

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

AGENDA FOR PLANNING AND ZONING
COMMISSION
May 18, 2020 – 3:30 PM
City Hall

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

Videoconference Information

Join Zoom Meeting: <https://zoom.us/j/5025640077>
Meeting ID: 502 564 0077

One tap mobile:
+13462487799,,5025640077#
+16699006833,,5025640077#

Dial any of the following numbers:

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

Meeting ID: 502 564 0077

Find your local number: <https://zoom.us/u/adEOeT8q0P>

Public comment will be allowed in person, via the above conference call number above, or in the “Chat” function in the video conference option.

The Planning and Zoning Commission of the City of Midland shall meet at or following the above-specified time to consider the following:

Opening Item

1. Pledge of Allegiance

Announcements

Public Comment

2. 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

3. Consider a motion approving the following minutes:
 - a. Planning and Zoning Commission Meeting Minutes for May 4, 2020.
4. Consider a proposed Final Plat of Ortloff Addition, Section 7, being a re-plat of Lots 3 and 4, Block 1, Ortloff Addition, Section 5, City and County of Midland, Texas. (Generally located on the west side of Westcliff Drive, approximately 291 feet south of Andrews Highway. Council District 4)
5. Consider a proposed Final Plat of Lilly Heights, Section 12, being a replat of Lots 3 and 4, Block 6, Lilly Heights, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Andrews Highway and Tarleton Street. Council District 4)
6. Consider a proposed Preliminary Plat of JLCL Addition, being a plat of a 5.700-acre tract of land located in the NW/4 of Section 15, Block 39, T-2-S, T&P, RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1198, approximately 732-feet south of West County Road 120. Extraterritorial Jurisdiction)
7. Consider a proposed Preliminary Plat of Saddleback Estates Addition, being a plat of a 72.256-acre tract of land located in the northeast quarter of Section 46, Block 38, T-1-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the northwest corner of the intersection of S. County Road 1130 and E. County Road 95. Extraterritorial Jurisdiction)

Public Hearings

8. Hold a public hearing and consider a request by KW Commercial Investment Advisors, for a zone change from AE, Agriculture Estate District, and PD, Planning District for a Housing Development, to C, Commercial District, on a 5-acre portion of Lot 2, Block 2, and a 0.87 acre portion of the "Reserved" tract, all out of Green Hill Terrace, and a 0.55 acre portion of previously vacated Holiday Hill Road right-of-way, adjacent to said lot, City and County of Midland, Texas. (Generally located on the east side of Holiday Hill Road, approximately 345 feet north of Mockingbird Lane. Council District 1)
9. Hold a public hearing and consider a proposed Final Plat of Quail Ridge Addition, Section 8, being a residential re-plat of a 7.858 acre portion of Lot 1, Block 1, Quail Ridge Addition, and a 0.004 acre portion of previously vacated Beachwood Street right-of-way, out of Quail

Ridge Addition, Section 2, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Beachwood Street and Chukar Lane. Council District 2)

10. Hold a public hearing and consider a proposed Preliminary Plat of Sheeler Addition, Section 9, being a residential re-plat of Lots 7 and 8, Block 2, Sheeler Addition, City and County of Midland, Texas. (Generally located on the west side of South K Street, approximately 146-feet north of W. Griffin Avenue. Council District 2)

Miscellaneous

Cristina Odenborg Burns
Planning Division Manager
Department of Development Services

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

PLANNING AND ZONING MINUTES
May 04, 2020
3:30 p.m.

The Planning and Zoning Commission convened in regular session in the Midland City Hall Council Chamber, 300 North Loraine, Midland, Texas, on May 04, 2020.

Commissioners present: Chase Gardaphe, Josh Sparks, Dianne Williams, and Reggie Lawrence.

Alternate Commissioners present: Lucy Sisniega.

Commissioners absent: Kevin Wilton, Warren Ivey, and Karmen Bryant

Staff members present: Development Services Director Chuck Harrington, Planning Division Manager Cristina Odenborg Burns, Senior Planner Taslima Khandaker, and Administrative Clerk Dalia Salinas.

Chairman Sparks called the meeting to order at 3:32 p.m.

Opening Item

1. Pledge of Allegiance

Announcements

Public Comment

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

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

Consent Items

Commissioner Gardaphe moved to approve the Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Gardaphe, Sparks, Lawrence, and Sisniega. NAY: None. ABSTAIN: None. ABSENT: Wilton, Ivey, and Bryant.

3. Approved a motion approving the following minutes:

- a. Planning and Zoning Commission Meeting Minutes for April 20, 2020.

Approved a proposed Final Plat of Chase Five Addition, Section 2, being a re-plat of Lot 1, Block 1, Chase Five Addition, Midland County, Texas. (Generally located on the east side of Farm-to-Market 1213, approximately 225-feet south of East County Road 132. Extraterritorial Jurisdiction)

5. Approved a proposed Preliminary Plat of Bankhead Addition, Section 12, being a plat of a 1.098-acre tract of land located in Section 33, Block 39, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of W. Front Street, approximately 475 feet east of W. Wall Street. Council District 2)
6. Approved a proposed Final Plat of Legacy Addition, Section 10, being a 44.68-acre tract of land located in Section 38, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Mcpherson Lane, approximately 141-feet west of Bunker Hill Road. Council District 4)

Public Hearings

7. Hold a public hearing and consider a proposed Preliminary Plat of Johnson & Moran Addition, Section 7, being a residential replat of Lots 1 and 2, Block A-1, Resubdivision of Tracts A & The East Half of B, Johnson & Moran Addition, City and County of Midland Texas. (Generally located on the southwest corner of the intersection of West Cuthbert Avenue and North Garfield Street. Council District 3)

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

The public hearing opened at 3:37 p.m.

The applicant was present but deferred to staff.

City Traffic Engineer Mike Pacelli spoke on behalf of the city and was open for questions.

The public hearing was closed at 3:38 p.m.

Commissioner Lawrence moved to approve a proposed Preliminary Plat of Johnson & Moran Addition, Section 7, being a residential replat of Lots 1 and 2, Block A-1, Resub division of Tracts A & The East Half of B, Johnson & Moran Addition, City and County of Midland Texas. (Generally located on the southwest corner of the intersection of West Cuthbert Avenue and North Garfield Street. Council District 3); seconded by Commissioner Sisniega.

Commissioner Sparks asked if Mr. Pacelli could explain the need for the roundabout.

Mr. Pacelli explained that the roundabout will help handle the traffic volume and the offset nature of the intersection. He also explained that the roundabout is the best option to maintain a reasonable amount of accessibility to the hospital but would help keep the traffic out of the nearby neighborhoods.

Commissioner Sparks also asked if there are plans to use any other land for the roundabout.

Mr. Pacelli pointed out, on the map, the land that would be used and described the portions of the land acquired that would be used.

Commissioner Lawrence asked what the costs of constructing the roundabout in comparison to putting a new street light.

Mr. Pacelli explained the difference in initial cost and the difference in maintenance costs.

The motion carried by the following vote: AYE: Williams, Gardaphe, Sparks, Lawrence, and Sisniega. NAY: None. ABSTAIN: None. ABSENT: Wilton, Ivey, and Bryant.

Miscellaneous

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 3:56 p.m.

Josh Sparks, Chairman

Date

Cristina Odenborg Burns, Planning Division Manager
Development Services Department

Date



Planning and Zoning Commission

Approved for

MEETING DATE: May 18, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Elizabeth Shaughnessy, Senior Planner

SUBJECT: Consider a proposed Final Plat of Ortloff Addition, Section 7, being Re-Plat of Lots 3 and 4, Block 1, Ortloff Addition, Section 5, City and County of Midland, Texas. (Generally located on the west side of Westcliff Dr., approximately 291 – feet south of Andrews Hwy. Council District 4)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Current Zoning:

LI, Light Industrial District.

Preliminary Plat Approval:

The preliminary plat was approved at the February 18, 2020 Planning and Zoning Commission Meeting.

Final Plat Requirements:

The official signed Mylar copies 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.

This proposed Final Plat of Ortloff Addition, Section 7 has been circulated to all city departments for their review.

Engineering: (Approved)

ROW: OK as shown

PAVING: Idlewilde & Westcliff Drive roadway okay as is. No public paving improvements required.

WATER: 6" water exists in Idlewilde Street on W of tract, okay as is. 6" water exists in Westcliff Dr. on E of tract, okay as is. No public improvements are required.

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

PRO RATA: None

SEWER: 8" wastewater exists in Alley on N of tract, okay as is. No public water improvements required.

DRAINAGE: Drainage study Approved by the City of Midland.

EASEMENTS: Okay as shown.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

No objections to plat.

Fire: (Approved)

No additions or changes.

Code Compliance: (Approved)

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

Code Administration: (Approved)

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

Planning: (Approved)

All departments' comments must be addressed as a condition of Final Plat approval and recordation.

Conditions:

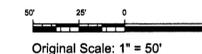
- A. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

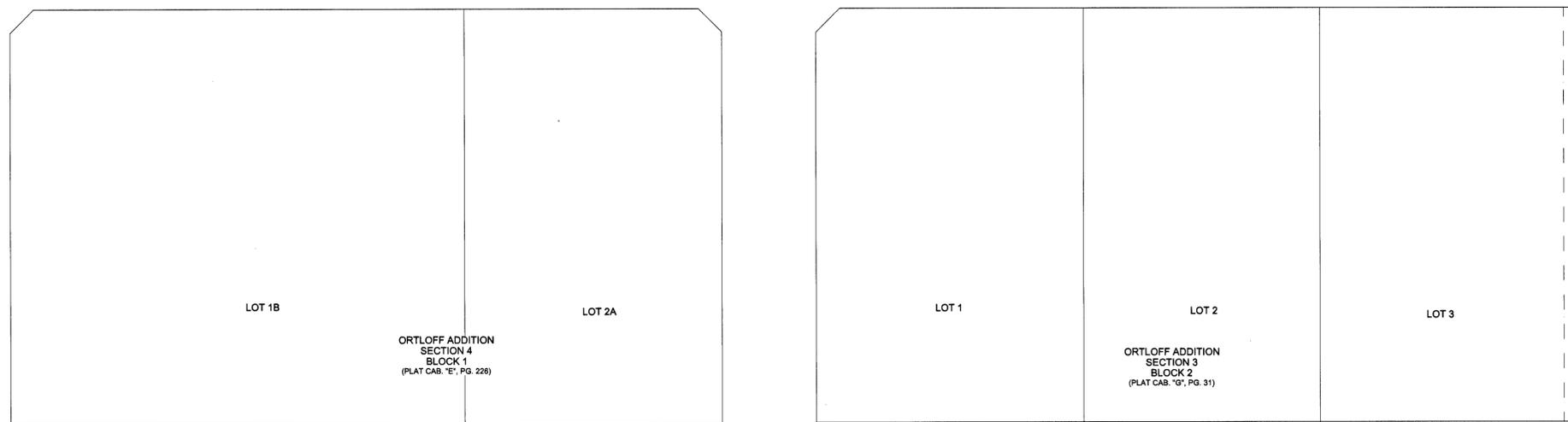
Final Plat
Application
Maps

ORTLOFF ADDITION SECTION 7

Being a re-plat of Lots 3 and 4, Block 1
Ortloff Addition, Section 5, Located in
Section 30, Block 39, T-1-S,
T. & P. RR. Co. Survey,
City and County of Midland, Texas



POINT OF BEGINNING
NORTHING: 10,695,130.61
EASTING: 1,733,854.36



OWNER & DEVELOPER:

West Texas Food Bank
411 S. Pagewood Avenue
Odessa, Texas 79761
Contact: Libby Campbell
ENGINEER:

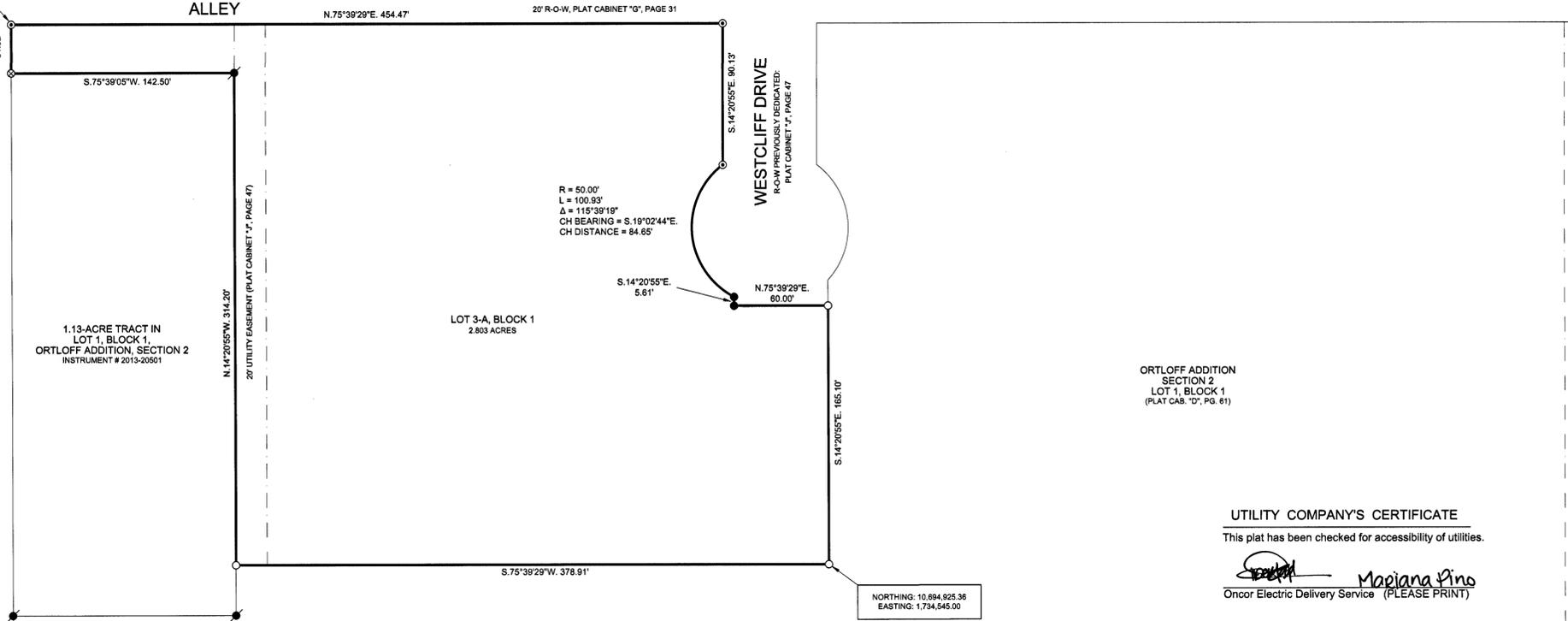
Parkhill, Smith & Cooper, Inc.
1700 W Wall St., #100
Midland, Texas 79701
432-697-1447

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 these lots may be developed or before a building permit may be obtained.
3. A blanket easement of ingress and egress is hereby granted for Ortloff Addition, Section 7 to the City of Midland for garbage and trash collection and location and maintenance of trash containers, save and except those areas occupied by a building or structure. Said easement is conditioned such that no construction shall commence on said lot until exact location of said containers and the easements in connection therewith have been selected and approved by the director of utilities.
4. Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 480477, Map Number 48329C0086F, revised September 16, 2005, the surveyed property is not located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone X.
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.

WOODCREST DRIVE

IDLEWILDE DRIVE
(60' R.O.W. PLAT CABINET "B", PAGE 349)



- Proposed Plat Limits
- Set 1/2-inch iron rod with cap "PSC RPLS 6453"
 - Found 1/2-inch iron rod with cap "RPLS 4170"
 - ⊙ Found 5/8-inch iron rod with cap "DUNAWAY"
 - Found 1/2-inch iron rod with cap "WEST CO."
 - ⊗ Found "X" cut on concrete

WHEREAS, West Texas Food Bank is the record owner of Lot 3-A, Block 1, Ortloff Addition, Section 7, being a re-plat of Lots 3 & 4, Block 1, Ortloff Addition, City and County of Midland, Texas, and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That we, West Texas Food Bank do hereby adopt this plat designating the herein above described property as ORTLOFF ADDITION, SECTION 7 to the City and County of Midland, Texas, and we do hereby dedicate to the public use forever the streets, and easements shown thereon. WITNESS our hands at Lubbock, Texas, this the 8 day of April 2020.

STATE OF TEXAS COUNTY OF MIDLAND By: Libby Campbell Executive Director

STATE OF TEXAS: COUNTY OF LUBBOCK This instrument was acknowledged before me on 8th, 2020 by Libby Campbell on behalf of West Texas Food Bank.

ILENA CARRASCO Notary Public Signature Notary Public Signature

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

Chairman - PRINT NAME Secretary - PRINT NAME

ORTLOFF ADDITION SECTION 7

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Mariana Pino (PLEASE PRINT)
Oncor Electric Delivery Service

Keith P. Spener (PLEASE PRINT)
AT&T Texas

Mark Lieb (PLEASE PRINT)
Atmos Energy

Luis Montez (PLEASE PRINT)
SuddenLink Communications
Digitally signed by Luis Montez Date: 2020.04.29 11:06:02 -05'00'

Bill Bentley (PLEASE PRINT)
Grande Communications

SPECIAL STATE PLANE COORDINATE NOTE

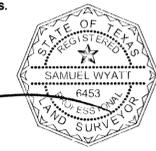
Bearings and coordinates are relative to the Texas State Plane Coordinate System (Central Zone 1983 NAD), with a combined grid factor of 0.99989860 and a theta angle equal to -0°56'03" at a 1/2-inch iron rod with a plastic cap marked "PSC CONTROL", said control point having the following coordinates: NORTHING = 10,694,551.54 and EASTING = 1,734,221.77 in U.S. Survey Feet. Distance are surface distances. Areas shown on this plat are based on calculations made from surface distances.

ORTLOFF ADDITION SECTION 2 LOT 1, BLOCK 1 (PLAT CAB. "D", PG. 61)

SURVEYOR'S CERTIFICATE

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

Samuel Wyatt
Samuel Wyatt, R.P.L.S. #6453



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

PARKHILL SMITH & COOPER
TBPELS FIRM REGISTRATION NO. 10194091
4222 85TH STREET
LUBBOCK, TX. 79423
806.473.2200

DOUGLAS AVENUE



Final Plat Application

Project Number: SUB-19-0307
Case Number: P-20-0849

Proposed Subdivision Plat Name: ORTLOFF ADDITION, SECTION 7

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF LOTS 3 AND 4, BLOCK 1, ORTLOFF ADDITION, SECTION 5, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner Printed Name: <u>WEST TEXAS FOOD BANK</u>		Phone (432) <u>580-6333</u> Email	
Address <u>411 S PAGEWOOD AVE</u>	City <u>ODESSA</u>	State <u>TX</u>	Zip <u>79761</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>Parkhill, Smith, & Cooper</u> Printed Name: <u>Josh Wallender</u> (PSC Job # 01.9487.19 - PLAT)		Phone (432) <u>697-1447</u> Email <u>jwallender@team-psc.com</u>	
Address <u>1700 West Wall, Suite 100</u>	City <u>Midland</u>	State <u>Texas</u>	Zip <u>79701</u>

Current Zoning: LI
Reason for Platting: EXPANSION OF USABLE AREA

Plat Information	Total Acreage: <u>2.897 AC.</u>
Type: <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ)	
Number of Residential Lots: <u>XX</u>	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'

RECEIVED
MAY 05 2020

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 **2 EXTRA PROVIDED**

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): <u>[Signature]</u>	Date: <u>4-8-2020</u>
--	-----------------------

Property Owner (printed) : Libby Campbell

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.

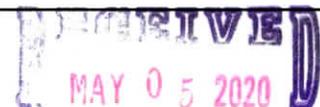
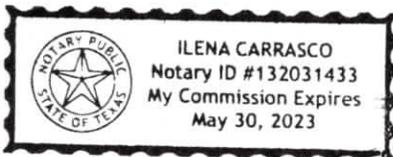
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Josh Wallender who, being by me duly sworn, upon oath says: That (s)he is authorized by WEST TEXAS FOOD BANK, 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 4th day of April, 20 20, 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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Property Owner Authorization | <input type="checkbox"/> 1 Copy of Dimensioned Plat | <input type="checkbox"/> Plat in Digital Format (PDF/JPEG)
<i>missing</i> |
| <input checked="" type="checkbox"/> Mylar | <input type="checkbox"/> 1 Copy of Plat (11x17)
<i>OK w/out</i> | <input type="checkbox"/> Public Improvements |
| <input checked="" type="checkbox"/> Application Fee | <input checked="" type="checkbox"/> Title Opinion | <input checked="" type="checkbox"/> Recording Fee |
| Check # <u>1439</u> | <input checked="" type="checkbox"/> Tax Certificates | Check # <u>1440</u> |

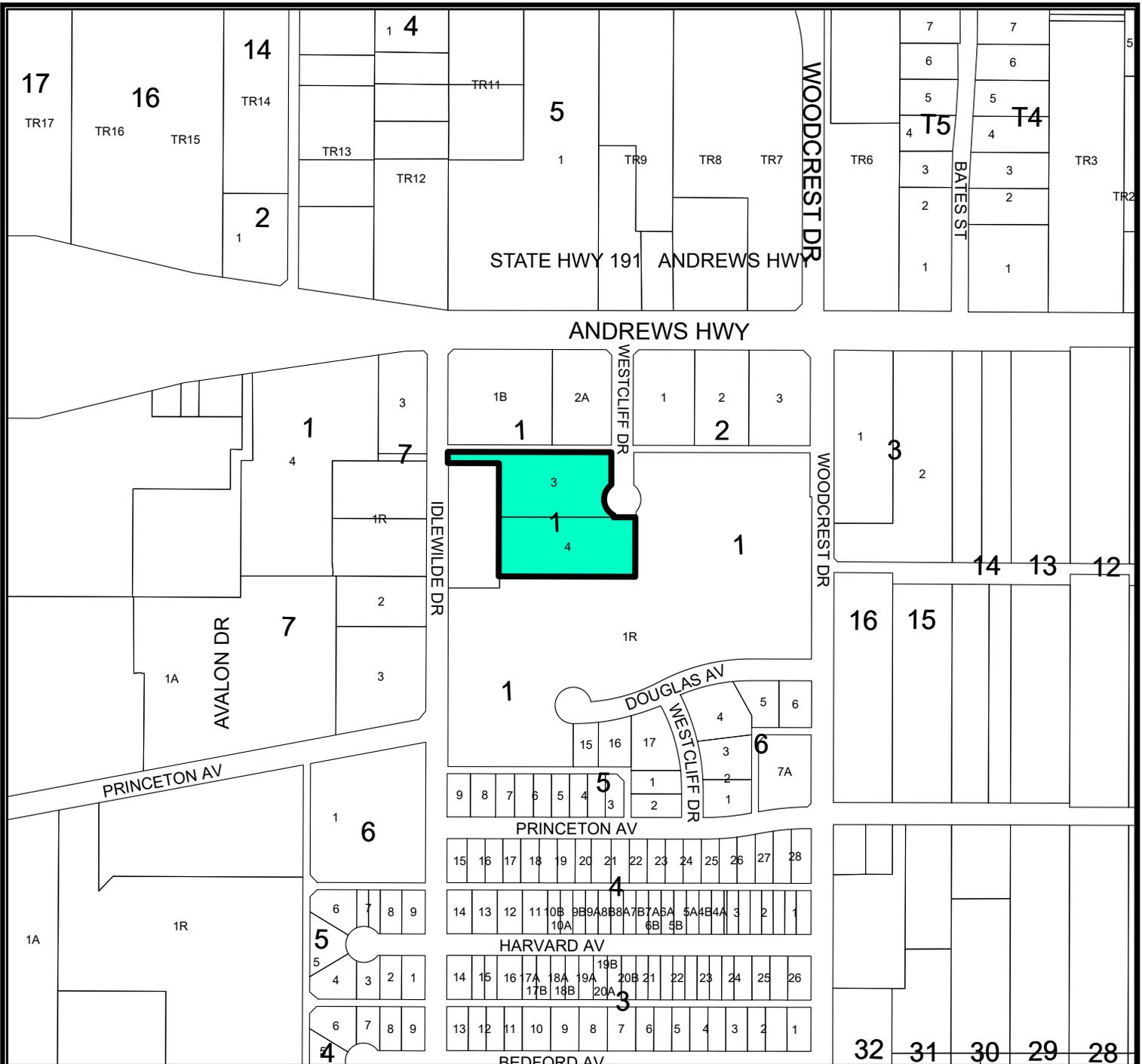
Received By: ES

Date:

RECEIVED
MAY 05 2020

BY:

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



LOCATION MAP

SUB-19-0307

Scale: 1" = 400'

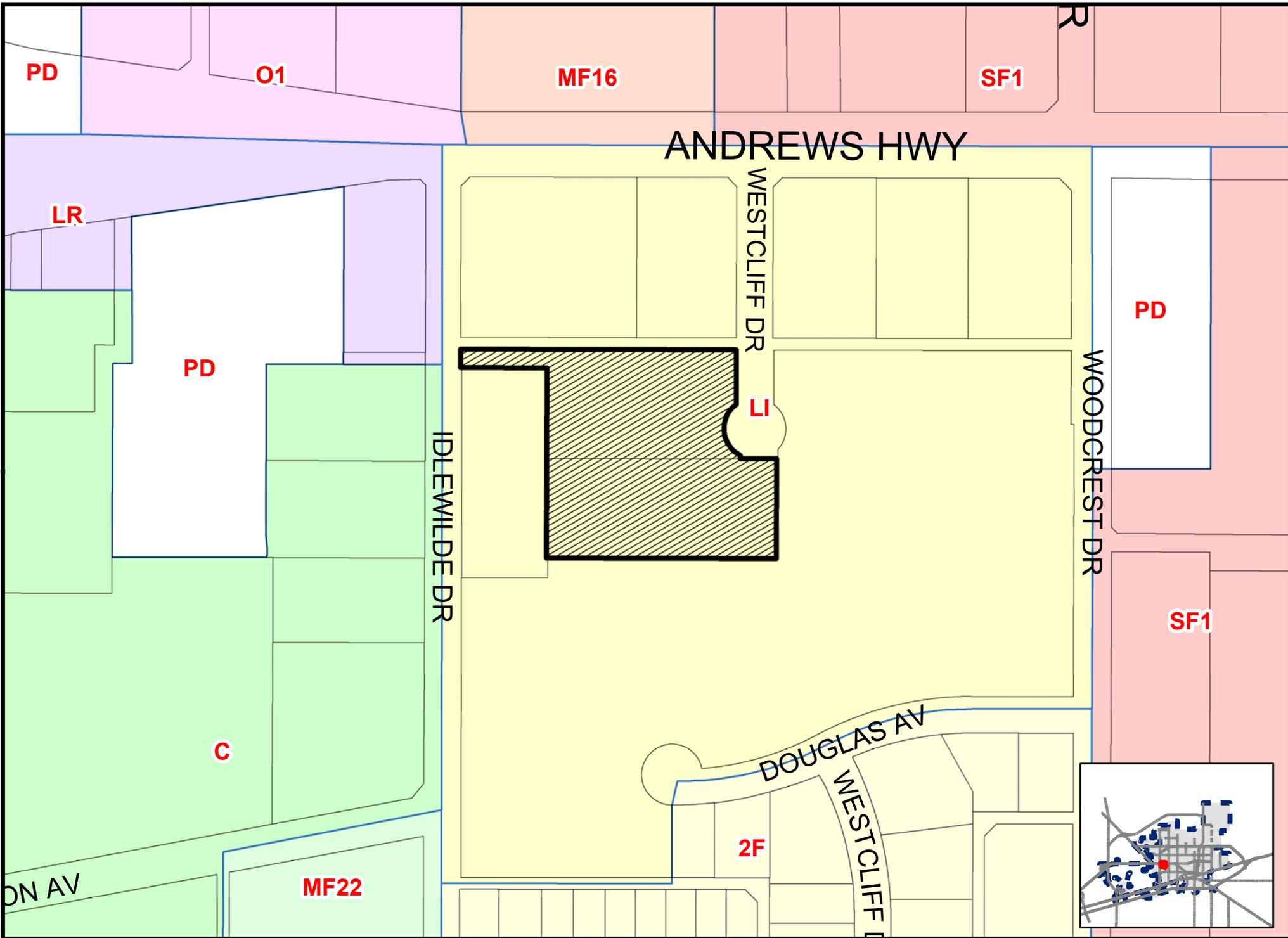
Proposed Plat of Ortloff Addition, Section 7, being a Re-Plat of Lots 3 and 4, Block 1, Ortloff Addition, Section 5, City and County of Midland, Texas.

Generally located on the west side of Westcliff Dr., approximately 291 – feet south of Andrews Hwy. (Council District 4).

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS







Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg

MEETING DATE: May 18, 2020

TO: Planning and Zoning Commission

FROM: Taslima Khandaker, Senior Planner

SUBJECT: Consider a proposed Final Plat of Lilly Heights, Section 12, being a replat of Lots 3 and 4, Block 6, Lilly Heights, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Andrews Highway and Tarleton Street. Council District 4)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Current Zoning:

O-1, Office District.

Preliminary Plat Approval:

The applicant's property is located on the southeast corner of the intersection of Andrews Highway and Tarleton Street. The applicant is requesting to re-plat the property from two (2) lots into (6) six lots for the development of offices. This application is being processed using the short form procedure at the request of the applicant.

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.

Code Compliance: (Approved)

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

Fire: (Approved)

No additional comments.

Building Code: (Approved)

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

Transportation: (Approved)

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

No objections to plat.

Engineering: (Approved)

ROW: ROW okay as shown.

PAVING: Paving is constructed to City Standards. No public paving improvements required.

WATER: 4" water existing in Sentinel, 6" water existing in Tarleton, and 12" water existing in HWY 158. No public water improvements required.

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

PRO RATA: None.

SEWER: 6" sewer existing in Sentinel and Tarleton. No public wastewater improvements required.

DRAINAGE: No Drainage report required.

EASEMENTS: okay as shown.

SIDEWALKS: required at building permit.

DIMENSION: * * *

OTHER: * * *

Planning:

This plat qualifies for short form procedure.

This property has been rezoned to O-1, Office District per Ordinance 10,058.

Staff recommends approval subject to Condition A.

