



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 Petroplex Addition, being a plat of a 10.00-acre tract of land located in Section 18, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 127, approximately 815 feet east of South County Road 1290. Extraterritorial Jurisdiction). (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve ☐ Deny ☐ Directional/Informational

Details of Request:

The applicant, Landgraf, Crutcher, & Associates, is requesting to plat this property into two (2) lots for ownership purposes.

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: Indicate the ROW width for WCR 127 and WCR 128.

PAVING: WCR 127 and WCR 128 not paved to City Standards. Pave WCR 127 and WCR 128 to City of Midland Standards along the platted frontage, or request a deferral.

WATER: No existing water utilities. Install water lines according to City of Midland Standards 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: No existing sewer utilities. Install wastewater lines along the platted frontage in accordance with City Standards, or request a deferral.

DRAINAGE: Drainage Study Required.

EASEMENTS: Show Existing and proposed.

SIDEWALKS: required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

No objections to plat.

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

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

MIDLAND COUNTY ROAD AND BRIDGE:

They will need permits from Road & Bridge to tie into the road.

PLANNING:

Update the plat name in the Certificate of Approval.

The secretary under the Certificate of Approval should be Cristina, not Christina.

Staff recommends approval of the preliminary plat of Petroplex Addition, 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