



Planning and Zoning Commission

Approved for
Agenda:
Elizabeth Shaughnessy

MEETING DATE: July 19, 2021

TO: **PLANNING AND ZONING COMMISSION**

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed Preliminary Plat of Proposed plat of Moody Addition, Section 14, being a re-plat of Lots 1 through 4, Lots 9 through 12, and a 0.69 acre portion of alley right-of-way located adjacent to said lots, all out of Block 2, Moody Addition; and Lot 1A, Block 9 Moody addition, Section 10; City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of East Front Street and North Carver Street. Council District 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

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

Details of Request:

The applicant, Parkhill, is proposing to replat a 3.41-acre tract of land of Lots 1 through 4, Lots 9 through 12, and a 0.69 acre portion of alley right-of-way located adjacent to said lots, all out of Block 2, Moody Addition; and Lot 1A, Block 9 Moody addition, Section 10; City and County of Midland, Texas, into one (1) lot for the development of commercial use.

Current Zoning:

LI, Light Industrial District.

Departmental Review:

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

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)

Location map shows Section 14, plat title shows Section 12?

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Okay as shown

ROW: Okay as shown

PAVING: Existing roads (Carver, Madison, South) okay as is. No public improvements required.

Pre TxDOT, access to BI 20 (Front Street) is not recommended based on the available frontage and recommended Access Management Standards.

WATER: Existing 6-inch and 8-inch water mains in Carver, Madison, and South 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 15-inch and 12-inch sewer mains on South and Carver streets okay as is. No public sewer improvements required.

DRAINAGE: Drainage study required. Post-development drainage/runoff should not be increased from pre-development conditions. FEMA firm data (zone, firm number, date) to be on plat face.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit

DIMENSION: * * *

OTHER: * * *

TRAFFIC: (Approved)

TxDOT comments, "Do not recommend allowing access to BI 20 (Front street) based on the available frontage and recommended Access Management Standards. Post-development drainage/runoff should not be increased from pre-development conditions."

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.

FIRE: (Approved)

All future development shall comply with IFC 2015 ed. 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.

PLANNING:

Verify Legal Description. Our records show the correct legal description should be “being a re-plat of Lots 1 through 4, Lots 9 through 12, and a 0.69 acre portion of alley right-of-way located adjacent to said lots, all out of Block 2, Moody Addition; and Lot 1A, Block 9 Moody addition, Section 10; City and County of Midland, Texas.”

Rename plat to “Moody, Section 14“

Show owners certificate, certificate of approval, and utility company certificates.

Provide a section for the plat recordation information.

Show existing, and proposed easements.

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

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

Staff recommends approval of the preliminary plat of Moody Addition, Section 14 subject to conditions A through C.

Conditions:

A. That the technical items listed above are addressed.

B. That a drainage study is approved.

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

Application

Maps

