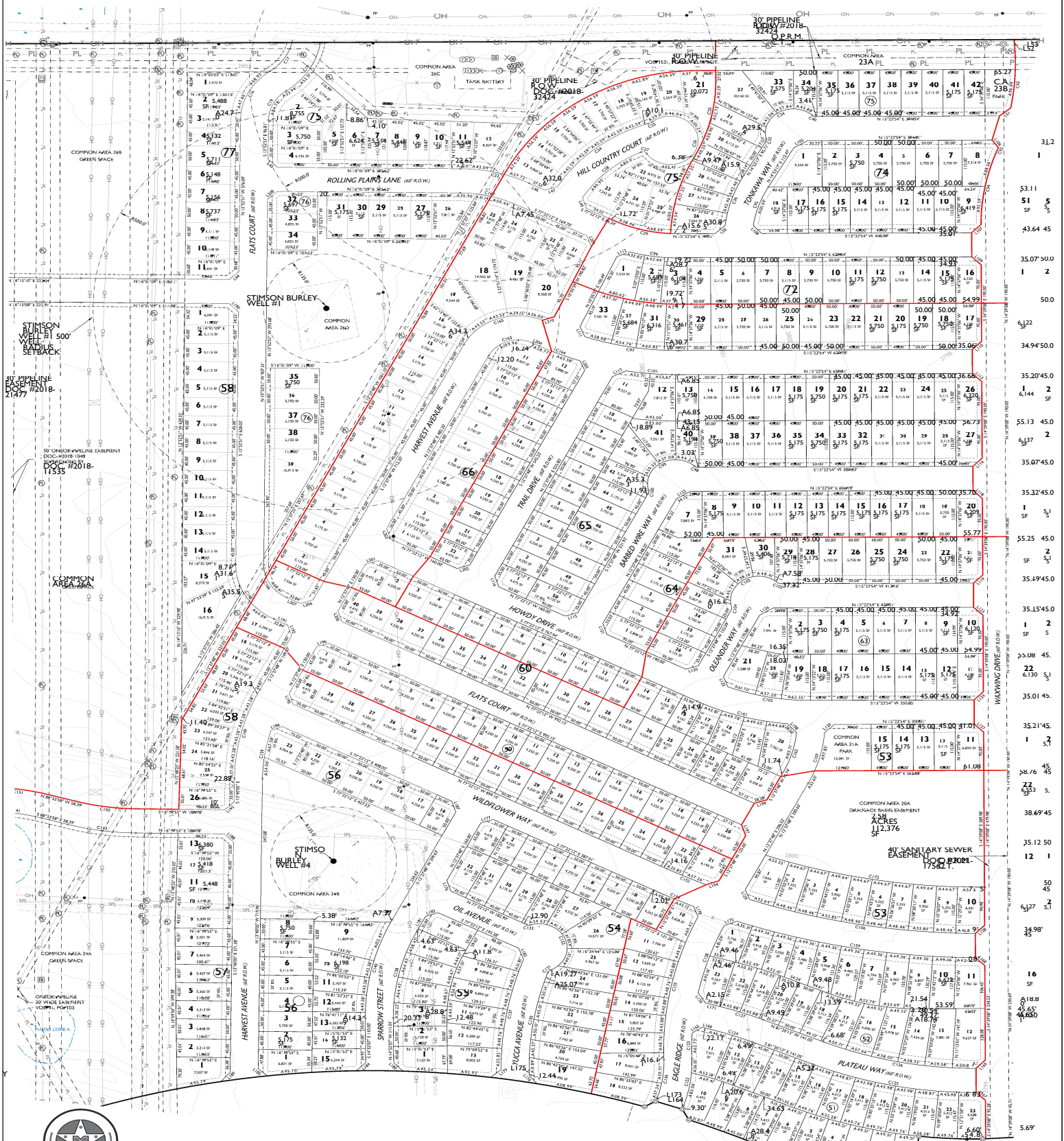
PACKET

PRELIMINARY PLAT MOCKINGBIRD RIDGE

BEING A 302.39 ACRE TRACT OF LAND, SITUATED
IN SECTION 18, BLOCK 38, T-1-S
A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND,
MIDLAND COUNTY, TEXAS.



0' 100' 200' 300'
SCALE 1" = 100'



MAVERICK
ENGINEERING

Street Suite
1000
FIRM #:
SURVEY FIRM #:
Tel: (432) 268-0999 Fax:
(432) 268-0999
www.Maverick-Eng.com

PACKET

Page 11.106

September 3, 2024

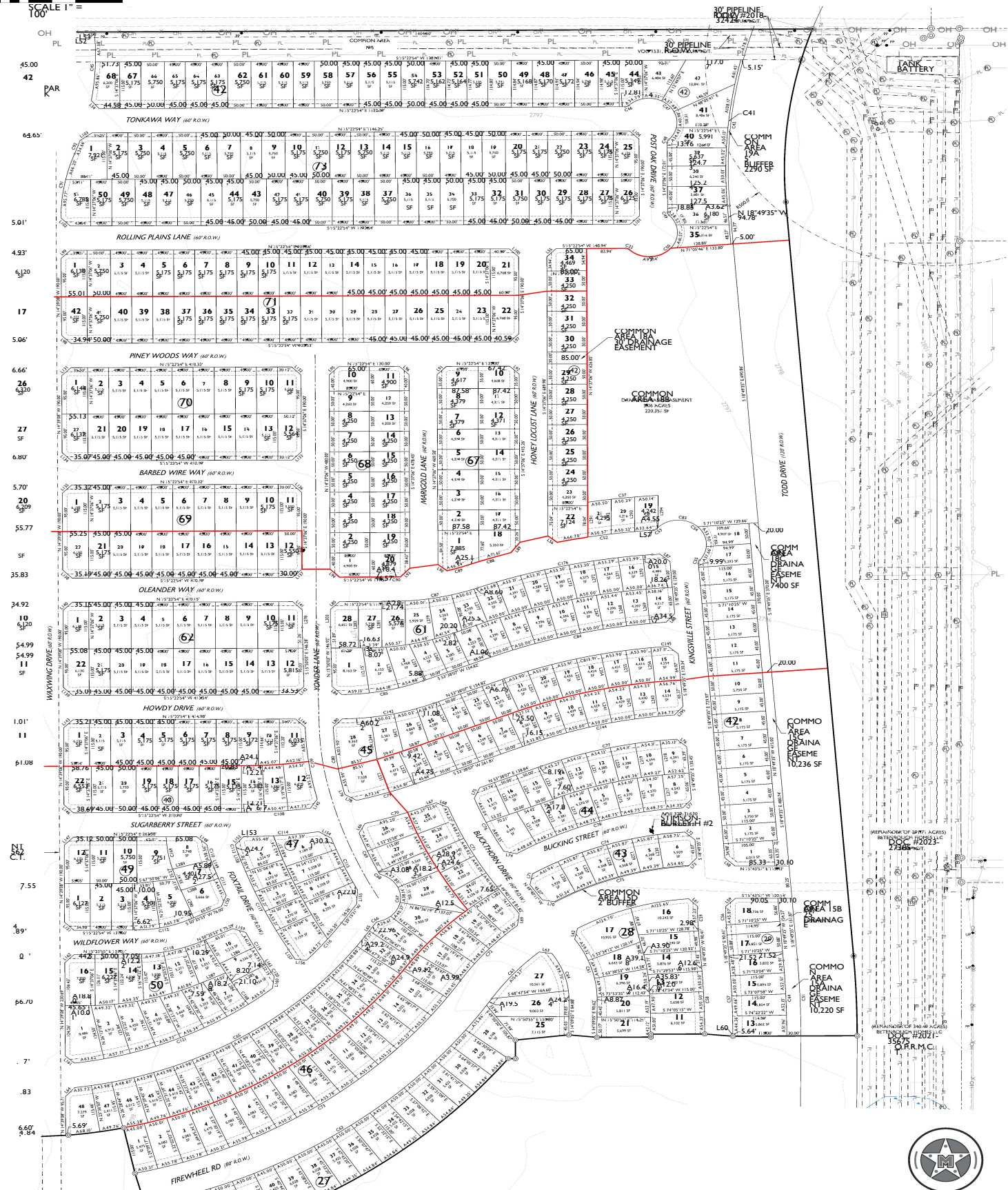
SHEET 3

PRELIMINARY PLAT
MOCKINGBIRD RIDGE

BEING A 302.39 ACRE TRACT OF LAND, SITUATED
IN SECTION 18, BLOCK 38, T-1-S
A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND,
MIDLAND COUNTY, TEXAS.



0' 100' 200' 300'
SCALE 1" = 100'



A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND,
MIDLAND COUNTY, TEXAS.

