



# Planning and Zoning Commission

Approved for  
Agenda:  
**Elizabeth Shaughnessy**

**MEETING DATE:** July 19, 2021

**TO:** **PLANNING AND ZONING COMMISSION**

**FROM:** Kelly Martinez, Planner

**SUBJECT:** Consider a proposed Preliminary Plat of Shenandoah Bar M Ranch, Section 2 being a replat of Tract 16, Shenandoah Bar M Ranch, Midland County, Texas. (Generally located northwest of the intersection of N. County Road 1123 and E. County Road 59. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

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## Recommended Planning and Zoning Commission Action:

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

## Details of Request:

The applicant, Watson Professional Group Inc., is requesting to replat Tract 16, Shenandoah Bar M Ranch, Midland County, Texas for ownership purposes.

## Current Zoning:

ETJ, Extraterritorial Jurisdiction

## Departmental Review:

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

## BUILDING CODE: (Approved)

ETJ, no jurisdiction

## SURVEYOR: (Approved)

No comments.

**ENGINEERING: (Approved with Conditions)**

IMPACT FEES: Impact fee statement okay as shown.

ROW: ROW dedication okay as shown.

PAVING: Paving on both ECR 59 and NCR 1123 is substandard. Install paving in compliance with City of Midland Standards along the platted frontage, or request a deferral.

WATER: No water existing in ECR 59 or NCR 1123. Install public water lines in ECR 59 and NCR 1123 along the platted frontage, or request a deferral.

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: No sewer existing ECR 59 and NCR 1123. Install public water lines in ECR 59 and NCR 1123 along the platted frontage, or request a deferral.

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: Required with building permit.

DIMENSION: \* \* \*

OTHER: \* \* \*

**TRANSPORTATION: (Approved)**

No objections to plat

**FIRE: (Approved)**

No comments

**CODE COMPLIANCE: (Approved)**

Not in the City limits- no oil or gas jurisdiction.

**Health:**

Yes, the health department will review applications from the 2 proposed lots of Shenandoah Bar Ranch, Section 2, REPLAT OF TRACT 16 SHENANDOAH BAR M RANCH MIDLAND COUNTY TEXAS lot 1 is 1 acre, lot 2 is 1 acre, to ensure the proposed plans for the existing residences on both lots the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

**Midland County:**

They are on a private road so they will not need anything from Road & Bridge.

**PLANNING:**

The plat name should be "Shenandoah Bar M Ranch, Section 2"

According to the Midland Central Appraisal District, the property owners are Damon E and Patricia Tipping. Please include both names on the face of the plat and application.

The property acreage does not match with what is on record at the Midland Central Appraisal District.

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

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

The planning department supports approval of the preliminary plat subject to conditions A through C.

**Conditions:**

- A. That the technical items listed above are addressed.
- B. That all public improvements required are addressed.
- C. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

**Attachments:**

Proposed Preliminary Plat (Exhibit A)  
Maps  
Application