Conditions:

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

Attachments:

Proposed Final Plat
Application
Maps

LILLY HEIGHTS ADDITION, SECTION 12

A replat of Lots 3 & 4, Block 6, of the re-subdivision of Lilly Heights Addition, Cabinet D, Page 154, Midland County Plat Record, City and County of Midland, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, Midland Office Park, LLC is the record owner of 1.478 acres of land known as being a re-plot of Lots 3 and 4 of Block 6 of the Re-Subdivision of Lilly Heights Addition as recorded in Cabinet D, Page 154, Midland County Plat Records, said tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with a cap marked "RPLS 4170" found for the southwest corner of said Lot 4, Block 6, said rod also being at the intersection of the northerly right-of-way line of Sentinel Avenue (60 feet width) and the easterly right-of-way line of Tarleton Street (60 feet width);

THENCE North 14° 41' 50" West, along said easterly right-of-way and the west line of said Lot 4, Block 6, a distance of 20.00 feet to a 5/8 inch iron rod set with a cap marked "CEC" for the westerly Southwest corner and Point of Beginning of the herein described tract;

THENCE North 14° 41' 50" West, along said easterly right-of-way and the west line of said Lot 4 and Block 6, a distance of 329.80 feet to a 5/8 inch iron rod set with a cap marked "CEC" for the southerly northwest corner of the herein described tract;

THENCE North 41° 31' 49" East, a distance of 22.24 feet to a 5/8 inch iron rod set with a cap marked "CEC" in the southerly right-of-way line of Andrews Highway (State Highway 158) (Variable Width);

THENCE in an easterly direction along the right-of-way line of said Andrews Highway with the northerly line of said Block 6 with a curve to the right having a central angle of 3° 54' 47", an arc length of 195.66, a radius of 2864.88 feet, a chord bearing of South 80° 34' 04" East and a chord distance of 195.62 feet to an iron pipe found for a point;

THENCE South 14° 41' 43" East, along the easterly line of said Lot 3, a distance of 281.86 feet to a 5/8 inch iron rod set with a cap marked "CEC" for the southeast corner of said Lot 3, said rod being in the southerly line of said Block 6 and the northerly right-of-way line of said Sentinel Avenue;

THENCE South 75° 12' 22" West, along said southerly line of Block 6 and said northerly right-of-way line of Sentinel Avenue, a distance of 177.00 feet to a 5/8 inch iron rod set with a cap marked "CEC" set for a corner;

THENCE North 59° 44' 44" West, along the southwesterly outback line a distance of 28.28 feet to the POINT OF BEGINNING of the herein described tract of land and containing within these calls a calculated area of 1.478 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____ do(es) hereby adopt this plat designating the herein above described property as LILLY HEIGHTS ADDITION, SECTION 12, an addition to the City of Midland, Texas, and, hereby dedicate to the public use forever the streets, alleys, easements, and drainage basins shown thereon.

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

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF _____

This plat was acknowledged before me on _____ by Midland Office Park, LLC.

Notary Public, State of Texas

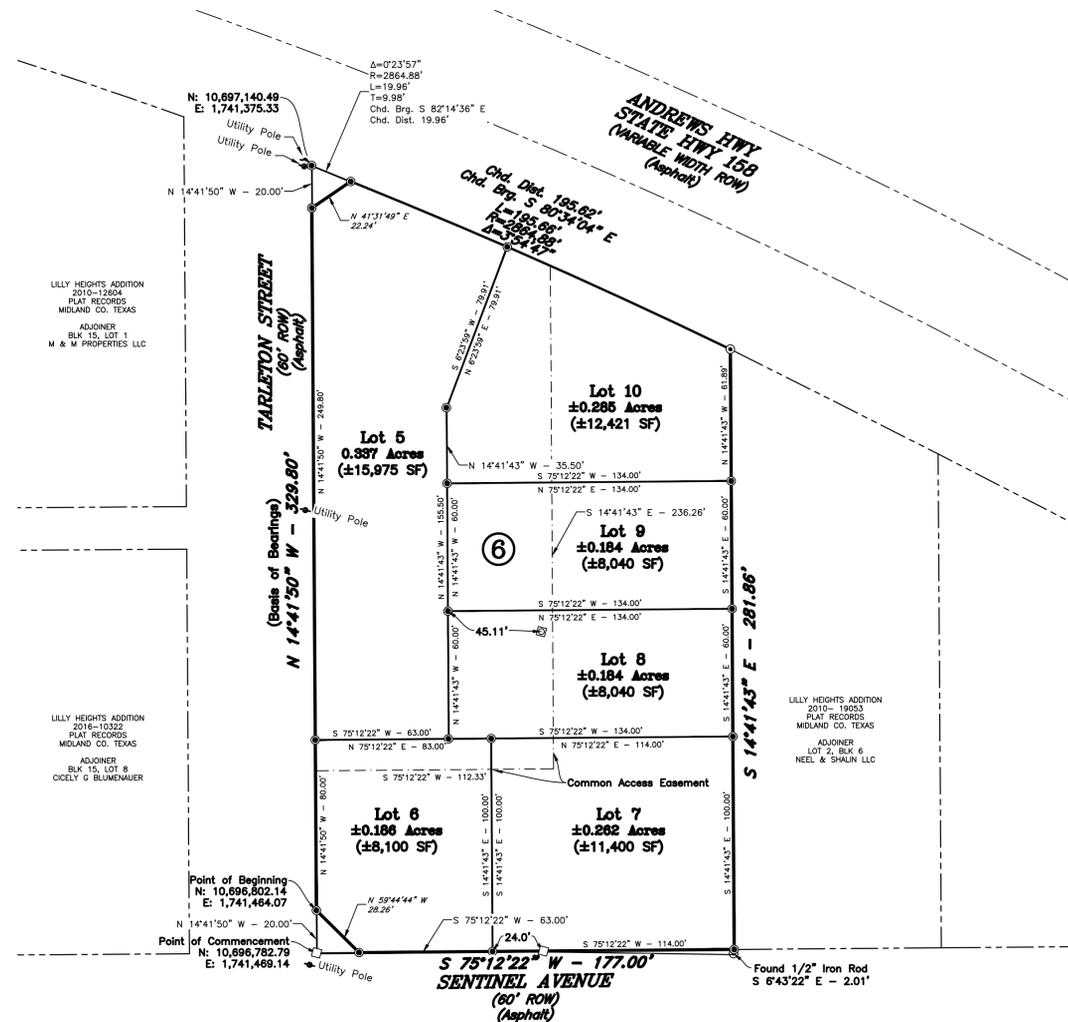
CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of _____ Addition was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____, 20____.

Signed: _____
Joshua Sparks, Chairman

Attest: _____
Cristina Odenberg Burns, Secretary



NOTES:

- Bearings, distances and coordinates based on the Texas Coordinate System, Central Zone, NAD83.
- 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 these lot(s) may be developed and before a building permit may be obtained.
- A Blanket Cross-Drainage Easement, between all lots is herein reserved and dedicated.
- A Shared parking easement for all lots is herein reserved and dedicated.
- Common area, Lot 5 is herein granted as private access easement for Lots 6-10, private drainage easement for Lots 6-10, public underground utility easement & transformer pad easement, private underground utility service easement and emergency access easement.
- This development is located in Zone X per Flood Insurance Rate Map, Panel Number 0085F, effective September 16, 2005.
- Direct vehicle access between BS 158 and all lots is prohibited.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I hereby certify that this plat represents a survey performed by me or under my supervision in March 2020 and that the monuments shown hereon were found in place. The position of final monuments, shown hereon, will be placed before the approval of the final plat in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

Stephen Johnson
Stephen Johnson, RPLS 4585
Date: April 27, 2020



VICINITY MAP

PROPERTY OWNER

Midland Office Park LLC.
Kevin Reed, President
P.O. Box 64757
Lubbock TX, 79464

PLAT FILED FOR RECORD

MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____

UTILITY COMPANY'S CERTIFICATE.

This plat has been checked for accessibility of utilities.

Stephanie Taylor Stephanie Taylor
Atmos Energy Digitally signed by Stephanie Taylor
Date: 2020.05.07 16:30:17 -05'00'

Jeffery R. Henderson
Oncor Digitally signed by Jeffery R. Henderson
Date: 2020.05.12 16:58:14 -05'00'

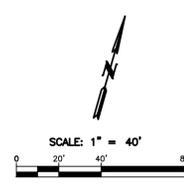
Bill Bentley Bill Bentley
Grande Communications Digitally signed by Bill Bentley
Date: 2020.05.08 07:27:55 -05'00'

Kenneth P. Spencer Kenneth P. Spencer
AT&T Digitally signed by Kenneth P. Spencer
Date: 2020.05.11 08:26:23 -05'00'

Luis Montez Luis Montez
Suddenlink Communications Digitally signed by Luis Montez
Date: 2020.05.12 10:26:46 -05'00'

LEGEND

- - 5/8" Iron Rod Set Stamped "CEC"
- - 5/8" Iron Rod Found (RPLS 4170)
- ⊠ - 5/8" Iron Rod Found (Bradshaw Assoc)
- ⊙ - 1/2" Iron Rod Found
- Subdivision Boundary
- New Lot Line
- - - Original Lot Line
- - - Access Easement Line



LILLY HEIGHTS ADDITION

SECTION 12
BEING A REPLAT OF LOTS 3 AND 4
BLOCK 6, OF THE RE-SUBDIVISION OF
LILLY HEIGHTS ADDITION, CABINET D,
PAGE 154, MIDLAND COUNTY PLAT RECORDS

MIDLAND, MIDLAND COUNTY, TEXAS
April 27th, 2020

Owner: Midland Office Park LLC.
Kevin Reed
P.O. Box 64757
Lubbock TX, 79464

1210 Frankford Ave, Ste. 410
Lubbock, TX 79424
(806) 441-7183
TBPE Reg No. F-18173
TBPLS Reg No. 10194378



Final Plat Application

Project Number: Sub-P-0262
Case Number: P-20-0830

Proposed Subdivision Plat Name: Lilly Heights, Section 12

Legal Description (attached sealed Metes and Bounds):
Acres: 1.478, Lot: 3 & 4, Blk: 006, Subd: LILLY HEIGHTS, BLK: 006, LOT: 5-10, ADDN: LILLY HEIGHTS, SECTION 12

Property Owner Printed Name: Midland Office Park, LLC		Phone (806) 777-0421 Email	
Address P.O. Box 6757	City Lubbock	State TX	Zip 79464

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

Representative (if acting as Agent, see affidavit on page 2) Firm: Centerline Engineering & Consulting, LLC Printed Name: Joshua S. Ward		Phone (806) 407-6756 Email	
Address 10210 Frankford Ave, Suite 410	City Lubbock	State TX	Zip 79424

Current Zoning: PD

Reason for Platting: Replat of Lots 3 & 4

Plat Information	Total Acreage: 1.478
Type: <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ)	
Number of Lots:	Number of Multi-Family Dwelling Units:

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

Items to be submitted with this application form:

- 2 FOLDED Copies of Dimensioned Plat
- 1 Signed Mylar (or more if applicant does not request a signed reproduction)
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF) & 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): <u><i>Kevin Reed</i></u>	Date: <u>3-19-2020</u>
--	------------------------

Property Owner (printed) : KEVIN REED

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.

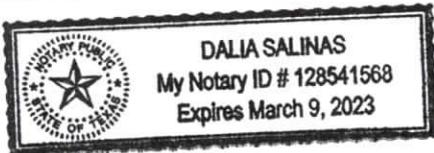
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Joshua Ward
 Authorized Agent (signature)

Subscribed and sworn to before me, this 19th day of March, 2020, to certify which witness my hand and seal of office.

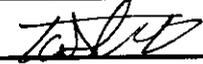


Dalia Salinas
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

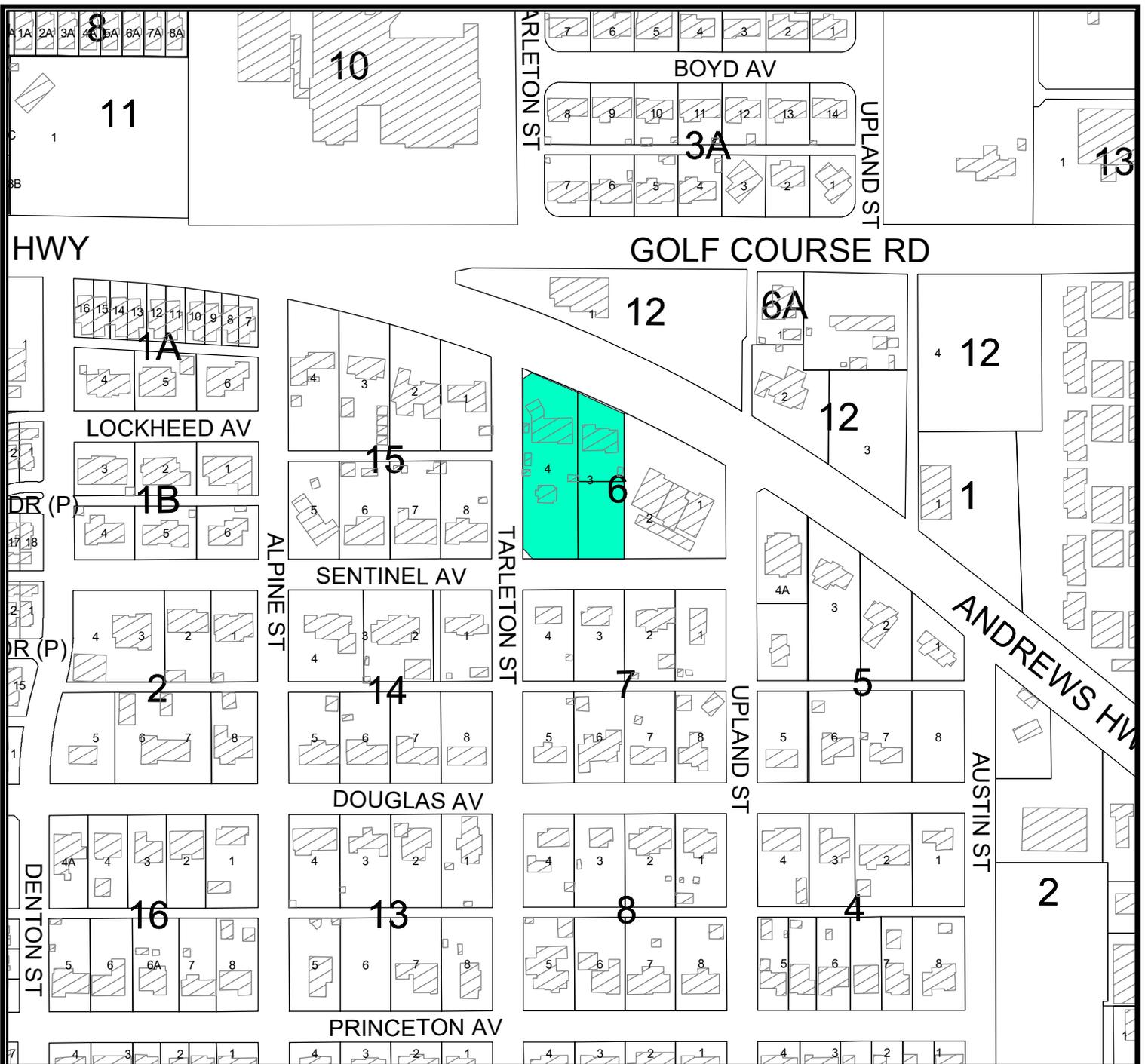
FOR OFFICE USE ONLY

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Property Owner Authorization | <input checked="" type="checkbox"/> 1 Copy of Dimensioned Plat | <input type="checkbox"/> Plat in Digital Format (PDF/JPEG) |
| <input type="checkbox"/> Mylar | <input checked="" type="checkbox"/> 1 Copy of Plat (11x17) | <input type="checkbox"/> CADD File |
| <input checked="" type="checkbox"/> Application Fee | <input checked="" type="checkbox"/> Title Opinion | <input checked="" type="checkbox"/> Public Improvement |
| Check # <u>2054</u> | <input checked="" type="checkbox"/> Tax Certificates | <input checked="" type="checkbox"/> Recording Fee |
| | | Check # <u>2056</u> |

Received By: 

Date: 3/20/2020

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



LOCATION MAP

SUB-19-0262

Scale: 1" = 250'

Proposed plat of Lilly Heights, Section 12, being a replat of Lots 3 and 4, Block 6, Lilly Heights, City and County of Midland, Texas.

Generally located on the southeast corner of the intersection of Andrews Highway and Tarleton Street. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

O1

SF1

GOLF COURSE

PD

SF1

PD

PD

O1

O-1

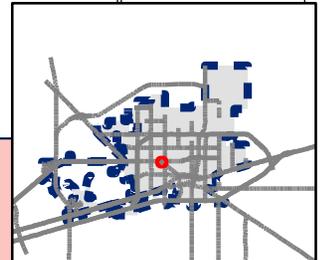
PD

PD

SF1

SENTINEL AV

TARLETON





Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg

MEETING DATE: 5/18/2020

TO: PLANNING AND ZONING COMMISSION

FROM: Glenda Arroyo-Cruz, Planner

SUBJECT: Consider a proposed Preliminary Plat of JLCL Addition, being a plat of a 5.700-acre tract of land out of the NW/4 of Section 15, Block 39, T-2-S, T&P, RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1198, approximately 732-feet south of West County Road 120. Extraterritorial Jurisdiction)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Details of Request:

The applicant, Schumann Engineering, is proposing to plat a 5.700-acre tract located in the NW/4 of Section 15, Block 39, T-2-S, T&P, RR. Co. Survey, Midland County, Texas, into five (5) lots for ownership purposes.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

Engineering: (Approved with Conditions)

ROW: Ok as shown, see transportation comments - Label width of rights-of-way adjacent to subject property.

PAVING: S CR 1198 road is sub-standard, construct to City Standards for entire platted frontage or request a deferral.

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

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

PRO RATA: None

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

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

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

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

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

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

EASEMENTS: Show existing and proposed

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

DIMENSION: * * *

OTHER: * * *

County: They will still need to come and apply for a driveway permit with Midland County and insure the bar ditch has proper drainage.

Provide the following general note 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 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.

Transportation: (Approved)

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

No objections to plat.

Fire: (Approved)

ETJ; No Comments.

Code Compliance: (Approved)

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

Building: (Approved)

ETJ, no jurisdiction.

Surveyor: (Approved)

No comments.

Health Department:

Yes, the health department will review applications from the 5 proposed lots of JLCL Addition, plat of a 5.84 acre tract of land out of the northwest $\frac{1}{4}$ of section 15, block 39, t-2-s, t. & p. Rr. Co. Survey lot 1 is .95 acre and will need a licensed installer to install the septic system, lots 2-5 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.

Midland County:

They will need a driveway permit if connecting to County Road.

See attached.

GIS:

The proposed plat needs to include the width of the ROW dedication since its being dedicated with the plat.

See attached for additional comment mark up.

Planning: (Approved with Conditions)

The following technical items need to be addressed:

The Midland Central Appraisal District shows the acreage to be 5.70-acres. Verify acreage.

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

Conditions:

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

Attachments:

Proposed Preliminary Plat
Application
Map
Midland County comments
GIS comment and mark ups

PRELIMINARY JLCL ADDITION

BEING A PLAT OF A 5.84 ACRE TRACT OF
LAND OUT OF THE NW/4 OF SECTION 15,
BLOCK 39, T-2-S,
T&P RR CO SURVEY,
MIDLAND COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MIDLAND

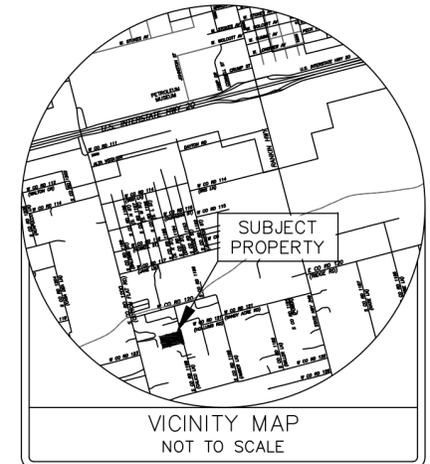
WHEREAS, I AM THE RECORD OWNER OF A 5.84 ACRE TRACT OF LAND OUT OF THE NW/4 OF SECTION 15, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

STEVE HOWE-JLCL HOLDINGS, INC.



STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____, STEVE HOWE-JLCL HOLDINGS, INC.

NOTARY PUBLIC
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. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 5.84 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.



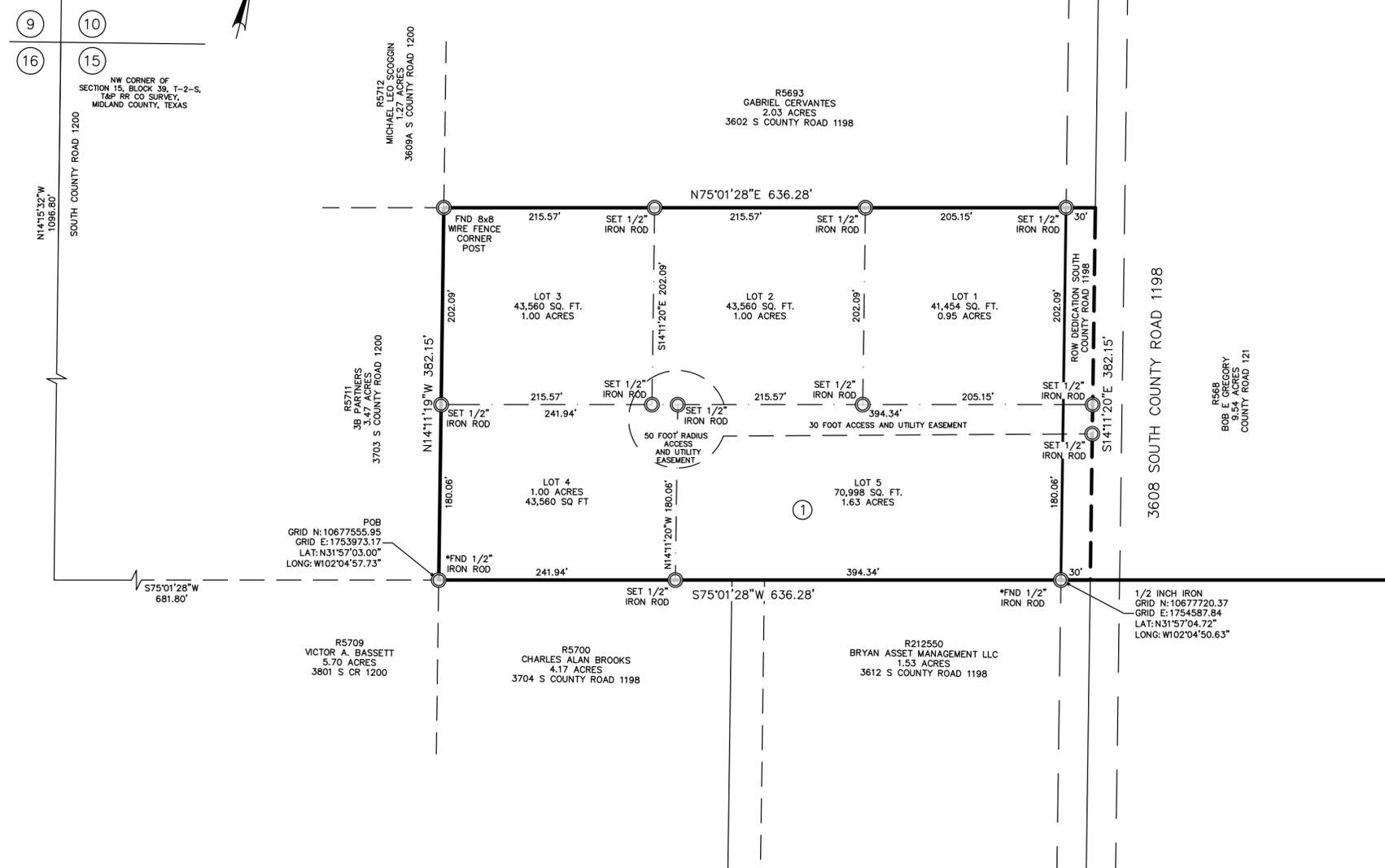
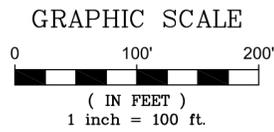
Know what's below.
Call before you dig.

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



**SCHUMANN
ENGINEERING CO.**
A LATERAL LAND COMPANY

800 N. MARSHFIELD STREET
SUITE 100
MIDLAND, TEXAS 79701
CIVIL ENGINEERING - LAND SURVEYING
TEXAS FIRM No. F1880 - TEXAS FIRM No. 10149500
Office (432) 684-5548



SYMBOLS LEGEND

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

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
SUDDENLINK COMMUNICATIONS

SIGNED: _____
GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

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

SIGNED: _____
CHAIRMAN JOSH SPARKS

ATTEST: _____
SECRETARY CRISTINA ODENBORG BURNS

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

RJ DAUM
TEXAS RPLS 4826

OWNER:
JLCL HOLDINGS, INC.
STEVE HOWE
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
STEVE@ABSOLDFIELD.COM
720-413-4377

NO.	DATE	DESCRIPTION	BY	JOB NO.	SHEET	OF
1	4/22/20	PRELIMINARY PLAT	ELA	77,099	1	1

DRAWN BY:	KDS	DATE:	11/26/2019
CHECKED BY:	RJD	DRAWING NO.:	77099SH
JOB NO.:	77,099	SHEET	1 OF 1

JLCL ADDITION



Preliminary Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: **JLCL Addition**

Legal Description (attached sealed Metes and Bounds): **Being a plat of a 5.84 acre tract of land out of the NW/4 of Section 15, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas.**

Property Owner

Printed Name: **JLCL Holdings, Inc.**

Phone **(720) 413-4377**

Email **steve@absoilfield.com**

Address **1800 Valley View Lane, Suite 300**

City **Farmers Branch**

State **TX**

Zip **75234**

Developer (if different than Owner) Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: **Schumann Engineering Co., Inc.**

Printed Name: **Eduardo L. Aleman**

Phone **(432) 684-5548**

Email

ealeman@schumannonline.net

Address **800 N. Marienfeld Suite 100**

City **Midland**

State **TX**

Zip **79701**

Current Zoning:

Reason for Platting: **To divide tract into 5 lots.**

Plat Information

Total Acreage: **5.84 acres**

Type: Single-Family Residential

Multi-Family Residential

Commercial

Extraterritorial Jurisdiction (ETJ)

Number of Lots: **5**

Number of Multi-Family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): _____ Date: 4-22-20²⁰

Property Owner (printed): Linda Thoresen

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

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

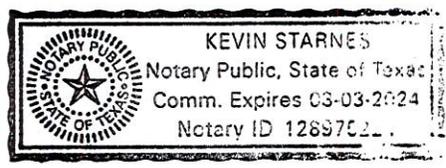
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Eduro J. Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 22nd day of April, 20 20²⁰, to certify which witness my hand and seal of office.



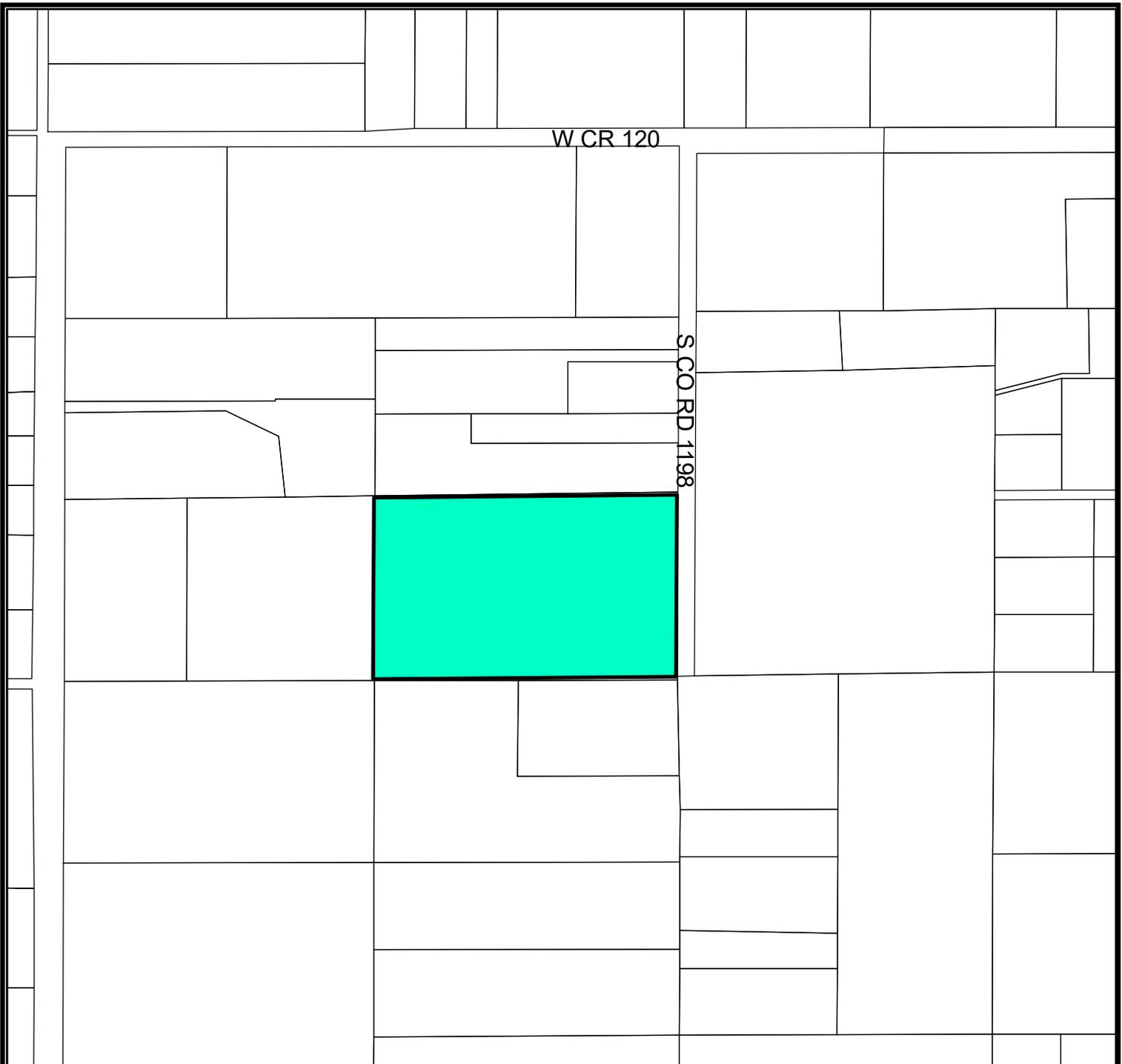
Kevin Starnes
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Received By: _____ Date: _____

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



LOCATION MAP

P-20-0842

Scale: 1" = 400'

Proposed plat of JLCL Addition, being a plat of a 5.700-acre tract of land located in the NW/4 of Section 15, Block 39, T-2-S, T&P, RR. Co. Survey, Midland County, Texas.

