



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg

MEETING DATE: 8/20/2018

TO: PLANNING AND ZONING COMMISSION

FROM: Elizabeth Shaughnessy, Planner

SUBJECT: Consider a proposed Preliminary Plat of Roper Addition, Section 4, being an 18.43 Acre Tract of Land out of the N/PART & SW/4 of Section 23, Block 40, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of Briarwood Avenue and North County Road 1250. (Council District 4).

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Details of Request:

The applicant, Maverick Engineering, property is located on the northeast corner of Briarwood Avenue and North County Road 1250. The applicant is seeking to re-plat the property into three (3) lots.

Current Zoning:

FD, Future Development.

ENGINEERING: (Approved with Conditions)

ROW: ROW purchased recently for Briarwood. Add dedicated 20' x 20' corner clip for intersection of CR1250 & Briarwood on Lot 1.

See Traffic Operations comments on Detail A.

PAVING: Briarwood is sub-standard, developer responsible for 1/3 construction cost of arterial roadway per Code Table 11-2-6(B)1 - 51 foot width, no curb and gutter. CR 1250 is non-existent, developer responsible for 1/3 construction costs of 51 foot arterial roadway with no curb and gutter for this roadway too.

WATER: 16" Water in Briarwood, install water in CR 1250 for entire plat frontage per City standards.

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

PRO RATA: None. Briarwood construction could result in pro-rata assessment in the future.

SEWER: None existing. Construct sewer along entire platted frontage of Briarwood and CR 1250, or request a deferral.

DRAINAGE: Drainage study required.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required at building permit. However, existing roadways currently do not have curb and gutter so sidewalk not required, but once curb and gutter is installed the sidewalk will be required at building permit.

DIMENSION: * * *

OTHER: All public infrastructure improvements and plat to comply with City of Midland – Engineering Services, Fire Department & Utilities Policy Statement – City Standards & Development Requirements.

(Found on-line at: <http://www.midlandtexas.gov/DocumentCenter/View/2625>)

SURVEYOR: (Approved)

The most easterly call along the south line of lot 1 is not shown and the most westerly call along the south line of lot 2 is not shown.

TRANSPORTATION: (Approved)

STREET NAME AND TRAFFIC CONTROL SIGN FEE – No fee expected with this plat.

Provide 20 ft x 20 ft intersection corner clip at property corner adjacent to public street intersection (Briarwood at CR 1250). Corner clip is shown, but is on wrong side of CR 1250 ROW.

The easement shape may follow the layout shown in Detail A, but that area shall NOT be dedicated as public ROW since this is not a public street intersection.

Street lighting is required along public street frontages.

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

FIRE: (Approved with Conditions)

96' diameter cul-de-sac required.

CODE COMPLIANCE: (Approved with Conditions)

Both wells identified as requested and include 500 ft. radius and a 135 ft. radius which is on the plat currently for one well. These wells are operated by Callon Petroleum Operating. Any occupied residential/commercial permits inside the 500 ft. radius would require a variance to the permitted well from the City Council. A variance would have to be presented to the City Council by the City Building Official. The request would be best if it included a letter of endorsement/support to approved distance from the Operator- Callon Petroleum Operating.

CODE ADMINISTRATION: (Approved with Conditions)

Separation distance variance required from City of Midland permitted oil wells to allow building permits to allow occupied structures within 500 ft of the wells.

UTILITIES:

There is water at this location and sewer to Avalon on CR 60 with plans for future expansion. It is up to the engineer/developer to determine if the capacity in the system will be adequate for this location.

HEALTH DEPARTMENT:

Yes, the health department will review applications from the 3 proposed lots of Roper Addition, PLAT OF A 18.43 ACRE TRACT OF LAND OUT OF SECTION 23, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY each lot 1 is 1.9 acre lot 2 is 2.4 acre lot 3 is 14 acre to ensure the proposed plans on 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.

PLANNING:

The following technical items need to be addressed:

Show existing and proposed easements.

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

Conditions:

- A. That the technical items listed above are addressed.
- B. That the required Public Improvements are adequately met.
- C. That a 20-foot by 20-foot corner clip is provided at the intersection of Briarwood avenue and N. County Road 1250.
- D. That a drainage study is approved.
- E. 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
Map