



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 Preliminary Plat of Northwestern Addition, Section 17, being a plat of a 3.50-acre tract of land located in the northeast part of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas (Generally located on the north side of Cardinal Lane, approximately 2,406 – feet east of N. Midland Drive. Council District 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The property owner, Drew Scott, is proposing to plat a 3.50-acre tract of land located in the northeast part of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas, into one (1) lot for ownership purposes.

Current Zoning:

AE, Agricultural Estate District.

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

Departmental Review:

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Impact Fee statement okay as shown.

ROW: ROW okay as shown.

PAVING: Cardinal Lane is not paved to City of Midland Standards. Pave Cardinal according to City Standards along the platted frontage or request a deferral.

WATER: Water existing in Cardinal Lane. 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, color coded rings shall be installed on the fire hydrant to indicate flow rate per NFPA (less than 500gpm RED, 500-999gpm YELLOW, 1000-1499gpm GREEN, Greater than 1500GPM BLUE)

PRO RATA: PID Phase 1. Fee required is \$13.00 per linear foot of property frontage. Pro-rata has been paid in full.

SEWER: No sewer existing. install Wastewater line according to City Standards along the platted frontage or request a deferral.

DRAINAGE: Drainage report received and under review.

EASEMENTS: Show existing and proposed.

SIDEWALKS: required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

No objections to plat.

FIRE: (Approved)

No objections to Plat

All future development is required to meet the IFC 2015 ed as well as all locally adopted ordinances.

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 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.

SURVEYOR: (Approved)

No comments.

HEALTH:

Yes, the health department will review application from the 1 proposed lot of Northwestern Addition, Section 17, PLAT OF A 3.5 ACRE TRACT OF LAND OUT OF WEST HALF OF A 7 ACRE TRACT OUT OF THE NE/4 OF SECTION 5, BLOCK X, H.P. HILLIARD SURVEY, CITY OF MIDLAND, MIDLAND COUNTY TEXAS the lot is 3.5 acre property owner must contact the CRMWD pipeline to get the setback to their lines before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

Colorado River Municipal Water District:

Please refer to the letter provided by Kevin W. Krueger, PE.

PLANNING:

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

Staff recommends approval of the preliminary plat of Northwestern Addition, Section 17, subject to conditions A through C.

Conditions:

- A. That the required public improvements are adequately met.
- B. That a drainage study is approved.
- C. 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 Preliminary Plat
Application
Map