



# 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 proposed Preliminary Plat of Southern Addition, Section 24, being a residential re-plat of Lots 7, 8 and 9, Block 190, Southern Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of E. Dakota Avenue and S. Dallas Street. Council District 2) (DEVELOPMENT SERVICES)

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## Recommended Planning and Zoning Commission Action:

  X   **Approve**             **Deny**             **Directional/Informational**

## Details of Request:

The applicant, Javier Soto, is proposing a residential re-plat of Lots 7, 8 and 9, Block 190, Southern Addition, City and County of Midland, Texas, into one (1) lot for future development. This is considered a residential replat, which requires a public hearing.

## Current Zoning:

MH, Manufactured Housing District

## Departmental Review:

### Engineering: (Approved with Conditions)

IMPACT FEES: Impact fee statement okay as shown.

ROW: Okay as shown.

PAVING: Dallas Street and Dakota Ave are paved to City of Midland Standards. No paving improvements are required.

WATER: Water existing in Dallas Street and Dakota Ave. No water improvements are required.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply

with directives of City Fire Marshal. After January 1, 2019 - Fire hydrants shall be spaced no more than 400' apart, color coded rings shall be installed on the fire hydrant to indicate flow rate per NFPA (less than 500gpm RED, 500-999gpm YELLOW, 1000-1499gpm GREEN, Greater than 1500GPM BLUE)

PRO RATA: None

SEWER: Sewer existing in the alley to the East of the site. No wastewater improvements required.

DRAINAGE: No Drainage Report required at this time. Existing site is developed; if proposing to re-develop site drainage can be reviewed with building permit.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Extend sidewalk all the way to the edge of the property or request a deferral.

DIMENSION: \* \* \*

OTHER: \* \* \*

**Transportation: (Approved)**

No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review.

No objections to plat.

**Fire: (Approved)**

Future development shall meet the requirements of IFC 2015ed. and local ordinances.

**Code Compliance: (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.

**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.

**Surveyor: (Approved)**

No comments.

**Planning:**

The following technical items need to be addressed:

All department's comments must be addressed as a condition of final plat approval.

The planning department supports approval of the preliminary plat of Southern Addition, Section 24 subject to conditions A and B.

**Conditions:**

**A. That the technical items are addressed.**

**B. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.**

**Attachments:**

Proposed Preliminary Plat  
Application  
Maps