

AGENDA

PLANNING AND ZONING COMMISSION

THIRD FLOOR CONFERENCE ROOM

JULY 20, 2017

1:30 P.M.

1. Approve the minutes of the July 6, 2017 Planning and Zoning Commission meeting
2. CASE FILE NO. 2017-15-Z  
Open a public hearing to consider approval of the request by U-Haul, owner, Jonathan Martindale, representative, for an amended site plan of a U-Haul Center Self Storage facility located in a Planned Development-Light Commercial (PD-LC) Zoning District, Lots 1 and 2, Block 1, Parrott Addition (southwest of the intersection of East Ridge Rd. and Billy Hext Rd.)
3. CASE FILE NO. 2017-36-P(ETJ)  
Consider approval of the short form plat of Texas Internal Pipe Coating Addition, being a 33.385 acre tract in Section 40, Block 42, T-2-S, T&P RR Co. Survey, Ector County, Texas (east of the intersection of Homer St. and S. County Rd. West)
4. Other business
5. Adjourn

Be it said and remembered that at 1:30 p.m. on the 20<sup>th</sup> day of July, 2017 there came on and was held a Planning and Zoning Commission meeting in the Third Floor Conference Room, 411 W. 8<sup>th</sup> Street, Odessa, Texas.

MEMBERS PRESENT: Gary Sims, Chairman  
Marcia Cleaver  
Renee Earls  
Katherine Kirk  
Jimmy Peacock  
Anabel Spencer  
Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Planning and Development; Sherry Bailey and Danielle Pittman, Planners; Yervand Hmayakyan, City Engineer; Joe Tucker, Civil Engineer; Todd Stephens, Senior Assistant City Attorney; and Anne Roney, Secretary.

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Chairman Sims welcomed the return of Member Peacock to the Commission. The minutes of the July 6, 2017 Planning and Zoning Commission were approved, motion for approval being made by Member Tercero, seconded by Member Kirk, with the vote being a unanimous "aye".

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CASE FILE NO. 2017-15-Z

Open a public hearing to consider approval of the request by U-Haul, owner, Jonathan Martindale, representative, for an amended site plan of a U-Haul Center Self Storage facility located in a Planned Development-Light Commercial (PD-LC) Zoning District, Lots 1 and 2, Block 1, Parrott Addition (southwest of the intersection of East Ridge Rd. and Billy Hext Rd.)

Mr. Brinlee stated the applicant in this request has called and they are running late. He suggested the Commission proceed with the next request.

Chairman Sims then proceeded with the following request:

CASE FILE NO. 2017-36-P(ETJ) (approved with conditions)

Consider approval of the short form plat of Texas Internal Pipe Coating Addition, being a 33.385 acre tract in Section 40, Block 42, T-2-S, T&P RR Co. Survey, Ector County, Texas (east of the intersection of Homer St. and S. County Rd. West)

Ms. Pittman gave the following presentation: The property involved in this request is located east of the intersection of Homer St. and S. County Rd. West. The site is located outside the city limits in Odessa's Extra-Territorial Jurisdiction (ETJ) does not have a zoning designation and is currently vacant. The property is surrounded by industrial related development and vacant land.

The applicant is Texas Internal Pipe Coating, LLC-Gary Roast (owner), and the purpose of the plat is to create one (1) lot to facilitate industrial development and for ownership purposes.

A platting conference was held July 11, 2017 with city staff present.

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- Preliminary Plat needs to be removed from the title.
- Signature line for Ector County needs to be corrected to read Ector County Public Works.
- Ownership of surrounding unplatted properties needs to be noted on the plat.

- Note about 100' access corridor for un-recorded subdivision needs to be identified more clearly or removed.
- Right of way for West County Rd. needs to be noted on the plat.
- City utilities are not available.
- Drainage report has been submitted and needs to be worked out prior to filing the plat. Part of his tract is in a special flood hazard area, zone A.
- Driveways will be permitted by TXDOT.
- An Improvements Agreement will not be required.

