



City Council Meeting

Item Number: 22
Meeting Date: April 27, 2021
To: City Council / City Manager
From: Elizabeth Shaughnessy, Senior Planner
Subject: AN ORDINANCE ESTABLISHING THE INITIAL ZONING CLASSIFICATION OF THE AREA INDICATED AS BEING A 21.91-ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 21, GRASSLAND ESTATES, SECTION 16, MIDLAND COUNTY, TEXAS, AS AN AE, AGRICULTURAL ESTATE DISTRICT; SAID TRACT BEING GENERALLY LOCATED APPROXIMATELY 266 FEET EAST OF THE INTERSECTION OF HOMELAND DRIVE AND APPROXIMATELY 258 FEET EAST OF HOMESTEAD BOULEVARD; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2,000.00); AND ORDERING PUBLICATION (DEVELOPMENT SERVICES)

Purpose:

Consider an ordinance on a request by Midland-Odessa Golf Corp. for the initial zoning of a 21.91-acre tract of land located in Lot 1, Block 21, Grassland Estates, Section 16, Midland County, Texas, located approximately 266 feet east of Homeland Drive and approximately 258 feet east of Homestead Boulevard.

Recommended City Council Action:

Approve

Fiscal Impact:

This proposal does not have a significant financial impact to the city.

Discussion:

The applicant, Midland-Odessa Golf Corp., is requesting for the initial zoning of a 21.91-acre

tract of land located in Lot 1, Block 21, Grassland Estates, Section 16, Midland County, Texas, located approximately 266 feet east of Homeland Drive and approximately 258 feet east of Homestead Boulevard, which is currently being annexed, to be AE, Agricultural Estate District.

The site is currently in the process of being annexed into City Limits as well as in the process of being platted.

This case has been circulated to and reviewed by all pertinent City departments for internal review and has received no objections. Their comments are as follows.

Engineering: (Approved)

No Objection.

Transportation: (Approved)

Depending on the nature and scale of the proposed development, a Traffic Impact Analysis MAY be required prior to approval of construction drawings.

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.

Fire: (Approved)

No objections.

Code Administration: (Approved)

No objection.

Oil and Gas: (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.

Planning:

The Future Land Use Plan in the Tall City Tomorrow Comprehensive Plan calls for Park-Open Space land uses in this area; however, the surrounding zoning is AE, Agricultural Estate District, and SF-1, Single-Family Dwelling District.

This request was recommended for approval at the April 5, 2021 Planning and Zoning Commission meeting.

Staff recommends approval of this initial zoning of AE, Agricultural Estate District, subject to condition A.

Conditions:

- A. That the use and development of the property shall conform to the regulations of the AE, Agricultural Estate District.**

Letters of Objection:

As of April 5, 2021, staff has received 16 letters of objection to this request, which amounts to 25% objections within the 200-foot notification area.

Attachments:

Petition (Exhibit A)
Application
Maps
Letter of Objections
Objection Map



City Manager's Office