



Planning and Zoning Commission

Approved for
Agenda:
Elizabeth Shaughnessy

MEETING DATE: July 19, 2021

TO: **PLANNING AND ZONING COMMISSION**

FROM: Elizabeth Shaughnessy, Planning Division Manager

SUBJECT: Hold a public hearing and consider a proposed Preliminary Plat of West End Addition, Section 26, being a residential replat of Lots 1 & 2, Block 37, West End Addition, City and County of Midland, Texas (Generally located on the southwest corner of the intersection of West Indiana Avenue and South E Street. Council District 3) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The property owner, Alamo Heights Homes, LLC is proposing to replat Lots 1 & 2, Block 37, West End Addition, City and County of Midland, Texas into two (2) lots to correct the internal lot line placement. This is considered a residential replat, which requires a public hearing.

Current Zoning:

SF-3, Single-Family Dwelling District.

This request has been routed to all respective departments for internal review. The comments are below.

Departmental Review:

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Okay as shown

ROW: Okay as shown

PAVING: W. Indiana Ave and E-Street roadways okay as is. No public paving improvements required.

WATER: Existing 16-inch water main on north of property, okay as is. No public water improvements required.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 14, 2020 - Fire hydrants shall be spaced no more than 500' apart, Pressure Indicator Rings are to be installed and will require the developers/contractors to pay for the flow test.

PRO RATA: NONE

SEWER: Existing 6-inch wastewater main on alley south of property okay as is. No public wastewater improvements required.

DRAINAGE: FEMA Firm data (zone, firm number, date) to be on plat face. Drainage study not required for development into single family residences. Development considered infill.

EASEMENTS: Our records show the public utility easement in the alley being 20-ft wide instead of the shown 10-ft wide easement shown on the plat. Confirm the correct width of the public utility easement and revise accordingly.

SIDEWALKS: Required with building permit.

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 must meet the requirements of IFC 2015ed. and local amendments.

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 CODE: (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)

Check closure from coordinate at the POB to coordinate at the southeast corner.

Colorado River Municipal Water District:

No comments.

PLANNING: (Approved with Conditions)

Verify that all easements and dedications are all described within the title opinion.

Double check metes and bounds.

Remove the label Lot 1 and Lot 2. Relabel them Lot 2A and Lot 1A. Add square footage of each proposed lot.

Provide the Owner's Certificate, Acknowledgment, Surveyor's Certificate, Certificate of Approval, and Utility Company's Certificate.

Under Certificate of Approval, please change the secretary name to Elizabeth Shaughnessy.

Add the subdivision name, block number, and lot number for abutting property owners.

Please add the following notes on the face of the plat:

"Bearings/distances/coordinates to the Texas State Plane Coordinate System, Texas Central Zone, North American Datum of 1983"

The planning department supports approval of the preliminary plat of West End Addition, Section 26 subject to conditions A and B.

Conditions:

- A. That the technical items listed above 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
Map