



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: March 1, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Hold a public hearing and consider a request by Laramie Acquisitions, LLC for a zone change from PD, Planned Development District for a Transitional District to RR, Regional Retail District on Lot 1, Block 4, Amaron Addition, Section 5, City and County of Midland Texas. (Generally located on the northwest corner of the intersection of Wolcott Avenue and Rankin Highway. Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned Development District for a Transitional District (Ordinance No. 8264)

Details of Request:

The applicant, Laramie Acquisitions, LLC is requesting to rezone the property located at 2010 Rankin Highway for redevelopment.

Surrounding Zoning and Land Use:

The properties to the north are zoned RR, Regional Retail District and PD, Planned Development District for a Shopping Center and the locations of vacant land and a car dealership, respectively. The properties to the east are zoned PD, Planned Development District for a Shopping Center and RR, Regional Retail District and the locations of a restaurant and a shopping center, respectively. The property to the south is zoned PD, Planned Development District for a Shopping Center and the location of a shopping center. The property to the west is zoned TP, Technology Park District and the location of a storage yard.

Analysis:

The property in question is currently zoned PD, Planned Development District for a Transitional District. As intended by Ordinance No. 8264, this property is presently being used as an office complex and shop. The applicant is proposing to rezone this property to RR, Regional Retail District in order to develop a restaurant.

Departmental Review:

This proposed zone change has been circulated to and reviewed by respective City departments for internal review and their comments, conditions, and requirements are as follows:

Fire: (Approved)

No objection to zone change.

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.

Engineering: (Approved)

No objections to zoning/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.

Code: (Approved)

No Oil and Gas issues.

Transportation: (Approved)

Access spacing will be required to adhere to the TxDOT Access Management Standards along the state highway.

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.

Planning:

This property is located on a major arterial street, making it the ideal location for retail. It is also located next to several existing retail centers, which include convenience stores, restaurants, and an automotive part store. Therefore, re-zoning this property to the RR, Regional Retail District would fit well with the character of this area.

Staff recommends approval of this zone change from PD, Planned Development District for a Transitional District to RR, Regional Retail District, subject to condition A.

Conditions:

A. That the use and development of this property shall conform to the regulations of the RR, Regional Retail District.

Letters of Objection:

Staff has not received any letters of objection as of February 24, 2021

Attachments:

Application
Maps
Ordinance No. 8264