



PLANNING & ZONING COMMISSION

Lance Marker, Chairman
Wayne Russel, Vice Chairman
Connie Coots, Member
Craig Stoker, Member
Gary Simms, Member
Jimmy Peacock, Member
Steve Tercero, Member

**PLANNING & ZONING COMMISSION, Minutes
CITY COUNCIL CHAMBERS – FIFTH FLOOR**

**MAY 18, 2023
1:30 P.M.**

I. Call to order

II. Consent Agenda

1. Approve the minutes of the May 4, 2023, Planning and Zoning Commission meeting.
2. CASE FILE NO. 2021-29-P
Consider approval of the final plat of Yukon Ridge, 1st Filing, Phase 3 being an approximately 23.39-acre tract in Section 2, Block 42, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southwest of the intersection of E. 61st St. and Dawn Ave.)

III. Other

Public Hearing

3. CASE FILE NO. 2023-05-Z
Open a public hearing to consider approval of the rezone request by Larry Robinson and Teresa Robinson, owners from Two Family-One-Drill Reservation (2F-1-DR) to Two Family-One (2F-1) on Lot 6, Block 6 and from Two Family-One-Drill Reservation (2F-1-DR) to Light Commercial (LC) on N 80 of Lots 34-36, Block 6, County Club Estates, 2nd Filing, City of Odessa, Ector County, Texas (southeast of the intersection of NE Loop 338 and E Hwy 80 Service Rd.)

4. CASE FILE NO. 2023-35-P

Open a public hearing to consider approval of University Gardens being a replat of 1.34 acres in Lot 3, Block 12, University Gardens, as recorded in Volume 16, Pages 50-51, Ector County Plat Records. (southwest of the intersection of Oakwood Dr and Sunnygrove Dr.)

Miscellaneous

5. CASE FILE NO. 2023-34-P

Consider approval of the preliminary plat of Desert Ridge 2nd Filing, Ph 8, being an approximately 15.09-acre tract in Section 2, Block 42, T-2-S, T&P RR Co. Survey, Odessa, Ector County, Texas (southwest of the intersection of Dawn Ave and E. 61st St.)

IV. 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 May 4, 2023, Planning and Zoning Commission meet were approved, motion for approval being made by member Craig Stoker, seconded by member Wayne Russell, with the vote being a unanimous “aye”.

CASE FILE NO. 2021-29-P(Approved with conditions)

Consider approval of the final plat of Yukon Ridge, 1st Filing, Phase 3 being an approximately 23.39-acre tract in Section 2, Block 42, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southwest of the intersection of E. 61st St. and Dawn Ave.)

Ms. Prieto presented: The property involved in this request is located southwest of the intersection of N. Grandview Ave and E. 61st St. The site is zoned Special Dwelling District (SPD) and is currently vacant. Land use in the area consists of vacant land to the north, east, and residential development to the south and west.

The applicants are Leeco Energy & Investment, Inc, Owner, LCA, consultant, and the phase 3 of this final plat request is to create 135 single family residential lots.

The Planning and Zoning Commission gave Preliminary approval to this plat on May 20, 2021, to create 658 single family residential lots (ranging in size between 5.130-5,500 sq. ft.) with the following conditions.

1. Construction of Grandview will need to be included in the plans. (Public Works)
2. This plat appears to be dedicating 30' of 61st Street. Dedicated 40'. (Public Works)
3. Label 35' easement along 61st Street as a common area. (Public Works)
4. Label 25' easement along Grandview as a common area. (Public Works)
5. Add Drainage easement at the south ends of the cul-de-sacs. (Public Works)
6. All easements shall be a minimum of 15' wide. (Public Works)
7. Dimensions on all lots. (Public Works)

8. 61st Street on the plat is actually E 61st St. (Ector County 911)
9. Recommendation is to assign new street names to Dodger Street, and Yankee Street to avoid any potential confusion for emergency response teams. (Ector county 911)

Ms. Prieto asked if there were any questions for staff

Member S. Tercero questioned if Dawn intersects with 61st Street.

Maria replying "Yes", Member Tercero continues with looking at the map and my Satellite map, checking with what leads to 61st, getting an idea of where this location is and what roads lead to it.

Chairman asking if any other requestions for staff, Hearing none, Chairman Marker turned to commission and asked for discussion or a motion, Member Tercero moved the item be approved as presented.

