



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**

**June 22, 2023  
8:30 A.M.**

**OPENING ITEMS**

**I. Call to Order**

- II. Pledge of Allegiance and Texas Pledge.**  
Honor the Texas Flag, I pledge allegiance to  
thee, Texas, one state under God, one and  
Indivisible.

**III. CONSENT ITEMS**

1. Consider approval of the Planning & Zoning Meeting minutes for June 1, 2023
2. CASE FILE NO. 2023-41-P (ETJ)  
Consider approval of the final plat of Lot 14, Block 6, Gunsmoke Subdivision 2<sup>nd</sup> Filing, being a 3.73-acre tract, Ector County, Texas. (Southeast of the intersection of S. Tashya Ave. and Angel Tr.-Extra- Territorial Jurisdiction)

**IV. PUBLIC HEARING**

The Planning and Zoning Commission will hold public hearing on the following items:

3. CASE FILE NO. 2023-08-Z  
Consider a request by Parkhill for a Zone Change from FD, Future Development District, to an R, Retail District, on a 20.13-acre tract of land located in Section 46, Block 41, T-1-S. T & P RR. Co. Survey, City of Odessa, Midland County,

Texas. (Generally located on the southeast corner of the intersection of Legacy Road and E Yukon Rd- Council District -2)

4. CASE FILE NO. 2023-09-Z

Consider a request by Newton Engineering for a Zone Change from FD, Future Development District, to a Planned Development-Light Commercial District, on a 13.01 acre-tract of land located in Section 9, Block 41, T-2-S, T & P RR. Co. Survey, City of Odessa, Ector County, Texas. (Generally located on the southwest corner of the intersection of Parks Legado Rd. and San Machell Dr.- Council District -2)

5. CASE FILE NO. 2023-03-SUP

Consider a request by Charles Mark Jones for a Specific Use Permit on Lot 6, Block 2, OI DC Park Addition, Section 32-2, Being a 23.573 Acre Tract of Land in Section 31, Block 41, T-2-S, Texas & Pacific Railroad Company Survey, City of Odessa, Ector County, Texas. (Generally located on the west side of OI DC Drive, approximately 1,860-ft east of E Interstate 20 Service Road-Extraterritorial Jurisdiction)

**V. MISCELLANEOUS**

6. CASE FILE NO. 2023-44-P

Motion approving with staff's recommended conditions for a proposed Preliminary Replat of The Estates of Shiloh, 7<sup>th</sup> Filing, being a replat of Lot 6, Block 17, The Estates of Shiloh, 2<sup>nd</sup> Filing, and Lot 3, Block 27, The Estates of Shiloh, 4<sup>th</sup> Filing, Ector County, Texas. (Generally located on the east side of River Oak Dr. approximately 2,040 feet north of N. Faudree Rd. -Council District - 2)

7. CASE FILE NO. 2023-45-P(ETJ)

Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Wacasey Addition, 1<sup>st</sup> Filing, being a plat of a 100-Acre Tract of Land located in the Northwest Quarter of Section 43, Block 43, T-2-S. T&P RR Co. Survey, Ector County Texas. (Generally located on the southeast corner of the intersection of W. 3<sup>rd</sup> Street and S. Tripp Ave.-Extra-Territorial Jurisdiction)

8. CASE FILE NO. 2023-46-P

Motion approving with staff's recommended conditions for a proposed Replat of Parks Bell Ranch 8<sup>th</sup> Filing, being a plat of 2.22 Acre Tract of Land located in Section 46, Block 41, T-1-S, T&P RR Co. Survey, Odessa, Texas, Midland County. (Generally located on the east side of Legacy Road, approximately 50-feet north of E Yukon Road-Council District-2)

9. CASE FILE NO. 2023-47-P

Motion approving with staff's recommended conditions for a proposed Replat of Sky View Townhomes, Lot 1R, being a replat of Sky View Townhomes, Lots 1-6,

Block 1, and a 1.00 Acre Tract being 2.060 Acres situated in Section 9, Block 41, T&P RY Co., Survey, Abstract No. 72, City of Odessa, Ector County, Texas. (Generally located on the east side of P

## **VI. ADJOURN**

Be it said and remembered that at 8:31 a.m. on the 22<sup>nd</sup> Day of June 2023, there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5<sup>th</sup> Floor, 411 W. 8<sup>th</sup> St., Odessa, Texas.

