



# Planning and Zoning Commission

Approved for Agenda:  
Cristina Odenborg Burns

**MEETING DATE:** February 22, 2021

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** Joseph Marynak, Planner

**SUBJECT:** Consider a proposed Final Plat of Hannah Addition, Section 3, being a plat of a 15-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1230, approximately 2,660 feet south of West County Road 120. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

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## Recommended Planning and Zoning Commission Action:

Approve       Deny       Directional/Informational

## Current Zoning:

ETJ, Extraterritorial Jurisdiction

## Preliminary Plat Approval:

The applicant, Landgraf, Crutcher & Associates, is proposing to plat a 15-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas, into five (5) lots for ownership purposes. The Preliminary Plat was approved at the June 15, 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.

**BUILDING CODE: (Approved)**

ETJ, no jurisdiction.

**ENGINEERING: (Approved with Conditions)**

ROW: ROW okay as shown.

PAVING: Deferral approved by the City of Midland on 2/3/2020

WATER: Deferral approved by City of Midland on 2/3/2020.

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 approved by City of Midland on 2/3/2020

DRAINAGE: Drainage report approved by City of Midland.

EASEMENTS: okay as shown.

SIDEWALKS: Deferral approved by City of Midland on 2/3/2020.

DIMENSION: \* \* \*

OTHER: \* \* \*

**TRANSPORTATION: (Approved)**

Driveway permits required from Midland County for access to CR 1232.

No objections to plat.

**FIRE: (Approved)**

No comments.

**CODE COMPLIANCE: (Approved)**

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

**PLANNING:**

The chairman of the Planning and Zoning Commission is Reggie Lawrence

Staff recommends approval of the Final Plat of Hannah Addition, Section 3, 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  
Maps  
Application