CURVE	ARC	LENGTH
CURVE	BEARINGS	
C135	274.8	780.00
C136	92.05	270.00
C137	279.6	780.00
C138	225.5	780.00
C141	121.6	470.00
C142	254.3	440.00
C144	119.4	530.00
C148	199.6	440.00
C149	147.6	530.21
C150	0	560.00
C151	318.5	560.00
C152	166.8	0330.00
C162	62.94	500.00
C163	103.7	550.00
C164	147.9	650.00
C165	196.2	800.00
C166	245.5	1300.00
C167	294.9	2000.00
C168	343.2	1470.00
C169	391.7	530.00
C172	478.1	315.34
C176	582.1	270.00
C400	119.2	1555.00
C401	119.2	1370.00
C402	0	0
	37.2	995.00
	154.3	995.00
	0	1950.00

Tel: (432) 262-8551 Fax: (432) 262-0989
www.Maverick-Eng.com

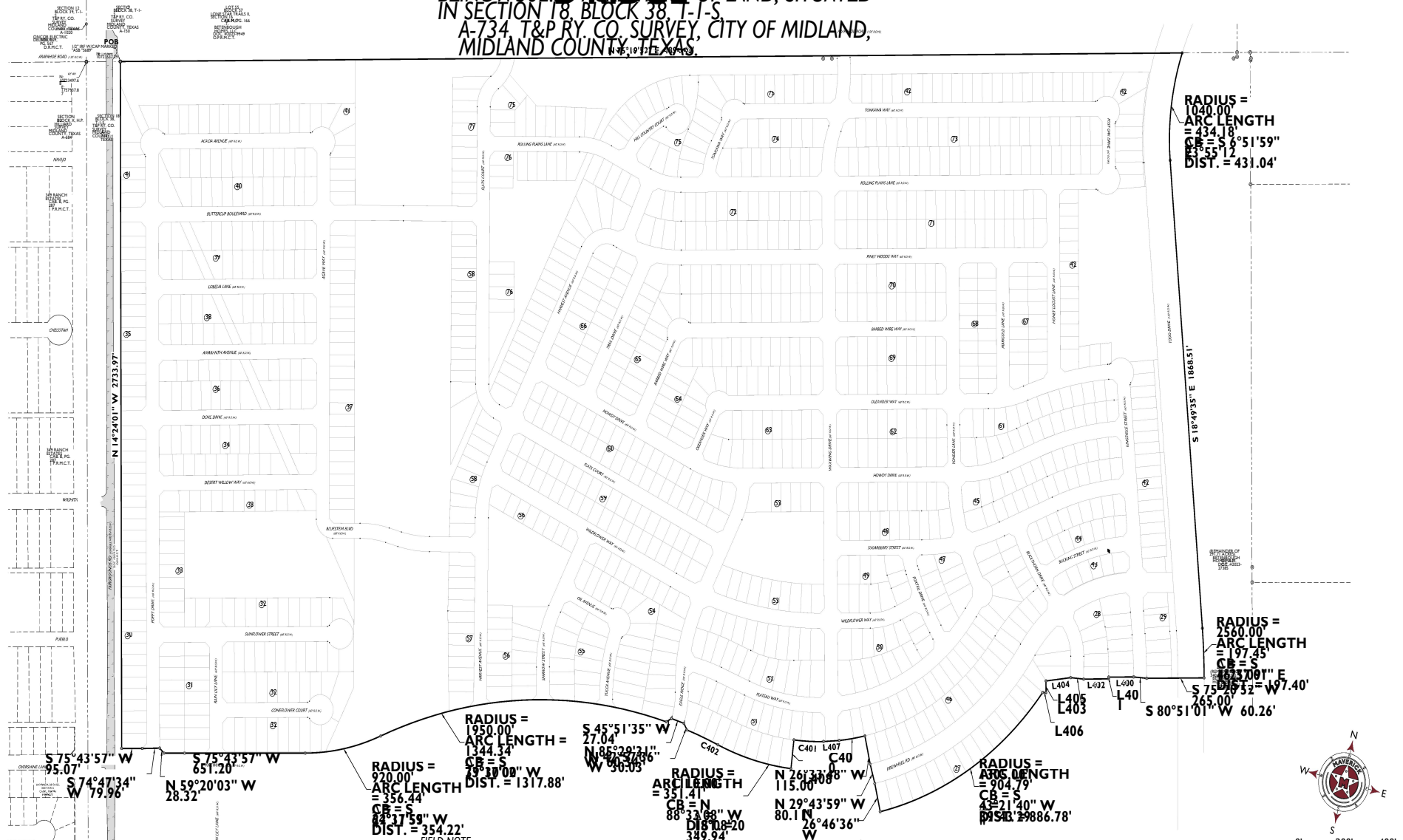
PRELIMINARY PLAT

MOCKINGBIR

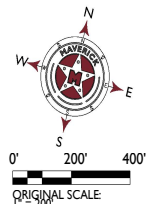
BRIDGE

BEING A 302.18 AC. TRACT OF LAND, SITUATED
IN SECTION 19, BLOCK 38, T-1-S
A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND,
MIDLAND COUNTY, TEXAS.

6-81-

[illegible]

LINE TABLE		CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
140	75° 10' 52" W	115.00	C401	137.2	995.00	137.1	5° 46' 52"	6° 52'
141	75° 10' 52" E	70.06	C402	137.2	995.00	137.1	5° 46' 52"	7° 54'
142	75° 10' 52" E	70.06						
143	75° 10' 52" E	60.27						
144	75° 10' 52" E	72.42						
145	75° 10' 52" E	72.42						
146	75° 10' 52" E	115.00						
147	75° 10' 52" E	70.06						
148	75° 10' 52" E	70.06						
149	75° 10' 52" E	70.06						
150	75° 10' 52" E	70.06						
151	75° 10' 52" E	70.06						
152	75° 10' 52" E	70.06						
153	75° 10' 52" E	70.06						
154	75° 10' 52" E	70.06						
155	75° 10' 52" E	70.06						
156	75° 10' 52" E	70.06						
157	75° 10' 52" E	70.06						
158	75° 10' 52" E	70.06						
159	75° 10' 52" E	70.06						
160	75° 10' 52" E	70.06						
161	75° 10' 52" E	70.06						
162	75° 10' 52" E	70.06						
163	75° 10' 52" E	70.06						
164	75° 10' 52" E	70.06						
165	75° 10' 52" E	70.06						
166	75° 10' 52" E	70.06						
167	75° 10' 52" E	70.06						
168	75° 10' 52" E	70.06						
169	75° 10' 52" E	70.06						
170	75° 10' 52" E	70.06						
171	75° 10' 52" E	70.06						
172	75° 10' 52" E	70.06						
173	75° 10' 52" E	70.06						
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197	75° 10' 52" E	70.06						
198	75° 10' 52" E	70.06						
199	75° 10' 52" E	70.06						
200	75° 10' 52" E	70.06						
201	75° 10' 52" E	70.06						
202	75° 10' 52" E	70.06						
20								



MAVERICK
CIVIL ENGINEERING /
LAND SURVEYING
1909 West Wall Street,
Suite "K"
Midland, Texas
79701
ENGINEER FIRM #: F-
15089
SURVEY FIRM #:
10194514
Tel: (432) 262-0999 Fax:

Page 11.109

September 12, 2012
MOCKINGBIRD RIDGE
SHEET 6 OF 6

	Preliminary Plat Application	Project Number: <u>Sub-24-0761</u> Case Number: _____
---	-------------------------------------	--

Proposed Subdivision Plat Name: <u>MOCKINGBIRD RIDGE</u>

Legal Description (attached sealed Metes and Bounds): <u>BEING A 302.39 ACRE TRACT OF LAND, SITUATED IN SECTION 18, BLOCK 38, T-1-S, A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS</u>

Property Owner Printed Name: BETENBOUGH HOMES, LLC		Phone (432) 262-0999 Email: <u>ronnie@betenbough.com</u>	
Address: <u>6305 82ND ST</u>	City: <u>LUBBOCK</u>	State: <u>TX</u>	Zip: <u>79424</u>

Developer (if different than Owner) Printed Name: _____		Phone (432) 262-0999 Email: _____	
Address: _____	City: _____	State: _____	Zip: _____

Representative (if acting as Agent, see affidavit on page 2) Firm: <u>MAVERICK ENGINEERING</u> Printed Name: <u>PALADIN HUCKABA</u>		Phone (432) 262-0999 Email: <u>phuckaba@maverick-eng.com</u>	
Address: <u>1909 W. WALL ST. SUITE K</u>	City: <u>MIDLAND</u>	State: <u>TX</u>	Zip: <u>79701</u>

Current Zoning: <u>LR, TH, MF1b, SF3, SF2, SF1, 2F</u>
Reason for Platting: <u>OWNERSHIP</u>

Plat Information	Total Acreage: <u>302.39</u>	
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)		
Number of Lots: <u>1322</u>	Number of Multi-family Dwelling Units: _____	

Submittal and Fees Items to be submitted with this application form: 1 FOLDED Copy of Dimensioned Plat 1 Extra Copy (11x17) - Digital Files (JPEG & PDF) - Application Fee – Payable to the 'City of Midland'
--

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

Provisions

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

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

Property Owner (signature) [Signature] Date: 8/6/2024
 Property Owner (printed): Abel Fuentes

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.

