



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg Burns

MEETING DATE: March 15, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Hold a public hearing and consider a request by Dominic N. Salinas for a Temporary Special Permit for a Manufactured Home for a Caretakers, Manager's, or Guard's Residence on the east 129 feet of the west 279 feet of Block 93, East Midland Addition, City and County of Midland, Texas. (Generally located on the north side of East Front Street, approximately 285 feet west of Orchard Lane. Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

Approve Deny Directional/Informational

Current Zoning:

LI, Light Industrial District

Surrounding Zoning:

This property is currently zoned LI, Light Industrial District and the location of a tire shop. The property to the north is zoned PD, Planned Development District for a Housing Development and the location of manufactured housing. The properties to the east, south, and west are zoned LI, Light Industrial District and the locations of a defunct bar, vacant land, and a church, respectively.

Analysis:

The applicant has recently experienced several security issues and is requesting a permit to establish a temporary manufactured home to serve as an overnight guard's residence.

Per Section 4.04.A.2.m of the Zoning Ordinance, a temporary special permit for a manufactured home to be used as a caretaker's, manager's, or guard's residence may be issued upon satisfactory proof of conditions constituting a genuine need.

Additionally, the manufactured home must not exceed 1,000 square feet of gross floor area, shall not be located less than 30 feet from any other structure or from any lot line of an adjacent lot or parcel, and shall not be rented or used for any commercial purpose. Furthermore, the permit can be issued for a period of up to two years and may not be renewed.

The proposed site plan (Exhibit A) shows the manufactured home will consist of 210 square feet and will meet the required setbacks. Additionally, the manufactured home will be used as a residence for one of Mr. Salinas's employees who will also act as on-site security.

Departmental Review:

This request has been circulated to all pertinent City departments for review. Below are the departments's comments:

Engineering: (Approved)

No objections.

Transportation: (Approved)

No comment.

Fire: (Approved)

No objection.

Building Code: (Approved)

No objections.

Code Compliance: (Approved)

No oil and Gas issues.

Planning:

This Temporary Special Permit for a Manufactured Home complies with the requirements as described in section 4.04.A.2.m of the Zoning Ordinance, which provides restrictions for the placement of manufactured homes for a temporary caretaker's, manager's, or guard's residence.

Therefore, staff recommends approval of this temporary special permit, subject to conditions A through E.

Conditions:

A. That the placement of the temporary manufactured home shall significantly conform

to the Site Plan (Exhibit A)

B. That the temporary manufactured home shall not exceed 210 square feet in gross floor area.

C. That the temporary manufactured home shall not be rented out or used for any commercial purpose.

D. That the permit for the temporary manufactured home shall be valid for two (2) years until February 15, 2022, and shall not be renewed thereafter.

E. That the placement and connection to utilities of the temporary manufactured home shall be subject to review by the Building Official of the City of Midland.

Letters of Objection:

As of March 10, 2021, staff has not received any letters of objection.

Attachments:

Site Plan (Exhibit A)

Application

Maps

Section 4.04.A.2.m of the Zoning Ordinance.