MEMBERS PRESENT: Wayne Russell, Vice Chairman  
Gary Sims  
Steve Tercero  
Craig Stoker

MEMBERS ABSENT: Lance Marker, Chairman  
Connie Coots  
Jimmy Peacock

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

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The minutes of the June 22, 2023, Planning and Zoning Commission meet were approved, motion for approval being made by Commissioner Gary Sims, seconded by Commissioner Steve Tercero, with the vote being a unanimous "aye".

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**Recommended Planning and Zoning Commission Action:**

Case File 2023-41-P                        X   Approved \_\_\_\_\_ Deny

**Current Zoning:**                                      **Extra-Territorial Jurisdiction (ETJ)**

**PLANNING:(Approved)**

- Original tax certificates are needed prior to filing the plat.
- Indicated Size of lot(s) in square feet on plat.

**Public Works:(Approved)**

- This tract is outside of city limits and part of it is in the ETJ.
- City water and sewer are not available.
- All lots are of sufficient size for water well & Septic Systems.
- Drainage reports needs to be submitted. This tract is in a special flood hazard area, Zone A.

**Fire: (Approved)**

- 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.
- Commission approved of the Final plat of Lot 14, Block 6, Gunsmoke Subdivision 2<sup>nd</sup> Filing, Subject to condition A.

**Condition:**

- A. Approval of this Replat is subject to all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Ector County, Texas.

Ms. Prieto presented: The applicant is S.W. Howell inc., is requesting a Final Plat of Lot 14, Block 6, Gunsmoke Subdivision 2<sup>nd</sup> Filing, being a 3,73-acre tract Ector County, Texas.

Vice Chairman Wayne Russell turned to commission and asked for discussion or a motion, Member Gary Sims moved the item be approved as presented. Commissioner Craig Stoker seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**      2023-08-Z  
  X   Approved           Deny           Directional/Informational

**Detail of Request:**

The applicant, Parkhill, is requesting a zone change from Future Development District (FD) to Retail District (R) on a 20.13-acre tract of land in Section 46, Block 41, T-1-S, T&P RR. Co. Survey, City of Odessa, Midland count, Texas.

**Current Zoning:**

Future Development District (FD)

**Surrounding Land Use:**

Properties located to the north, east, and south, are zoned Future Development District (FD) Properties to the west are zoned Special Dwelling Districts (SP-D).

**Analysis:**

The property involved in this request is located southeast of the intersection of Legacy Road and P Bar Ranch Rd. The site is currently designated Future Development (FD) and is currently vacant and undeveloped. The applicant is 2015 Cross B, LLC, owner, Parkhill, agent, and the purpose of the original zoning request is to create Retail (R) development in the area.

Comprehensiveness: The proposed zoning is not contrary to the established land uses in the general area or the land use plan of the City of Odessa’s Master Plan.

Livability: The proposed zoning would not have a negative impact on this site or surrounding properties. The proposed retail development would not be out of line with use to the surrounding neighborhood.

Reasonableness: The rezone will facilitate a reasonable transition between land uses in the area.

Based upon the proceeding analysis, Staff recommends approval of the request.

**Attachments:**

- Area zoning/notification map
- List of uses allowed in a Future Development District (FD)

Ms. Prieto Gave the following presentation: The applicant, Parkhill, agent, and the purpose of original zoning request is to development of Retail in the area. The proposed zoning would not have an impact on surrounding properties. The proposed development would not be out of line with the other development in the area and uses would be appropriate compliment use to the surrounding neighborhood.

Vice Chairman Wayne Russell opened a public hearing to state concerns or questions, hearing none, Vice Chairman Russell turned to commission and asked for discussion or a motion, Member Steve Tercero moved the item be approved as presented. Commissioner Craig Stoker seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**

**Recommended Planning and Zoning Commission Action:**     2023-09-Z  
                            X   Approved        Deny            Directional/Informational

**Detail of Request:**

The applicant, Newton Engineering, is requesting a zone change from FD, Future Development District, to a Planned Development-Light Commercial District, on a 13.01 acre-tract of land located in Section 9, Block 41, T-2-S, T & P, RR. Co. Survey, City of Odessa Ector County, Texas.

**Current Zoning:**

Future Development District (FD)

**Surrounding Land Use:**

Properties located to the north and east are zoned Special Dwelling Districts (SP-D) and Single-Family Residence District (SF01), respectively. Properties to the south and west is zoned Future Development District (FD).

