



# Planning and Zoning Commission

Approved for Agenda:  
Cristina Odenborg Burns

**MEETING DATE:** March 1, 2021

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** Valerie A. Sherman, Senior Planner

**SUBJECT:** Hold a public hearing and consider a request by IDEA Public Schools, for the initial zoning of a 24.5578-acre tract of land located in Section 24, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located approximately 625 feet north of Briarwood Avenue and approximately 2,153 feet east of Avalon Drive. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

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## Recommended Planning and Zoning Commission Action:

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

## Current Zoning:

ETJ, Extraterritorial Jurisdiction

## Surrounding Zoning and Land Use:

The properties to the north and east are located in the ETJ, Extraterritorial Jurisdiction, and the location of vacant land. The property to the south is zoned PD, Planned District for a Recreation Center, and the location of the Bush Tennis Center. The properties to the west are zoned PD, Planned District for a Housing Development, and SF-1, Single-Family Dwelling District, and the locations of an apartment complex and vacant land, respectively.

## Analysis:

The applicant, IDEA Public Schools, is requesting for the initial zoning of the land to be annexed to be LR, Local Retail District, to develop a school.

The site is currently in the process of being annexed into City Limits.

**Departmental Review:**

This case has been circulated to and reviewed by all pertinent City departments for internal review and has received no objections. Their comments are as follows.

**Engineering: (Approved)**

No objections to zone change.

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.

**Transportation: (Approved)**

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations.

No objection to zone change.

**Fire: (Approved)**

All future development will be required to meet the requirements of IFC 2015 ed. and local ordinances. Including the addition of fire hydrants.

**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.

**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 inside City Limits.

**Planning:**

The Future Land Use Map in Tall City Tomorrow Comprehensive Plan calls for Urban-Medium uses in this location, encompassing a mix of housing types, neighborhood and community commercial, office and service uses.

Since this request is in compliance with the comprehensive plan, staff recommends approval of this initial zoning of LR, Local Retail District, subject to condition A.

**Condition:**

**A. That the use and development of this property shall conform to the regulations of the LR, Local Retail District.**

**Letters of Objection:**

As of February 24, 2021, staff has received one letter of support to this request.

**Attachments:**

Metes and Bounds (Exhibit A)

Annexation Exhibit

Application

Maps

Petition

Letter of Support