Generally located on the west side of South County Road 1198, approximately 732-feet south of West County Road 120 (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



April 29, 2020

City of Midland
Development Services
ATTN: Glenda Arroyo-Cruz, Planner
300 N. Loraine Street
Midland, Texas 79702

**RE: Preliminary Plat P-20-0842
Proposed JLCL Addition**

(Sketch Plat P-19-0740 Reviewed on December 11, 2019)
Part of Section 15, Block 39, T-2-S, T&P RR CO Survey

<http://iswdataclient.azurewebsites.net/webPropertyMap.aspx?dbkey=midlandcad&styp e=id&sdata=R000005699&id=R000005699&time=201912111342022>

Owner/Applicant: Steve Howe – JLCL Holdings, Inc

Surveyor/Engineer: Schumann Engineering Co

Ms. Cruz –

On behalf of Midland County, Dunaway provides this review letter of the above project. Feel free to contact me if you need clarification or further information.

PROPERTY INFORMATION

The proposed 5.84-acre site is situated in a tract of land (noted above) located at the west side of S CR 1198, south of W CR 120. property is located outside the city limits of the City of Midland. In accordance with development regulations applicable to property located within the City extra-territorial jurisdiction (ETJ) and with the adopted County Subdivision Regulations, the applicant has submitted a preliminary plat application with the City of Midland which has been distributed to the County for review.

COUNTY SUBDIVISION REGULATIONS

The preliminary plat has been reviewed for conformity with the adopted County Subdivision Regulations. The following outlines revisions and/or additional information and procedures necessary to continue review and consideration of the proposed development:

The information provided in the attached checklist is in addition to and as support of the comments made in this review letter.

ARTICLE I PLATS

1. ~~Label width of right-of-way of S CR 1198. Dimension width of dedication on frontage with S CR-1198. Coordinate with County Roads and Bridges for required dedication for a Collector as well as required drainage.~~
2. Show and label 2-foot contours. (Section 1.15)
3. Provide a copy of all restrictions or restrictive convent, if applicable. (Section 1.18)
4. Add note to plat if 30-foot access will be privately built and maintained.

Development with private streets, drives, easements, recreation areas, and open spaces shall include the following note on the face of the plat. (Section 1.19)

“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.”

- Adding the above statement to the plat is acknowledgment by the owner/developer that the private roads, drives, and/or easements will be maintained by the property owner(s).
 - Alternative: Approval of plat by both the City and the County is required if the owner/developer desires for the streets/drives/easements to be accepted by and maintained by the County. Contact County Roads and Bridges Division for minimum standards and construction requirements for County roads.
5. In addition, to the comments above, please add the following information on the revised preliminary plat and/or on the preliminary plat:
 - a. Add Lot numbers and Block to title of plat.
 - b. Add city limit line and label to vicinity map.
 - c. The names must not duplicate another name within the County or another municipality. The names should also not be similar in spelling or in pronunciation. Confirm name with County Office of Emergency Management.

ARTICLE IX LOTS

1. Show the building setback lines on the face of the plat in coordination with the required dedication of right-of-way and layout of 30-foot access and utility easement. (Section 9.2)
2. Provide lot dimensions along 30-foot access to conform to minimum required road frontage. Clarify and verify all lot dimensions along the easement. Lot corners for Lot 1 and 5 need to be moved out of area for right-of-way dedication. (Section 9.3)
3. Given the right-of-way dedication, reconfigure lots to meet minimum lot size. (Section 9.1)

Page 3
April 29, 2020
Preliminary Plat – JLCL Addition / S CR 1198

If you have any questions, please contact me at jreiner@dunawayassociates.com or call me at 817-335-1121.

Submitted for your consideration,

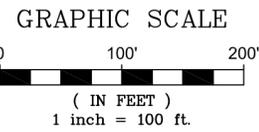
A handwritten signature in blue ink that reads "Jenifer Reiner". The signature is cursive and fluid, with the first name "Jenifer" written in a larger, more prominent script than the last name "Reiner".

Jenifer Reiner AICP, CNU-A

Cc: Tim Hair, PLA, ASLA
Jason Kelliher, PE
Jessica Schuttler, PE
Ellen Phillips, Planning/GIS Analyst
Jenny Hilton, Midland County
Andrew Avis, Midland County

PRELIMINARY JLCL ADDITION

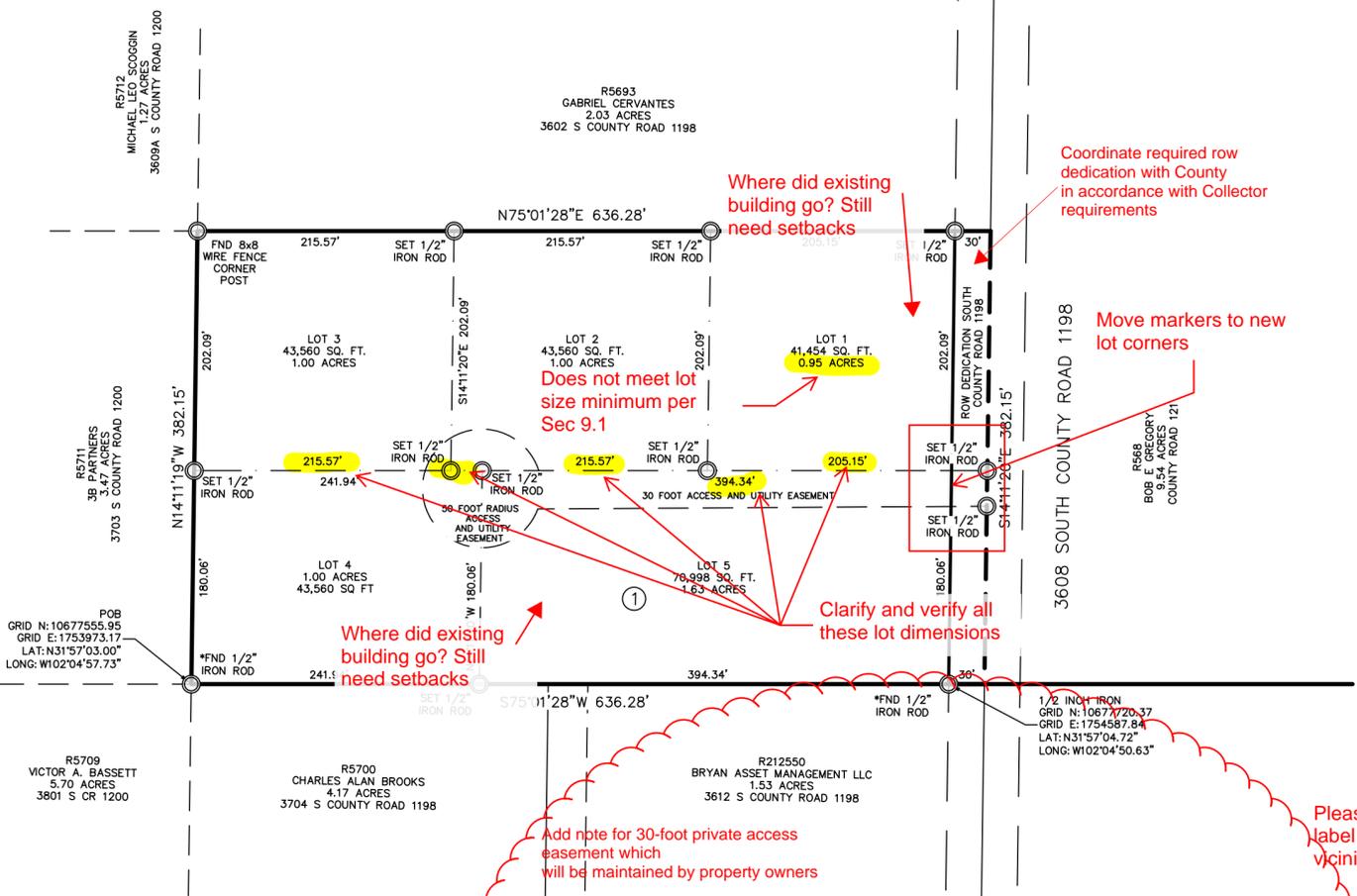
BEING A PLAT OF A 5.84 ACRE TRACT OF
LAND OUT OF THE NW/4 OF SECTION 15,
BLOCK 39, T-2-S,
T&P RR CO SURVEY,
MIDLAND COUNTY, TEXAS



9 10
16 15
NW CORNER OF
SECTION 15, BLOCK 39, T-2-S,
T&P RR CO SURVEY,
MIDLAND COUNTY, TEXAS

N14°15'32"W
1109.80'

SOUTH COUNTY ROAD 1200



Where did existing building go? Still need setbacks

Coordinate required row dedication with County in accordance with Collector requirements

Move markers to new lot corners

Does not meet lot size minimum per Sec 9.1

Clarify and verify all these lot dimensions

Where did existing building go? Still need setbacks

Coord with County Road and Bridge and County Judge if S CR 1198 is intended to be accepted and maintained into County system

Please draw and label city limit line on vicinity map.

"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."

Add note for 30-foot private access easement which will be maintained by property owners

- SYMBOLS LEGEND**
- PROPERTY CORNER
 - x — WIRE FENCE
 - ⊙ WATER WELL
 - ⊕ POWER POLE
 - RETIRED BREAKER BOX
 - — LOT LINES
 - OH — OVERHEAD ELECTRIC
 - — PROPERTY LINE
 - ⊠ TELEPHONE PEDESTAL
 - ⊕ GAS METER
 - ⊙ GAS RISER
 - ⊕ SEWER MANHOLE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
SUDDENLINK COMMUNICATIONS

SIGNED: _____
GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF JLCL ADDITION, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____ DAY OF _____, 2020.

SIGNED: _____
CHAIRMAN JOSH SPARKS

ATTEST: _____
SECRETARY CRISTINA ODENBORG BURNS

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

RJ DAUM
TEXAS RPLS 4826

OWNER:
JLCL HOLDINGS, INC.
STEVE HOWE
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
STEVE@ABSOLDFIELD.COM
720-413-4377

STATE OF TEXAS
COUNTY OF MIDLAND

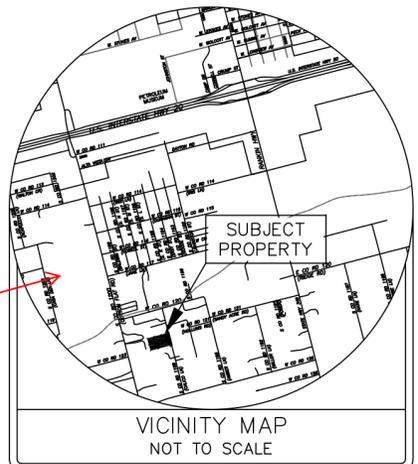
WHEREAS, I AM THE RECORD OWNER OF A 5.84 ACRE TRACT OF LAND OUT OF THE NW/4 OF SECTION 15, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

STEVE HOWE—JLCL HOLDINGS, INC.



STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, STEVE HOWE—JLCL HOLDINGS, INC.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

NOTES:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 5.84 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.



Know what's below.
Call before you dig.

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



**SCHUMANN
ENGINEERING CO.**
A LATERAL LAND COMPANY

800 N. MARSHFIELD STREET
SUITE 100
MIDLAND, TEXAS 79701
CIVIL ENGINEERING - LAND SURVEYING
TEXAS FIRM No. F1880 - TEXAS FIRM No. 10149500
Office (432) 684-5548

NO.	DATE	DESCRIPTION	BY	JOB NO.	SHEET	OF
1	4/22/20	PRELIMINARY PLAT	ELA	77,099	1	1

DRAWN BY: KDS DATE: 11/26/2019
CHECKED BY: RJD DRAWING NO.: 77099SH
JOB NO.: 77,099 SHEET 1 OF 1



**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

[Get Adobe Reader Now!](#)



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg

MEETING DATE: 5/18/2020

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed preliminary plat of Saddleback Estates Addition, being a plat of a 72.256-acre tract of land located in the northeast quarter of Section 46, Block 38, T-1-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the northwest corner of the intersection of S. County Road 1130 and E. County Road 95. Extraterritorial Jurisdiction)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Details of Request:

The applicant, Maverick Engineering, is proposing to plat a 72.256-acre tract of land located in the northeast quarter of Section 46, Block 38, T-1-S, T&P RR. Co. Survey, Midland County, Texas, into forty-seven (47) lots for ownership purposes.

Current Zoning:

Extraterritorial Jurisdiction

Engineering & Transportation:

IMPACT FEES: Property is located outside designated service areas impact fees not required at this time.

ROW: ROW is fine as shown.

PAVING: Deferral under review.

WATER: Deferral under review.

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

PRO RATA: None.

SEWER: Deferral under review.

DRAINAGE: Drainage study needs to be revised and resubmitted.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Deferral under review.

DIMENSION: * * *

OTHER: * * *

Utilities:

None

Solid Waste:

None

Public Safety:

Fire:

ETJ; No comments

Police:

None

Code Administration:

ETJ, no jurisdiction.

Planning:

Provide Owner's name and address on plat. Must match City records and the Midland Central Appraisal District Records. Alternatively, please provide a title opinion or warranty deed to verify ownership.

The Midland Central Appraisal District shows the property consists of 73.032 acres. Verify acreage.

This plat is over 25-acres and meets the conditions in Section 11-2-3 (D) 11 of the Subdivision Ordinance of the City of Midland Code; therefore this plat requires City Council approval.

Verify that the direction call for northern boundary matches the property line.

Verify distance and direction call for the northern section bordering S. County Road 1130.

Verify point of beginning.

Conditions:

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

Attachments:

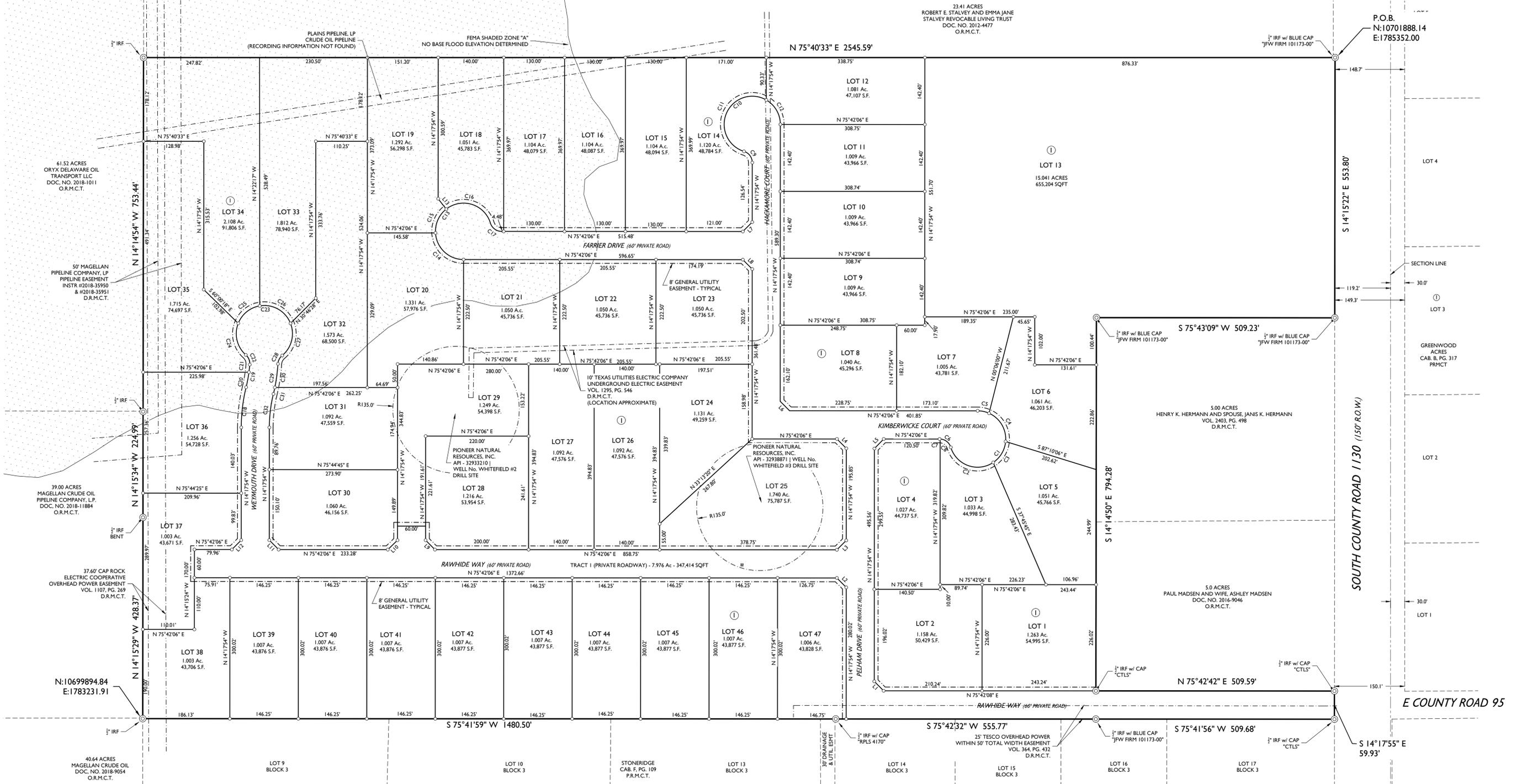
Proposed Preliminary Plat
Maps
Application
Comments received from Midland County

SADDLEBACK ESTATES ADDITION

72.256-ACRE TRACT IN THE NORTHEAST QUARTER OF SECTION 46, BLOCK 38, T-I-S,
T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS

23.41 ACRES
ROBERT E. STALVEY AND EMMA JANE
STALVEY REVOCABLE LIVING TRUST
DOC. NO. 2012-4477
O.R.M.C.T.

P.O.B.
N:10701888.14
E:1785352.00



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	600.00	264.73	96.59	S 22°11'54" W	252°47'49"
C2	600.00	111.72	78.27	N 84°44'50" W	106°41'18"
C3	600.00	53.67	51.90	N 16°17'02" E	51°14'58"
C4	600.00	74.28	69.62	N 44°48'16" W	70°55'40"
C5	600.00	25.06	24.88	S 87°45'27" W	37°53'53"
C6	25.00	31.81	29.70	N 67°51'05" W	72°53'48"
C7	25.00	1.28	1.24	S 77°07'23" W	2°50'49"
C8	25.00	39.57	28.70	N 66°25'44" W	20°03'05"
C9	25.00	31.81	29.70	N 50°44'48" W	72°53'43"
C10	600.00	264.87	96.50	S 39°18'24" W	252°56'03"
C11	600.00	203.00	118.24	N 09°15'14" E	152°53'53"
C12	600.00	62.87	60.04	S 44°18'44" E	60°02'20"
C13	600.00	264.90	96.49	N 22°06'59" E	252°57'42"
C14	600.00	90.91	66.46	S 60°57'38" E	84°48'23"
C15	600.00	57.83	55.61	N 10°03'13" E	55°13'13"
C16	600.00	116.17	98.86	S 86°52'02" E	110°56'00"
C17	25.00	31.81	29.70	S 67°51'04" E	72°53'44"
C18	360.00	86.26	86.96	N 07°26'02" W	13°43'44"
C19	300.00	48.89	48.84	S 05°14'18" E	9°20'15"

CURVE TABLE

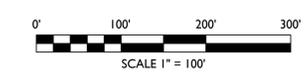
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C20	300.00	32.61	32.59	N 03°41'00" W	6°13'40"
C21	300.00	16.28	16.28	N 08°11'08" W	3°06'35"
C22	25.00	23.14	22.32	N 36°25'04" W	53°01'18"
C23	600.00	292.42	77.74	N 76°41'23" E	279°14'13"
C24	600.00	23.52	69.00	N 27°49'26" W	70°12'15"
C25	600.00	61.77	59.08	N 36°46'03" E	58°59'02"
C26	600.00	81.55	75.42	S 74°48'08" E	77°52'36"
C27	600.00	75.58	70.68	S 00°13'20" W	72°10'19"
C28	25.00	20.59	20.01	S 12°42'51" W	47°11'17"
C29	360.00	64.28	64.70	N 05°43'29" W	10°18'38"
C30	360.00	50.67	50.63	S 05°50'24" E	8°03'34"
C31	360.00	14.11	14.11	S 01°41'32" E	2°14'45"
C32	300.00	71.88	71.71	S 07°26'02" E	13°43'44"

LEGEND

- ⊙ DENOTES FOUND MONUMENTS AS NOTED
- DENOTES PROPOSED LOT CORNER
- ⊕ DENOTES EXISTING PUMP JACK
- DENOTES EXISTING LOT CORNER
- O.R.M.C.T. OFFICIAL RECORDS, MIDLAND CO., TX
- D.R.M.C.T. DEED RECORDS, MIDLAND CO., TX
- P.R.M.C.T. PLAT RECORDS, MIDLAND CO., TX
- DENOTES BOUNDARY LINE
- - - DENOTES EXISTING EASEMENT LINE
- · - · - DENOTES PROPOSED EASEMENT LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 59°17'53" W	28.28
L2	N 59°17'54" W	28.28
L3	N 30°42'06" E	28.28
L4	N 59°17'54" W	28.28
L5	N 30°15'54" E	28.50
L6	N 59°17'54" W	28.28
L7	N 30°42'06" W	28.28
L8	N 59°17'54" E	28.28
L9	N 59°17'54" W	28.28
L10	S 31°36'11" W	28.74
L11	S 59°16'37" E	28.27
L12	S 30°42'06" W	28.28
L13	S 52°20'10" E	28.09



BEARING BASIS
BEARINGS, COORDINATES AND DISTANCES ARE THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD83 BASED ON THE ALLTERRA VRS GNSS SYSTEM.

PRELIMINARY PLAT SADDLEBACK ESTATES ADDITION

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____
DATE _____ PAGE _____



MAVERICK
ENGINEERING / SURVEY / WATER RESOURCES
1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS SADDLEBACK ESTATES, A SERIES OF KINGDOM DEVELOPERS, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 46, BLOCK 38, T-1-S, T&P RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SADDLEBACK ESTATES, A SERIES OF KINGDOM DEVELOPERS, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS SADDLEBACK ESTATES ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON; AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____, _____, 2020.

THE _____ DAY OF _____, 2020.

BY: SADDLEBACK ESTATES, A SERIES OF KINGDOM DEVELOPERS, LLC, BRETT JOHNSON

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

THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DRAINAGE EASEMENT GRANTED WITH THIS PLAT:

1. THE MAINTENANCE OF ANY STORMWATER FACILITY IN THIS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. PROPERTY OWNER AGREES TO MAINTAIN THE FACILITY IN WORKING ORDER WITH INSPECTIONS AND CORRECTIVE ACTION MADE AT LEAST ANNUALLY. REPORTS OF SEARCH INSPECTIONS AND MAINTENANCE SHALL BE KEPT FOR INSPECTION BY THE CITY OF MIDLAND STORMWATER ADMINISTRATOR ON REQUEST, OR MAYBE FORWARDED IT TO THE CITY ENGINEER'S OFFICE.
2. THE CITY OF MIDLAND SHALL HAVE THE RIGHT TO MITIGATE DEFICIENCIES IN THE FUNCTION OF THE STORMWATER FACILITY, AND TO BE REIMBURSED BY THE PROPERTY OWNER, IF THE CITY FINDS IT NECESSARY FOR PUBLIC HEALTH AND SAFETY.
3. THE CITY OF MIDLAND AND ITS EMPLOYEES, CONTRACTORS, AGENTS, SUCCESSORS, AND ASSIGNS, SHALL HAVE THE FREE AND UNINTERRUPTED RIGHT OF PASSAGE IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSE OF ESTABLISHING, LYING, CONSTRUCTING, RECONSTRUCTING, INSTALLING, REALIGNING, MODIFYING, REPLACING, IMPROVING, ALTERING, OPERATING, MAINTAINING, ACCESSING, INSPECTING, REPAIRING, RELOCATING AND REMOVING SAID FACILITIES, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO CUT AND TRIM BUSHES AND TREES, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS FOR SUCH PURPOSES IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN.
4. THE DEVELOPER MAY NOT USE ANY PART OF THE PROPERTY DESCRIBED HEREIN IF SUCH USE WILL DAMAGE, DESTROY, INJURE, AND/OR UNDULY INTERFERE WITH THE CITY OF MIDLAND'S USE OF THE PROPERTY. DEVELOPER EXPRESSLY COVENANTS AND AGREES FOR ITSELF, ITS LEGAL REPRESENTATIVES, SUCCESSORS AND OR ASSIGNS, THAT NO BUILDING, ROADWAYS, OR CURBS AND GUTTERS OF ANY KIND WILL BE PLACED ON THE PROPERTY DESCRIBED HEREIN, WRITTEN PERMISSION FOR THE ABOVE GROUND A PERTINENCES MUST BE OBTAINED FROM THE CITY OF MIDLAND, PRIOR TO INSTALLATION.

DEVELOPMENT NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. BEARINGS/DISTANCES/COORDINATES ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
4. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
 - (1) THE REPRESENTED LOT'S ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
 - (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

SADDLEBACK ESTATES ADDITION

72.256-ACRE TRACT IN THE NORTHEAST QUARTER OF SECTION 46, BLOCK 38, T-1-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY
BY: _____

AT&T
BY: _____

SUDDENLINK COMMUNICATION
BY: _____

GRANDE COMMUNICATION
BY: _____

ONCOR ELECTRIC DELIVERY
BY: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, PAUL WILSON, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an accurate and correct survey of the land and its corner monuments shown thereon was made under my personal supervision, in accordance with the Subdivision Regulations of the State of Texas.

PAUL WILSON RPLS#6136
Maverick Engineering, Surveying & Planning, L.P.
1909 W. Wall Street, Suite K
Midland, TX 79701

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SADDLEBACK ESTATES ADDITION, SECTION 1, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____ DAY OF _____, 2020.

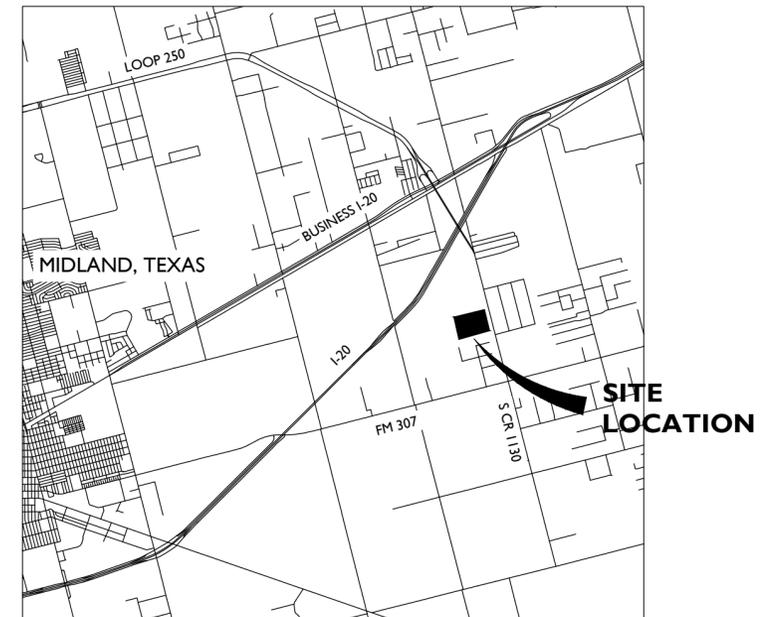
JOSH SPARKS, CHAIRMAN

CRISTINA ODENBORG BURNS, SECRETARY

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0125F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS MOSTLY WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," AND A PORTION OF THIS PROPERTY IS WITHIN ZONE "A" DESIGNATED AS "AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30 YEAR MORTGAGE. BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS; NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES".

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 ENGINEERING COMPANY.



VICINITY MAP

N.T.S.

PROPERTY OWNER
SADDLEBACK ESTATES, A SERIES OF KINGDOM DEVELOPERS, LLC
PO BOX 598
HICO, TEXAS 76475
INSTR #2019-22138 D.R.M.C.T.

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____



MAVERICK
ENGINEERING / SURVEY / WATER RESOURCES

1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

PRELIMINARY PLAT

SADDLEBACK ESTATES ADDITION



Preliminary Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Saddleback Estates Addition

Legal Description (attached sealed Metes and Bounds): 72.256 Acre Tract in the Northeast Quarter of Section 46, Block 38, T-1-S, T&P RR. Co. Survey, Midland County, Texas

Property Owner Printed Name: Saddleback Estates a Series of Kingdom Developers LLC		Phone () Email	
Address PO Box 598	City Hico	State TX	Zip 76475

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: 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: ETJ

Reason for Platting: Ownership Purposes

Plat Information	Total Acreage:	72.256
Type: <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Extraterritorial Jurisdiction (ETJ)	Number of Lots: 47	Number of Multi-Family Dwelling Units: 0

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature):

Date:

Property Owner (printed) : Brett Johnson

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

Andrew L. Mellen
Authorized Agent (signature)

Subscribed and sworn to before me, this 21st day of April, 20 20, to certify which witness my hand and seal of office.

Kelsey Ann Stine
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY

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

Check # _____

Received By:

Date:

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



LOCATION MAP

SUB-20-0329

Scale: 1" = 600'

Proposed plat of Saddleback Estates Addition, being a plat of a 72.256-acre tract of land located in the northeast quarter of Section 46, Block 38, T-1-S, T&P RR. Co. Survey, Midland County, Texas.