**Analysis:**







## **Public Works:(Approved)**

No Comment

## **Fire: (Approved)**

- Site plan showing fire apparatus access road with dimensions.
- Location of nearest hydrant
- Staff Recommend approval of use of this employee workforce housing project is a reasonable use and will not conflict with adjacent land uses.

## **Attachment**

### **Application**

### **Site Plan**

### **Notification Map**

### **Use List**

Ms. Prieto presented: The applicant is Charles Mark Jones, owner, and the purpose of the Specific Use Permit request is to allow Workforce Housing in an Industrial Contract District. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is undeveloped.

Vice Chairman Wayne Russell opened a public Hearing for question or concern, Gary Sims ask if this is going to be a temporary use for this operation for this company, are they leasing this property, to have their own employees living here. M. Prieto stated they are currently leasing this property. The workforce housing will be the same property as the other buildings, and next door they own the lot, which they will place the workforce housing on that other lot.

Ryan Jones-reprehensive for Charles Jones, West Texas Boring has been around for 45 years, and plans to continue with years. What we are trying to do, we were located 1201 O IDC and two years ago we moved over to 1300 O IDC Dr., one of the things we struggle with (small Mom and Pops Shop) 43 employees strong, great company and people. All we need is a place to house employees who come from other cities and

states to work, since its such late hours and crazy schedules. Hoping for the housing to be on our property, a lot of land (inside our fence) with all the property equipment such as fire hydrant, parking, septic. Hoping to get that approved through you all. Mr. Russell ask, "So you're going to use for more than just 6 months". Jones, states "absolutely full length we are here, been around for 45 years and hoping for 45 more". Commissioner Tercero ask, so what about the other property, you own or are you leasing that one. Jones comments, so our building West Texas Boring business is at 1300 OI DC Dr., Mark Charles Jones, owner of the lot. He built this building for the main business use. Hearing no more questions or concerns, Vice Chairman Wayne Russell turned to commission and asked for motion, Member Steve Tercero moved the item be approved as presented. Commissioner Craig Stoker seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**      2023-44-P  
  X   Approved           Deny           Directional/Informational

**Detail of Request:**

The applicant, LCA, is requesting to replat of Lot 6, Block 17, The Estates of Shiloh, 2<sup>nd</sup> Filing, and Lot 3, Block 27, The Estates of Shiloh, 4<sup>th</sup> Filing, for Ownership purposes.

**Current Zoning:**

**SF-1, Single-Family Residence District**

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

**PLANNING:(Approved)**

- Ownership certificate
- Tax certificates prior to filing the plat.

**Ector County 911:**

- Water and sewer are available. No pro rata is due

- Drainage report has been submitted and needs to be discussed. This tract is not in a special flood hazard area
- An Improvements Agreement will not be required.
- Any work in the right of way or easements will require a permit from the engineering Division and must comply with current City Ordinances and polices.

**Staff Recommends approval of Preliminary Replat of The Estates of Shiloh, 7<sup>th</sup> Filing, subject to condition A.**

**Condition:**

**A. Approval of this Replat is subject to all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Ector County, Texas.**

**Attachments:**

**Application  
Proposed Plat  
Map**

Ms. Prieto Gave the following presentation: The applicant, LCA, is requesting to replat Lot 6, Block 17, The Estates of Shiloh, 2<sup>nd</sup> Filing, and Lot 3, Block 27, The Estates of Shiloh, 4<sup>th</sup> Filing, for ownership purposes.

Vice Chairman Russell turned to commission and asked for question or a motion, Member Gary Sims moved the item be approved as presented. Commissioner Craig Stoker seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action: 2023-45-P  
 X  Approved   Deny   Directional/Informational**

**Detail of Request:**

The applicant is Addis Family Legacy Trust c/o Addis James D. Trustee, owner, LCA, consultant, and the purpose of the plat is to create eighty-two (82) lots for ownership purposes.

**Current Zoning:**

**Extra-Territorial Jurisdiction (ETJ)**

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

**PLANNING:(Approved)**

- Two points of reference

**Public Works:**

- This tract is outside the city limits and is in the ETJ
- Water is (maybe) available through ECUD
- Drainage reports needs to be submitted. Parts of this tract is in a special flood hazard area.
- Lots appear to be sufficient size for a water well and septic system.
- Submit paving plans to Ector County for review and acceptance.