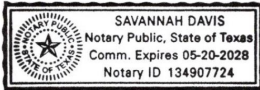
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
 COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared ASHLEE DAVIS who, being by me duly sworn, upon oath says: That (s)he is the owner of Mockingbird Ridge or is authorized by Betenbaugh Homes 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 6th day of August, 20 24, 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 # 4935

Received By: [Signature]

Date:

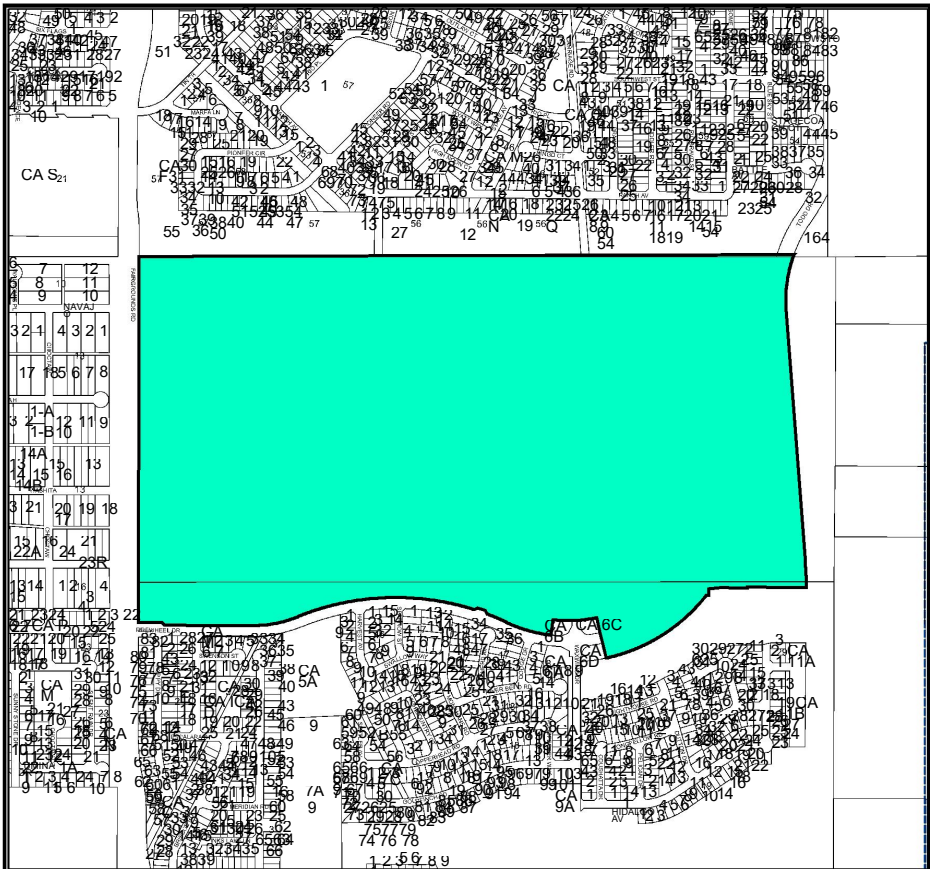
RECEIVED
 AUG 07 2024

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

Preliminary Plat Application

2

Revised 07/01/19



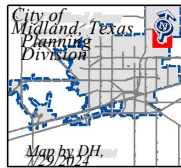
Location Map

SUB-24-0761

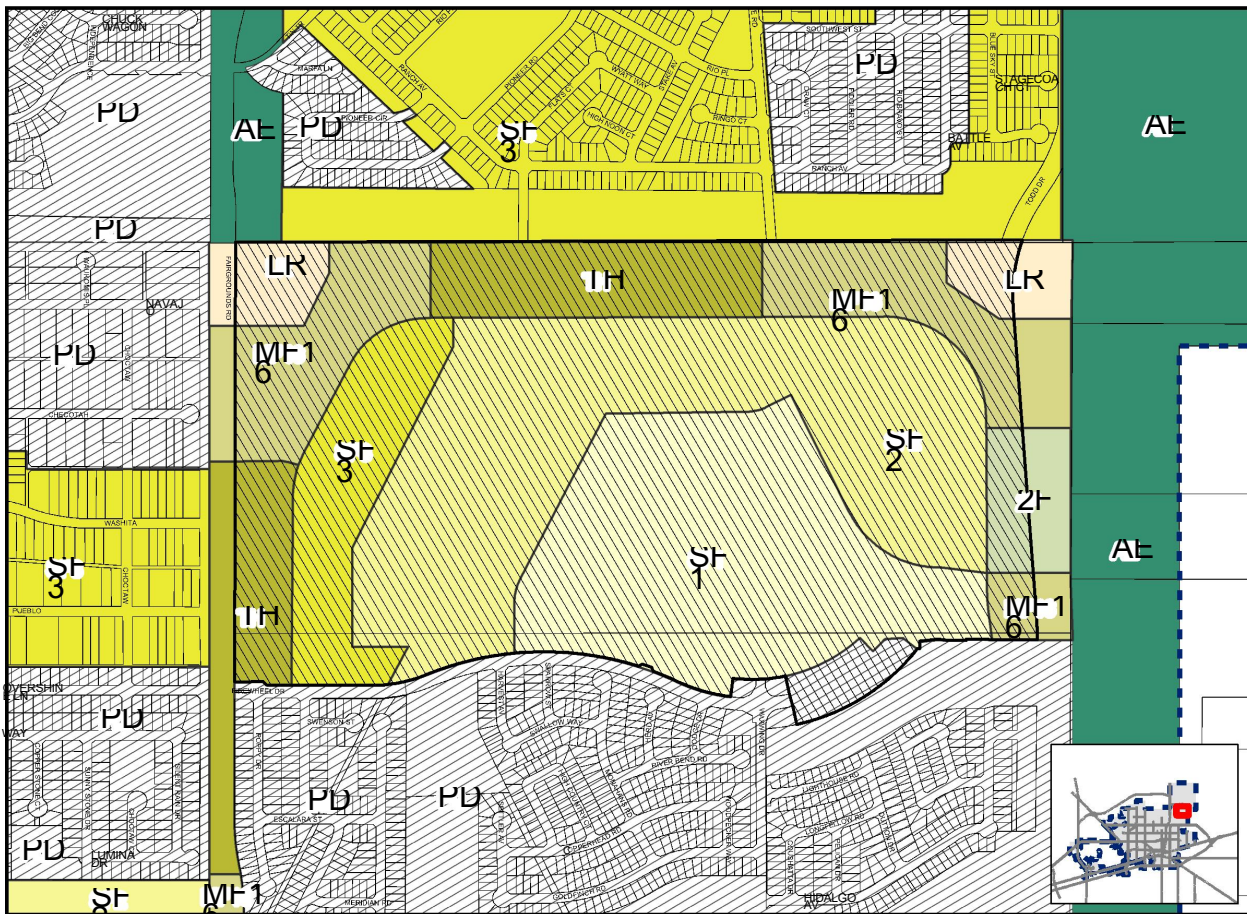
Scale: 1" = 877'

Proposed plat of Mockingbird Ridge North, being a plat of a 302.39-acre tract of land, located in Section 18, Block 38, T-1-S, A-1-E, of DeWitt County, Texas, generally located southeast of Highway 281 and Arapahoe Road. (Council District 1)

LEGEND
 CITY LIMITS
 PARCEL
 PRIVATE BLDGS



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 THIS DATA IS NOT A SUBSTITUTE FOR A SURVEY PRODUCT NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN FORMING 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.



Map 1111
7/29/2024

SUB-24-
0761

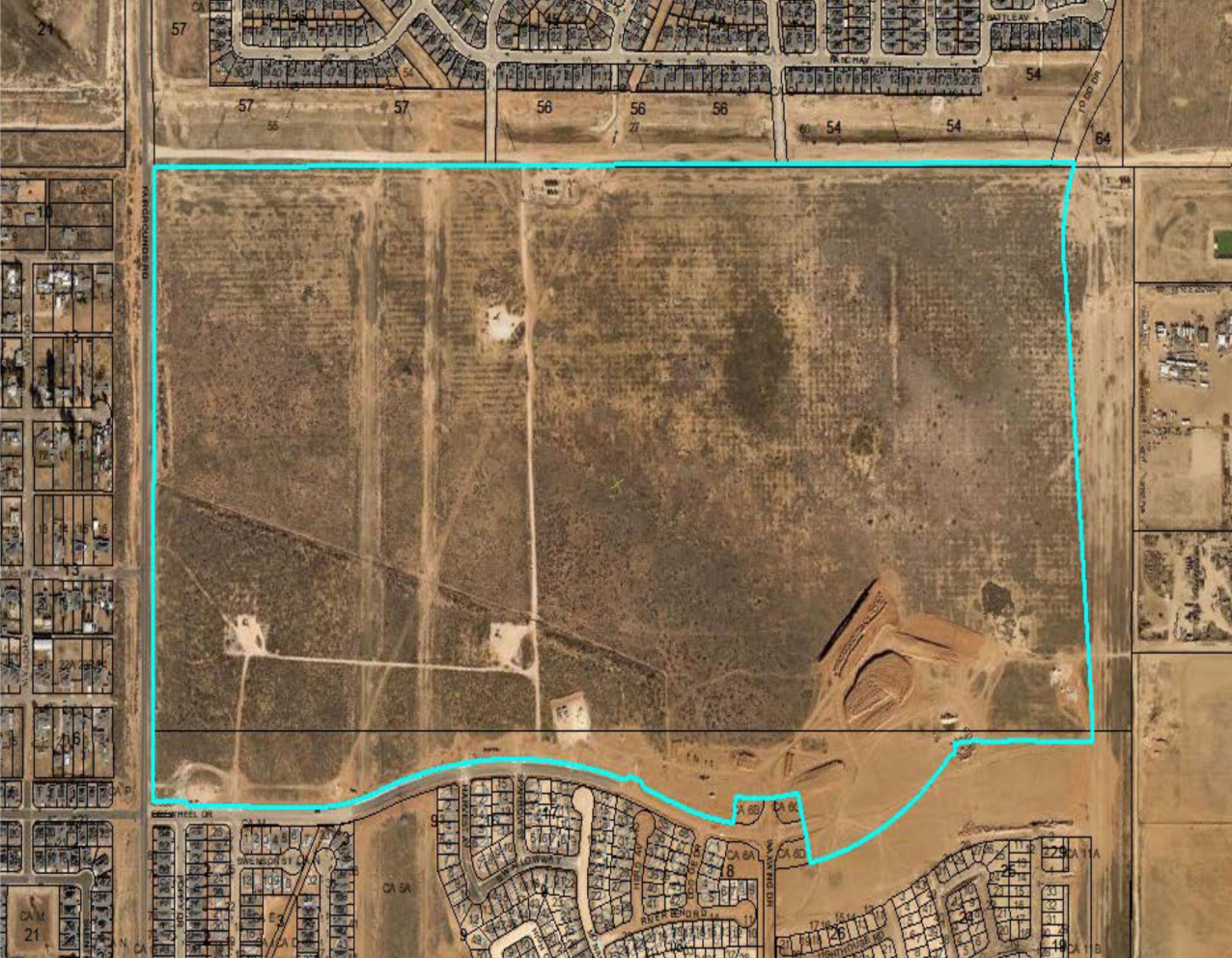
BLAZING SADDLE BLVD

Scale: 1" = 732'