Generally located on the northwest corner of the intersection of S. County Road 1130 and E. County Road 95. (Extraterritorial Jurisdiction)

LEGEND

-  CITY LIMITS
-  PARCEL
-  PRIVATE BLDGS



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



April 27, 2020

City of Midland
Development Services
ATTN: Joseph Marynak, Planner
300 N. Loraine Street
Midland, Texas 79702

**RE: Preliminary Plat Plat P-20-08
Proposed Saddleback Estates, Section 1 Addition**
Sketch Plat P-20-0831 comment letter provided March 26, 2020
**Midland Appraisal District Account No R000003072, R3071, R000207572
R000207681**
[http://iswdataclient.azurewebsites.net/webProperty.aspx?dbkey=midlandcad&stype=id
&sdata=R000003072&id=R000003072&time=202003261336031](http://iswdataclient.azurewebsites.net/webProperty.aspx?dbkey=midlandcad&stype=id&sdata=R000003072&id=R000003072&time=202003261336031)
Owner: Brett Construction Company
Surveyor/Engineer: Maverick Engineering

Mr. Marynak –

On behalf of Midland County, Dunaway provides this review letter of the above project. Feel free to contact me if you need clarification or further information.

PROPERTY INFORMATION

The 72.256-acre site is situated in a tract of land (noted above) generally located to the west of S CR 1130. This property is located outside the city limits of the City of Midland. In accordance with development regulations applicable to property located within the City extra-territorial jurisdiction (ETJ) and with the adopted County Subdivision Regulations, the applicant has submitted a sketch plat application with the City of Midland which has been distributed to the County for review.

COUNTY SUBDIVISION REGULATIONS

The sketch plat has been reviewed for conformity with the adopted County Subdivision Regulations. The following outlines revisions and/or additional information and procedures necessary to continue review and consideration of the proposed development. As result of the they type of revisions and lack of information provided with this preliminary plat submittal, additional information and/or revision submitted with the preliminary and/or final plat may require new/additional comments.

The information provided in the attached checklist is in addition to and as support of the comments made int his review letter.

Recommendation: Recommendation is to coordinate with both the City and County Departments, revise the layout and resubmit the preliminary plat for review.

General Comment: The lot layout includes areas that are encumbered by easements and floodplain which affect the available area for the building envelope and call to question the available area for a septic field. Several lots are encumbered with maintenance of the drainage easement which could be included in HOA maintenance. The street layout includes several jogs. Two points of access are necessary because of the number of lots.

ARTICLE I PLATS

1. Add city limit line to the vicinity map. (Section 1.06)
2. Provide proposed topography (Section 1.16)
3. Indicate a POB – Point of Beginning (Section 1.08).
4. Provide a copy of all restrictions or restrictive convent, if applicable. (Section 1.18)
5. If further development of this addition will include a road, consider the following:
Development with private streets, drives, easements, recreation areas, and open spaces shall include the following note on the face of the plat. (Section 1.19)
“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.”
 - o NOTE: Adding the above statement to the plat is acknowledgment by the owner/developer that the private roads, drives, and/or easements will be maintained by the property owner(s).
 - o Alternative: Approval of plat by both the City and the County is required if the owner/developer desires for the streets/drives/easements to be accepted by and maintained by the County. Contact County Roads and Bridges Division for minimum standards and construction requirements for County roads.
6. In addition to the above, provide the following information and evidence of coordination with County Department of Road and Bridge:
 - a. ~~Label the right-of-way width of S CR 1130.~~ Dedicate additional right-of-way by plat if required.
 - b. Rawhide Drive appears to be a new proposed road and part of the existing acres owned by Madson. Verify ownership[.
 - c. Provide a 2nd point of access. Coordinate also with Emergency Management.

ARTICLE II VACATIONS – Show all existing easements on the subject property. Identify if any existing easements will be vacated with this subdivision or with future development on the subject property.

The aerial shows gravel access from the adjacent property to the north. Research if there is an existing access easement which may require vacation.

ARTICLE III STREET CONSTRUCTION – Pavement and Construction standards available from County Road and Bridge Administrator. (Sections 3.14 – 3.18)

1. Turnarounds and/or dead-end streets (permanent): Minimum diameter of 100 feet. (Section 3.07)
2. Revise street layout and include cul-de-sacs for emergency management purposes (Sections 3.07 – 3.10).

ARTICLE IV ACCESS DRIVEWAYS TO COUNTY ROADS

1. Provide evidence of existing driveway permit(s) or intent to get a driveway permit for existing house and barn. (Section 4.09)
2. Dimension width of driveway and conformance with County regulations (Sections 4.09 and 4.10)
3. Comply with regulation for access to oilfield properties (Section 4.12)

ARTICLE V DRAINAGE: Provide proposed topography. Adequate drainage and facilities required.

ARTICLE VI PERMITS AND CERTIFICATIONS

1. Floodplain permit required, and application made to Midland County Floodplain Administrator for a floodplain permit at the same time a plat is submitted. (Section 6.01)
2. If private sanitary sewage disposal is proposed, i.e. a septic tank or other treatment system serving one or more lots that is not part of a publicly-owned treatment works, the owner or developer shall install the sewage disposal system in accordance with the rules and regulations of the State Health Department, the local health authority and Midland County's regulations for flood damage prevention. The sewage disposal system shall not be placed in use until the local health authority has inspected the installation and approved the system for operation. (Section 6.04)

ARTICLE IX LOTS

1. Show the building setback lines on the face of the plat. (Section 9.2).
2. Confirm that all lots on cul-de-sacs meet minimum frontage requirement after lot layout has been revised.

Page 4

April 27, 2020

S CR 1130 – Saddleback Estates, Section 1 Preliminary Plat

If you have any questions, please contact me at jreiner@dunawayassociates.com or call me at 817-335-1121.

Submitted for your consideration,

A handwritten signature in blue ink that reads "Jenifer Reiner". The signature is written in a cursive, flowing style.

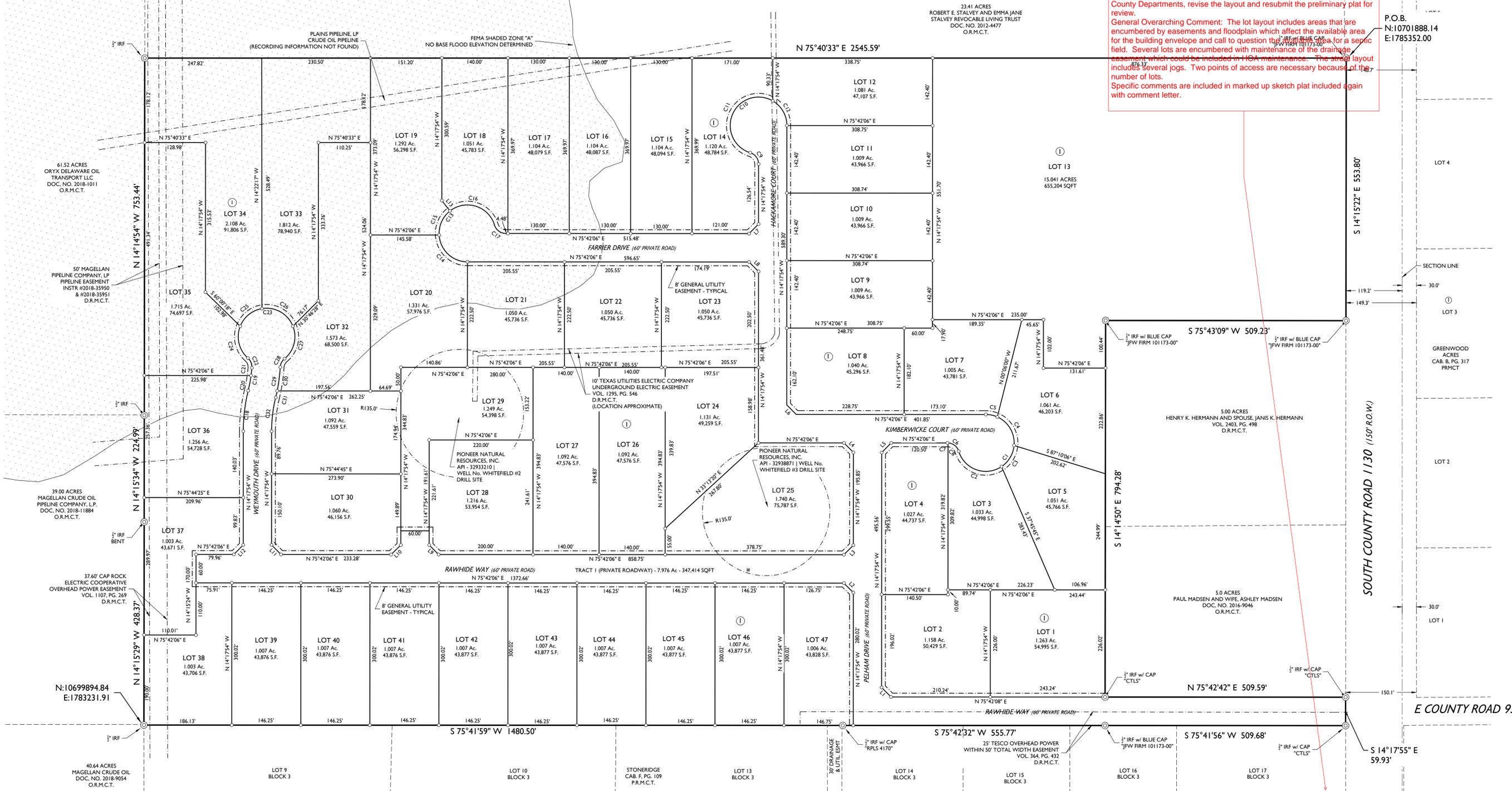
Jenifer Reiner AICP, CNU-A

Cc: Tim Hair, PLA, ASLA
Jason Kelliher, PE
Jessica Schuttler, PE
Ellen Phillips, Planning/GIS Analyst
Jenny Hilton, Midland County
Andrew Avis, Midland County

SADDLEBACK ESTATES ADDITION

72.256-ACRE TRACT IN THE NORTHEAST QUARTER OF SECTION 46, BLOCK 38, T-I-S,
T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS

It appears that none of the comments from the sketch plat review were addressed. Revise according to the sketch plat comments and resubmit the Preliminary Plat.
 Recommendation: Recommendation is to coordinate with both the City and County Departments, revise the layout and resubmit the preliminary plat for review.
 General Overarching Comment: The lot layout includes areas that are encumbered by easements and floodplain which affect the available area for the building envelope and call to question the availability of a septic field. Several lots are encumbered with maintenance of the drainage easement which could be included in HOA maintenance. The street layout includes several jogs. Two points of access are necessary because of the number of lots.
 Specific comments are included in marked up sketch plat included again with comment letter.



P.O.B.
N:10701888.14
E:1785352.00

61.52 ACRES
ORYX DELAWARE OIL
TRANSPORT LLC
DOC. NO. 2018-1011
O.R.M.C.T.

50' MAGELLAN
PIPELINE COMPANY, LP
PIPELINE EASEMENT
INSTR. #2018-35950
& #2018-35951
O.R.M.C.T.

39.00 ACRES
MAGELLAN CRUDE OIL
PIPELINE COMPANY, LP
DOC. NO. 2018-11884
O.R.M.C.T.

37.60' CAP ROCK
ELECTRIC COOPERATIVE
OVERHEAD POWER EASEMENT
VOL. 1107, PG. 269
D.R.M.C.T.

40.64 ACRES
MAGELLAN CRUDE OIL
DOC. NO. 2018-9054
O.R.M.C.T.

23.41 ACRES
ROBERT E. STALVEY AND EMMA JANE
STALVEY REVOCABLE LIVING TRUST
DOC. NO. 2012-4477
O.R.M.C.T.

5.00 ACRES
HENRY K. HERMANN AND SPOUSE, JANIS K. HERMANN
VOL. 2403, PG. 498
D.R.M.C.T.

5.0 ACRES
PAUL MADSEN AND WIFE, ASHLEY MADSEN
DOC. NO. 2016-9046
O.R.M.C.T.

CURVE TABLE

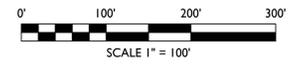
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	264.73'	96.59'	S 23°11'54" W	252°47'49"
C2	60.00'	111.72'	78.27'	N 84°44'50" W	106°41'18"
C3	60.00'	53.67'	51.90'	N 16°17'02" E	51°14'58"
C4	60.00'	74.28'	69.62'	N 44°48'16" W	70°55'40"
C5	60.00'	25.06'	24.88'	S 87°45'57" W	31°53'53"
C6	25.00'	31.81'	29.70'	N 67°51'05" W	72°53'48"
C7	25.00'	1.28'	1.24'	S 77°07'23" W	2°50'49"
C8	25.00'	39.57'	28.70'	N 66°25'44" W	20°30'55"
C9	25.00'	31.81'	29.70'	N 50°44'44" W	72°53'48"
C10	60.00'	264.87'	96.50'	S 39°18'24" W	252°56'03"
C11	60.00'	203.00'	118.24'	N 09°15'14" E	129°53'53"
C12	60.00'	62.87'	60.04'	S 44°18'44" E	60°02'20"
C13	60.00'	264.90'	96.49'	N 22°06'59" E	252°57'42"
C14	60.00'	90.91'	84.46'	S 60°57'38" E	84°48'23"
C15	60.00'	57.83'	55.61'	N 10°03'13" E	55°13'13"
C16	60.00'	116.17'	98.86'	S 86°52'02" E	110°56'00"
C17	25.00'	31.81'	29.70'	S 67°51'04" E	72°53'48"
C18	360.00'	86.26'	86.96'	N 07°26'02" W	13°43'44"
C19	300.00'	48.89'	48.84'	S 05°14'18" E	9°20'15"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C20	300.00'	32.61'	32.59'	N 03°41'00" W	6°13'40"
C21	300.00'	16.28'	16.28'	N 08°11'08" W	3°06'35"
C22	25.00'	23.14'	22.32'	N 36°25'04" W	53°01'18"
C23	60.00'	292.42'	77.74'	N 76°41'23" E	279°14'13"
C24	60.00'	23.52'	69.00'	N 27°49'26" W	70°12'15"
C25	60.00'	61.77'	59.08'	N 36°46'03" E	58°59'02"
C26	60.00'	81.55'	75.42'	S 74°48'08" E	77°52'36"
C27	60.00'	25.58'	70.68'	S 00°13'20" W	72°10'19"
C28	25.00'	20.59'	20.01'	S 12°42'51" W	47°11'17"
C29	360.00'	64.28'	64.70'	N 05°43'29" W	10°18'38"
C30	360.00'	50.67'	50.63'	S 05°40'24" E	8°03'34"
C31	360.00'	14.11'	14.11'	S 01°41'32" E	2°14'45"
C32	300.00'	71.88'	71.71'	S 07°26'02" E	13°43'44"

LEGEND

- ⊙ DENOTES FOUND MONUMENTS AS NOTED
- DENOTES PROPOSED LOT CORNER
- ⊙ DENOTES EXISTING PUMP JACK
- DENOTES EXISTING PUMP JACK
- O.R.M.C.T. OFFICIAL RECORDS, MIDLAND CO., TX
- D.R.M.C.T. DEED RECORDS, MIDLAND CO., TX
- P.R.M.C.T. PLAT RECORDS, MIDLAND CO., TX
- DENOTES BOUNDARY LINE
- - - DENOTES EXISTING EASEMENT LINE
- - - DENOTES PROPOSED EASEMENT LINE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 59°17'53" W	28.28'
L2	N 59°17'54" W	28.28'
L3	N 30°42'06" E	28.28'
L4	N 59°17'54" W	28.28'
L5	N 30°15'54" E	28.50'
L6	N 59°17'54" W	28.28'
L7	S 30°42'06" W	28.28'
L8	S 59°17'54" E	28.28'
L9	N 59°17'54" W	28.28'
L10	S 31°36'11" W	28.74'
L11	S 59°16'37" E	28.27'
L12	S 30°42'06" W	28.28'
L13	S 52°20'10" E	28.09'

PRELIMINARY PLAT SADDLEBACK ESTATES ADDITION

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____
DATE _____ PAGE _____



MAVERICK
ENGINEERING / SURVEY / WATER RESOURCES
1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com



Planning and Zoning Commission

Approved for
Agenda:

MEETING DATE: May 18, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Elizabeth Shaughnessy, Senior Planner

SUBJECT: Hold a public hearing and consider a request by KW Commercial Investment Advisors, for a zone change from AE, Agriculture Estate District, and PD, Planning District for a Housing Development, to C, Commercial District, on a 5-acre portion of Lot 2, Block 2, and a 0.96 acre portion of the "Reserved" tract, all out of Green Hill Terrace, and a 0.51 acre portion of previously vacated Holiday Hill Road right-of-way, adjacent to said lot, City and County of Midland, Texas. (Generally located on the east side of Holiday Hill Road, approximately 345 feet north of Mockingbird Lane. Council District 1)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Details of Request:

The applicant, KW Commercial Investment Advisors, is requesting a zone change from AE, Agriculture Estate District, and PD, Planning District for a Housing Development to C, Commercial District for the development of a Self Storage Facility with a 10' to 10'-6" solid masonry outside perimeter wall.

Current Zoning:

AE, Agriculture Estate District, and PD, Planning District for a Housing Development (Ordinance No. 9263)

Surrounding Zoning and Land Use:

The properties to the north and east are zoned AE, Agriculture Estates District, and the location of residences. The properties to the south are zoned RR, Regional Retail District and AE, Agriculture Estates District, and the location of vacant land and residences, respectively. The property to the west is zoned RR, Regional Retail District, and the location of vacant land.

Analysis:

The applicant, KW Commercial Investment Advisors, is requesting a zone change from AE, Agriculture Estate District, and PD, Planning District for a Housing Development to C, Commercial District for the development of a Self-Storage Facility.

The proposed site plan shows eleven (11) buildings, with a total of 90,173 sq. ft of storage space. There are a total of 595 storage units proposed in the development. Depending of the type of building (i.e. climate control or drive up), the height of the buildings will vary between 8'6" to 9'6". The office facing Holiday Hill Road will be around 20 feet in height. The facility will have a 10' to 10'-6" solid masonry outside perimeter wall. There are a total of eleven (11) parking spaces provided, of which one (1) will be an accessible space.

The applicant will be required to adhere to the site plan review standards outline within the City of Midland Zoning Ordinance Section 5.05: - Nonresidential Zoning District Dimensional Regulations Chart as well as Chapter 9, Landscape Regulations for future landscaping.

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

Fire: (Approved)

No objection to zoning change.

Building: (Approved)

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

Engineering: (Approve)

No objections to zoning.

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.

Code: (Approved)

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

Transportation: (Approved)

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

No objection to zone change.

Planning:

The Future Land Use map in the Tall City Tomorrow Comprehensive Plan calls for Park/Open Space in this location, which recommends restrictive land use areas intended to remain undeveloped and natural or recreational in character. Storage Units are only allowed under the zoning of C, Commercial District, BP, I-20 Business Park District, TP, Technology Park District, LI, Light Industrial District, and HI, Heavy Industrial District, which would not be appropriate zoning districts in this area.

Staff recommends that if approved the zone change, from AE, Agriculture Estate District, and PD, Planning District for a Housing Development to C, Commercial District, shall be subject to condition A.

Conditions:

- A. That the use and development of the property shall conform to the regulations of the C, Commercial District.**

Letters of Objection:

Staff has not received any objections as of May 15, 2020.

Attachments:

Site Plan and Elevations
Application
Metes and Bounds (Exhibit A)

Maps
Ordinance No. 9263

DESCRIPTION - TRACT A

BEING a 1.4671 acre tract or parcel of land lying and being situated in Section 7, Block X, H.P. HILLIARD SURVEY, City and County of Midland, Texas and being a portion of that tract indicated as "Reserved", GREEN HILL TERRACE ADDITION, recorded in Cabinet A, Page 26, Plat Records, Midland County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING (N: 10,710,822.51; E: 1,728,418.29) at a found 1/2 inch iron rod for the southeast corner of said "Reserved" tract and the southwest corner of Lot 2 of said GREEN HILL TERRACE ADDITION; said found iron rod also being located on the northwest line of Lot 1 of said GREEN HILL TERRACE ADDITION;

THENCE South 75 degrees 40 minutes 24 seconds West, along the southeast line of said "Reserved" tract and the northwest line of said Lot 1, a distance of 110.41 feet to a set iron rod for the southwest corner of said "Reserved" tract and the northwest corner of said Lot 1 located on the northeast right-of-way line of Holiday Hill Road;

THENCE North 20 degrees 31 minutes 42 seconds West, along the southwest line of said "Reserved" tract and said northeast right-of-way line, a distance of 35.21 feet to a set iron rod;

THENCE North 14 degrees 26 minutes 54 seconds West, along the southwest line of said "Reserved" tract and said northeast right-of-way line, a distance of 524.60 feet to a set iron rod;

THENCE North 75 degrees 40 minutes 24 seconds East, crossing said "Reserved" tract, a distance of 114.50 feet to a set iron rod on the northeast line of said "Reserved" tract and the southwest line of a 20-foot wide alley shown on the plat of said GREEN HILL TERRACE ADDITION;

THENCE South 14 degrees 24 minutes 41 seconds East, along the northeast line of said "Reserved" tract and the southwest line of said alley, at a distance of 90.33 feet pass a set iron rod for the northwest corner of the aforementioned Lot 2, and continuing along the southwest line of said Lot 2 for a total distance of 559.60 feet to the Place of Beginning and containing 1.4671 acres (63,908 square feet) of land.



Kerry M Hoefner
01 MAY, 2020

DESCRIPTION - TRACT B

BEING a 5.0050 acre tract or parcel of land lying and being situated in Section 7, Block X, H.P. HILLIARD SURVEY, City and County of Midland, Texas and being a portion of Lot 2, Block 2, GREEN HILL TERRACE ADDITION, recorded in Cabinet A, Page 26, Plat Records, Midland County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING (N: 10,710,822.51; E: 1,728,418.29) at a found 1/2 inch iron rod for the southwest corner of said Lot 2 and the southeast corner of that tract indicated as "Reserved" of said GREEN HILL TERRACE ADDITION;

THENCE North 14 degrees 24 minutes 41 seconds West, along the southwest line of said Lot 2 and the northeast line of said "Reserved" tract, a distance of 469.27 feet to a 1/2 inch iron rod with red plastic cap marked "WEST CO. MIDLAND" (hereinafter referred to as a set iron rod) for the northwest corner of said Lot 2;

THENCE North 75 degrees 42 minutes 57 seconds East, along the northwest line of said Lot 2, a distance of 533.86 feet to a set iron rod for the most northerly northeast corner of said Lot 2;

THENCE South 48 degrees 06 minutes 41 seconds East, along the northerly line of said Lot 2, a distance of 137.13 feet to a set iron rod for the most southerly northeast corner of said Lot 2;

THENCE South 14 degrees 17 minutes 03 seconds East, along the northeast line of said Lot 2, a distance of 355.35 feet to a found 1/2 inch iron rod for the southeast corner of said Lot 2 located on the northwest right-of-way line of Pimlico Drive;

THENCE South 75 degrees 42 minutes 57 seconds West, along the southeast line of said Lot 2 and said northwest right-of-way line, a distance of 40.00 feet to a set iron rod;

THENCE North 14 degrees 17 minutes 03 seconds West, departing the southeast line of said Lot 2 and said right-of-way line, a distance of 206.00 feet to a set iron rod;

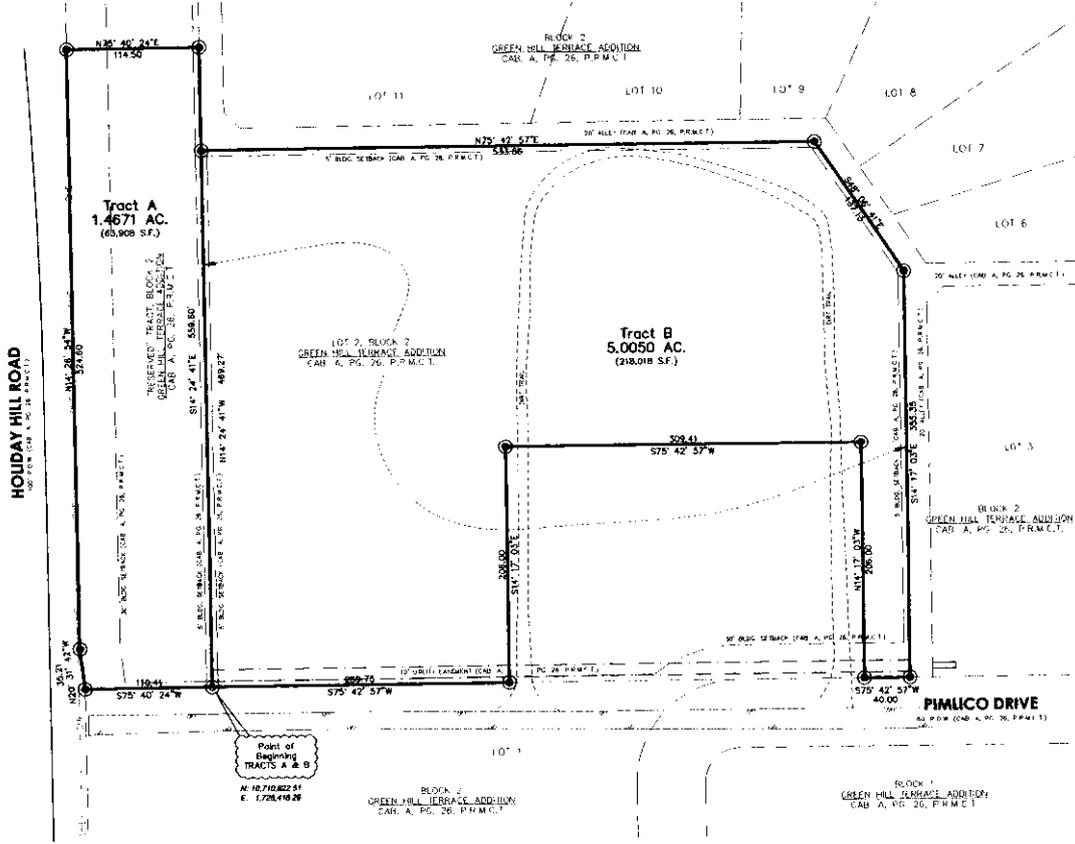
THENCE South 75 degrees 42 minutes 57 seconds West, a distance of 309.41 feet to a set iron rod;

THENCE South 14 degrees 17 minutes 03 seconds East, a distance of 206.00 feet to a set iron rod on the southeast line of said Lot 2 and the northwest line of the aforementioned Lot 1;

THENCE South 75 degrees 42 minutes 57 seconds West, along said southeast line of Lot 2 and the northwest line of said Lot 1, a distance of 259.75 feet to the Place of Beginning and containing 5.0050 acres (218,018 square feet) of land.



Kerry M Hoefner
01 MAY, 2020



DESCRIPTION - TRACT A

BEING a 1.4671 acre tract or parcel of land lying and being situated in Section 7, Block X, H.P. HILLIARD SURVEY, City and County of Midland, Texas and being a portion of that tract indicated as "Reserved", GREEN HILL TERRACE ADDITION, recorded in Cabinet A, Page 26, Plat Records, Midland County, Texas and being more particularly described by notes and bounds as follows:

BEGINNING (N: 10.710.822.51; E: 1.726.418.25) at a bound 1/2 inch iron rod for the southeast corner of said "Reserved" tract and the southeast corner of Lot 2 of said GREEN HILL TERRACE ADDITION; said bound iron rod also being located on the northeast line of Lot 1 of said GREEN HILL TERRACE ADDITION;

THENCE South 75 degrees 40 minutes 54 seconds West, along the southeast line of said "Reserved" tract and the northwest line of said Lot 1, a distance of 110.41 feet to a set iron rod for the southeast corner of said "Reserved" tract and the northeast corner of said Lot 1 located on the northeast right-of-way line of Houday Hill Road;

THENCE North 20 degrees 31 minutes 42 seconds West, along the southwest line of said "Reserved" tract and said northeast right-of-way line, a distance of 36.21 feet to a set iron rod;

THENCE North 14 degrees 26 minutes 54 seconds West, along the southwest line of said "Reserved" tract and said northeast right-of-way line, a distance of 624.80 feet to a set iron rod;

THENCE North 75 degrees 40 minutes 24 seconds East, crossing said "Reserved" tract, a distance of 114.50 feet to a set iron rod on the northwest line of said "Reserved" tract and the southwest line of a 20-foot wide alley shown on the plat of said GREEN HILL TERRACE ADDITION;

THENCE South 14 degrees 24 minutes 41 seconds East, along the northeast line of said "Reserved" tract and the southwest line of said alley, a distance of 85.33 feet past a set iron rod for the northeast corner of the aforementioned Lot 2, and continuing along the southeast line of said Lot 2 for a total distance of 509.60 feet to the Place of Beginning and containing 1.4671 acres (65,908 square feet) of land.

DESCRIPTION - TRACT B

BEING a 5.0050 acre tract or parcel of land lying and being situated in Section 7, Block X, H.P. HILLIARD SURVEY, City and County of Midland, Texas and being a portion of Lot 2, Block 2, GREEN HILL TERRACE ADDITION, recorded in Cabinet A, Page 26, Plat Records, Midland County, Texas and being more particularly described by notes and bounds as follows:

BEGINNING (N: 10.710.822.51; E: 1.726.418.25) at a bound 1/2 inch iron rod for the southeast corner of said Lot 2 and the southeast corner of that tract indicated as "Reserved" of said GREEN HILL TERRACE ADDITION;

THENCE North 14 degrees 24 minutes 41 seconds West, along the southeast line of said Lot 2 and the northeast line of said "Reserved" tract, a distance of 469.27 feet to a 1/2 inch iron rod with red plastic cap marked "WEST CO. MIDLAND" (hereinafter referred to as a set iron rod) for the northeast corner of said Lot 2;

THENCE North 75 degrees 42 minutes 57 seconds East, along the northeast line of said Lot 2, a distance of 533.89 feet to a set iron rod for the most northerly northeast corner of said Lot 2;

THENCE South 48 degrees 06 minutes 41 seconds East, along the northerly line of said Lot 2, a distance of 157.13 feet to a set iron rod for the most southerly northeast corner of said Lot 2;

THENCE South 14 degrees 17 minutes 03 seconds East, along the northeast line of said Lot 2 a distance of 356.35 feet to a bound 1/2 inch iron rod for the southeast corner of said Lot 2 located on the northeast right-of-way line of Pimico Drive;

THENCE South 75 degrees 42 minutes 57 seconds West, along the southwest line of said Lot 2 and said northeast right-of-way line, a distance of 40.00 feet to a set iron rod;

THENCE North 14 degrees 17 minutes 03 seconds West, departing the southeast line of said Lot 2 and said north-right-of-way line, a distance of 206.00 feet to a set iron rod;

THENCE South 75 degrees 42 minutes 57 seconds West, a distance of 308.41 feet to a set iron rod;

THENCE South 14 degrees 17 minutes 03 seconds East, a distance of 206.00 feet to a set iron rod on the southeast line of said Lot 2 and the northeast line of the aforementioned Lot 1;

THENCE South 75 degrees 42 minutes 57 seconds West, along said southeast line of Lot 2 and the northeast line of said Lot 1, a distance of 256.75 feet to the Place of Beginning and containing 5.0050 acres (218,018 square feet) of land.

