



City Council Meeting

Item Number: 19
Meeting Date: April 13, 2021
To: City Council / City Manager
From: Valerie A. Sherman, Senior Planner
Subject: AN ORDINANCE AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MIDLAND TO REZONE LOT 8, BLOCK 4, REPLAT OF WINDWOOD PARK, CITY AND COUNTY OF MIDLAND, TEXAS, FROM LR, LOCAL RETAIL DISTRICT TO 2F, TWO-FAMILY DWELLING (DUPLEX) DISTRICT (GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH MAIN STREET AND ELM AVENUE); 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:

The applicant, L2 Diversified Investments, is requesting a zone change from LR, Local Retail District to 2F, Two-Family Dwelling (Duplex) District, to construct a duplex.

Recommended City Council Action:

Approve

Fiscal Impact:

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

Discussion:

Surrounding Zoning and Land Use:

The property to the north is zoned 2F, Two-Family Dwelling (Duplex) District and the location of a vacant lot. The property to the east is zoned LR, Local Retail District, and the location of a vacant lot. The property to the south across Elm Avenue is zoned 2F, Two-Family Dwelling

(Duplex) District, and the location of a medical care facility. The property to the west across N. Main Street is zoned 2F, Two-Family Dwelling (Duplex) District, and the location of a vacant lot.

Analysis:

The applicant is requesting this zone change to construct a duplex on the property. The lot dimensions satisfy the minimum requirements for the 2F zoning district.

This proposed project 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 objections.

Building: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2020 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, and floodplain requirements if necessary.

Engineering: (Approved)

No objection to 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 or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat.

Transportation: (Approved)

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 proposed development fits with Chapter 3, An Integrated Land Use Vision, "Future Land Use Map" of the Tall City Tomorrow comprehensive plan as this area is called for Urban

Medium Neighborhood Center. This designation calls for a mix of housing types, including single-family and townhomes, along with a mix of traditional neighborhood businesses. Additionally, the prevailing land uses in this area are mostly residential.

This request has been recommended for approval by a unanimous vote at the March 15, 2021 Planning and Zoning Commission meeting.

Staff recommends approval of this zone change from LR, Local Retail District to 2F, Two-Family Dwelling (Duplex) District, subject to condition A.

Condition:

- A. That the use and development of the property shall conform to the regulations of the 2F, Two-Family Dwelling (Duplex) District.**

Letters of Objection:

Staff has not received any objections as of April 7, 2021.

Attachments:

Application
Maps



City Manager's Office