**ZONING
MAP**



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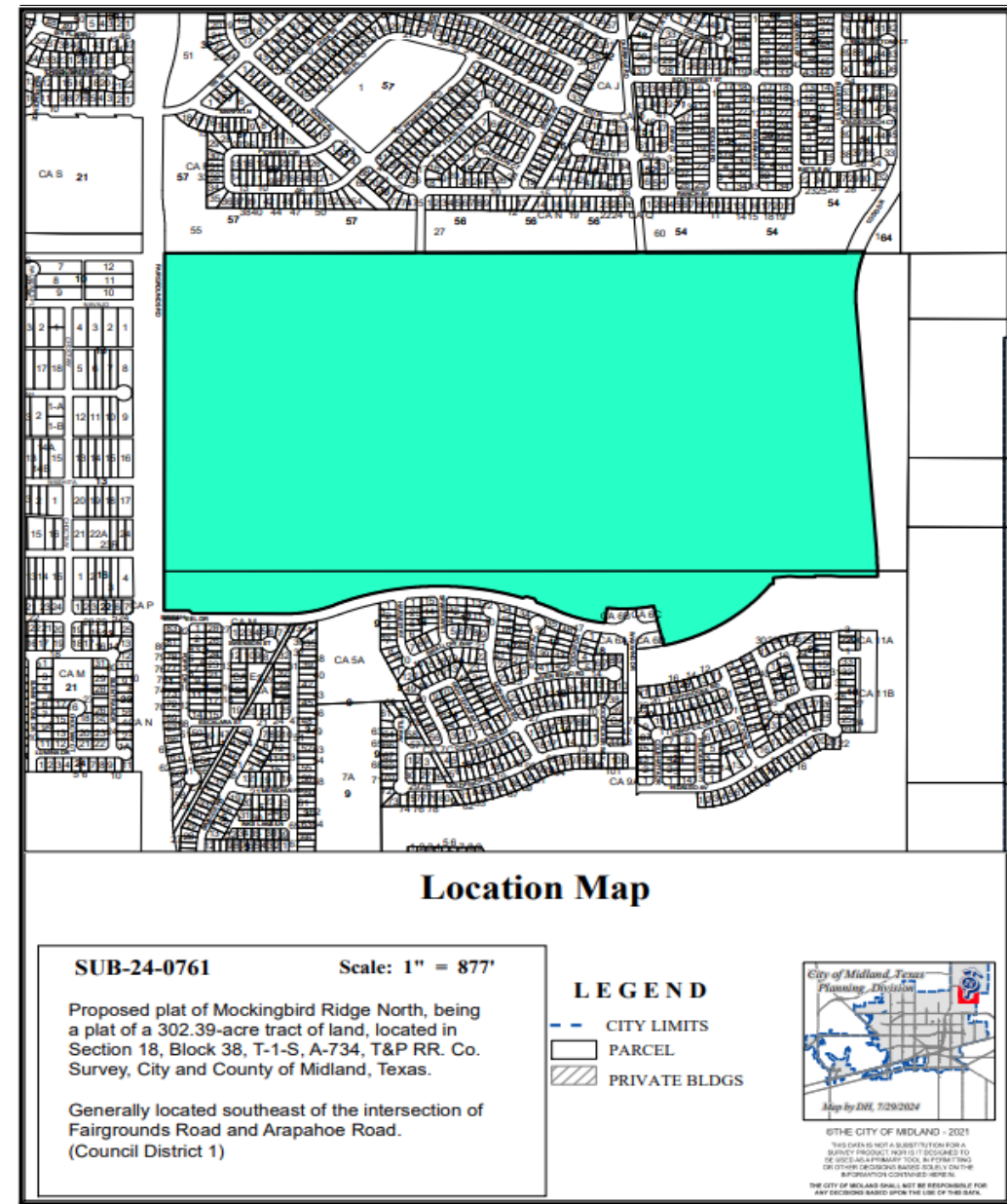
Mockingbird Ridge