Vice Chairman Wayne Russell seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2023-05-Z(Tabled)

Open a public hearing to consider approval of the rezone request by Larry Robinson and Teresa Robinson, owners from Two Family-One-Drill Reservation (2F-1-DR) to Two Family-One (2F-1) on Lot 6, Block 6 and from Two Family-One-Drill Reservation (2F-1-DR) to Light Commercial (LC) on N 80 of Lots 34-36, Block 6, County Club Estates, 2nd Filing, City of Odessa, Ector County, Texas (southeast of the intersection of NE Loop 338 and E Hwy 80 Service Rd.)

Chairman Lance Marker at this time, reassured if Case File No. 2023-05-Z is to be tabled at this time.

Maria at this time commented with yes, to get additional information of the property for the Drill-Site, to make sure the dimensional are correct.

NO. 2023-35-P(Approved with conditions)

Open a public hearing to consider approval of University Gardens being a replat of 1.34 acres in Lot 3, Block 12, University Gardens, as recorded in Volume 16, Pages 50-51, Ector County Plat Records. (southwest of the intersection of Oakwood Dr and Sunnygrove Dr.)

Ms. Prieto gave the following presentation: The property involved in this replat request is southwest of the intersection of Oakwood Dr. and Sunnygrove Dr. The site is currently zoned Planned Development-Seven (PD-7) & Multi Family-One (MF-1) and is currently vacant. Land use in the area consists of multi-residential development to the north, east, and west, and single-family development to the south.

The applicant is Lacey & Absher Properties, owner, Newton Engineering, PC., consultant and the purpose of the replat is to create one (1) lots for multi-residential development purposes.

A platting conference was held April 25, 2023, via video conference with the applicant's consultant and city staff present.

Staff Comments:

- Original Tax certificated are needed prior to filing plat.
- Water and sewer are available for extension. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Any work in the right of way or easement will require a permit from the Engineering Division and must comply with current City Ordinances and policies.

Commission action is requested on the following items:

1. The drainage flume is in bad condition and needs to be rebuilt. (Public Works)
2. An Improvement Agreement will be required for drainage construction.
3. Hydrants must be provided to maintain required fire flow which will be based on projects individually and proposed access roads must meet minimum requirements of IFC.

Ms. Prieto asked if there were any questions for staff, Chairman Opens a public hearing, for question or comments from the Audience, by stating name. Hearing none, Chairman Lance Marker closed public hearing and turned to Commission for discussion or a motion, Member Peacock moved the item be approved as presented.

Vice Chairman Steve Tercero seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2023-34-P(Approved with conditions)

Consider approval of the preliminary plat of Desert Ridge 2nd Filing, Ph 8, being an approximately 15.09-acre tract in Section 2, Block 42, T-2-S, T&P RR Co. Survey, Odessa, Ector County, Texas (southwest of the intersection of Dawn Ave and E. 61st St.)

Ms. Prieto gave the following presentation: The property involved in this request is located southwest of the intersection of Dawn Ave and E. 61st St. The site is zoned Special Dwelling District (SPD) and is currently vacant. Land use in the area consists of vacant land to the north and single-family development to the east, south, and west.

The applicant is Leeco Properties, owner, LCA, consultant, and the purpose of the preliminary plat request is to create seventy-eight (78) single family residential lots.

A platting conference was held on April 25, 2023, via video conference with consultant and city staff present.

Staff Comments:

- Ownership and original tax certificates need to be submitted prior to filing the plat.
- Water and sewer are available for extension. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Any work in the right of way or easement will require a permit from the Engineering Division and must comply with current City Ordinances and policies.

Commission action is requested on the following items:

1. Include size of lots in square feet on the plat. (Planning)
2. Water, Sewer, paving, and drainage plans need to be submitted for review and acceptance. (Public Works)
3. Add 30' drainage easement adjacent to the west property line. (Public Works)
4. An Improvement Agreement will be required (Public Works)
5. Hydrants must be provided to maintain required fire flow which will be based on projects individually and proposed access roads must meet minimum requirements of IFC.

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

Vice Chairman Russell 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 1:36 p.m.

Maria Prieto, Planner, placed the minutes in the Minute Book on May 8, 2023

Lance Marker, Chairman