



# Planning and Zoning Commission

Approved for Agenda:  
Cristina Odenborg Burns

**MEETING DATE:** February 22, 2021

**TO:** PLANNING AND ZONING COMMISSION

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

**SUBJECT:** Consider a proposed Final Plat of Sheeler Addition, Section 10, being a residential re-plat of Lots 17 and 18, Block 2, Sheeler Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of West Griffin Avenue and Fisher Street. Council District 2) (DEVELOPMENT SERVICES)

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## Recommended Planning and Zoning Commission Action:

  X   Approve             Deny             Directional/Informational

## Current Zoning:

MH, Manufactured Housing District.

## Preliminary Plat Approval:

The applicant, S. W. Howell, Inc., is proposing to re-plat Lots 17 and 18, Block 2, Sheeler Addition, City and County of Midland, Texas, into one (1) lot to combine the two existing lots. The preliminary plat was approved at the December 7, 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 the final approval have been met.

## Departmental Review:

The proposed Final Plat of Sheeler Addition, Section 10, has been circulated to all City departments for their review. The comments are below.

**GIS:**

Something is off with the beginning point. It encroaches what we have as lot 24 block 2 off Sheeler Section 7. I checked the survey for Section 7, and it seems to be correct. The other thing is that lot 24 is already taken by Sheeler Section 7 plat.

**Engineering: (Approved)**

ROW: ROW is fine as shown on W. Griffin Ave. and S Fisher St.

PAVING: Fisher roadway is okay as shown.

WATER: 6" water exists in Fisher Street, okay as is. No public water improvements required. 6" water exists in Griffin east of tract, okay as is. 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 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: 6" sewer exists in Fisher Street, okay as is. No public wastewater improvements required.

DRAINAGE: Drainage study not required for development into single-family residences. Development considered infill.

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 additional comments.

**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: (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)**

This should be Lot 25, as there already is a Lot 24, Block 2.

Label a point of beginning (POB).

The date in the Acknowledgement and Certificate of Approval should be 2021.

All department's comments must be addressed as a condition of Final Plat approval.

Staff recommends approval of the Final Plat of Sheeler Addition, Section 10, 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  
Map