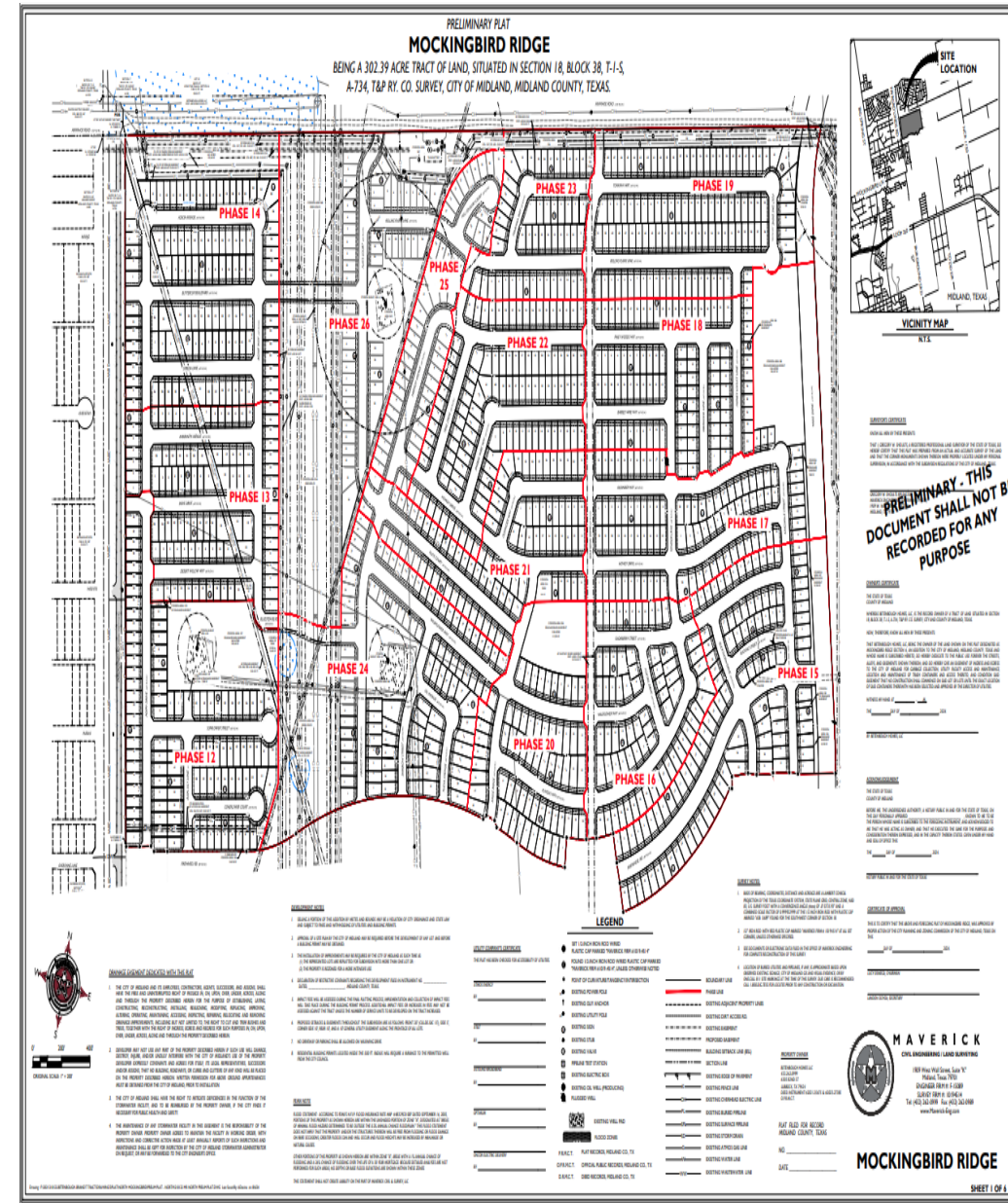
Visit Our Website

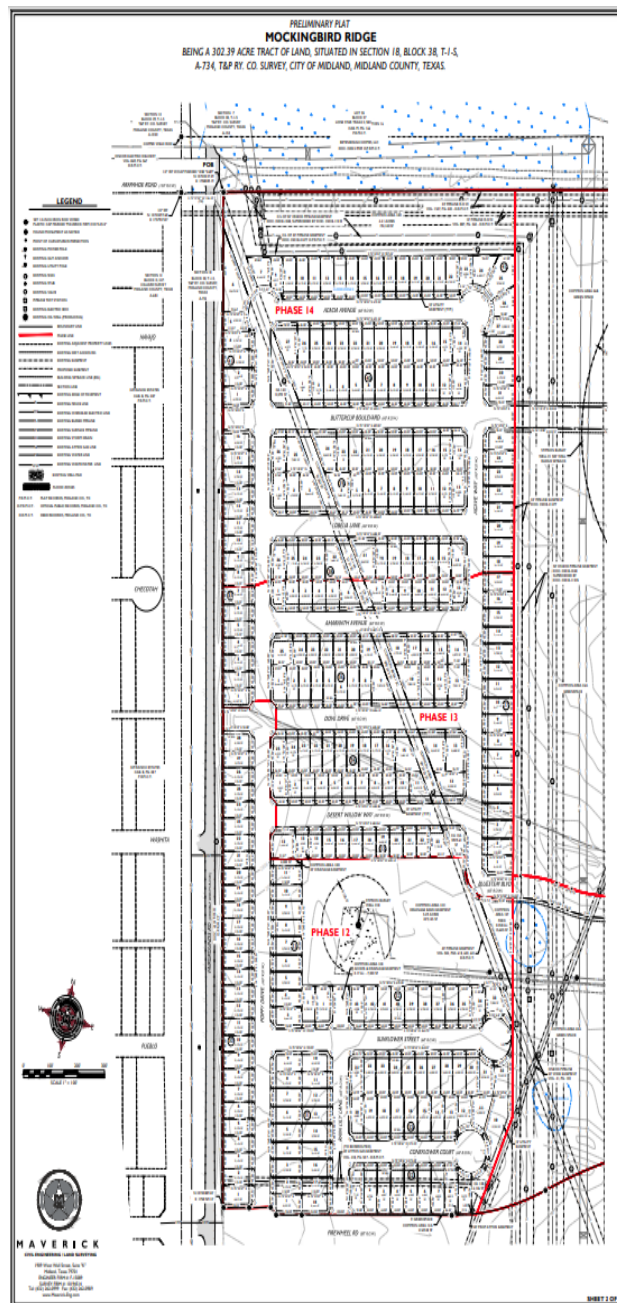
MIDLANDTEXAS.GOV

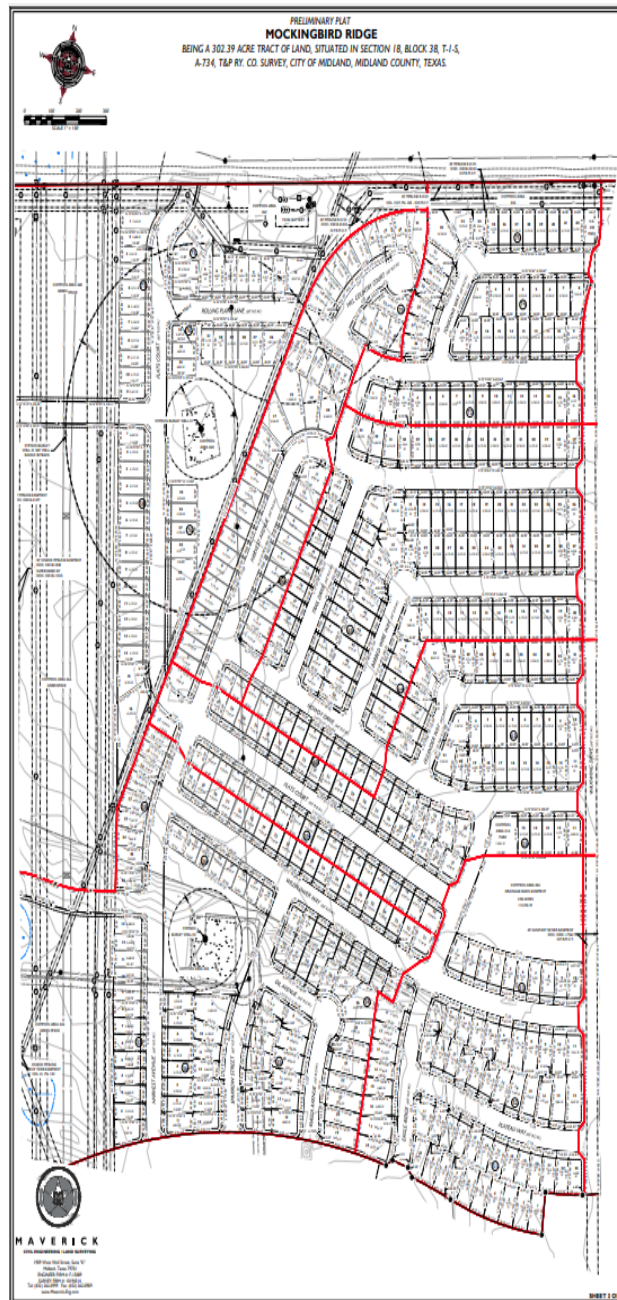
- Maverick Engineering, on behalf of Betenbough Homes, LLC
- Preliminary Plat Approval
- Located on Arapahoe Road



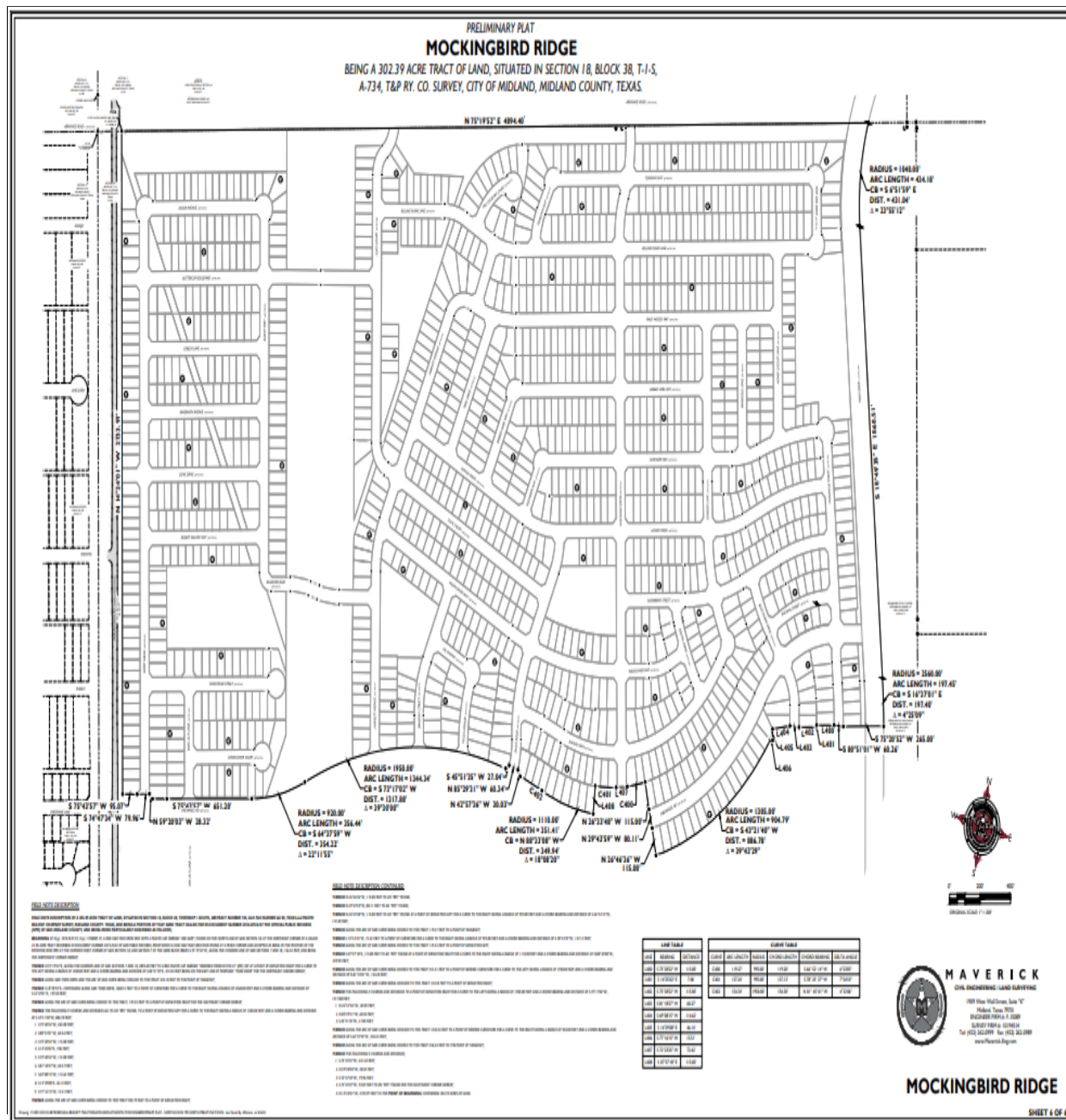
- 302.3-acres
- Requesting to plat to allow for Housing Development to allow for the development of multi-use site including single family housing, cottage housing, and greenspace/detention
- Consists of 1322 lots