NOTES:

- Coordinates, bearings, distances and areas shown herein are Lambert grid and conform to the "Texas Coordinate System", Texas Central Zone, North American datum 1983.
- Surveyor has not abstracted this property. There may be other documents of record that may affect it.
- This Land Title Survey was prepared with the benefit of a copy of the Commitment for this insurance prepared by Stewart Title Guaranty Company, O.F. No. 011992, Effective Date: January 3, 2000, and issued January 29, 2000, and reflects only those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record not listed in said Commitment was performed by West Company of Midland.

Bees referenced in Schedule B:

- Platbook(s) recorded in Vol. 291, Pg. 297, D.R.M.C.T. (AFFECT - CANNOT BE GRAPHICALLY SHOWN)
- Vol. 18 of all plat and other interests in, on or under said land, recorded in Vol. 187, Pg. 9, Vol. 252, Pg. 349, Vol. 315, Pg. 309 and Vol. 735, Pg. 278, D.R.M.C.T. (AFFECT - CANNOT BE GRAPHICALLY SHOWN)
- All front building setback lines and side building lines as shown on map or plat recorded in Cab. A, Pg. 26, P.R.M.C.T. (AFFECT - SHOWN)

LEGEND

	SHOWS FOUND IRON ROD
	SHOWS SET IRON ROD
	SHOWS BOUNDARY LINE
	SHOWS ADJACENT SIDE OF PROPERTY LINE
	SHOWS OVERHEAD POWER LINE
	SHOWS EXISTING FENCE
	SHOWS POWER POLE
	SHOWS EASEMENT
	SHOWS BUILDING SETBACK

The survey shown herein is a true representation of the property as determined by an actual survey made on the ground by the or under my personal supervision. All values represented are as shown. There are no visible encroachments, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 1992 and as revised by said Board.

Surveyed on the ground 23 JAN, 2020.

Kerry M. Hoefner
 KERRY M. HOEFNER - 6753462
 2713 Campbell Street
 Irving, TX 75062
 214.714.2340

ON 10/17, 2020

BOUNDARY & IMPROVEMENT SURVEY

BEING a 6.4722 acre tract of land, situated in Section 7, Block X, H.P. HILLIARD SURVEY, City and County of Midland, Texas

WEST COMPANY

SURVEYORS - ENGINEERS - PLANNERS
 ENGINEER REGISTRATION: FRM 2184
 SURVEYOR REGISTRATION: FRM 10682-00
 110 W. LOUISIANA AVE., SUITE 110
 MIDLAND, TEXAS 79701
 (432) 687-0885 - FAX (432) 687-0888



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

Project Number: _____

Case Number: _____

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

Printed Name: David Postar

Phone **(806) 789-6072**

Email: gargoyledave@yahoo.com

Address: 5625 CR 7410

City: Lubbock

State: TX

Zip: 79424

Property Owner Printed Name: Troy T Hunt Homes LTD
Troy Hunt- Member

Phone **(432) 528-4512**

Email: thunt4900@aol.com

Address: 4410 N. Midkiff Suite D-213

City: Midland

State: TX

Zip: 79705

Representative (if different from Applicant or Property Owner)

Firm: KW Commercial Investment Advisors

Printed Name: John Owens

Phone **(806) 441-4139**

Email: johnowens@kw.com

Address: 10210 Quaker Avenue

City: Lubbock

State: TX

Zip: 79424

Street Address: Currently no address shown on Midland Central Appraisal District.

Legal Description

Legal: Acres: 2.066, BLK.: 75 x 1197.6, ADDN: GREEN HILL TERRACE (per MCAD)

Current Zoning: Park

Proposed Zone: Commercial

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

Reason for Zone Change Request: See attached for additional information.

Present Use of Property: Raw tract of land.

Proposed Use of Property: Self Storage facility with 10' to 10'6" solid masonry outside perimeter wall, currently classified on zoning use chart as Storage Unit, Mini. (4.03)

How would this zone change affect the public health, safety and welfare?: See attached for additional information.

Describe how conditions affecting the property have changed since present zoning designation: See attached for additional information.

Submittal and Fees

Items to be submitted with this application form:

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

RECEIVED
MAR 27 2020

BY:

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

Applicant (signature): [Signature] Date: 3/26/2020

Applicant (printed): **David Postar**

Property Owner (signature): [Signature] Date: 3/25/2020

Property Owner (printed) : **Troy Hunt - Troy T Hunt Homes LTD**

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

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

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 John Owens who, being by me duly sworn, upon oath says: That (s)he is authorized by Troy Hunt, 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 21st day of March, 2020, to certify which witness my hand and seal of office.

[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

<input checked="" type="checkbox"/> Property Owner Authorization	<input checked="" type="checkbox"/> Dimensioned Site Plan
<input checked="" type="checkbox"/> Application Fee	<input checked="" type="checkbox"/> Plans in Digital Format (PDF/JPEG)
Check # <u>2465</u>	
Received By: <u>[Signature]</u>	Date: <u>MAR 27 2020</u>

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



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

Project Number: _____
Case Number: _____

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: <u>David Postar</u>		Phone (806) 789-6072 Email: <u>gargoyledave@yahoo.com</u>	
Address: <u>5625 CR 7410</u>	City: <u>Lubbock</u>	State: <u>TX</u>	Zip: <u>79424</u>

Property Owner Printed Name: <u>EG8 Real Estate Investments, LLC</u> <u>Wes Gotcher- Member</u>		Phone (432) 856-9783 Email: <u>wes@moriahgroup.net</u>	
Address: <u>6608 Homestead Blvd</u>	City: <u>Midland</u>	State: <u>TX</u>	Zip: <u>79707</u>

Representative (if different from Applicant or Property Owner) Firm: <u>KW Commercial Investment Advisors</u> Printed Name: <u>John Owens</u>		Phone (806) 441-4139 Email: <u>johnowens@kw.com</u>	
Address: <u>10210 Quaker Avenue</u>	City: <u>Lubbock</u>	State: <u>TX</u>	Zip: <u>79424</u>

Street Address: 5018 Pimlico Drive

Legal Description
Legal: Acres: 5.000, BLK: 002, ADDN: GREEN HILL TERRACE (per MCAD)

Current Zoning: <u>AE</u>	Proposed Zone: <u>Commercial</u> <i>(List by tracts if more than one district is requested)</i>
----------------------------------	---

Reason for Zone Change Request: See attached for additional information.

Present Use of Property: Raw tract of land.

Proposed Use of Property: Self Storage facility with 10' to 10'6" solid masonry outside perimeter wall, currently classified on zoning use chart as Storage Unit, Mini. (4.03)

How would this zone change affect the public health, safety and welfare?: See attached for additional information.

Describe how conditions affecting the property have changed since present zoning designation: See attached for additional information.

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)

MAR 27 2020
BY:

Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): 	Date: <u>3/26/2020</u>
Applicant (printed): <u>David Postar</u>	
Property Owner (signature): 	Date: <u>3/26/2020</u>
Property Owner (printed) : <u>Wes Gotcher - Member -EG8 Real Estate Investments, LLC</u>	
The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.	
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.	

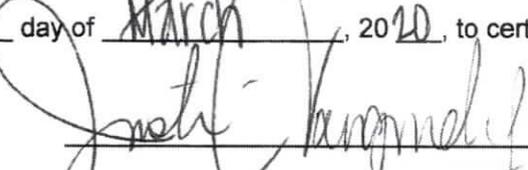
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

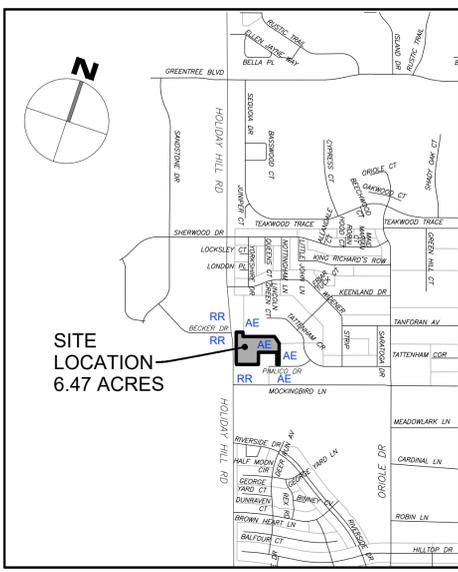
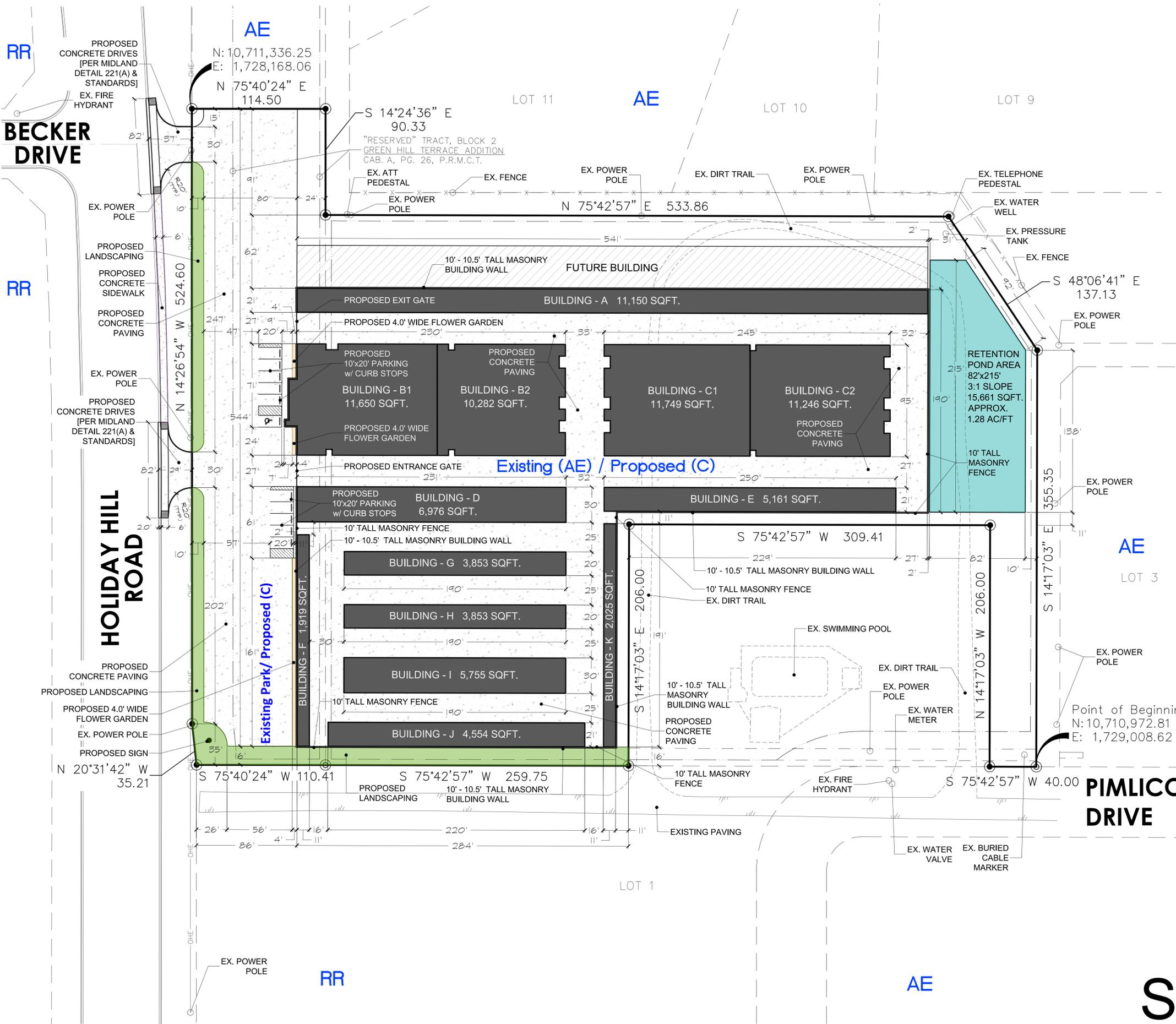

Authorized Agent (signature)

Subscribed and sworn to before me, this 20 day of MARCH, 2020, to certify which witness my hand and seal of office.


NOTARY PUBLIC, MIDLAND COUNTY, TEXAS
Lubbock

FOR OFFICE USE ONLY	
<input checked="" type="checkbox"/> Property Owner Authorization	<input checked="" type="checkbox"/> Dimensioned Site Plan
<input checked="" type="checkbox"/> Application Fee	<input checked="" type="checkbox"/> Plans in Digital Format (PDF/JPEG)
Check # <u>2465</u>	
Received By: 	Date: <u>MAR 27 2020</u>

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



VICINITY MAP
N.T.S.

PROGRAM SUMMARY	
SITE AREA	6.47 ACRES
BUILDING	AREA (GSF)
A	11,150
B1	11,650
B2	10,282
C1	11,749
C2	11,246
D	6,976
E	5,161
F	1,919
G	3,853
H	3,853
I	5,755
J	4,554
K	2,025
Total GSF	90,173

ZONING LEGEND	
AE	- AGRICULTURAL ESTATE DISTRICT
C	- COMMERCIAL DISTRICT
RR	- REGIONAL RETAIL DISTRICT

SITE PLAN

SELF-STORAGE FACILITY
MIDLAND, TEXAS

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

This document is released for the purpose of interim review under the authority of Larry H. WALKER, P.E. Texas Lic.# 101315 on 03.18.20, it is not to be used for construction, bidding or permit purposes.

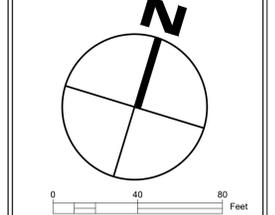
No.	Date	Revision Notes

Know what's below.
Call before you dig.
THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES

Project Title
**DISCOUNT STORAGE
MIDLAND LAND -
HOLIDAY HILL ROAD -
MIDLAND, TEXAS**

GARGOYLE STEEL STRUCTURES INC.
GAVIN HYLAND
5625 County Rd. 7410 | Lubbock, TX 79424
(c) 806-441-7194
(o) 806-785-3422

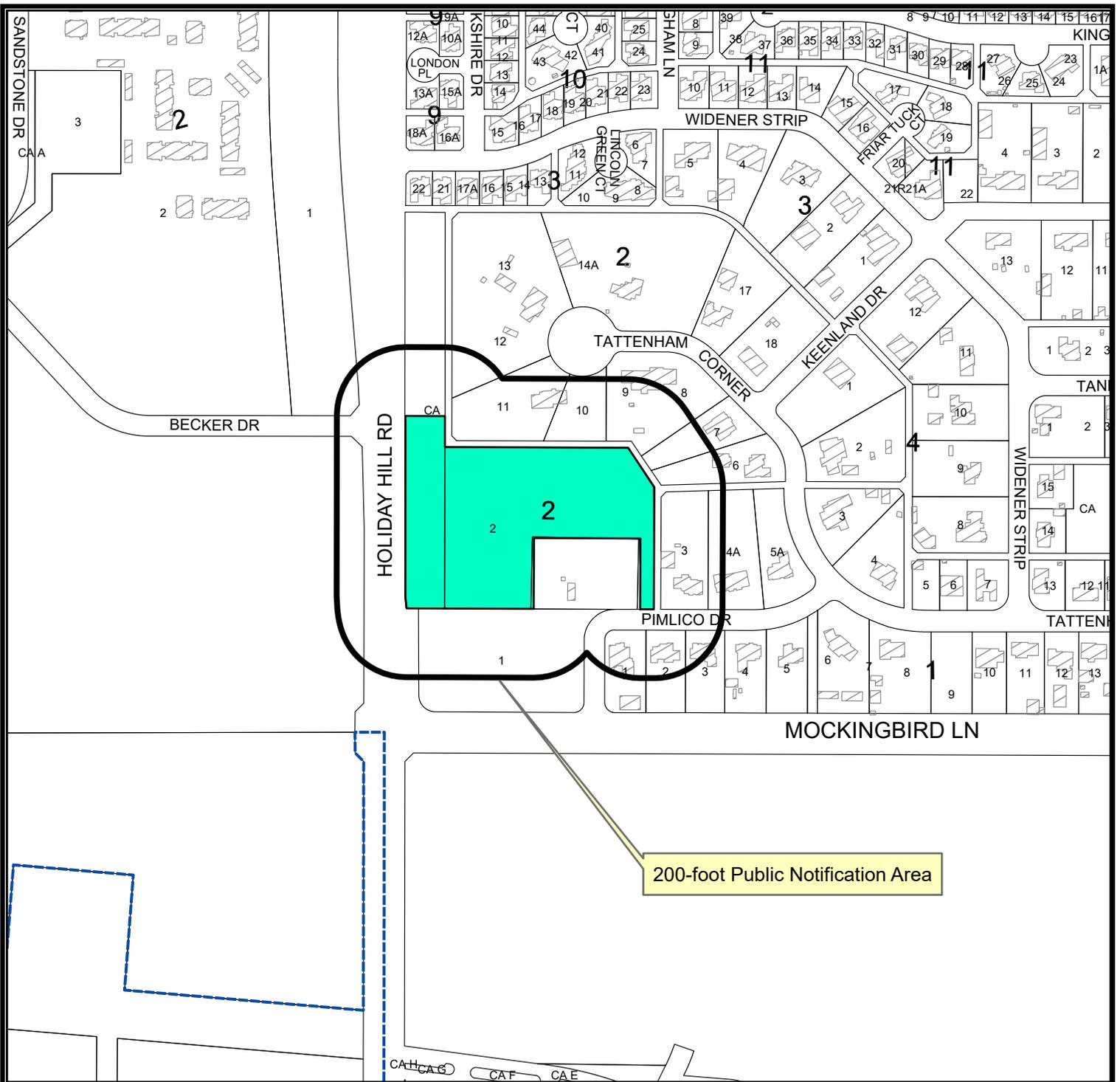
SITE PLAN



Project Manager	BLW	Project ID	2020-0028
Drawn By	BLW	Scale	1" = 40.0'
Reviewed By	LHW	Sheet No.	C1
Date	03.18.20		

D:\CIVIL DRAWINGS\2020\2020-0028\EXTERNAL REFERENCES\DWG\2020-0028 - CSP.DWG

COPYRIGHT © 2020
NOTE: THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION AND CLIENT, TENANT, AND GOVERNMENTAL AGENCY APPROVALS. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY THE OWNER.



LOCATION MAP

Z-20-0178

Scale: 1" = 400'

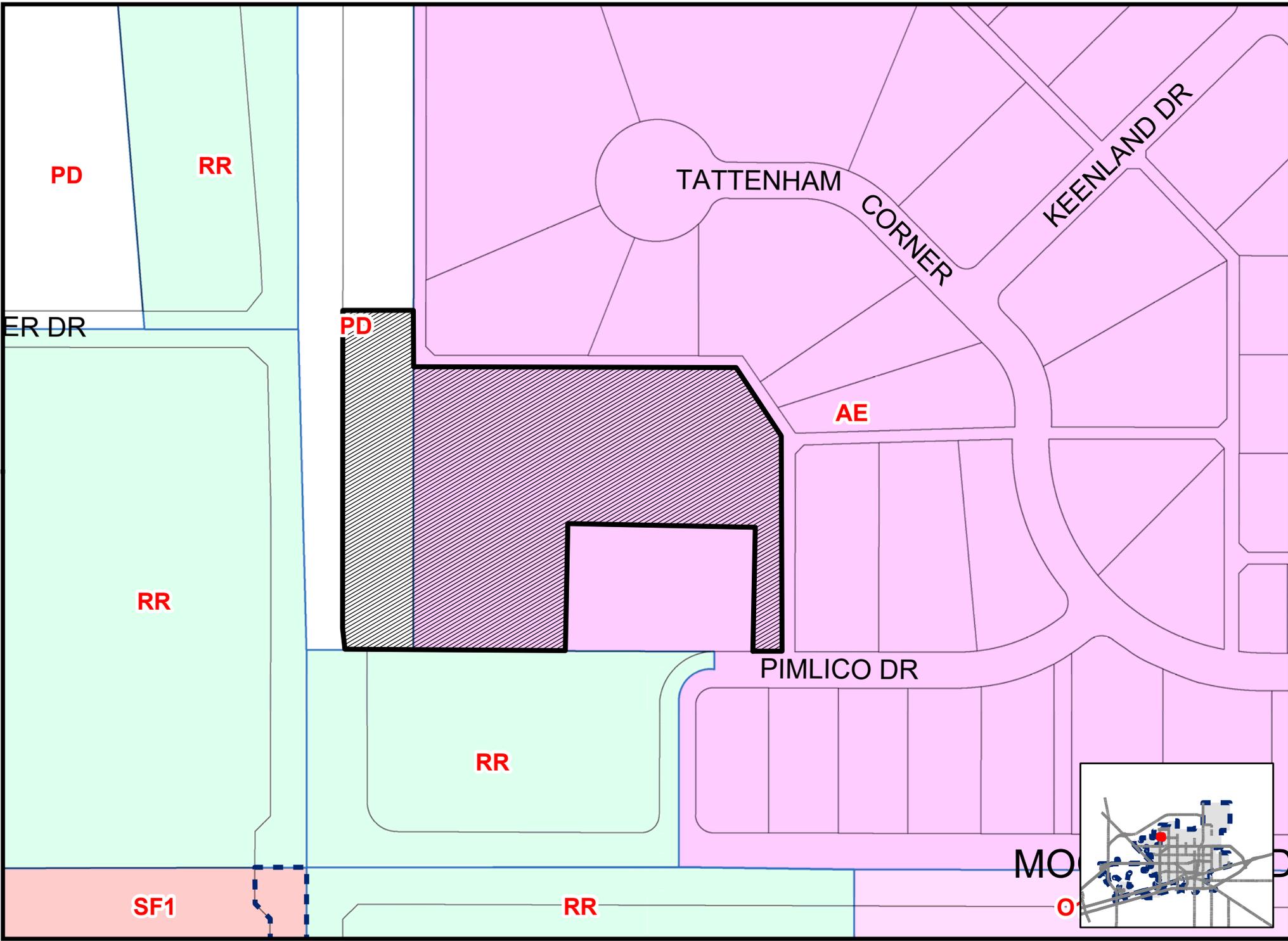
Consider a request by KW Commercial Investment Advisors, for a zone change from AE, Agriculture Estate District, and PD, Planning District for a Housing Development, to C, Commercial District, on a 5-acre portion of Lot 2, Block 2, and a 0.87 acre portion of the "Reserved" tract, all out of Green Hill Terrace, and a 0.55 acre portion of previously vacated Holiday Hill Road right-of-way, adjacent to said lot, City and County of Midland, Texas.

Generally located on the east side of Holiday Hill Road, approximately 345 feet north of Mockingbird Lane.
(Council District 1).

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS





ORDINANCE NO. 9263

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION BY AMENDING CHAPTER ONE, TITLE XI, OF THE CITY CODE OF MIDLAND, TEXAS, BY PERMITTING A 3.03-ACRE TRACT OF LAND OUT OF SECTION 7, BLOCK "X", H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, WHICH IS PRESENTLY ZONED AE, AGRICULTURE ESTATE DISTRICT, TO BE USED AS A PD, PLANNED DISTRICT FOR A HOUSING DEVELOPMENT (GENERALLY LOCATED ON THE EAST SIDE OF HOLIDAY HILL ROAD, APPROXIMATELY 300 FEET NORTH OF MOCKINGBIRD LANE); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION

WHEREAS, the City Planning and Zoning Commission and the Governing Body of the City of Midland, in compliance with the City Charter and the State law with reference to the creation of "Planned Districts" under the zoning ordinance regulations and zoning map, have given the requisite notices by United States mail, publication and otherwise; and after a full and fair hearing to all of the property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, the Governing Body finds that the public health, safety and general welfare will be best served by the creation of a PD, Planned District for a Housing Development, set out hereinafter and subject to the conditions and restrictions set out hereinafter;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS:

SECTION ONE. That Chapter 1, Title XI, of the City Code of Midland, Texas, and the official zoning map of the City of Midland, Texas, are hereby amended insofar as the hereinafter described property is concerned, which is presently zoned AE, Agriculture Estate District, and it shall be used as a PD, Planned District for a Housing Development, said property being described as follows:

A 3.03-acre tract of land out of Section 7, Block "X", H.P. Hilliard Survey, City and County of Midland, Texas, said tract being more specifically described by metes and bounds in Exhibit "B", which is attached hereto and incorporated herein.

SECTION TWO. That said property shall be subject to the following special conditions and restrictions:

1. That this use and development of this property shall conform to the regulations of the 1F-3, One-Family Dwelling District, except as otherwise stated below.
2. That the development shall significantly conform to the site plan, which is attached hereto and incorporated herein as Exhibit "A".
3. That the lot area shall be a minimum of 5,100 square feet, and the lot depth shall be a minimum of 85 feet.
4. That the front yard setback shall be a minimum of 10 feet, and the rear yard setback shall be a minimum of five feet for each of the one-story structures and 10 feet for each two-story structure.
5. That a six foot tall masonry fence with columns spaced every 10 feet shall be constructed along Holiday Hill Road.
6. That parking shall be prohibited along the private drive.
7. That the development shall meet all requirements of the Fire Department, the Code Administration Division, and the Transportation Division.
8. That landscaping shall be considered illustrative, and be in compliance with the Landscape Regulations of the Midland City Code.

SECTION THREE. That the definitions given in the zoning regulations contained in the City Code of the City of Midland, Texas, shall be applicable to such of those terms as are used herein.

SECTION FOUR. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION FIVE. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance. The Council of the City of Midland hereby declares that it would have passed this ordinance and each section,

subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION SIX. The penalty for violation of this ordinance shall be in accordance with the general penalty provisions contained in Section 1-3-1 of the City Code of Midland, Texas, which provides for a fine not exceeding two thousand dollars (\$2,000.00).

SECTION SEVEN. The City Secretary is hereby authorized and directed to publish the descriptive caption of this ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

The above and foregoing ordinance was duly proposed, read in full and adopted on first reading, the 22nd day of April, A.D., 2014; and passed to second reading on motion of Council member Love, seconded by Council member Sparks, by the following vote:

Council members voting "AYE": Hotchkiss, Love, Sparks, Morales, Dufford, Lacy

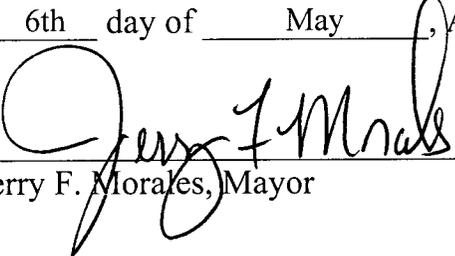
Council members voting "NAY": None

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Council member Sparks, seconded by Council member Lacy, on the 6th day of May, A.D., 2014, at a regular meeting of the City Council:

Council members voting "AYE": Hotchkiss, Love, Sparks, Morales, Lacy

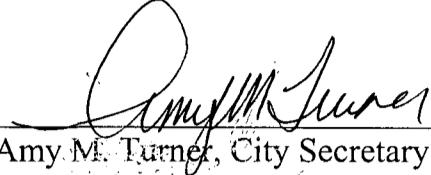
Council members voting "NAY": None

PASSED AND APPROVED THIS 6th day of May, A.D., 2014.