**Staff Recommends approval of Preliminary Replat of Wacasey Addition 1<sup>st</sup> Filing, subject to condition A.**

**Condition:**

**B. Approval of this Replat is subject to all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Ector County, Texas.**

**Attachments:**

**Application  
Proposed Plat  
Map**

Ms. Prieto Gave the following presentation: The applicant is Addis Family Legacy Trust c/o Addis James D. Trustee, owner, LCA, consultant, and the purpose of the plat is to create eighty-two (82) lots for ownership purposes.

Vice Chairman Russell turned to commission, not being a public hearing and asked for question or a motion, Member Steve Tercero moved the item be approved as presented. Commissioner Gary Sims seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**      2023-46-P  
  X   Approved           Deny           Directional/Informational

**Detail of Request:**

The applicant, Parkhill, is requesting to plat a 2.22 Acre Tract of Land Located in Section 13, Block 41, T-1-S, T & P RR Co. Survey, Odessa, Texas, Midland County, for Ownership purposes.

**Current Zoning:**

**Future Development**

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

**PLANNING:(Approved)**

- Certificate of ownership
- Tax certificates prior to filing the plat.

**ENGINEERING:**

- Water and sewer are available. No pro rata is due
- Drainage report has been submitted. This tract is not in a special flood hazard area
- The plat is in Midland County. Revise title and signature block.

- Build the east half of Legacy Road. Submit plans for review and acceptance.
- The plat name should be Parks Bell Ranch North, 8<sup>th</sup> Filing.
- The Block Number should be 6.
- Define the location of the reciprocal access easement.
- An Improvement Agreement will be required for paving and drainage.
- A Blanket Refuse Collection Easement agreement will be required.
- 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.

**Staff Recommends approval of Preliminary Plat of Parks Bell Ranch 8<sup>th</sup> Filing, subject to condition A.**

**Condition:**

**C. Approval of this Replat is subject to all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Ector County, Texas.**

**Attachments:**

**Application  
Proposed Plat  
Map**

Ms. Prieto Gave the following presentation: The applicant, Parkhill, is requesting to plat a 2.22 Acre Tract of Land Located in Section 46, Block 41, T-1-S, T&P RR Co. Survey, Odessa, Texas, Midland County, for ownership purposes.

Vice Chairman Russell turned to commission, not being a public hearing and asked for question or a motion, Member Gary Sims moved the item be approved as presented. Commissioner Steve Tercero seconded the motion, with the vote being a unanimous "aye".

**Recommended Planning and Zoning Commission Action:**     2023-47-P  
  X   Approved          Deny          Directional/Informational

**Detail of Request:**

The applicant, TANold, is requesting to replat Sky View Townhomes, Lots 1-6, Block 1 and a 1.00 Acres Tract being 2.060 Acres Situated in Section 9, Block 41 Twp. 2-S, T&P Ry Co. Survey, Abstract No. 72 Ector County, Texas, for ownership purposes.

**Current Zoning:**

Special Dwelling District (SPD)

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

**PLANNING:(Approved)**

- Point of Beginning required
- Size of lot in square feet.
- Tax certificates required prior to filing the plat.

**ENGINEERING:**

- Water and sewer are available. No pro rata is due
- Drainage report has been submitted. This tract is not in a special flood hazard area
- The lot will be Lot 7.
- An Improvement Agreement will not be required.
- A Blanket Refuse Collection Easement Agreement will be required.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current Ordinances and policies.

**Staff Recommends approval of the Final Plat of Sky View Townhomes, Lot 1R subject to condition A.**

**Condition:**

**D. Approval of this Replat is subject to all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Ector County, Texas.**

**Attachments:**

**Application  
Proposed Plat  
Map**

Ms. Prieto Gave the following presentation: The applicant, TANold, is requesting to replat Sky View Townhomes, Lot 1-6, Block 1 and a 1.00 Acre Tract being 2.060 Acres Situated in Section 9, Block 41 Twp. 2-S, T&P RR Co. Survey, Abstracted No. 72 Ector County, Texas, for ownership purposes.

Vice Chairman Russell turned to commission, not being a public hearing and asked for question or a motion, Member Steve Tercero moved the item be approved as presented. Commissioner Gary Sims 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 8:56 a.m.

Maria Prieto, Planner, placed the minutes in the Minute Book on June 29, 2023.

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Wayne Russell, Vice-Chairman