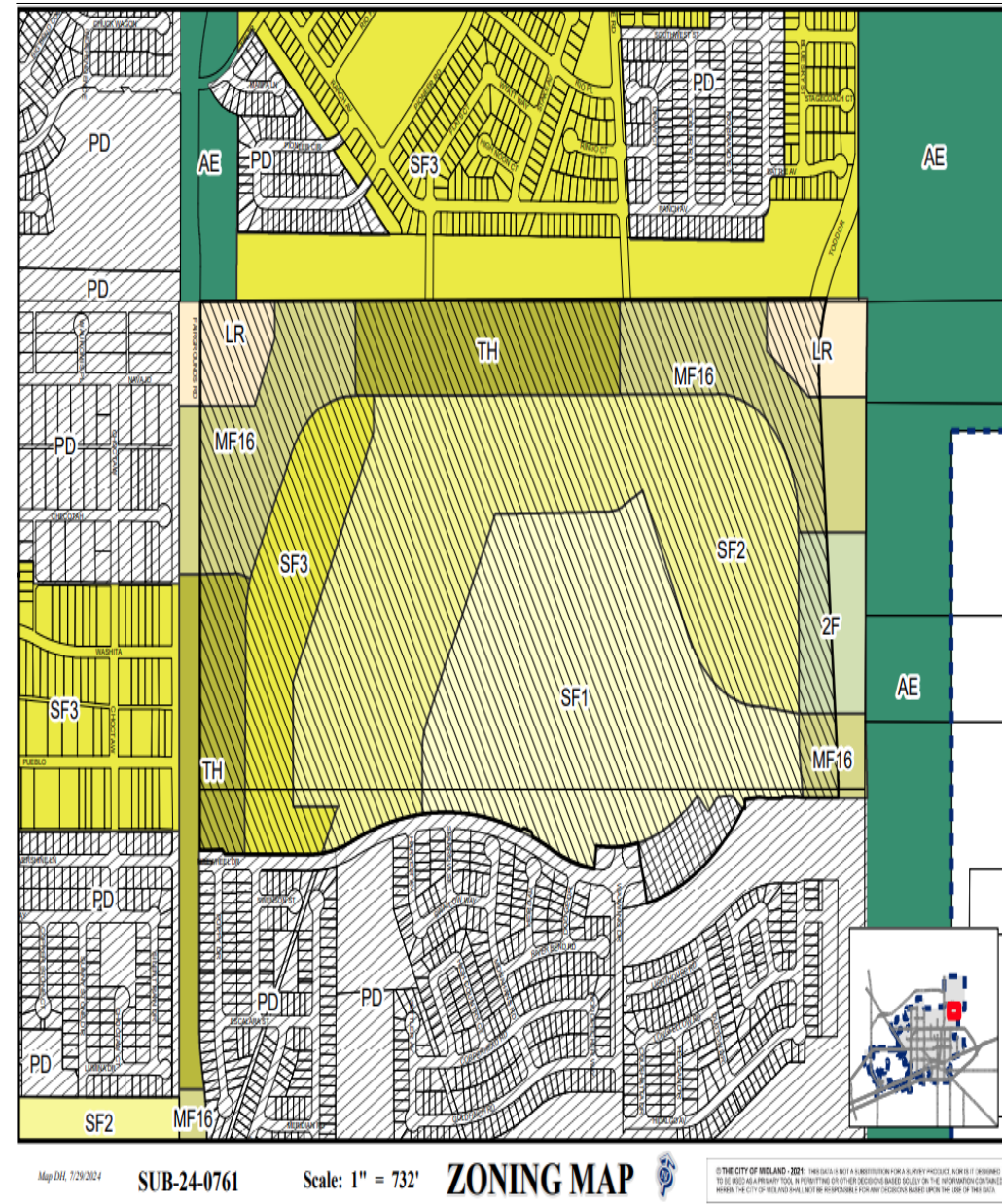


MOCKINGBIRD RIDGE

SHEET 4 OF 4

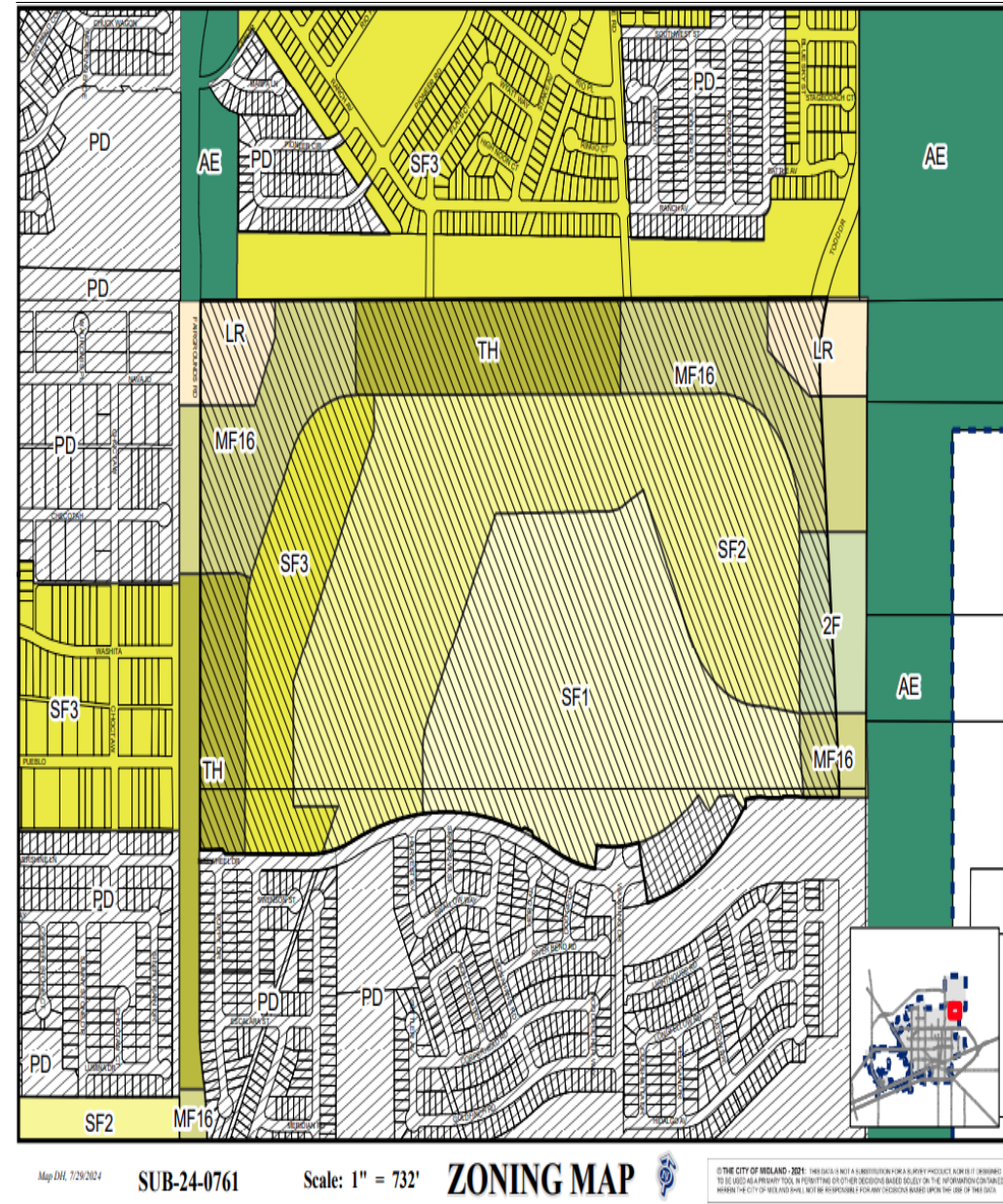
Current Zoning:

- LR, Local Retail District
- TH, Townhouse (Attached) Dwelling District
- MF-16, Multiple-Family Dwelling District
- SF-3, Single-Family Dwelling District
- SF-2, Single-Family Dwelling District
- SF-1, Single-Family Dwelling District
- 2F, Two-Family Dwelling (Duplex) District



Surrounding Zoning:

- AE, Agricultural Estate District
- LR, Local Retail District
- TH, Townhouse (Attached) Dwelling District
- MF-16, Multiple-Family Dwelling District
- SF-3, Single-Family Dwelling District
- SF-1, Single-Family Dwelling District
- 2F, Two-Family Dwelling (Duplex) District





The plat meets all requirements; therefore, staff recommends approval of Mockingbird Ridge, subject to conditions A through C.

Conditions:

- A. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]
- B. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].
- C. 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 11-2-3(G)1 & 11-2-4(A)2(a).

Conditions:

D. Approval of a zone change request to PD, Planned District for Housing Development must be approved before Final Plat submittal. [11-2-3(D)9]

MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: September 03, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving with staff's recommended conditions, a Preliminary Plat of New Generation Addition, being a 13.75-acre tract of land out of Section 29, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 140, approximately 300 feet west of South County Road 1214.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

Maverick Engineering, on behalf of Pedro Terrazas and Maria Soto, is requesting to plat a property located at 3805 West County Road 140 into 11 lots. The applicant is platting for future residential development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction.

SURVEYOR: (Approved)

Awaiting comments.

ENGINEERING: (Approved)

IMPACT FEES: There are no impact fees associated with this plat. Plat outside designated service areas. Note not required [For Applicant's Information Only.]

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

PAVING: Paving requirements were administratively approved on 01/04/2024.

WATER: Water requirements were administratively approved on 01/04/2024.

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: Wastewater requirements were administratively approved on 01/04/2024.

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments

OIL AND GAS: (Approved)

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

GIS: (Approved with Conditions)

Please label surrounding plats.

Plat does not coincide with surrounding deeds. (2020-11248 and 2023-2467) Deed 2023-2467 suggests that there is 10' missing from east and west calls. Please check calls.

Please provide northernmost distance for ROW dedication.

What is 81' ROW measuring from?

PUBLIC WORKS: (Approved)

The county recommends requiring a drainage study and a water availability certificate.

If the street is to be privately maintained a note indicating such should be on the plat or they should provide plans indicating minimum standards will be met.

CRMWD: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 11 proposed lot of New Generation Addition, PLAT OF A 13.9 ACRE TRACT OF SECTION 29, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY the lot 1 is 2 acre lot 2- lot 11 are 1 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

The location map should include an area not less than 1.5 kilometers (1.0 mile) beyond the plat boundary or such greater area as necessary to show the relationship of the proposed subdivision to existing community facilities which serve or influence it. [11-2-3(C)2(b)(1)]

Relocate title block to the lower righthand corner of plat [11-2-3(A)1(a)]

Provide ownership documents at final, MCAD only shows Pedro Terrazas. [11-2-3(H)3(m)(1)]

Staff recommends approval of the Preliminary Plat of New Generation Addition, subject to conditions A through C.

