



# Planning and Zoning Commission

Approved for Agenda:  
Cristina Odenborg Burns

**MEETING DATE:** February 22, 2021

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** Elizabeth Shaughnessy, Senior Planner

**SUBJECT:** Consider a proposed Final Plat of Gardens Addition, Section 9, being a residential re-plat of the south half of Block 23, Gardens Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Ward Street and W. Ohio Avenue. Council District 3) (DEVELOPMENT SERVICES)

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## Recommended Planning and Zoning Commission Action:

Approve       Deny       Directional/Informational

## Current Zoning:

MF-16, Multiple Family Dwelling District.

## Preliminary Plat Approval:

The applicant's property is located at 2900, 2906 and 2908 W. Ohio Avenue. The applicant, Schumann Engineering Co. Inc., is seeking to replat the property into one (1) lot for the future development of family transitional housing operated by Family Promise of Midland. The Preliminary Plat was approved at the January 06, 2020 Planning and Zoning Commission Meeting.

## Final Plat Requirements:

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

## Departmental Review:

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

Below are the departments' comments.

**Engineering: Approved**

IMPACT FEES: Impact fee statement okay as shown.

ROW: Okay as shown.

PAVING: Existing paving on W. Ohio okay, no public paving improvements required.

WATER: Existing 8" water in Ohio, 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 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: Existing sewer in Ward and alley north of lots, no public sewer improvements required.

DRAINAGE: Drainage study approved 11.14.2019 for platting purposes.

EASEMENTS: Okay as shown.

SIDEWALKS: Required with building permit.

DIMENSION: \* \* \*

OTHER: \* \* \*

**Transportation: Approved with Conditions**

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

No objections to plat.

**Fire: Approved**

No additional comments.

**Oil and Gas: Approved**

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

**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 of the department's comments have been satisfied.

Staff recommends approval of the Final Plat of Garden Addition, Section 9, subject to condition A.

**Conditions:**

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

**Attachments:**

Proposed Final Plat  
Application  
Maps