



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 Preliminary Plat of Pando Park Subdivision, being a plat of a 5.39-acre tract of land located in Section 44, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of Farm to Market Road 307, approximately 880 feet east of East Interstate 20. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, S. W. Howell, Inc., is requesting to plat this property into one (1) lot for the purpose of combining parcels.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Departmental Review:

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Impact fee statement okay as shown.

ROW: ROW okay as shown.

PAVING: I-20 and FM 307 are TxDOT roadways and will be maintained by them. No paving improvements required.

WATER: No water existing. Install water lines along the platted frontage or request a deferral.

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: None sewer utilities existing. Install wastewater lines along the platted frontage or request a deferral

DRAINAGE: Drainage Study required.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

TxDOT comment, "No access will be allowed to Interstate 20 since there is not frontage roads at this location. It appears that the western part of this area is currently being utilized as an RV Park and a burrito stand on the east side abutting FM 307. It appears there is currently 3 access points for this 5.39 acre tract. The one located approximately in the middle on FM 307 should be removed."

Recommend providing shared access easement to the property to east.

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

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

PLANNING:

Remove label from the previous lot 2 unless this property is to be platted into two separate lots instead of one. If two lots are proposed, the lot boundaries should be solid, not dashed.

Verify northings and eastings. Property appears to be shifted approximately 7 feet east.

Dates under the acknowledgement should be 2021

Property owner information, including the mailing address, must match what is on record at the Midland Central Appraisal District, which also shows Eulalia Garcia as owner of a portion of the proposed plat.

Staff recommends approval of the preliminary plat of Pando Park Subdivision, subject to conditions A through D.

Conditions:

- A. That the technical items listed above are addressed.
- B. That the required public improvements are adequately met.
- C. That a drainage study is approved.
- D. 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 Preliminary Plat
Application
Maps