Commission action is requested on the following item:

1. Flood plain delineation needs to be on the face of the plat. (Public Works)

There being no questions or comment, Member Peacock moved the short form plat be approved with the following condition:

1. Flood plain delineation needs to be on the face of the plat.

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

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Chairman Sims then continued with the zoning request as follows:

CASE FILE NO. 2017-15-Z (approved with conditions)

Open a public hearing to consider approval of the request by U-Haul, owner, Jonathan Martindale, representative, for an amended site plan of a U-Haul Center Self Storage facility located in a Planned Development-Light Commercial (PD-LC) Zoning District, Lots 1 and 2, Block 1, Parrott Addition (southwest of the intersection of East Ridge Rd. and Billy Hext Rd.)

Ms. Bailey gave the following presentation: The property involved in this request is zoned Planned Development-Light Commercial (PD-LC) limited to this use, and is currently occupied by a single story mini-warehouse self-storage facility. Land use in the area consists of office development and a drill site to the north, residential development to the east, church development and vacant land to the south, and vacant land designated for residential development to the west.

The applicant is Jonathan Martindale, (Marketing Company President), representative, and the purpose of the request is to amend the approved site plan of a 5,160 sq. ft. locker storage warehouse facility (Case File No. 2016-07-Z) by 310% to a 16,927 sq. ft., 40 ft. in height locker storage/warehouse facility.

As part of the Planned Development zoning any changes to the approved site plan requires the same public hearing and action as the original zoning and site plan approval. The site plan was reviewed at the Development Meeting on July 11, 2017 with the following conditions:

- The proposed structure and site must meet the adopted design guidelines established in the City of Odessa Comprehensive Plan.
- Four parking spaces are provided, 17 are required.
- A signage program plan in compliance with the zoning sign code needs to be submitted and shown on the site plan.
- Relocate sign out of the utility easement.

- Trash collection needs to be addressed and dumpster sites need to be shown on the site plan.
- RV Parking (return truck stacking area) is being placed in a utility and drainage easement and needs to be relocated/worked out prior to any additional development on the property.
- Site-grading plan to address drainage needs to be provided/worked out prior to any additional development on the property.
- Approval of the amended site plan

Using the City's identified priorities contained in the City of Odessa's Comprehensive Plan to evaluate zoning amendments the following comments are offered.

Consistency: The subject area is located in the eastern section of the City of Odessa's Future Land Use Map. This area is considered low density residential with limited retail development. The Comprehensive Plan states that retail uses are compatible with residential development and retail uses represent the lowest intensity non-residential use. Commercial areas are a more intensive use and are compatible with residential only with the use of screening and buffering techniques to mitigate any noise and light impacts on adjacent neighborhoods. The impact of larger commercial use structures can be mitigated through the use of building articulation, integrated planters or wing walls that incorporate landscaping, variations in depth and height. The amended site plan proposes a large box industrial design multi-tenant warehouse forty (40) ft. in height with uninterrupted walls except at the entrance corners. This design is not consistent with the City of Odessa Comprehensive Plan.

Land Use: The proposed land use project for this area is of a greater intensity than the Future Land Use Map has identified as low density residential use and related retail/service development.

Livability: The proposed future use will have a significant impact on the City's priority for a high quality of life for its residents in this area. The design of the facility is more industrial in appearance. Using the livability design guidelines the facility would need to be more articulated in both height and depth and would need at least 70% masonry on street side.

Transportation: The amended site plan, as proposed, for this site is not consistent with the City's priority for safe roadways that are context sensitive. Billy Hext is a short major thoroughfare carrying mainly residents to and from their daily work, shopping and recreational average trips. A storage facility of this size would add approximately 420 ADT (average daily trips) to the traffic on Billy Hext. [Brigham Young University Institute of Transportation Engineers Trip and Parking Generation Study of Mini-Warehouse Storage Units Average Daily Trips (ADT) study completed in 2011]. The proposed facility is designed to be a regional facility not a local facility serving local residents.

Based upon the preceding analysis, Staff recommends that the proposed amended site plan not be approved as requested.

Ms. Earls stated she remembered the discussion on landscaping when this request was originally brought before the Commission. Ms. Bailey stated the Commission did approve a site plan and landscaping with the original submittal. This request is increasing the size of the facility. There being no further questions for City Staff, Chairman Sims opened the public hearing.

