



Planning and Zoning Commission

Approved for Agenda:
Elizabeth Shaughnessy

MEETING DATE: July 19, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Valerie A. Sherman, Senior Planner

SUBJECT: Hold a public hearing and consider a request by FP Westridge Energy Plaza, LP, for a zone change from O-2, Office District to RR, Regional Retail District, on the east 3.093 acres of Lot 3, Block 6, Westridge Park Addition, Section 31, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Champions Drive and N. Loop 250 West Frontage Road. Council District 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

O-2, Office District

Departmental Review:

Surrounding Zoning and Land Use:

The property to the north is zoned PD, Planned District for a Recreation Center and the location of the Scharbauer Sports Complex. The properties to the east across N. Loop 250 West, are zoned MF-16, Multiple-Family Dwelling District and the location of multi-family housing, and SF-2, Single-Family Dwelling District, and the location of residences. The properties to the south are zoned PD, Planned District for an Office Center and PD, Planned District for a Shopping Center, and the location of a vacant lot, and O-2, Office District, and the location of a parking lot. The property to the west is zoned O-2, Office District and the location of a vacant lot.

Analysis:

The applicant is requesting this zone change to RR, Regional Retail District, for future development.

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:

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.

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.

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 map in the Tall City Tomorrow Comprehensive Plan calls for Urban– High lot (U-H) in which these areas improve economic performance and opportunities for social interaction, by locating diverse and complementary uses in close proximity. Such as higher-density mix of housing, major commercial, office, and service uses, and limited industrial in suitable locations, and allows for a density of 12+ (DU/A).

Therefore, staff recommends approval of the zone change from O-2, Office 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:

As of July 14, 2021, staff has not received any letters of objection.

Attachments:

Site Plan (Exhibit A)

Application

Maps