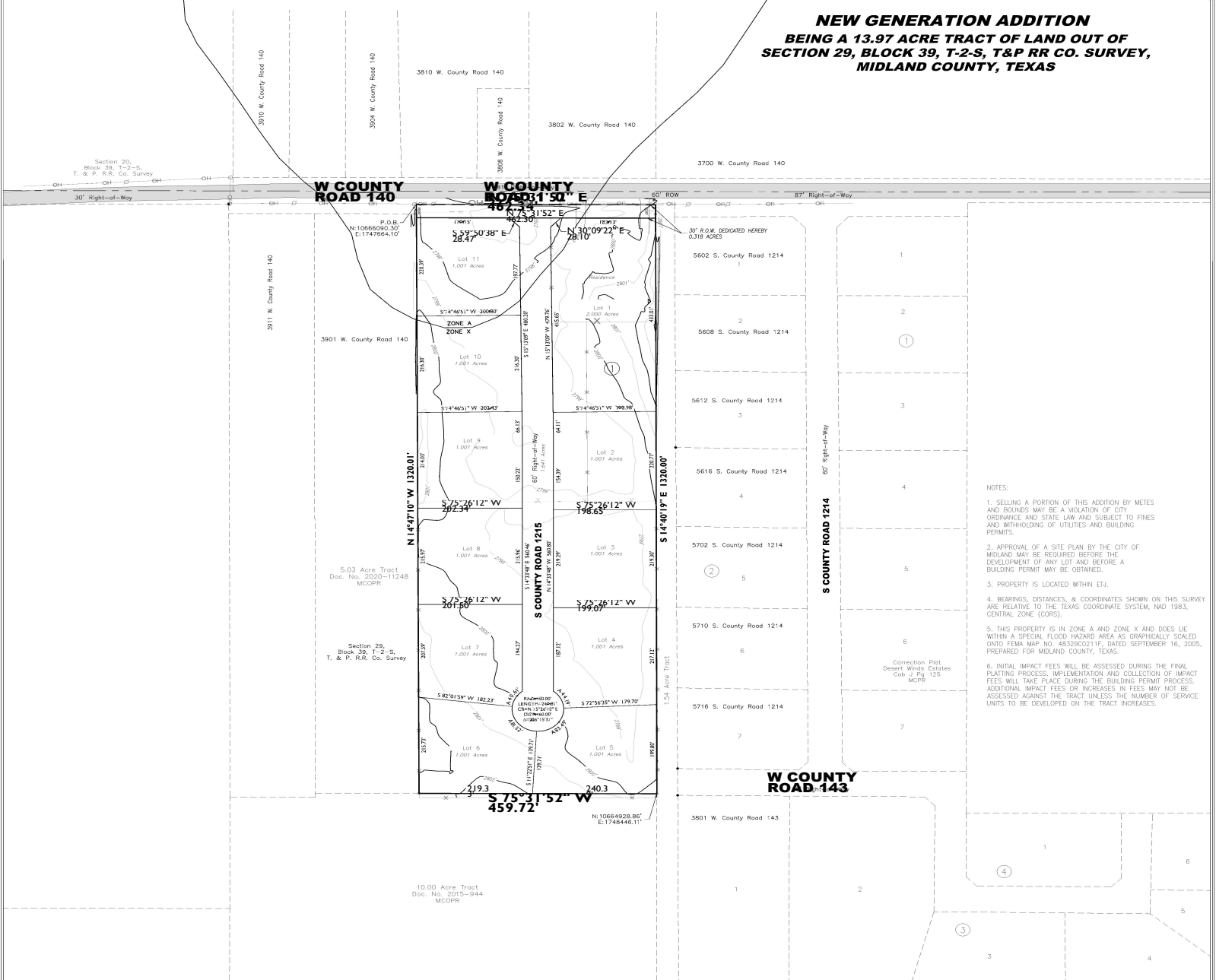
Conditions:

- A. Proof of ownership must be provided by final plat submittal. [11-2-3(H)3(m)(1)]**
- B. The title block must have all required info and be located in the correct location on the plat face by Final Plat submittal. [11-2-3(A)1(a)]**
- C. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

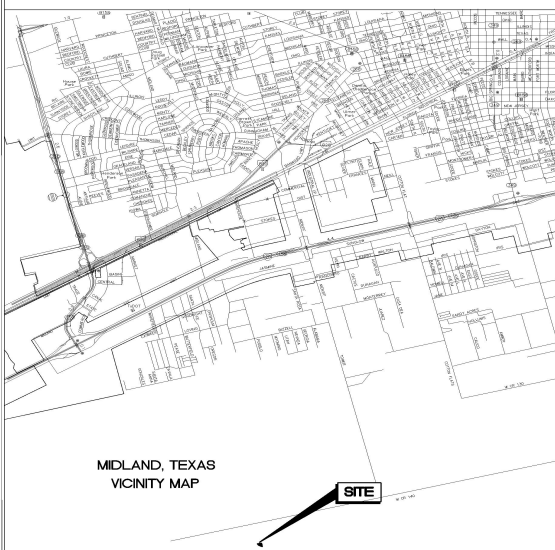
Attachments:

Proposed Preliminary Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation

**NEW GENERATION ADDITION
BEING A 13.97 ACRE TRACT OF LAND OUT OF
SECTION 29, BLOCK 39, T-2-S, T&P RR CO. SURVEY,
MIDLAND COUNTY, TEXAS**



- NOTES:
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
 3. PROPERTY IS LOCATED WITHIN ETJ.
 4. BEARINGS, DISTANCES, & COORDINATES SHOWN ON THIS SURVEY ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD 1983, CENTRAL ZONE (CORS).
 5. THIS PROPERTY IS IN ZONE A AND ZONE X AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS GRAPHICALLY SCALED ON FEMA MAP NO. 48320C0211F, 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.



CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plot of "NEW GENERATION ADDITION" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, on this _____ day of _____, 2024.

SIGNED: _____
Chairman
LUCY SISNEGA

ATTEST: _____
Secretary
LONDON OCHOA

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____ PRINT NAME: _____
ATMOS ENERGY

SIGNED: _____ PRINT NAME: _____
ONCOR ELECTRIC DELIVERY

SIGNED: _____ PRINT NAME: _____
AT&T TEXAS

SIGNED: _____ PRINT NAME: _____
OPTIMUM

SIGNED: _____ PRINT NAME: _____
ASTOUND BROADBAND

OWNERS' CERTIFICATE:

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I, PEDRO TERRAZAS, JR., as the recorded owner of a 14.14 Acre Tract in Section 29, Block 39, T-2-S, T&P RR Co. Survey, Midland County Texas, recorded in Doc. No. 2023-2467, Midland County Official Public Records, County of Midland Texas, and more particularly shown hereon:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, PEDRO TERRAZAS, JR., does hereby adopt this plat designating the herein above described property as "NEW GENERATION ADDITION" 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 _____, 2024.

PEDRO TERRAZAS, JR.

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 PEDRO TERRAZAS, JR., 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNERS' CERTIFICATE:

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I, MARIA ESTHER SOTO, as the recorded owner of a 14.14 Acre Tract in Section 29, Block 39, T-2-S, T&P RR Co. Survey, Midland County Texas, recorded in Doc. No. 2023-2467, Midland County Official Public Records, County of Midland Texas, and more particularly shown hereon:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, MARIA ESTHER SOTO, does hereby adopt this plat designating the herein above described property as "NEW GENERATION ADDITION" 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 _____, 2024.

MARIA ESTHER SOTO

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 MARIA ESTHER SOTO, 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 she 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

Professional Land Surveyors
Surveyors at Large
Midland, Texas
1401 Box 810
Midland, Texas 79708
T&P RR Co. Survey
T&P RR Co. Survey

OWNER:
PEDRO TERRAZAS, JR.
MARIA ESTHER SOTO
1415 W. CR 140
MIDLAND, TX 79706
(432) 552-9360

LEGEND
1/4" = 100'
1/4" = 100'
1/4" = 100'
1/4" = 100'
1/4" = 100'
1/4" = 100'
1/4" = 100'
1/4" = 100'

	Preliminary Plat Application	Project Number: <u>Sub - 23 - 04064</u> Case Number: _____

Proposed Subdivision Plat Name: <u>NEW GENERATION ADDITION</u>

Legal Description (attached sealed Metes and Bounds): <u>BEING A 13.97 ACRE TRACT OF LAND OUT OF SECTION 29, BLOCK 39, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS</u>

Property Owner Printed Name: <u>PEDRO TERRAZAS, JR & MARIA ESTHER SOTO</u>		Phone (<u>432</u>) <u>552-9360</u> Email: <u>Peconstruction.electric@gmail.com</u>	
Address: <u>3805 W CR 140</u>	City: <u>MIDLAND</u>	State: <u>TX</u>	Zip: <u>79720</u>

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

Representative (if acting as Agent, see affidavit on page 2) Firm: <u>Maverick Engineering</u> Printed Name: <u>Paladin Huckaba</u>		Phone (<u>432</u>) <u>262-0999</u> Email: <u>phuckaba@maverick-eng.com</u>	
Address: <u>1909 W Wall St. Ste K</u>	City: <u>Midland</u>	State: <u>TX</u>	Zip: <u>79701</u>

Current Zoning: <u>ETJ</u>
Reason for Platting: <u>OWNERSHIP</u>

Plat Information	Total Acreage: <u>13.97</u>	
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)		
Number of Lots: <u>11</u>	Number of Multi-family Dwelling Units: _____	

Submittal and Fees Items to be submitted with this application form: 1 FOLDED Copy of Dimensioned Plat 1 Extra Copy (11x17) - Digital Files (JPEG & PDF) - Application Fee – Payable to the 'City of Midland'
--

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

Provisions

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

Signature (by property owner only – authorized agent must sign affidavit below)Property Owner (signature): *Pedro Terrazas*Date: 7/9/2024Property Owner (printed): PEDRO TERRAZAS, JR

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.

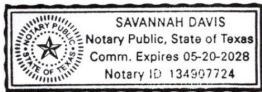
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlee Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 24th day of July, 2024, to certify which witness my hand and seal of office.