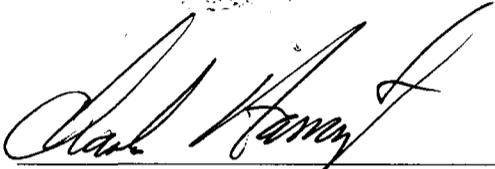
Jerry F. Morales, Mayor

ATTEST:



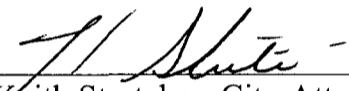
Amy M. Turner, City Secretary

APPROVED AS TO CONTENT
AND COMPLETENESS:



Charles Harrington, Director of Development Services

APPROVED ONLY AS TO FORM:

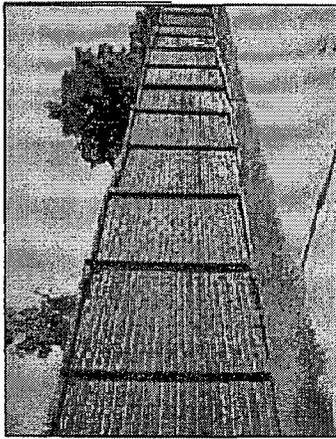


Keith Stretcher, City Attorney

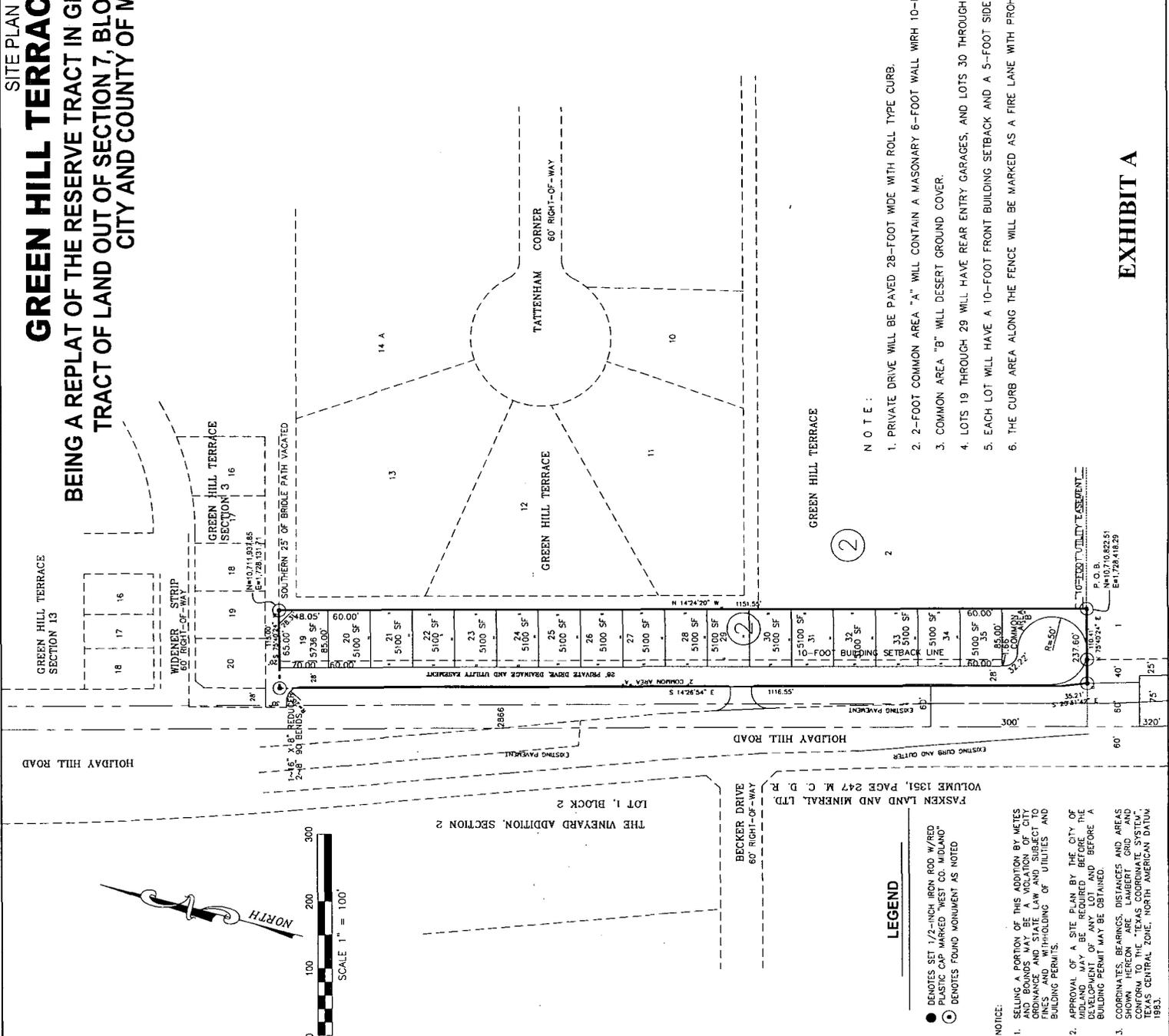
SITE PLAN

GREEN HILL TERRACE, SECTION 17

BEING A REPLAT OF THE RESERVE TRACT IN GREEN HILL TERRACE AND A 1.04 ACRE TRACT OF LAND OUT OF SECTION 7, BLOCK "X", H. P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



REFERENCE NOTE 2



NOTE :

1. PRIVATE DRIVE WILL BE PAVED 28-FOOT WIDE WITH ROLL TYPE CURB.
2. 2-FOOT COMMON AREA "A" WILL CONTAIN A MASONRY 6-FOOT WALL WITH 10-FOOT SPACED COLUMNS.
3. COMMON AREA "B" WILL DESERT GROUND COVER.
4. LOTS 19 THROUGH 29 WILL HAVE REAR ENTRY GARAGES, AND LOTS 30 THROUGH 35 WILL HAVE FRONT ENTRY GARAGES.
5. EACH LOT WILL HAVE A 10-FOOT FRONT BUILDING SETBACK AND A 5-FOOT SIDE YARD.
6. THE CURB AREA ALONG THE FENCE WILL BE MARKED AS A FIRE LANE WITH PROHIBITED PARKING.

LEGEND

- DENOTES SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "WEST CO. MIDLAND"
- ⊙ DENOTES FOUND MONUMENT AS NOTED

NOTICE:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCES AND MAY BE 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. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM, 1983.

OWNER:
TROY HUNT HOMES, INC.
110 W. LOUISIANA AVE., SUITE 110
MIDLAND, TEXAS 79705

WEST COMPANY
ENGINEERS ARCHITECTS SURVEYORS
REGISTRATION FIRM 2184
110 W. LOUISIANA AVE., SUITE 110
MIDLAND, TEXAS 79705
FEBRUARY, 2014

EXHIBIT A

GREEN HILL TERRACE, SECTION 17



110 W. Louisiana Ave. • Suite 110 • Midland, Texas 79701
 O: 432.682.0588 F: 432.687.0868 Registration: Firm 2184

February 4, 2014

FIELD NOTES OF A 3.03 ACRE TRACT OF LAND OUT OF SECTION 7, BLOCK "X",
 H. P. HILLIARD SURVEY, MIDLAND COUNTY, TEXAS;

BEGINNING at a point in Section 7, Block "X", H. P. Hilliard Survey, Midland County,
 Texas, for the Southwest corner this tract, from which the Southwest corner of said
 Section 7 bears S 75°33'06" W, 63.73 feet and S14°26'54" E, 396.12 feet;

THENCE N 20°31'42" W, 35.21 feet to a point in the western boundary of Green Hill
 Terrace for a corner this tract;

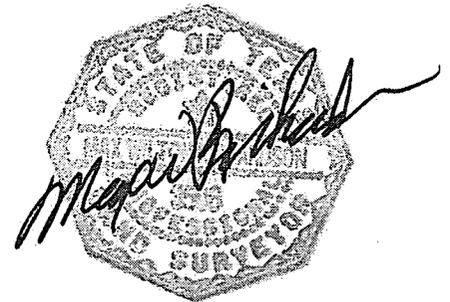
THENCE N 14°26'54" W, 1116.55 feet to a point in the Southern boundary of Green Hill
 Terrace, Section 3 for the Northwest corner this tract;

THENCE N 75°40'24" E, 115.00 feet to a point in the Eastern boundary of a 20-foot
 alley in Green Hill Terrace, for the Northeast corner this tract:

THENCE S 14°24'20" E, 1151.62 feet to a point in the southern boundary of a reserved
 tract for the Southeast corner this tract;

THENCE S 75°40'24" W, 110.41 feet to the Place of Beginning and containing 3.03
 acres of land.

Green Hill Terrace, Section 17
 Zoning PDHD/1F-3
 Troy Hunt Homes, Ltd.
 Job No. 2013-0941



FEB 10 2014

EXHIBIT B

CASE NO. 2-14-005



SPEED
LIMIT
40

















Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg

MEETING DATE: 5/18/2020

TO: PLANNING AND ZONING COMMISSION

FROM: Glenda Arroyo-Cruz, Planner

SUBJECT: Hold a public hearing and consider a proposed Final Plat of Quail Ridge Addition, Section 8, being a residential re-plat of a of a 7.858 acre portion of Lot 1, Block 1, Quail Ridge Addition, and a 0.004 acre portion of previously vacated Beachwood Street right-of-way, out of Quail Ridge Addition, Section 2, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Beachwood Street and Chukar Lane. Council District 2)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Current Zoning:

PDHD, Planned District for a Housing Development (Ordinance No. 8536)

Preliminary Plat Approval:

The applicant's property is located on 2705 E Hwy 80. The applicant is requesting to re-plat a 7.858 acre portion of Lot 1, Block 1, Quail Ridge Addition, and a 0.004 acre portion of previously vacated Beachwood Street right-of-way, out of Quail Ridge Addition, Section 2, City and County of Midland, Texas, into thirty-four (34) lots for the development of single-family residential homes. This application is being processed using the short form procedure at the request of the applicant.

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.

This proposed Final Plat of Quail Ridge Addition, Section 8 has been circulated to all city departments for their review.

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

Engineering: (Approved)

ADD IMPACT FEE LANGUAGE AS OF October 1ST, 2019: 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.

ROW: Fine as shown.

PAVING: Confirmed paving is in place.

WATER: Confirmed water is in place.

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

PRO RATA: None.

SEWER: Confirmed sewer is in place.

DRAINAGE: Approved Quail Ridge Addition Section 6 December 17, 2018.

EASEMENTS: Pipeline Easement fine as shown. Easement note fine as shown.

SIDEWALKS: The installation of improvements note is fine as shown.

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved with Conditions)

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

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

No objections to plat.

Fire: (Approved)

No additional comments.

Code Compliance: (Approved)

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

Building: (Approved)

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

Planning:

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

Conditions:

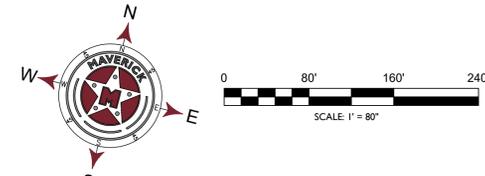
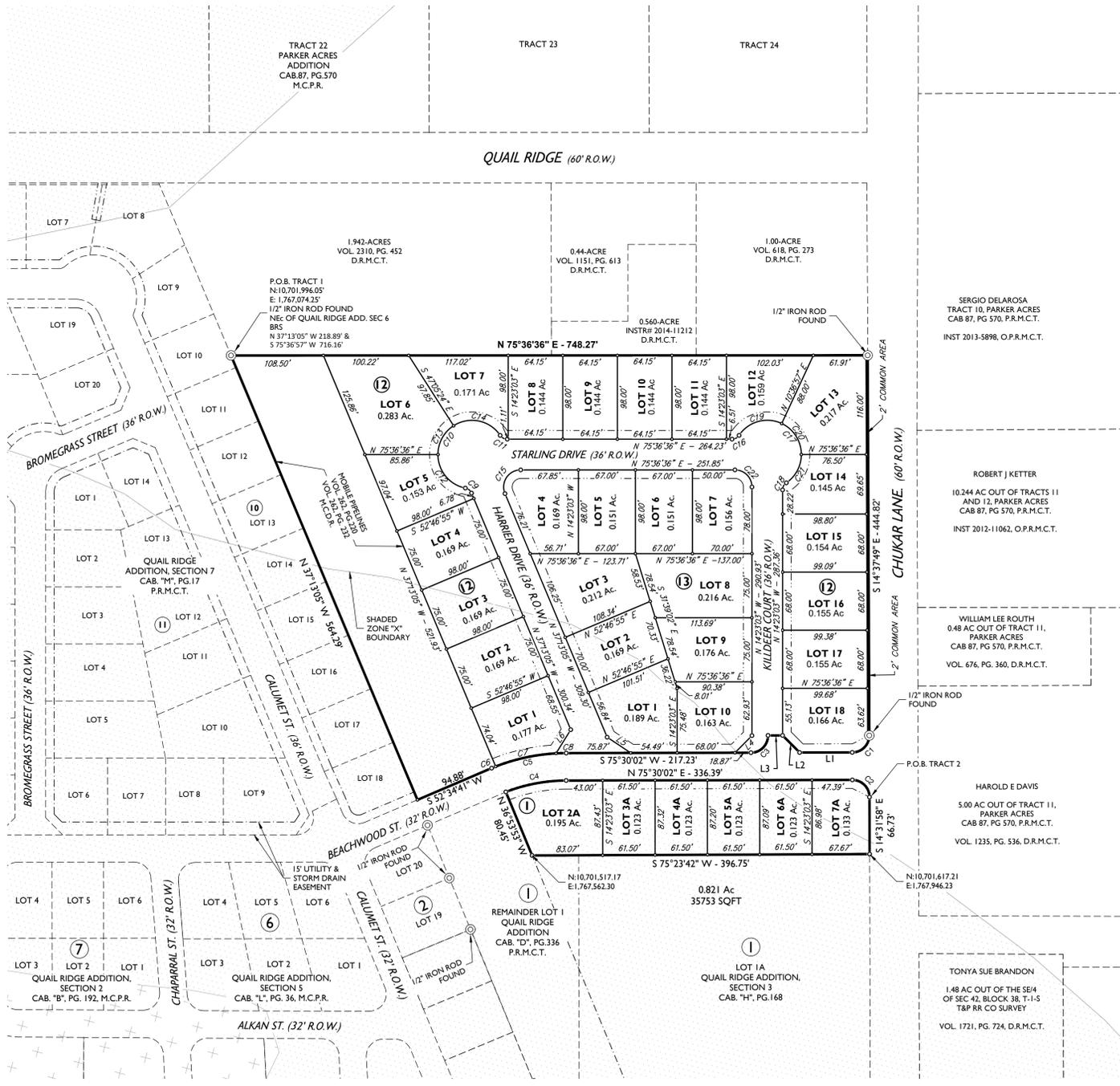
- A. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Final Plat
Application
Maps
Ordinance No. 8536

QUAIL RIDGE ADDITION, SECTION 8

BEING A RE-PLAT OF A 7.858 ACRE PORTION OF LOT I, BLOCK I, QUAIL RIDGE ADDITION, AND A 0.004 ACRE PORTION OF PREVIOUSLY VACATED BEACHWOOD STREET RIGHT OF WAY, ALL OUT OF SECTION 42, BLOCK 38, T-I-S, T.&P. RR Co. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



LEGEND

- ⊙ DENOTES FOUND MONUMENT AS NOTED
- DENOTES TO BE SET 1/2" IRON ROD
- DENOTES BOUNDARY LINE
- - - DENOTES EXISTING EASEMENT LINE
- PL DENOTES EXISTING UNDERGROUND PIPELINE
- M.C.P.R. DENOTES MIDLAND COUNTY PLAT RECORDS
- ⊞ DENOTES FLOOD ZONE AE
- ⊞ DENOTES FLOOD ZONE X



- 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.
 - BEARINGS/DISTANCES/COORDINATES ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 - THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
 - ANY OF THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR;
 - THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
 - A 25' BUILDING SETBACK FROM FINISHED GARAGE IS REQUIRED FOR ALL LOTS WITHIN THIS SUBDIVISION.
 - NO FENCES OR ANY OTHER STRUCTURES MAY BE CONSTRUCTED WITHIN THE BUILDING SETBACK AREA ON CORNER LOTS.
 - THIS PLAT ESTABLISHES A 10' UTILITY EASEMENT ON ALL LOTS ALONG THEIR FRONTAGE TO THE PUBLIC RIGHT OF WAY.
 - IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS QUAIL RIDGE PARTNERSHIP INVESTMENTS LP, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 42, BLOCK 38, T-I-S, T.&P. RR CO. SURVEY, COUNTY OF MIDLAND,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT QUAIL RIDGE PARTNERSHIP INVESTMENTS LP, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS QUAIL RIDGE ADDITION, SECTION 8, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON; AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE AND TRASH COLLECTION, AND LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THERETO HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS _____ DAY OF _____, 2020.

BY: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS ACTING AS OWNER AND THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PAUL WILSON, 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.

Paul Wilson
PAUL WILSON #0151733
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

APRIL 1, 2020



FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48329C093F, DATED SEPTEMBER 16, 2003, THIS PROPERTY IS PARTIALLY WITHIN THE SHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE INSIDE 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 ENGINEERING, LLC.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.27'	28.18'	S 30°56'58" W	89°35'25"
C2	20.00'	31.61'	28.42'	S 59°25'59" E	90°33'27"
C3	20.00'	31.56'	28.39'	S 30°17'42" W	90°24'46"
C4	197.00'	72.53'	72.12'	N 64°57'17" E	21°05'41"
C5	229.48'	89.95'	89.37'	S 64°15'34" W	22°27'28"
C6	229.48'	5.12'	5.12'	S 53°40'12" W	1°16'45"
C7	229.48'	72.82'	72.51'	S 63°24'00" W	18°10'50"
C8	229.48'	12.01'	11.91'	N 73°29'18" E	02°59'53"
C9	10.00'	9.76'	9.38'	N 65°11'24" W	55°56'39"
C10	40.00'	156.88'	73.99'	N 19°11'46" E	224°42'59"
C11	10.00'	9.76'	9.38'	S 76°25'04" E	55°56'39"
C12	40.00'	54.99'	50.76'	N 53°46'34" W	78°46'20"
C13	40.00'	40.00'	38.36'	N 14°15'36" E	57°18'00"
C14	40.00'	61.89'	55.90'	N 87°13'56" E	88°38'39"
C15	20.00'	39.38'	33.32'	N 19°11'46" E	112°49'41"
C16	10.00'	9.76'	9.38'	N 47°38'17" E	55°56'39"
C17	40.00'	140.95'	78.54'	S 59°23'13" E	201°53'39"
C18	10.00'	9.76'	9.38'	S 13°35'17" W	55°56'39"
C19	40.00'	56.51'	51.93'	N 60°08'27" E	80°57'00"
C20	40.00'	45.37'	42.98'	S 46°53'13" E	64°59'39"
C21	40.00'	39.06'	37.53'	S 13°35'06" W	55°57'00"
C22	20.00'	31.42'	28.29'	S 59°23'13" E	90°00'21"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 75°30'02" W	61.87'
L2	N 59°26'42" W	28.25'
L3	S 75°37'32" W	17.17'
L4	N 30°30'45" E	28.34'
L5	N 70°51'31" W	33.30'
L6	N 17°35'43" E	32.71'

DRAINAGE EASEMENT DEDICATED WITH THIS PLAT

I, THE CITY OF MIDLAND AND ITS EMPLOYEES, CONTRACTORS, AGENTS, SUCCESSORS, AND ASSIGNS, SHALL HAVE THE FREE AND UNINTERRUPTED RIGHT OF PASSAGE IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSE OF ESTABLISHING, LAYING, CONSTRUCTING, RECONSTRUCTING, INSTALLING, REALIGNING, MODIFYING, REPLACING, IMPROVING, ALTERING, OPERATING, MAINTAINING, ACCESSING, INSPECTING, REPAIRING, RELOCATING AND REMOVING DRAINAGE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO CUT AND TRIM BUSHES AND TREES TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS FOR SUCH PURPOSES IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN.

2. DEVELOPER MAY NOT USE ANY PART OF THE PROPERTY DESCRIBED HEREIN IF SUCH USE WILL DAMAGE, DESTROY, INJURE, AND/OR UNLAWFULLY INTERFERE WITH THE CITY OF MIDLAND'S USE OF THE PROPERTY. DEVELOPER EXPRESSLY COVENANTS AND AGREES FOR ITSELF, ITS LEGAL REPRESENTATIVES, SUCCESSORS AND/OR ASSIGNS, THAT NO BUILDING, ROADWAYS, OR CURBS AND GUTTERS OF ANY KIND WILL BE PLACED ON THE PROPERTY DESCRIBED HEREIN WITHOUT WRITTEN PERMISSION FOR ABOVE APURTENANCES MUST BE OBTAINED FROM THE CITY OF MIDLAND, PRIOR TO INSTALLATION.

3. THE CITY OF MIDLAND SHALL HAVE THE RIGHT TO MITIGATE DEFICIENCIES IN THE FUNCTION OF THE STORMWATER FACILITY, AND TO BE REIMBURSED BY THE PROPERTY OWNER, IF THE CITY FINDS IT NECESSARY FOR PUBLIC HEALTH AND SAFETY.

4. THE MAINTENANCE OF ANY STORMWATER FACILITY IN THIS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. PROPERTY OWNER AGREES TO MAINTAIN THE FACILITY IN WORKING ORDER, WITH INSPECTIONS AND CORRECTIVE ACTION MADE AT LEAST ANNUALLY. REPORTS OF SUCH INSPECTIONS AND MAINTENANCE SHALL BE KEPT FOR INSPECTION BY THE CITY OF MIDLAND STORMWATER ADMINISTRATOR ON REQUEST, OR MAY BE FORWARDED TO THE CITY ENGINEER'S OFFICE.

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

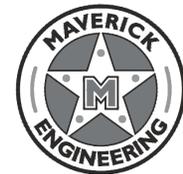
ATMOS ENERGY BY: _____

AT&T BY: _____

SUDDENLINK COMMUNICATION BY: _____

GRANDE COMMUNICATION BY: _____

ONCOR ELECTRIC DELIVERY BY: _____



MAVERICK ENGINEERING

1909 West Wall Street, Suite "K"
Midland, Texas 79701 FIRM: F-15089
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

QUAIL RIDGE ADDITION SECTION 8



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Quail Ridge Section 8

Legal Description (attached sealed Metes and Bounds): Being a Re-Plat of a 7.858 Acre Portion of Lot 1, Block 1, Quail Ridge Addition, and a 0.04 Acre Portion of Previously Vacated Beachwood Street Right of Way, All out of Section 42, Block 38, T-1-s, T&P. RR. Co. Survey, City and County of Midland, Texas

Property Owner Printed Name: Quail Ridge Partnership Investments LP		Phone () Email	
Address PO Box 50653	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: <u>Maverick Engineering</u> Printed Name: Paladin Huckaba		Phone (432) 262.0999 Email phuckaba@maverick-eng.com	
Address 1909 W Wall St	City Midland	State TX	Zip 79701

Current Zoning: PD

Reason for Platting: Ownership Purposes

Plat Information	Total Acreage: 5.89
Type: <input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ) or <input type="checkbox"/> City Limits	
Number of Lots: 34	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 Extra Copy of 11X17
- 2 Signed Mylar (or more if applicant does not request a signed reproduction)
- Autocad File Submitted
- 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'

****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): [Signature] ^{QUAIL RIDGE} FOR PART. INV. Date: 4/28/20

Property Owner (printed): LOUIE CARAVEO FOR QUAIL RIDGE PART. INVESTMENTS LP

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.

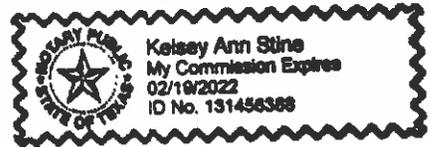
STATE OF TEXAS
 COUNTY OF MIDLAND

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

[Signature]
 Authorized Agent (signature)

Subscribed and sworn to before me, this 28th day of April, 2020, to certify which witness my hand and seal of office.

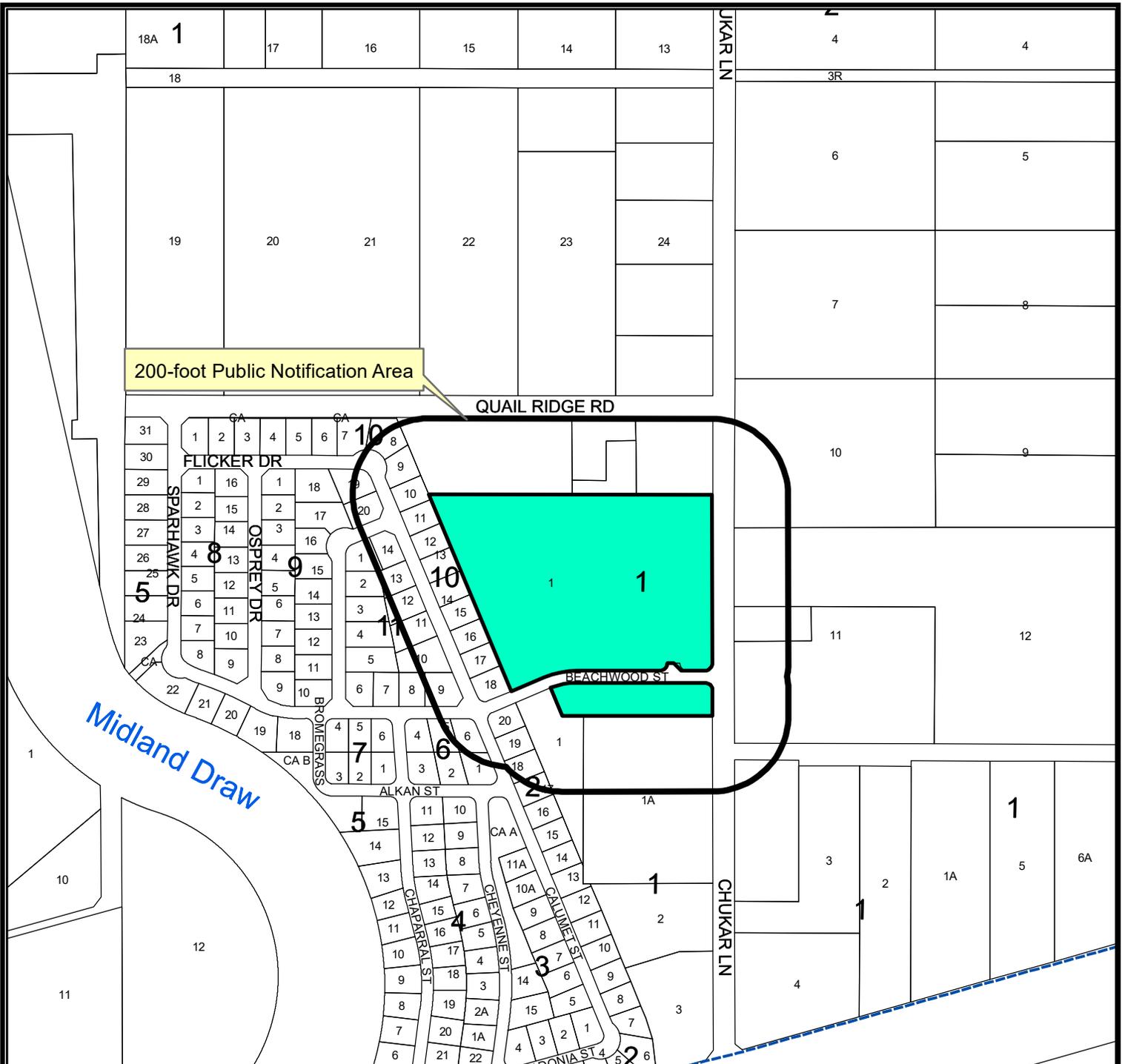
[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY

- | | | |
|---|---|--|
| <input type="checkbox"/> Property Owner Authorization | <input type="checkbox"/> 1 Copy of Dimensioned Plat | <input type="checkbox"/> Plat in Digital Format (PDF/JPEG) |
| <input type="checkbox"/> Mylar | <input type="checkbox"/> 1 Copy of Plat (11x17) | <input type="checkbox"/> Public Improvements |
| <input type="checkbox"/> Application Fee | <input type="checkbox"/> Title Opinion | <input type="checkbox"/> Recording Fee |
| Check # _____ | <input type="checkbox"/> Tax Certificates | Check # _____ |

Received By: _____ Date: _____



LOCATION MAP

P-20-0847

Scale: 1" = 400'

Proposed plat of Quail Ridge Addition, Section 8, being a re-plot of a 7.858 acre portion of Lot 1, Block 1, Quail Ridge Addition, and a 0.004 acre portion of previously vacated Beachwood Street right-of-way, out of Quail Ridge Addition, Section 2, City and County of Midland, Texas.

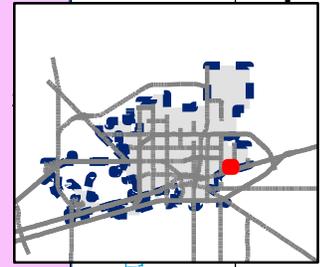
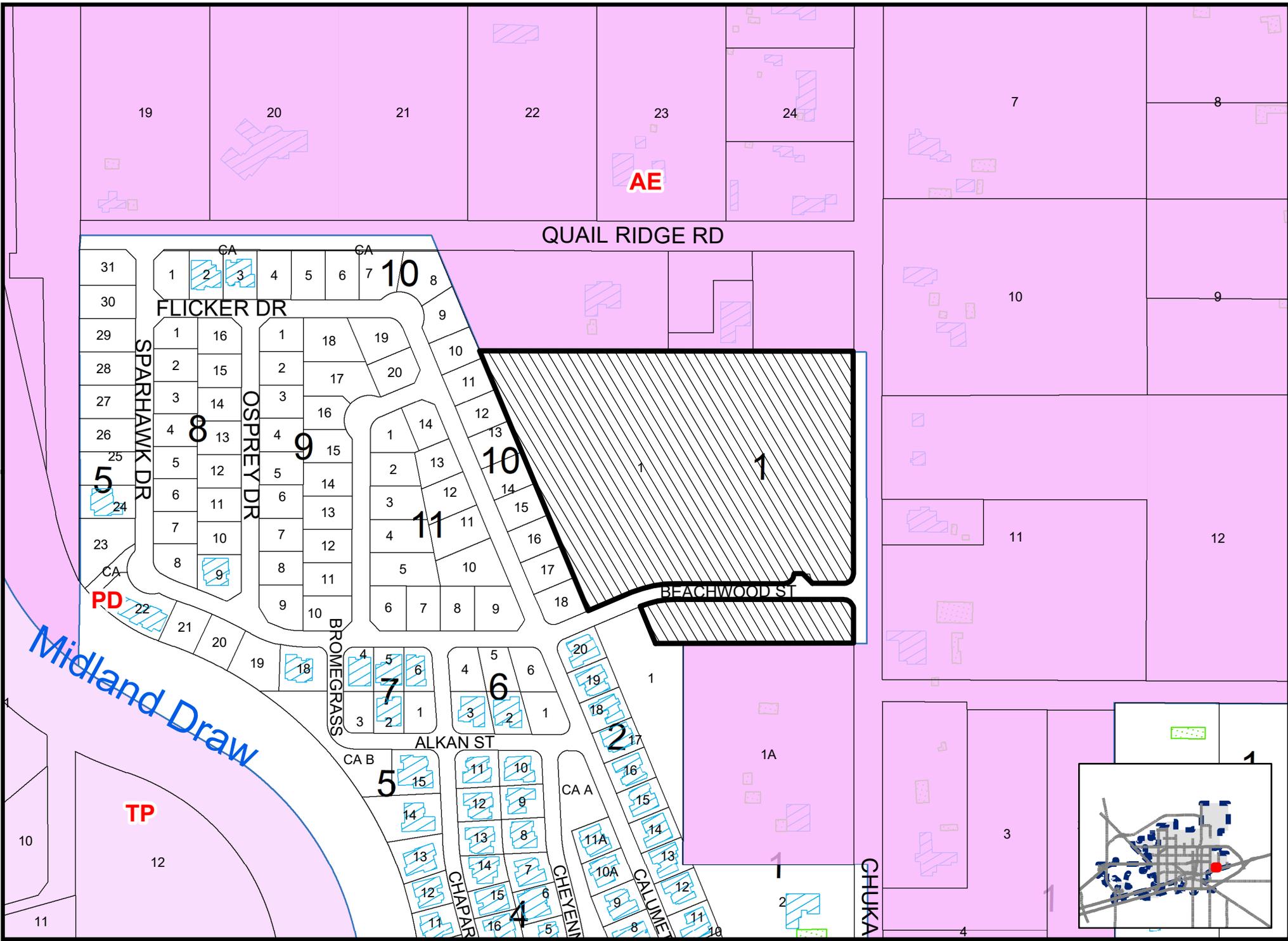
Generally located on the northwest corner of the intersection of Beachwood Street and Chukar Lane.
 (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



ORDINANCE NO. 8536

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION BY AMENDING CHAPTER ONE, TITLE XI, OF THE CITY CODE OF MIDLAND, TEXAS, BY PERMITTING A 41.16-ACRE TRACT OF LAND LOCATED IN SECTION 42, BLOCK 38, T-1-S, T & P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, WHICH IS PRESENTLY ZONED AE, AGRICULTURAL ESTATE DISTRICT, TO BE USED AS A PD, PLANNED DISTRICT FOR A HOUSING DISTRICT; PERMITTING A 2.50-ACRE TRACT OF LAND LOCATED IN SECTION 42, BLOCK 38, T-1-S, T & P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, WHICH IS PRESENTLY ZONED AE, AGRICULTURAL ESTATE DISTRICT, TO BE USED AS A CE, COUNTRY ESTATE DISTRICT; PROVIDING FOR SUCH USE TO BE SUBJECT TO CERTAIN SPECIAL CONDITIONS AND RESTRICTIONS AS SET OUT HEREIN; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION

WHEREAS, the City Planning and Zoning Commission and the Governing Body of the City of Midland, in compliance with the City Charter and the State law with reference to the creation of "Planned Districts" under the zoning ordinance regulations and zoning map, have given the requisite notices by United States mail, publication and otherwise; and after a full and fair hearing to all of the property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, the Governing Body finds that the public health, safety and general welfare will be best served by the creation of the zoning districts set out hereinafter, and subject to the conditions and restrictions set out hereinafter;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIDLAND, TEXAS:

SECTION ONE. That Chapter 1, Title XI, of the City Code of Midland, Texas, and the official zoning map of the City of Midland, Texas, are hereby amended insofar as the hereinafter described property is concerned, which is presently zoned AE, Agriculture Estate District, and it shall be used as a PD, Planned District for a Housing Development, subject

to the special conditions and restrictions hereinafter set out, said property being described as follows:

A 41.16-acre tract of land located in Section 42, Block 38, T-1-S, T & P RR Co. Survey, City and County of Midland, Texas, and more specifically described by metes and bounds in Exhibit "B", attached hereto and incorporated herein for all purposes.

