



Planning and Zoning Commission

Approved for
Agenda:
Cristina Odenborg Burns

MEETING DATE: March 15, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Valerie A. Sherman, Senior Planner

SUBJECT: Hold a public hearing and consider a proposed Preliminary Plat of the Hillcrest Acres, Section 14, being a residential re-plat of the north half of Tracts 12, 13, and 14, Hillcrest Acres; and Lot 2, Block 3, Hillcrest Acres, Section 10; City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 170 feet east of Woodcrest Drive. Council District 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

Approve Deny Directional/Informational

Details of Request:

The property owner, Safe Place of the Permian Basin, is proposing to re-plat the north half of Tracts 12, 13, and 14, Hillcrest Acres; and Lot 2, Block 3, Hillcrest Acres, Section 10; City and County of Midland, Texas, into one (1) lot. This is considered a residential replat, which requires a public hearing.

Current Zoning:

SF1, Single-Family Dwelling District.

Departmental Review:

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: Extension of paved "backage road" required along length of property. Secondary access to the rear is strongly recommended with site design.

Andrews Highway is TxDOT ROW and will be maintained by them.

WATER: 6-inch water line existing along part of the platted frontage. Extend this water line completely across the platted frontage.

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: None.

SEWER: Sewer already existing in Woodcrest Dr. and the backage road. No wastewater improvements required.

DRAINAGE: Drainage Report Approved by City of Midland.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

TxDOT comment, "Based on current speed limit for BS 158 (Andrews Highway), the access spacing requirement is 425'. If this is a change of use of this site, the 2 existing access points on the east end of this site should be removed and any new access points should be the spacing requirements. Post development drainage/runoff should not be increased from pre-development conditions."

Extension of paved "backage road" required along length of property. Secondary access to the rear is strongly recommended with site design.

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.

Any future development is required to meet the IFC 2015 ed. and 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.

SURVEYOR: (Approved)

No 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.

PLANNING: (Approved with Conditions)

The legal description should read: "Proposed plat of Hillcrest Acres, Section 14, being a re-plat of the north half of Tracts 12, 13, and 14, Hillcrest Acres; and Lot 2, Block 3, Hillcrest Acres, Section 10; City and County of Midland., Texas."

Staff recommends approval of the preliminary plat of Hillcrest Acres, Section 14, subject to conditions A through C.

Conditions:

A. That the required public improvements are adequately met.

B. That the technical items be addressed.

C. 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.

Letters of Objection:

Staff has not received any letters of objection as of March 10, 2021.

Attachments:

Proposed Preliminary Plat
Application
Maps