Savannah Davis
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 # 4912Received By: *[Signature]*Date: AUG 07 2024BY: *[Signature]*****Application will not be considered for scheduling until reviewed by a planner.****

Preliminary Plat Application

2

Revised 07/01/19

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: 7/9/2024

Property Owner (printed): MARIA ESTHER SOTO

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.

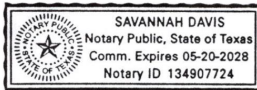
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Davis who, being by me duly sworn, upon oath says: That (s)he is the owner of NEW Generation or is authorized by Maria Soto 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 24th day of July, 2024, 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 # 4912

Received By: [Signature]

Date: AUG 07 2024

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

Preliminary Plat Application

2

Revised 07/01/19



1

Location Map

SUB-23-0664

Scale: 1" = 540'

Proposed Plat of New Generation Addition, being a 13.75-acre tract of land out of Section 29, Block 39, U.S. Survey, located on the south side of County Road 140, approximately 300 feet west of South County Road 1214.) (Extraterritorial Jurisdiction)

LEGEND
 - - - - - CITY LIMITS
 [Hatched Box] PARCEL
 [Solid Box] PRIVATE
 [Dotted Box] 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 FURTHERING 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.





New Generation Addition

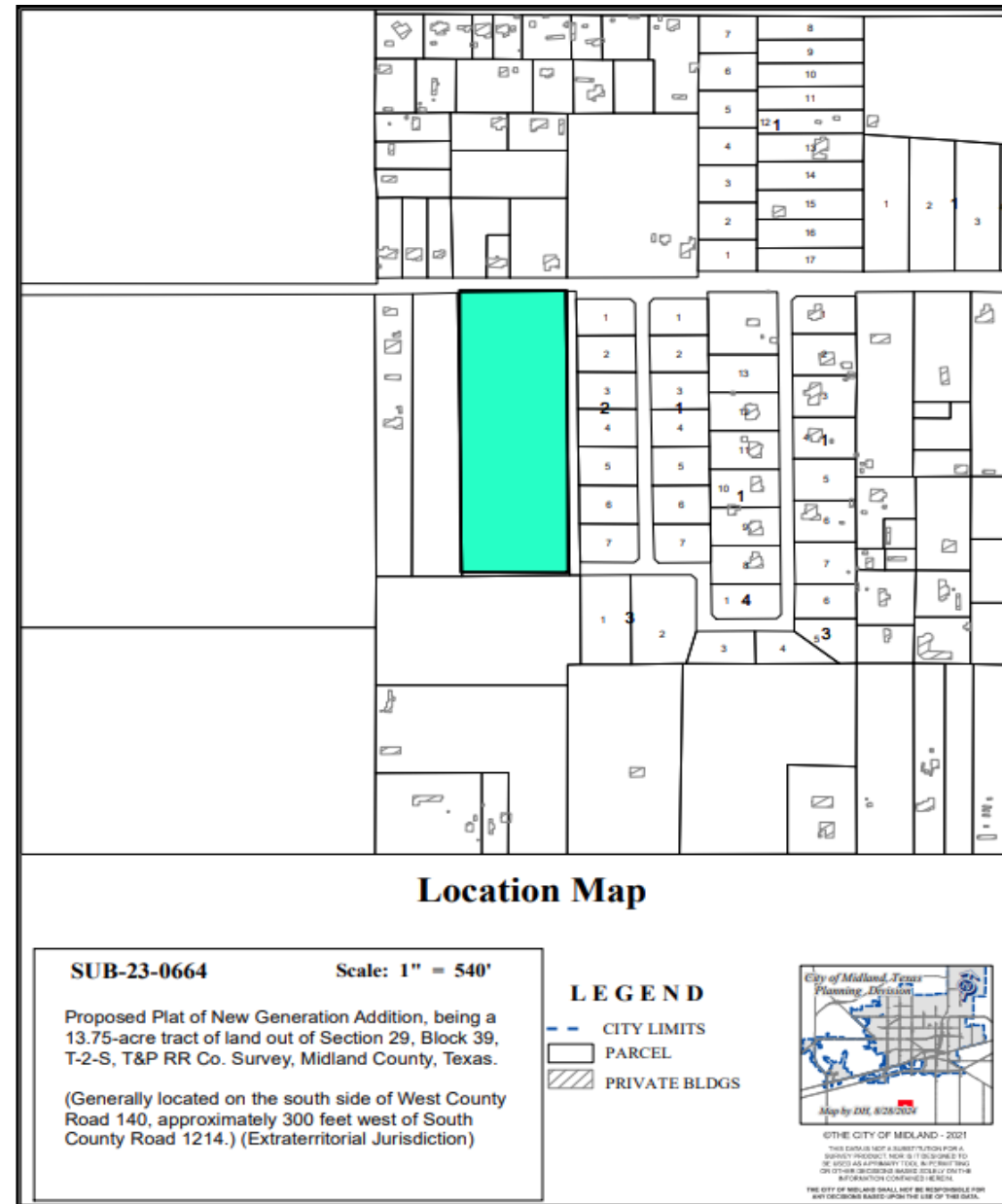


Visit Our Website

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New Generation Addition

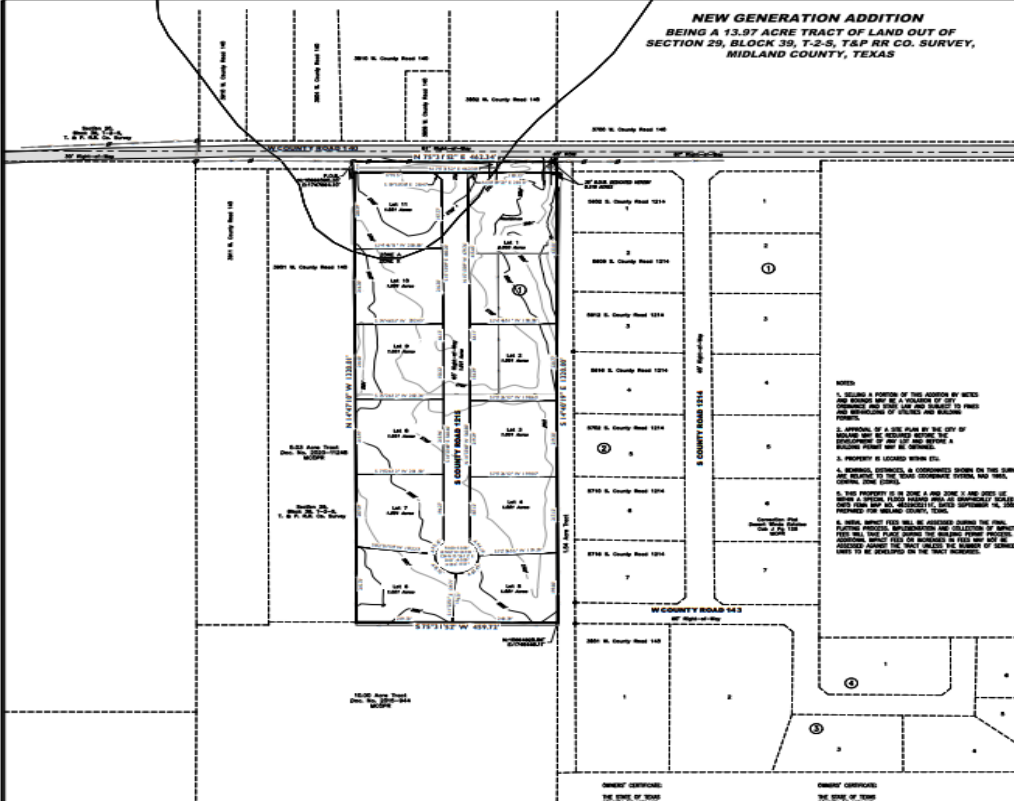
- Maverick Engineering, on behalf of Pedro Terrazas and Maria Soto
- Preliminary Plat Approval
- 3805 West County Road
- ETJ



New Generation Addition

- 13.75-acres
- Requesting to plat for future residential development
- Consists of 11 lot

NEW GENERATION ADDITION
BEING A 13.97 ACRE TRACT OF LAND OUT OF
SECTION 29, BLOCK 39, T-2-S, T&P RR CO. SURVEY,
MIDLAND COUNTY, TEXAS



NOTES:

1. BEING A PORTION OF THE SURVEY OF MICHIGAN COUNTY, TEXAS, BEING A 13.97 ACRE TRACT OF LAND OUT OF SECTION 29, BLOCK 39, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS.
2. BEING A PORTION OF A 13.97 ACRE TRACT OF LAND OUT OF SECTION 29, BLOCK 39, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS.
3. PROPERTY IS LOCATED WITHIN THE CITY OF MIDLAND, TEXAS.
4. A PLANNING, ENGINEERING, & CONSTRUCTION FIRM HAS BEEN ENGAGED TO PREPARE THE PLAT FOR THIS ADDITION.
5. THE PROPERTY IS BEING PLATTED AS A 13.97 ACRE TRACT OF LAND OUT OF SECTION 29, BLOCK 39, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS.
6. A PLANNING, ENGINEERING, & CONSTRUCTION FIRM HAS BEEN ENGAGED TO PREPARE THE PLAT FOR THIS ADDITION.
7. THE PROPERTY IS BEING PLATTED AS A 13.97 ACRE TRACT OF LAND OUT OF SECTION 29, BLOCK 39, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS.

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

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

PRELIMINARY PLAT
NEW GENERATION ADDITION



The plat meets all requirements; therefore, staff recommends approval of New Generation Addition, subject to conditions A through C.

Conditions:

A. Proof of ownership must be provided by final plat submittal. [11-2-3(H)3(m)(1)]

B. title block must have all required info and be located in the correct location on the plat face by Final Plat submittal. [11-2-3(A)1(a)]

C. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.