SECTION TWO. That the development of the property described in Section One hereof shall conform to the regulations of the 1F-3, One-Family Dwelling District, except for the following conditions:

1. That the development of the property described in Section One hereof shall strictly conform to the conditions shown on the site plan marked as Exhibit "A", which is attached hereto and incorporated herein for all purposes.
2. That this property shall be platted prior to any development or the issuance of any building permit. Said plat must conform to the site plan (Exhibit "A"). All internal streets shall be dedicated as public right-of-way.
3. That the common areas shall be established adjacent to all streets where a lot backing condition occurs. Screening fences consistent with the details shown on Exhibit "A" shall be constructed adjacent to each lot prior to the issuance of a building permit. Provided, however, that the fence along Business I-20 shall be constructed with the initial development of this property.
4. That the locations on Exhibit "A" designated as Common Areas A, B, C, and D shall be developed as recreational areas.
5. That the minimum front-yard setback shall be fifteen (15) feet.
6. That a minimum of two off-street parking spaces will be provided on each lot.
7. That the perimeter landscaping shall be irrigated with an underground sprinkler system and maintained in a healthy, growing condition by a homeowners association.

SECTION THREE. That Chapter 1, Title XI, of the City Code of Midland, Texas, and the official zoning map of the City of Midland, Texas, are hereby amended insofar as the hereinafter described property is concerned, which is presently zoned AE, Agriculture Estate District, and it shall be used as a CE, Country Estate District, said property being described as follows:

A 2.50-acre tract of land located in Section 42, Block 38, T-1-S, T & P RR Co. Survey, City and County of Midland, Texas, and more specifically described by metes and bounds in Exhibit "C", attached hereto and incorporated herein for all purposes.

SECTION FOUR. That the definitions given in the zoning regulations contained in the City Code of the City of Midland, Texas, shall be applicable to such of those terms as are used herein.

SECTION FIVE. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION SIX. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this ordinance. The Council of the City of Midland hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION SEVEN. The penalty for violation of this ordinance shall be in accordance with the general penalty provisions contained in Section 1-3-1 of the City Code of Midland, Texas, which provides for a fine not exceeding two thousand dollars (\$2,000.00).

SECTION EIGHT. The City Secretary is hereby authorized and directed to publish the descriptive caption of this ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

The above and foregoing ordinance was duly proposed, read in full and adopted on first reading, the 22nd day of May, A.D., 2007; and passed to second reading on motion of Council member Hailey, seconded by Council member Dingus, by the following vote:

Council members voting "AYE": Hailey, Dingus, Perry,
Morgan, Canon, Simpson
and Dufford

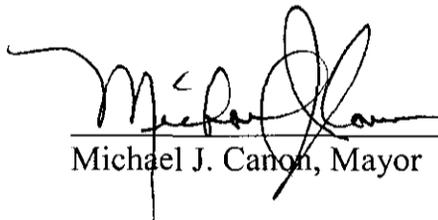
Council members voting "NAY": None

The above and foregoing ordinance was read in full and finally adopted by the following vote upon motion of Council member Perry, seconded by Council member Morgan, on the 26th day of June, A.D., 2007, at a regular meeting of the City Council:

Council members voting "AYE": Perry, Morgan, Dingus,
Simpson, Dufford and
Hailey

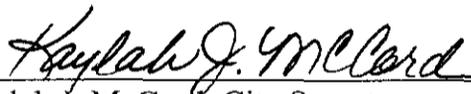
Council members voting "NAY": None

PASSED AND APPROVED THIS 26th day of June, A.D., 2007.



Michael J. Canon, Mayor

ATTEST:



Kaylah J. McCord, City Secretary

APPROVED AS TO FORM:



Keith Stretcher, City Attorney



April 24, 2007

BEING a 41.16 acre tract of land out of Section 42, Block 38, T-1-S, T & P RR Company Survey, Midland County, Texas, of which a part hereof is located within Lot 1, Block 1, Quail Ridge Addition, an Addition to the City of Midland, Midland County, Texas, according to the Plat thereof recorded in Plat Cabinet "D", Page 339 of the Plat Records of Midland County, Texas, and 41.316 acre tract being more particularly described as follows:

BEGINNING at a point in the North Right-of-Way line of U.S. Highway 80, for the Southeast corner of this tract, from which the most Southerly Southeast corner of said Lot 1, the Southwest end of a corner clip located at the Northwest corner of the intersection of said U.S. Highway 80 with Chukar Lane (County Road 1162-North) bears N 59°39' 00" E, a distance of 135.72 feet;

THENCE S 59°39'00" W, along said South line of Lot 1 common with the North Right-of-Way line of U.S. Highway 80, a distance of 796.63 feet to a 1/2-inch iron rod found at or near the Northeast corner of the intersection of the North Right-of-Way line of U.S. Highway 80 and the East line of Scharbauer Draw, for the Southwest corner of this tract, said corner also being the beginning of a non-tangential circular curve to the right having a radius of 337.48 feet;

THENCE Northeasterly, along said curve and along the East line of said Scharbauer Draw, through a central angle of 34°21'13", an arc length of 202.35 feet and a chord bearing and distance of N 12°23'59" W - 199.33 feet to the Point of Reverse Curvature of a circular curve to the left having a radius of 750.00 feet;

THENCE continuing Northerly along said curve and along said East line of Scharbauer Draw, through a central angle of 60°17'52", an arc length of 789.30 feet and a chord bearing and distance of N 25°22'19" W, - 753.37 feet to the end of this curve;

THENCE S 34°28'45" W, a distance of 5.00 feet;

THENCE N 56°17'24" W, a distance of 20.00 feet;

THENCE N 32°56'28" E, a distance of 5.00 feet to the beginning of a non-tangential circular curve to the left having a radius of 750.00 feet;

THENCE Northwesterly, along said curve and along said East line of Scharbauer Draw, through a central angle of 27°44'59", an arc length of 363.24 feet and a chord bearing and distance of N 70°56'02" - 359.70 feet to the PT of this curve;

THENCE N 84°48'31" W, along said East line of Scharbauer Draw, a distance of 27.80 feet to the PC of a tangential circular curve to the right having a radius of 350.00 feet;

THENCE Northwesterly, along said curve and along said East line of Scharbauer Draw, through a central angle of 34°11'11", an arch length of 208.83 feet and a chord bearing and distance of N 67°42'56" W - 205.75 feet, to a 1/2-inch iron rod found in said East line of Scharbauer Draw, for a non-tangential end of this curve and for the most Westerly Southwest corner of this tract;

THENCE N 14°31'42" W, departing said East line of Scharbauer Draw, a distance of 663.78 feet to a 1/2-inch iron rod found in the South line of Quail Ridge Road (County Road 83-East), for the Northwest corner of this tract;

EXHIBIT B

THENCE N 75°28'02" E, along the South line of said Quail Ridge Road (County Road 83-East), a distance of 717.32 feet to a 1/2-inch iron rod found for the Northeast corner of this tract;

THENCE S 36°56'47" E, departing said Quail Ridge Road (County Road 83-East) and along an exterior line of said Lot 1, a distance of 219.52 feet to a point for an exterior corner of this tract;

THENCE N 75°28'44" E, along the most Easterly North line of said Lot 1, a distance of 748.54 feet to a 1/2-inch iron rod found in the West Right-of-Way line of said Chukar Lane (County Road 1162-North), at or near the Northeast corner of said Lot 1 for the Northeast corner of this tract;

THENCE S 14°43'00" E, along the East line of said Lot 1 common with the West Right-of-Way line of said Chukar Lane (County Road 1162-North), a distance of 583.62 feet to a 1/2-inch iron rod found for an exterior corner of said Lot 1 and an exterior corner of this tract;

THENCE S 75°23'00" W, along an exterior line of said Lot 1, a distance of 342.40 feet to a point for an interior corner of this tract and an interior corner of said Lot 1;

THENCE S 14°43'00" E, along an exterior line of said Lot 1, a distance of 443.43 feet to a 1/2-inch iron rod found for an interior corner of said Lot 1 and an interior corner of this tract;

THENCE N 75°23'00" E, along an exterior line of said Lot 1, a distance of 19.10 feet to a 1/2-inch iron rod found in the western boundary of a Mobil Pipeline Easement, as recorded in Volume 262, Page 232, Midland County Deed Records, for a corner of this tract;

THENCE S 37°07'56" E, a distance of 375.52 feet to a point for a corner of this tract;

THENCE S 32°27'00" E, a distance 66.00 feet to a point for a corner of this tract;

THENCE S 20°57'00" E, a distance of 93.00 feet to the Place of Beginning and containing 41.16 acres of land

QUAIL RIDGE
PD for Housing Development 1-F3

Job No. 2006-1175

EXHIBIT B



April 24, 2007

BEING a 2.50 acre tract of land out of Section 42, Block 38, T-1-S, T & P RR Company Survey, Midland County, Texas, of which a part hereof is located within Lot 1, Block 1, Quail Ridge Addition, an addition to the City of Midland, Midland County, Texas, according to the Plat recorded in Plat Cabinet "D", Page 336 of the Plat Records of Midland County, Texas and said 2.50 acre tract being more particularly described as follows:

BEGINNING at a point in the most Southerly Southeast corner of said Lot 1, located in the North Right-of-Way line of U.S. Highway 80 and at the Southwest end of a corner clip at the Northwest corner of the intersection of said U.S. Highway 80 with Chukar Lane (County Road 1162-North), for the most Southerly Southeast corner of this tract;

THENCE S 59°39'00" W, along the North Right-of-Way line of said U.S. Highway 80, a distance of 135.72 feet to a point for an exterior corner of this tract;

THENCE N 20°57'00" W, departing said Right-of-Way line, a distance of 93.00 feet to a point for an interior corner of this tract;

THENCE N 32°27'00" W, a distance of 66.00 feet to a point for an interior corner of this tract;

THENCE N 37°07'56" W, a distance of 375.52 feet to a point in the southern boundary of the Darrell Van Perry tract, as recorded in Volume 621, Page 170, Midland County Deed Records, and an exterior line of said Lot 1 for the northwest corner of this tract;

THENCE N 75°23'00" E, along an exterior line of said Lot 1, a distance of 323.30 feet to a 1/2-inch iron rod found in the West Right-of-Way line of said Chukar Lane (County Road 1162-North) for an exterior corner of said Lot 1 and an exterior corner of this tract;

THENCE S 14°43'00" E, along the West Right-of-Way line of said Chukar Lane (County Road 1162-North) common with the East line of said Lot 1, a distance of 439.74 feet to a point located at the North end of a corner clip found at the Northwest corner of the intersection of said Chukar Lane (County Road 1162-North) with U.S. Highway 80, for an exterior of said Lot 1 and an exterior corner of this tract;

THENCE S 22°10'00" W, along said corner clip, a distance of 31.99 feet to the POINT OF BEGINNING and containing 2.50 acres of land.

Quail Ridge
Country Estates Zoning

Job No. 2006-1175

EXHIBIT C



City Council Agenda

Approved for Agenda:
MJohnston
City Manager's Office

MEETING DATE: May 22, 2007
TO: CITY COUNCIL/CITY MANAGER
FROM: Cameron Walker, Planning Division Manager
SUBJECT: Z-07-014, Quail Ridge Zone Change

Purpose:

Hold a public hearing at 11:03 a.m. and consider an ordinance on a request by Banner Communities, LLC for a zone change from AE, Agriculture Estate District to PD, Planned District for a Housing Development.

Recommended City Council Action

Approve Deny Direction/Informational

Fiscal Impact:

N/A

Discussion:

The City Council first considered a zone change request on the subject property on April 10, 2007. At that time, there was some neighborhood opposition, and the City Council was not comfortable with all issues. Consequently, the applicant withdrew his request. Later, he met with the neighbors and Council member Hailey. Based on these meetings, he has submitted a revised application. The Planning and Zoning Commission considered this new application on April 30, 2007, where it was recommended for approval by a vote of 9-0. The following is a summary of this plan, with significant changes to the plan highlighted.

The applicant owns a 43-acre tract of land at the northwest corner of Business I-20 and Chukar Lane. Prior to annexation in 1982, this land was developed as a manufactured home park with private streets, private water lines and septic systems. The applicant is proposing a redevelopment plan to develop a residential neighborhood consisting of modular housing. Also included are the subdivision of this land into individual lots, the dedication of public streets and the installation of public water and sewer lines. Each lot and the associated home would be under a common ownership. To accomplish this, the applicant is proposing a zone change to a Planned District for a Housing Development,

subject to the regulations of the 1F-3 District and a site plan.

This revised plan establishes a minimum width of 32 feet for all streets, whereas the original plan had some 25-foot streets. The street pattern in the area with the original 25-foot streets has been revised, and the lot sizes have been increased. The number of lots has been reduced from 220 to 205. In addition, two of the three streets intersecting Chukar Lane have been eliminated, and one new street intersecting Business I-20 has been added with approval by TxDOT. Two off-street parking spaces would be provided on each lot and a 15-foot front yard setback is still proposed. Lot widths average around 67 feet and the depth is around 87 feet. The attached Exhibit A would govern the actual lot sizes. Also on Exhibit A, there are three common areas that will be used as playgrounds. The office and clubhouse from the original plan have been eliminated. Instead, this land will be platted as two lots fronting onto Chukar Lane that will be rezoned to a CE District. Screening fences are planned where lots back toward public streets. Fence details are illustrated on Exhibit A. The fences will also be placed in common areas. The associated plat will contain restrictive covenants that will govern the ownership and maintenance responsibilities of the common areas. A fee will be collected from homeowners for maintenance purposes.

A total of 15 notices were mailed to adjoining property owners. One person spoke in opposition to this proposal during the Planning Commission meeting, and we have received two letters of opposition. The percentage of opposition will be provided during the May 22nd meeting. We continue to believe this is an opportunity for an adaptive reuse of property that would otherwise remain unproductive, as well as for adding to the supply of workforce housing. We concur in the Commission's recommendation for approval of this request.

CDS

Planning and Zoning Commission Meeting Minutes from April 30, 2007

Z-07-014 - Hold a public hearing and consider a request by **West Company of Midland/Quail Ridge** for a *zone change* from AE, Agriculture Estate District, to PD, Planned District for a Housing Development on of Lot 1, Block 1, Quail Ridge Addition; a 8,073-acre portion of Tract 25, Parker Acres; and a 5.588-acre tract of land out of Section 42, Block 38, T-1-S, T&P RR Co. Survey, City of Midland, Midland County, Texas. (Generally located on the northeast corner of the intersection of Business 20 and Chukar Lane.)

Mr. Daniel Crow, 1010 Oneida St., Denver, CO, spoke as the representative of the applicant. He stated that the request was previously presented to the Planning and Zoning Commission on March 5, 2007. The Commission voted 6-1 to approve the request. He stated he withdrew the application before going to the City Council, because of the neighborhood opposition. Mr. Crow stated he met with the neighborhood and discussed their concerns and submitted a new application and revised site plan. Mr. Crow also presented a slide presentation with new details regarding new access points, wider lots and streets. Mr. Crow discussed with the Commission the various types and size of homes that will be available. Workforce housing will be approximately 1,300 – 1,550 square feet and Associate level housing will be approximately 1,600 – 1,850 square feet. Mr. Crow commented that four common areas are being proposed and will be maintained by the Homeowners Association.

Mr. Compton presented the staff report. He stated the Commission recommended approval of an earlier request on March 5, 2007, but the City Council did not support the proposal. The applicant chose to withdraw the application at that meeting. After considering the comments received from surrounding property owners, the applicant developed a revised site plan and submitted a new application. Mr. Compton stated the revised site plan contains significant changes. A new entry is shown from the Business I-20 service road. Two roads entering from Chukar Lane have been eliminated. He stated the width of all roads has been increased to 32 feet. The office and clubhouse have been removed however, four common areas will be developed as recreation areas for the residents. He commented that all rear lots will be screened by at least a six-foot tall solid wood fence, but a more decorative fence with stucco and stone is proposed for the perimeter on Business I-20. The Staff recommends approval of the request subject to Conditions A – H of the staff report.

Chairman Hotchkiss asked if anyone in the audience wished to speak in favor of the request. There was none.

Chairman Hotchkiss asked if anyone in the audience wished to speak in opposition of the request. Mr. Wayne Young, 1301 Chukar Lane, spoke for the neighborhood. He stated

that the homeowners met with Mr. Crow regarding the development of the property. Mr. Young is still concerned about the traffic situation, and is not in favor of the request, but stated that Mr. Crow made significant changes to the proposal.

Chairman Hotchkiss asked if anyone else would like to speak in opposition of the request. There being none, the public hearing was closed.

Chairman Hotchkiss asked if the applicant had any further comments.

Mr. Crow discussed with the Commission the timeline for the proposed construction. He stated that the infrastructure and the first phase of construction would take place in June, with homes available for September, 2007.

Chairman Hotchkiss called for a motion. Ms. Ferguson made a motion to approve the request as submitted subject to Conditions A – H of the Staff Recommendation. Mr. Bergman seconded the motion and the motion passed unanimously.

PLANNING AND ZONING COMMISSION

April 30, 2007

CASE: Z-07-014.

REQUEST: Hold a public hearing and consider a request for a zone change from AE, Agriculture Estate District to PD, Planned District for a Housing Development; and CE, Country Estate District.

APPLICANT/OWNER: Banner Communities, LLC.

REPRESENTATIVE: West Company of Midland.

LEGAL DESCRIPTION: A 43.656-acre tract out of Section 42, Block 38, T-1-S, T&P Railway Company Survey, Midland County, Texas.

LOCATION: Northwest corner of Business I-20 and Chukar Lane.

ASSOCIATED CASE: P-06-02, Quail Ridge, Section 2.

DETAILS OF REQUEST:

1. This is the second time the Planning Commission has considered a zone change request on this land in the past few months. While the Commission recommended approval of an earlier request on March 5, 2007, the City Council did not support the proposal when it considered the application on April 10, 2007. After considering his options, the applicant chose to withdraw the application at that meeting. By doing so, he avoided the need to wait one year to have a request reconsidered. Following the Council's direction and considering the comments received from adjoining property owners, the applicant has developed a revised site plan, and has submitted a new application. As the Commission may recall, this property was developed as a manufactured home park prior to being annexed in 1982. The land was under a single ownership, with manufactured home spaces available for lease. The park was served with a private street and water system, and septic systems. The applicant's plan is to redevelop this land into a single-family residential neighborhood with public streets and new public water and sewer lines. Further, the land will be subdivided into individual lots, and each lot and respective home will be under a common ownership. The

homes will be modular homes, and not manufactured homes. The applicant proposes that all but two lots will be subject to the development regulations of the 1F-3 District, and to the conditions shown on the site plan, Exhibit A. The remaining two lots would be rezoned to a CE District.

SURROUNDING ZONING AND LAND USE:

2. The subject property is bounded on the north by Quail Ridge Road, on the east by Chukar Lane, on the south by Business I-20, and on the west by Midland Draw. The land to the north and east is zoned AE District, and is sparsely developed. The land south of Business I-20 is outside the City limit. The area west of Midland Draw is zoned IP-1 District, and is developed with a variety of commercial businesses.

ANALYSIS:

3. The proposed lot sizes as shown on Exhibit A do not meet the minimum 1F-3 District requirements of 50 feet of width, 100 feet of depth and 5,500 square feet of area. This is mainly because the public streets will follow the general alignment of the private streets established within the manufactured home park. Additionally, the streets are only 32 feet wide, instead of 50 or 60 feet, and there will be no public sidewalks internal to the site. If the streets were widened, the lots would be shallower than shown on the site plan.

However, this revised site plan contains several significant changes, again in response to adjoining property owners and the City Council. Regarding streets, a new entry is shown from the Business I-20 service road, with a landscaped median. Two roads entering from Chukar Lane have been eliminated. (The first submittal removed all three streets from Chukar. However, we felt at least three public roads are needed.) A single street from Quail Ridge Drive remains unchanged. Finally, the width of all roads is now has been increased to 32 feet, whereas the original plan had some streets only 25 feet wide. Additional changes include a redesign of the street system for the area north of the Mobil pipeline, and an increase in lot size in this area. This change reduced the number of lots from 220 to 192. This yields a density of 4.4 dwelling units per acre, down from 5.0 dwelling units per acre on the original plan. He is still requesting a 15-foot front yard setback. Most lots will have garages, and some will be set up as a zero lot line condition on the plat. There are now two large lots, Lots 1A and 2, Block 1 shown at the northwest corner of Business I-20 and Chukar Lane. This property has been removed from the neighborhood, and will be sold as separate lots that will be subject to the CE District zoning regulations. The office and clubhouse from the original submittal have been removed. However, there are still four common areas that will be developed as

recreation areas for the residents. Regarding the matter of fences, all rear lots will be screened by at least a six-foot tall solid wood fence. However, where lots back toward Business I-20, a more decorative fence with a stucco finish and stone pilasters is planned, as shown on Exhibit A. Along the other streets, a solid wood fence with stone pilasters is proposed, except that metal posts are planned along the westernmost portion of Quail Ridge Road. Landscaping will be provided along Business I-20 in the form of three-inch caliper trees planted on 50-foot centers. A home owners association will be responsible for maintaining all common areas and landscaping.

We continue to believe that this is a reasonable development plan that can help provide a supply of workforce housing. We believe this revised plan represents an improvement from the original plan, particularly with a decrease in density, an increase in street width, and a street onto Business I-20 (TxDOT has already approved a street at this location).

STAFF RECOMMENDATION:

We recommend approval of this request for a zone change from AE, Agriculture Estate District to PD, Planned District for a Housing Development, subject to the following conditions:

- A. The development of this property shall conform to the regulations of the 1F-3, One-Family Dwelling District, except as otherwise stated below. Provided, however, that Lots 1A and 2, Block 1 shall be subject to CE District regulations.**
- B. The development of this property shall conform to the conditions shown on Exhibit A in all respects.**
- C. This property shall be platted prior to the issuance of any building permits.**
- D. Common areas shall be established as shown on the Exhibit A. Screening fences consistent with the conditions on Exhibit A shall be constructed and completed prior to the issuance of any Certificates of Occupancy.**
- E. Common areas internal to the site shall be developed as recreational areas.**
- F. The minimum front yard setback shall be 15 feet, except for Lots 1A and 2, Block 1, which shall conform to CE District regulations.**

- G. A minimum of two off-street parking spaces will be provided on each lot.
- H. All landscaping shown on Exhibit A shall be irrigated with an underground sprinkler system, and shall be maintained in a healthy, growing condition.



Cameron Walker, AICP
Planning Division Manager
Department of Development Services

Jim Compton, Senior Planner
Department of Development Services

Attachments:

Application
Maps
Exhibit A

2-07-014

Case Number: ~~2-06-035~~

CITY OF MIDLAND Planning Division

APPLICATION TO CHANGE ZONING CLASSIFICATION

Applicant: West Company of Midland / Quail Ridge

Address: 110 W. Louisiana, Suite 110 682-0588
Street Address (Phone)
Midland, Texas 79701
City State Zip Code

Property Owner: Banner Communities, LLC

Address: 11010 S. Onelda Street, Suite A-102 303-770-4220
Street Address (Phone)
Denver, CO 80224
City State Zip Code

Street address and Legal Description of property (complete Lot, Block, and Subdivision Name description below, or, if not in a recorded plat, attach a Metes and Bounds Description. Describe by tracts if more than one zoning district is requested): Lot 1, Block 1, Quail Ridge Addition and 8.073 acre tract out of Tract 25, Parker Acres, and a 5.588 acre tract out of section 42, Block 38, T1S, T&P Rb Company Survey, Midland Co, Tx.

Reason for requesting a zone change: Develop a residential housing development

PRESENT ZONE: AE REQUESTED ZONE: PDHD
(List by tracts if more than one zoning district is requested)

Present Use of Property: Vacant mobile home park

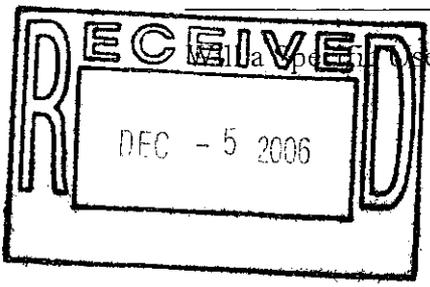
Proposed Use of Property: Work Force housing project

How will zone change affect the public health, safety and welfare? The requested zoning will have a positive affect on the public health, safety and welfare.

Describe how conditions affecting the property have changed since it was designated its present zone: Need for work force housing.

Will a Special Use Permit with Term for alcoholic beverages sales be needed: Yes No

20061175



NOTE: If property owner is to be represented by an authorized agent, the agent should sign the property owner's name and his own on the lines provided above and complete the affidavit below.

A \$400.00 filing fee shall accompany all requests for a single, standard zone change request. A multiple zone change proposal shall incur an additional \$100.00 fee per district requested in excess of one. A \$550.00 filing fee shall accompany all requests for a single PD, Planned District zone change request. A multiple PD proposal shall incur an additional \$75.00 fee per additional district. If no public hearing is called, 80% of the fee will be refunded. If needed, a Traffic Impact Analysis may be required and a fee of up to \$600.00 will be assessed.

NOTE: CD of Site Plan must be submitted in .pdf and .jpg format 10 days prior to hearing before City Council, in addition to the required eight (8) paper copies for internal routing purposes.

Property Owner: Banner Communities, LLC Date: 12-5-06

By: Max W. Richardson Date: 12-5-06
(If applicable - see note)

State of Texas §
County of Midland §

Before me, the undersigned authority, on this day personally appeared Max W. Richardson who, being by me duly sworn, upon oath says: That he is authorized by Banner Communities, LLC, the owner of the above described property, to fully represent him in this application and that he has the legal right, power and authority to sign said owner's name hereto as his attorney in fact.

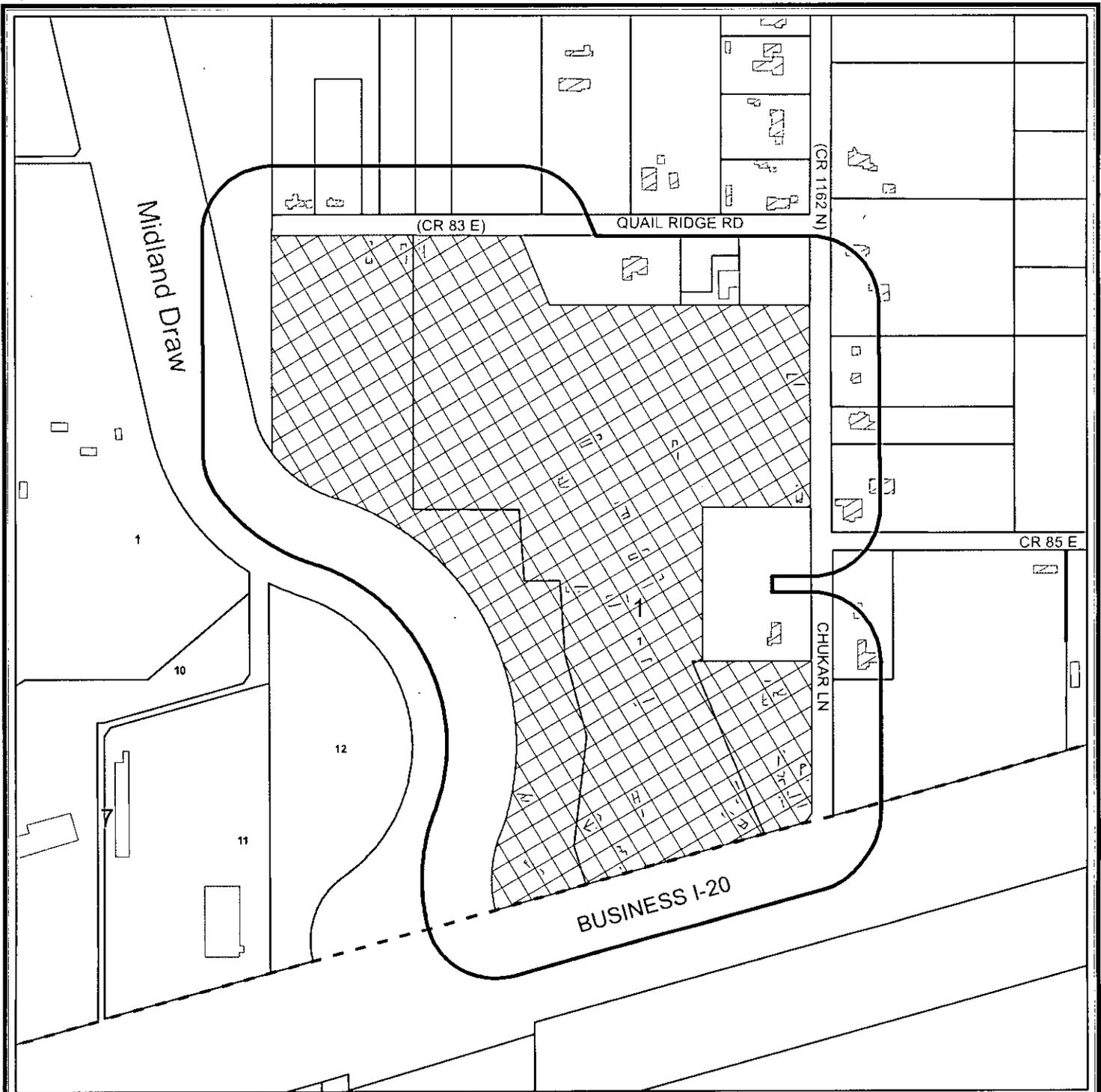
Max W. Richardson
(Signature of Affiant)

Subscribed and sworn to before me, by the said Max W. Richardson, this 5th day of December, 2006, to certify which witness my hand and seal of office.

