



Planning and Zoning Commission

Approved for
Agenda:
Cristina Odenborg Burns

MEETING DATE: March 15, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: Elizabeth Shaughnessy, Senior Planner

SUBJECT: Hold a public hearing and consider a proposed Preliminary Plat of Elmwood Addition, Section 7, being a residential replat of Lot 2, Block 19, Elmwood Addition, Section 3; Lots 1 through 12, Block 6, S. W. Estes Addition; and a previously vacated 0.2825-acre portion of alley right-of way adjacent to said lots; City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of N. Big Spring Street and W. Kansas Avenue. Council District 2) (DEVELOPMENT SERVICES) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ **Approve** ☐ **Deny** ☐ **Directional/Informational**

Details of Request:

The applicant, YMCA of Midland, is proposing to replat the property into one (1) lot. This plat is considered a residential replat, which requires a public hearing.

Current Zoning:

O-1 and O-2, Office District, in part, and SF-2, Single Family Dwelling District, in part.

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

Departmental Review:

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2017 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, and

floodplain requirements if necessary.

SURVEYOR: (Approved)

Point of commencing should be labeled point of beginning.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Provide the following general note on the plat face:

Initial Impact Fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.

ROW: ROW okay as shown.

PAVING: Big Spring St. is a TxDOT road and will be maintained by them. Plat will be sent to TxDOT for their review. W. Kansas AV and Whitakers St. is already paved to City Standards. No paving improvements required.

WATER: 8" Water existing in W. Kansas Av. 6" Water existing in Whitaker St. and Big Spring St.. No 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: 6" Sewer existing in W. Kansas, Whitaker St., and Big Spring St.. No wastewater improvements required.

DRAINAGE: Site is already developed. Drainage report will be required during the building permit if additional construction is required.

EASEMENTS: Show existing and proposed.

SIDEWALKS: required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

TxDOT comment, "Most of this site is fully developed with existing access to BS 349(Big Spring). No additional access to BS 349 should be allowed. If they develop the SE

portion, changes in drainage should be evaluated to not increase drainage runoff to BS 349.”

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)

No objections

Any future development is required to meet the IFC 2015 ed. and all locally adopted ordinances.

CODE COMPLIANCE: (Approved with Compliance)

No Oil and Gas issues.

CRMWD:

No Comments.

PLANNING:

Label a point of beginning (POB).

Staff recommends approval of the preliminary plat of Elmwood Addition, Section 7, 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 filling for recording with the County Clerk of Midland County, Texas.

Letters of Objection:

Staff has not received any letters of objection as of March 10, 2021.

Attachments:

Proposed Preliminary Plat
Maps
Application