

AGENDA
PLANNING & ZONING COMMISSION
COUNCIL CHAMBER

May 4, 2023

1:30 P.M.

1. Approve the minutes of the April 20, 2023, Planning and Zoning Commission meeting.
2. CASE FILE NO. 2023-33-P (ETJ)
Open a public hearing to consider Desert Flower Addition, 3rd Filing being replat of the remainder of Lot 1, Block 1, Desert Flower Addition, Ector County, Texas. (southeast of the intersection of S. Moss Ave. and W Hutson Rd.)
3. CASE FILE NO. 2023-12-P
Consider approval of the final plat of Saulsbury Industrial, 2nd Filing, being a 22.72-acre tract of land situated in Section 30, Block 41, T-2-A, T & P RWY, Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of S John Ben Shepperd Pkwy and E IH 20 Westbound.)
4. CASE FILE NO. 2023-26-P
Consider the approval of the final plat of QT 7912 Addition, being an approximately 8.907-acre tract in Section 30, Block 31, T-2-S, T&P RR Co. Survey, Abstract No. 462, City of Odessa, Ector County, Texas (southwest of the intersection of John Ben Shepperd Pkwy Blvd and E. Interstate 20 WB.)
5. Other Business
6. Adjourn

Be it said and remembered that at 1:30 p.m. on the 20th Day of April 2023, there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5th Floor, 411 W. 8th St., Odessa, Texas.

MEMBERS PRESENT: Lance Marker, Chairman
Wayne Russell, Vice Chairman
Steve Tercero
Gary Sims
Craig Stoker
Connie Coots

MEMBERS ABSENT:
Jimmy Peacock

OTHERS PRESENT: Maria Prieto, Planner; Cheynna Torres, Planning Tech, Joe Tucker, Assistant City Engineer; Fara Hernandez, CIP Coordinator; Dan Jones, Interim City Attorney

The minutes of the April 20, 2023, Planning and Zoning Commission meet were approved, motion for approval being made by member Gary Sims, seconded by member Tercero, with the vote being a unanimous “aye”.

CASE FILE NO. 2023-33-P (ETJ) (Approved with Conditions)

Open a public hearing to consider Desert Flower Addition, 3rd Filing being replat of the remainder of Lot 1, Block 1, Desert Flower Addition, Ector County, Texas. (southeast of the intersection of S. Moss Ave. and W Hutson Rd.)

Ms. Prieto gave the following presentation: The property involved in this replat request is located southeast of the intersection of S. Moss Ave. and W Hutson Rd.

The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant land. Land use in the area consists of residential development to the north, south, east, and west.

The applicant is Jaxartes, LLC. Owners, and LCA, Consultant and the purpose of the replat is to create one (1) lot for ownership purposes.

A platting conference was held April 11, 2023, with the applicant's consultant and city staff present.

Staff Comments:

- Tax certificates are needed prior to filing the plat
- This tract is outside the city limits and is in the ETJ
- Water is available through ECUD
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.

Commission action is requested on the following items:

1. The street labeled Lisa Ave should be S. Nita Sue Avenue. (Public Works)
2. Dedicated 20' cutbacks at north intersections (Public Works)

Ms. Prieto asked if there were any questions for staff. Hearing none, Vice Chairman Wayne Russell opened a public hearing and asked if there were any comments for or against the request.

George-LCA-on these conditions with the renaming on the street, and cutbacks, we have already included them on the plan's drawings, and they are ready to be submitted.

Chairman Marker thanked George with LCA and turned to members and audience for any additional questions. Hearing there were none, Chairman Marker closed the public meeting and turned to commission and asked for discussion or a motion, Member Tercero moved the item be approved as presented.

Member Coots seconded the motion, with vote being unanimous "Aye".

CASE FILE NO. 2023-12-P (Approved)

Consider approval of the final plat of Saulsbury Industrial, 2nd Filing, being a 22.72-acre tract of land situated in Section 30, Block 41, T-2-A, T & P RWY, Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of S John Ben Shepperd Pkwy and E IH 20 Westbound.)

Ms. Prieto presented: The property involved in this final plat request is located southeast of the intersection of S John Ben Shepperd Pkwy and E IH 20 Eastbound. The site is zoned Light Industrial (LI) and is currently vacant. Land use in the area consists of industrial development to the north and vacant land to the south, east, and west.

The applicant is Saulsbury Ventures LLC, owner, and Newton Engineering, PC, consultant, and the purpose of the final plat is to create four (4) lots for industrial development and ownerships purposes.

The Planning and Zoning Commission gave preliminary approval of this request on February 16, 2023, with conditions. Those Conditions have been met and the final plat is ready for Commission approval.

Ms. Prieto asked if there were any questions for staff. Hearing none, Chairman Marker turned to commission and asked for discussion or a motion, Member Connie Coats moved the item be approved as presented.

Member Gary Sims seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2023-26-P (Approved)

Consider the approval of the final plat of QT 7912 Addition, being an approximately 8.907-acre tract in Section 30, Block 31, T-2-S, T&P RR Co. Survey, Abstract No. 462, City of Odessa, Ector County, Texas (southwest of the intersection of John Ben Shepperd Pkwy Blvd and E. Interstate 20 WB.)

Ms. Prieto presented: The property involved in this final plat request is located southwest of the intersection of John Ben Shepperd Pkwy Blvd and E. I H 20 WB. The site is zoned Light Industrial (LI) and is currently vacant. Land use in the area consists of industrial development to the north and south and vacant land to the east and west.

The applicant is Quick Trip Corporation c/o Erik Eckhart, owner, Matkin Hoover, consultant, and the purpose of the final plat is to create one (1) lot for industrial development.

The Planning and Zoning Commission gave preliminary approval of this request on March 16, 2023, with conditions. Those conditions have been met and the final plat is ready for Commission approval.

Ms. Prieto asked if there were any questions for staff. Hearing none, Chairman Marker turned to commission and asked for discussion or a motion, Member Gary Sims moved the item be approved as presented.

Member Tercero seconded the motion, with the vote being a unanimous "aye".

There being no further business to come before the Commission, the meeting was adjourned at 1:35 p.m.

Maria Prieto, Planner, placed the minutes in the Minute Book on April 26, 2023

Lance Marker, Chairman