FOR OFFICE USE ONLY	
Rec'd By: <u>(Signature)</u>	Date: <u>12/5/06</u>
Assigned: <u>JZ</u>	
For: <u>Pt 2</u>	On: <u>1/2/07</u>

(Signature)
JOHNNY RAY POINDEXTER
Notary Public, State of Texas
My Commission Expires 02-09-07
Notary Public, Midland County, Texas

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



PROPERTY OWNER NOTIFICATION MAP

Z - 07 - 014

Scale: 1" = 400'

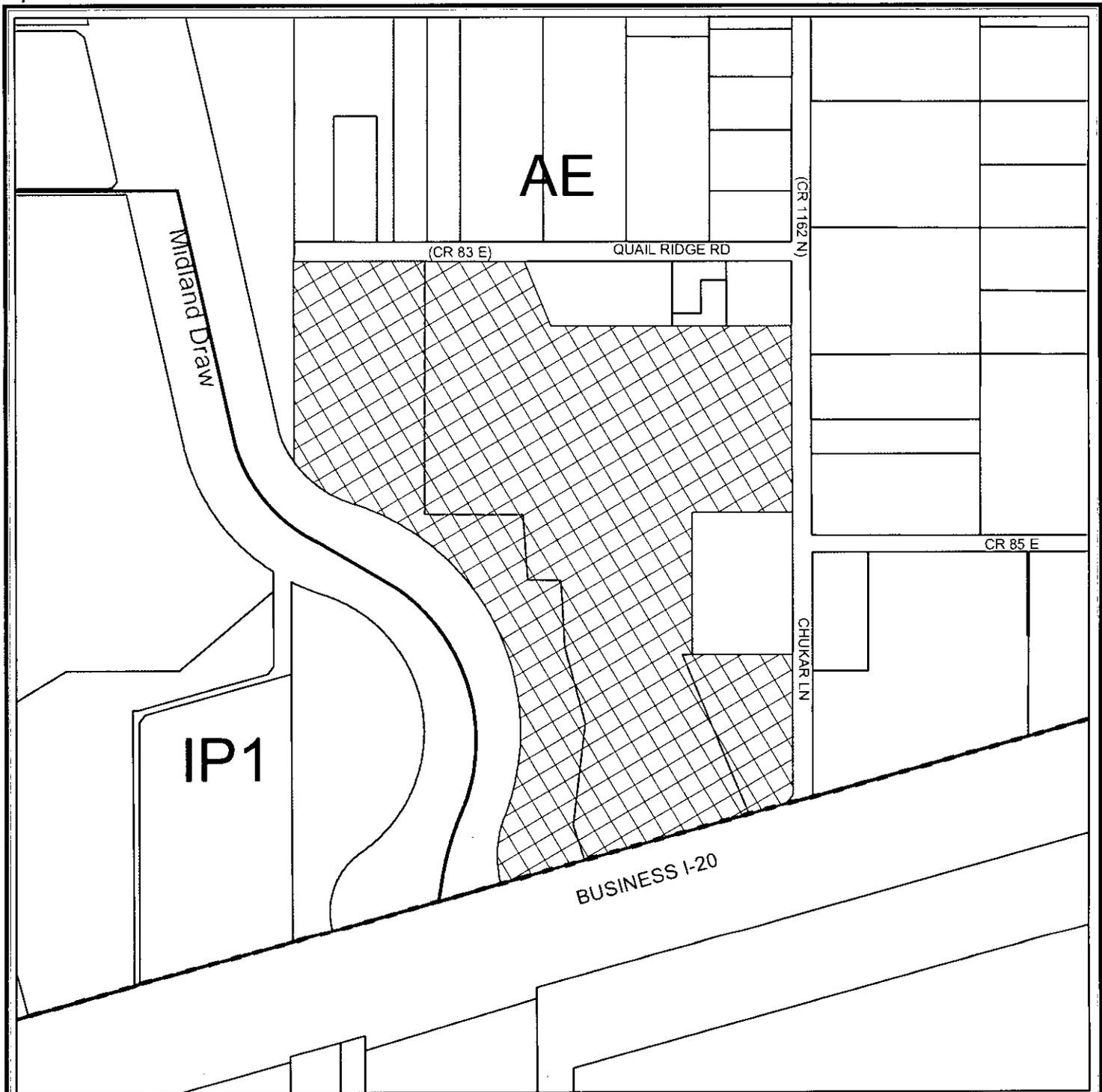
Consider a request for a zone change from AE, Agriculture Estate District, to PD, Planned District for a Housing Development on Lot 1, Block 1, Quail Ridge Addition; a 8.073-acre portion of Tract 25, Parker Acres; and a 5.588 acre tract of land out of Section 42, Block 38, T-1-S, T & P RR Co. Survey, City of Midland, Midland County, Texas.

LEGEND

- - - CITY LIMITS
- CITY PARCEL
- COUNTY PARCEL
- PUBLIC BLDGS
- ▨ PRIVATE BLDGS

*City of Midland, Texas
Planning Division*





ZONING MAP

Z - 07 - 014

Scale: 1" = 450'

Consider a request for a zone change from AE, Agriculture Estate District, to PD, Planned District for a Housing Development on Lot 1, Block 1, Quail Ridge Addition; a 8.073-acre portion of Tract 25, Parker Acres; and a 5.588 acre tract of land out of Section 42, Block 38, T-1-S, T & P RR Co. Survey, City of Midland, Midland County, Texas.

LEGEND

- | | | |
|----------------------|--------------|----------------|
| ZONING | CITY PARCELS | COUNTY PARCELS |
| SPECIFIC USE PERMITS | CITY LIMITS | PUBLIC BLDGS |

ZONING DISTRICTS:

- | | | | |
|---------------|--------------------------|-------------------|----------------------|
| FD | FUTURE DEVELOPMENT | BP | BUSINESS PARK |
| PD | PLANNED DISTRICT | P | PARKING |
| AE | AGRICULTURE ESTATE | 01, 02 | OFFICE |
| CE | COUNTRY ESTATE | NS | NEIGHBORHOOD SERVICE |
| 1F1, 1F2, 1F3 | ONE-FAMILY DWELLING | LR1, LR2, LR3 | LOCAL RETAIL |
| MH | MOBILE HOME DWELLING | C1, C2, C3 | COMMERCIAL |
| TH | TOWNHOUSE DWELLING | IP, IP1, IP2, IP3 | INDUSTRIAL PARK |
| 2F | TWO-FAMILY DWELLING | LI | LIGHT INDUSTRY |
| MF1, MF2 | MULTIPLE FAMILY DWELLING | HI | HEAVY INDUSTRY |













Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg

MEETING DATE: 5/18/2020

TO: PLANNING AND ZONING COMMISSION

FROM: Glenda Arroyo-Cruz, Planner

SUBJECT: Hold a public hearing and consider a proposed Preliminary Plat of Sheeler Addition, Section 9 being a residential re-plat of Lots 7 and 8, Block 2, Sheeler Addition, City and County of Midland, Texas. (Generally located on the west side of South K Street, approximately 146-feet north of W. Griffin Avenue. Council District 2)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Details of Request:

The applicant's property is located on 1310 and 1308 South K Street. The applicant is proposing a residential re-plat of Lots 7 and 8, Block 2, Sheeler Addition, City and County of Midland, Texas, to change the configuration of the existing lots.

Current Zoning:

MH, Manufactured Housing District.

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

Engineering: (Approved with Conditions)

IMPACT FEES: Impact Fee statement okay as shown.

ROW: ROW okay as shown

PAVING: South K Street paved to city standards. No public paving improvements required.

WATER: 6" water existing in South K Street. No public water improvements required.

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

PRO RATA: None

SEWER: 6" wastewater existing in South K Street. No public wastewater improvements required.

DRAINAGE: No drainage report required.

EASEMENTS: Easements are okay as shown.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

No objections to plat.

Fire: (Approved)

No issues.

Code Compliance: (Approved)

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

Building: (Approved)

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

Surveyor: (Approved)

No comments.

Planning: (Approved with Conditions)

The following technical items need to be addressed:

Include set pin descriptions.

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

Staff recommends approval subject to conditions A and B.

Conditions:

A. That the technical items are addressed.

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

Attachments:

Proposed Preliminary Plat
Application
Maps

PRELIMINARY PLAT SHEELER ADDITION SECTION 9

BEING A REPLAT OF LOTS 7 AND 8, BLOCK 2,
SHEELER ADDITION,
AN ADDITION TO THE CITY AND COUNTY OF
MIDLAND, TEXAS

STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, WE ARE THE RECORD OWNER OF A TRACT OF LAND SITUATED IN THE SHEELER ADDITION, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SHEELER ADDITION SECTION 9, AN ADDITION TO THE CITY OF MIDLAND, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

ELDA MAE EGGLESTON ALLEN

MALLIE EDITH EGGLESTON MEEKS
POA HARLEY DALE MEEKS

HARLEY D. MEEKS

LUTHER DON MEEKS

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____, ELDA MAE EGGLESTON ALLEN.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____, MALLIE EDITH EGGLESTON MEEKS.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____, HARLEY D. MEEKS.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____, LUTHER DON MEEKS.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

OWNER:

ELDA ALLEN
P. O. BOX 3692
MIDLAND, TX 79702
(432) 631-6020
eldaallen5@gmail.com

OWNER:

M. EDITH E. MEEKS
HARLEY D. MEEKS
LUTHER DON MEEKS
1308 S. K STREET
MIDLAND, TX 79702

NOTES:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 0.70 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN TWO TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

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

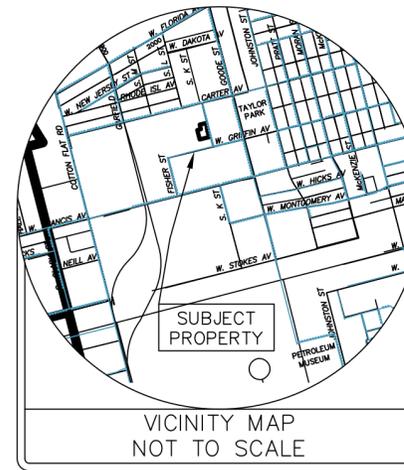


SCHUMANN
ENGINEERING CO.
A LATERAL LAND COMPANY

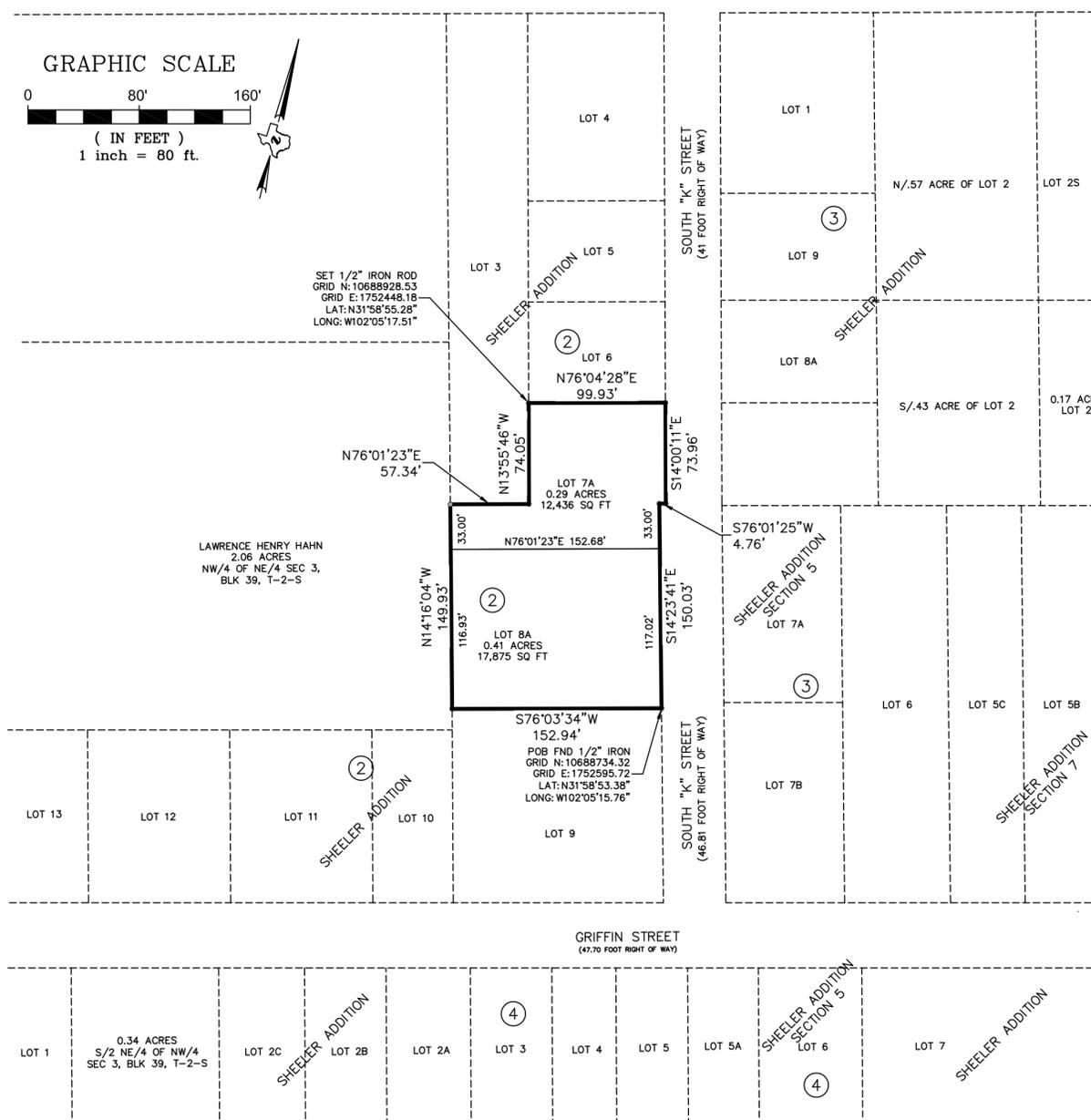
CIVIL ENGINEERING - LAND SURVEYING
TEXAS FIRM No. F1880 - TEXAS FIRM No. 10149500

800 N. WARDENFELD STREET
SUITE 100
MIDLAND, TEXAS 79701

Office (432) 884-5548



VICINITY MAP
NOT TO SCALE



SYMBOLS LEGEND

- PROPERTY CORNER
- ⊕ POWER POLE
- E— OVERHEAD ELECTRIC
- GM GAS METER
- x — WIRE FENCE
- ⊖ RETIRED BREAKER BOX
- PROPERTY LINE
- ⓐ GAS RISER
- Ⓜ WATER WELL
- — LOT LINES
- TELEPHONE PEDESTAL
- Ⓢ SEWER MANHOLE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SHEELER ADDITION SECTION 9, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF _____, 20____.

SIGNED: _____
CHAIRMAN JOSH SPARKS

ATTEST: _____
SECRETARY CRISTINA ODENBORG BURNS

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

RJ DAUM
TEXAS RPLS 4826

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

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	CAK	DATE:	12/18/2019
CHECKED BY:	RJD	DRAWING NO.:	77084SK
JOB NO.:	77,084	SHEET	1 OF 1

SHEELER ADDITION, SECTION 9



Preliminary Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: **Sheeler Addition, Section 9**

Legal Description (attached sealed Metes and Bounds): **Being a Re-plat of lots 7 & 8, Block 2, Sheeler Addition, an Addition to the City and County of Midland, Texas.**

Property Owner <i>Elda Allen</i> Printed Name: M. Edith E. Meeks, Harley D. Meeks & Luther Don Meeks		Phone (432) 631-6020 Email eldaallen5@gmail.com	
Address P.O. Box 3692 1308 S. K Street	City Midland	State TX	Zip 79702

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

Representative (if acting as Agent, see affidavit on page 2) Firm: Schumann Engineering Co., Inc. Printed Name: Eduardo L. Aleman		Phone (432) 684-5548 Email ealeman@schumannonline.net	
Address 800 N. Marienfeld Suite 100	City Midland	State TX	Zip 79701

Current Zoning:

Reason for Platting: *To change configuration of Lots.*

Plat Information	Total Acreage: 0.70 acres
Type: <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ)
Number of Lots: 2	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): X D MEEKS Date: 4-22-20

Property Owner (printed): Don MEEKS

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

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

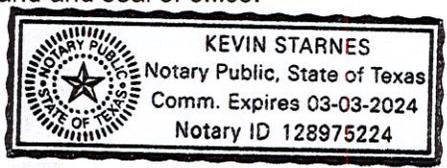
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Guadalupe Aleman
Authorized Agent (signature)

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



Kevin Starnes
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Check # _____

Received By: _____ Date: _____

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

Provisions

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

Property Owner (signature): X Harley Dale Meeks Date: 4-22-20

Property Owner (printed) : Harley Dale Meeks

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.

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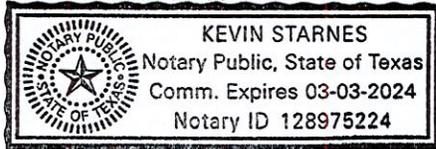
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STATE OF TEXAS
COUNTY OF MIDLAND

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

Ed Aleman
Authorized Agent (signature)

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



Kevin Starnes
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Property Owner (signature): X Elda Allen Elda Eggston Allen

Date: 4-22-20

Property Owner (printed): Elda Allen Elda Eggston Allen

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.

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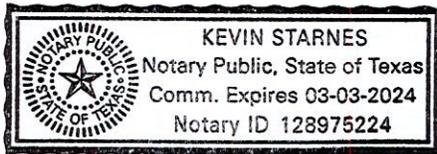
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STATE OF TEXAS
COUNTY OF MIDLAND

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

Eduardo J. Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 22nd day of April, 20 20~~19~~, to certify which witness my hand and seal of office.



Kevin Starnes
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)

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

Property Owner (signature): X Edith Meeks POA Harley D Meeks

Date: 4-22-20

Property Owner (printed): Harley Dale Meeks

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.

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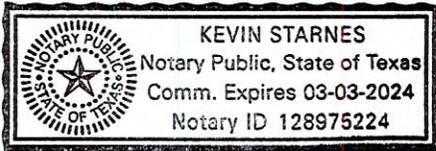
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Eduardo J Aleman
Authorized Agent (signature)

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



Kevin Starnes
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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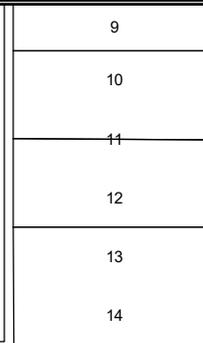
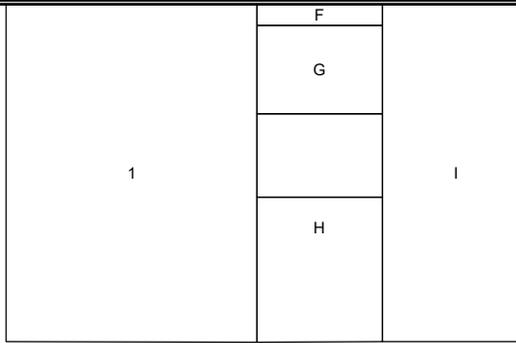
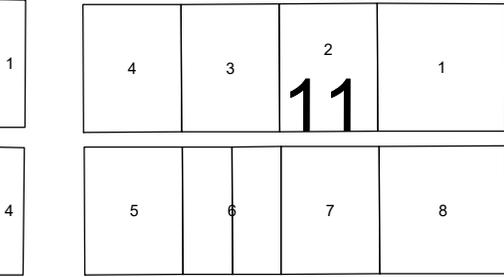
Check # _____

Received By: _____

Date: _____

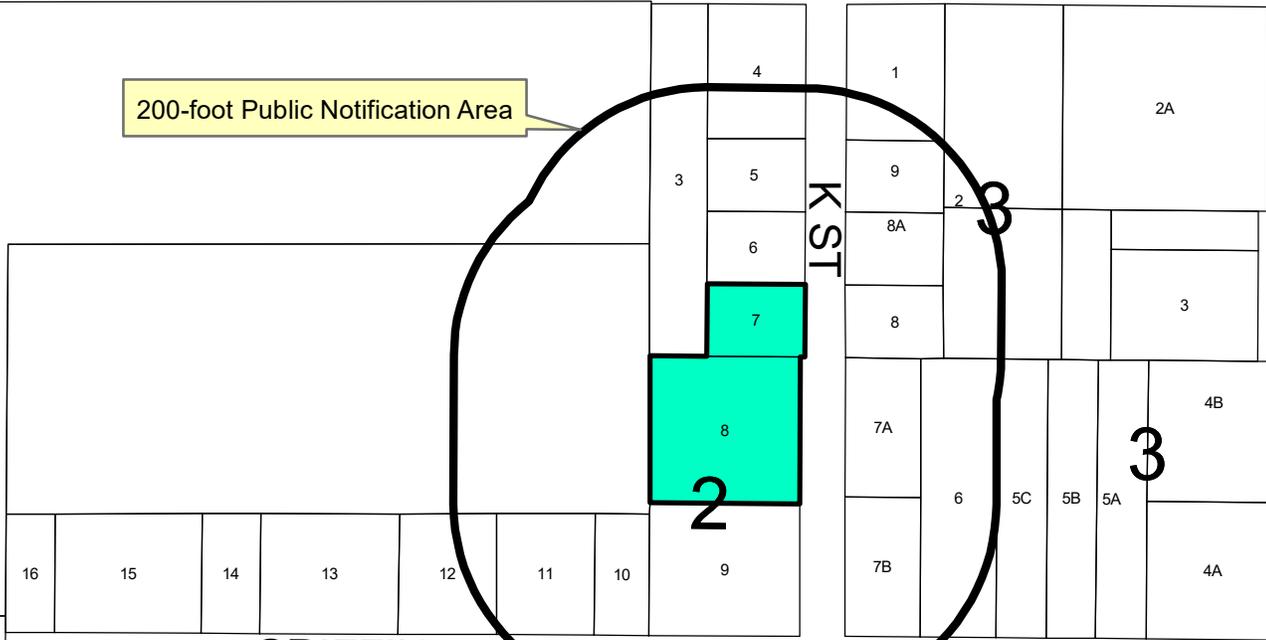
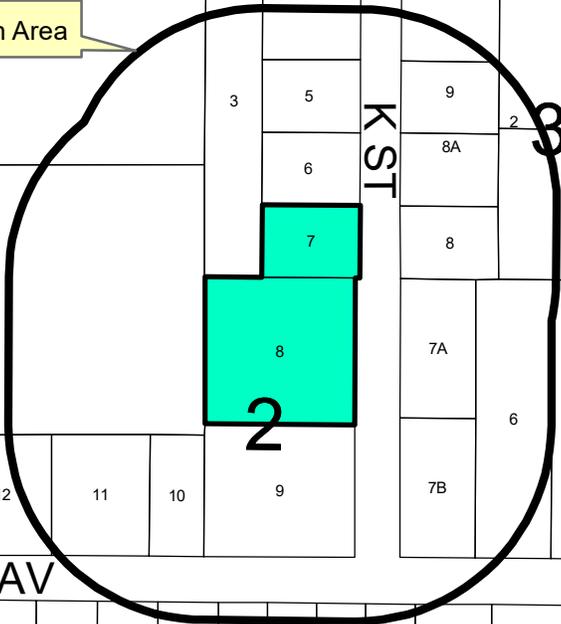
****Application will not be considered for scheduling until reviewed by a planner.****

RHODE ISLAND AV



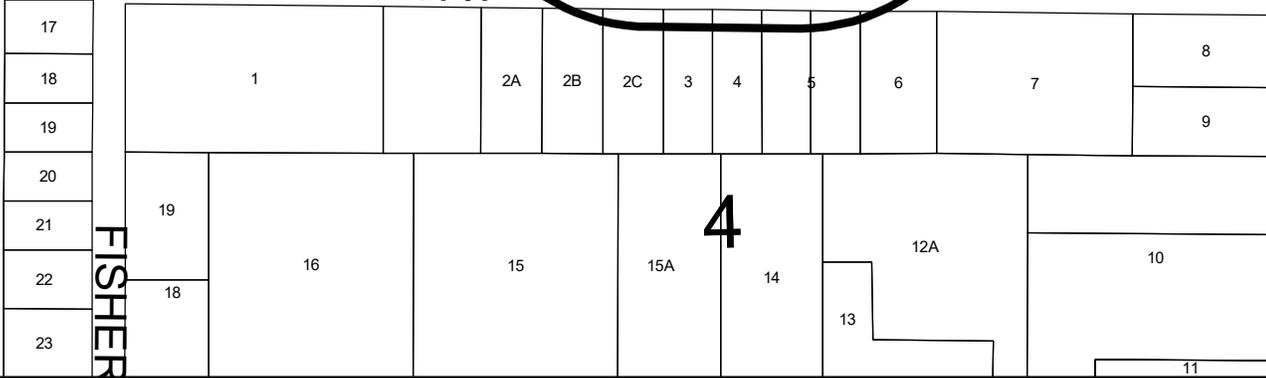
CARTER

200-foot Public Notification Area



GOODE ST

GRIFFIN AV



FISHER

LOCATION MAP

SUB-20-0309

Scale: 1" = 400'

Proposed plat of Sheeler Addition, Section 9, being a re-plat of Lots 7 and 8, Block 2, Sheeler Addition, City and County of Midland, Texas.

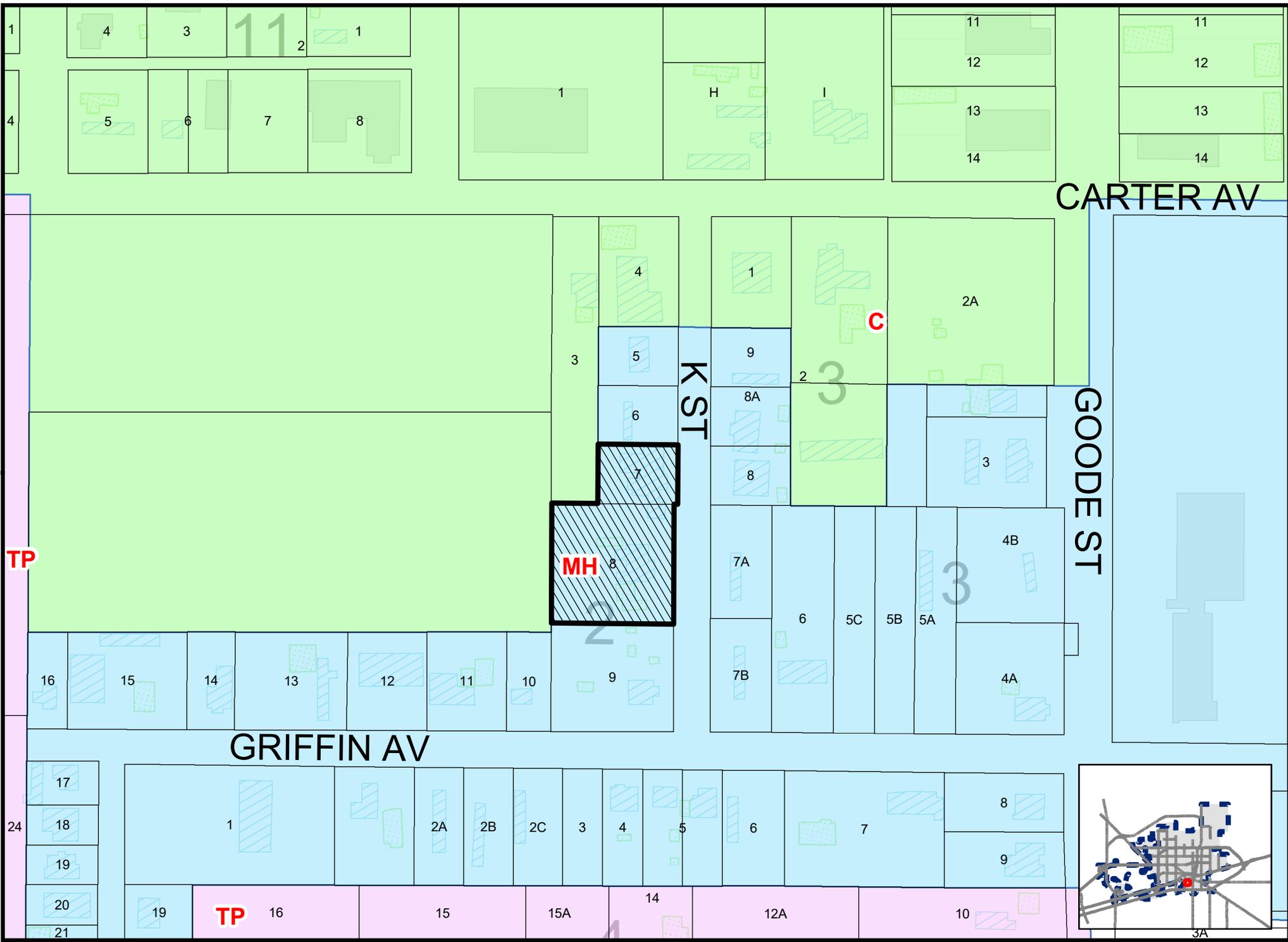
Generally located on the west side of South K Street, approximately 146-feet north of W. Griffin Avenue. Council District 2

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





MIDLAND