Mr. John Landgraf, applicant's representative, stated the site plan shows the rendering of the proposal without the building. The Commission did approve the previous site plan. The applicant is wanting to increase the size of the facility. He will do the landscaping and is agreeable to any façade improvements. The proposed units will be environmentally controlled. They do not have an exact representation of what the building will look like. They did submit a revised site plan and added the parking spaces.

Mr. Peacock asked if they have discussed the building articulation. Mr. Brinlee stated the Comprehensive Plan does not recommend a block building. Ms. Spencer asked about any response from the residences. Ms. Bailey stated there were 17 notices mailed to surrounding property owners, with 1 notice returned, 1 written protest and 2 written approvals. Ms. Earls asked about this request being a larger facility. Mr. Landgraf stated there are a lot of apartments and houses in the area that could utilize the facility. Ms. Bailey stated the standards mentioned are adopted by the APA measures. The size of the structure and the number of units proposed are considered as a regional facility. Mr. Brinlee mentioned the existing facility has 400 existing units and this request will increase the total to 900. Mr. Tercero stated this proposal does not meet the Comprehensive Plan. Ms. Kirk asked if this facility will be 3 stories, being told it will be 40 ft. taller. Ms. Kirk asked if a 2-story building would be a compromise. Ms. Spencer asked if it was the height of the building or the width of the building that is the problem, with Ms. Bailey stating it is both. The staff would like to see something that would break up the block building. Ms. Earls asked if this was a standard construction. Mr. Landgraf stated the original site plan was 34'. Ms. Cleaver stated this proposal triples the size of the building, with Mr. Sims stated the structure does not look like a storage building based on the rendering provided. Mr. Brinlee stated the staff is concerned with the traffic and the intensive use of this proposal. Mr. Landgraf stated there are townhomes across the street and there will be residences across from a pipeline easement. Mr. Peacock asked if the applicant owns the land to the south, being told he does not. Ms. Bailey asked if the exterior facade is metal, with Mr. Landgraf stating they could make it whatever the city recommends. Ms. Spencer stated if the applicant changes the facade the city staff is concerned with the size of the proposed building and the increase in traffic. Ms. Kirk stated even adding units the traffic will not increase that much because people do not constantly go out to check the materials stored. Ms. Spencer asked where the townhomes were located, being shown on the map. She then asked if the notification area was only to what was required, being told that was correct. Mr. Peacock asked if the applicant would be willing to work with the city and put in an articulated building. Mr. Landgraf stated he thought that would be a problem. Mr. Brinlee stated using a stucco exterior for the building would help. Ms. Kirk stated she felt the number of existing parking spaces would handle the people who would come to the facility. Mr. Brinlee stated the parking spaces are for people who would come to rent trucks. There was then a brief discussion on the Brigham Young study that was cited in the staff memo. Ms. Bailey stated the staff was looking at the total use of the storage facility and the truck rental. There being no further questions or comments, Chairman Sims closed the public hearing.

Mr. Peacock stated without knowing what the applicant is willing to do a decision would be difficult and the applicant needs to work with city staff. Mr. Landgraf stated if the Commission requires the masonry on the street side of the applicant will comply. Ms. Spencer stated this request does not meet the Comprehensive Plan. Ms. Earls stated this is a Light Commercial/Retail use. Ms. Kirk suggested postponing the request to allow the applicant time to work with city staff. Mr. Landgraf stated he would like some guidance to take back to his client. Mr. Brinlee stated the staff would prefer reducing the size of the building and placing 50% masonry on the side of the building facing the street.

Member Earls moved the amendment to the site plan be approved with the following conditions:

1. The proposed structure and site must meet the adopted design guidelines established in the City of Odessa Comprehensive Plan.
2. Seventeen (17) parking spaces are required on the property.
3. A signage program plan in compliance with the zoning sign code needs to be submitted and shown on the site plan.
4. Relocate sign out of the utility easement.
5. Trash collection needs to be addressed and dumpster sites need to be shown on the site plan.

6. RV Parking (return truck stacking area) is being placed in a utility and drainage easement and needs to be relocated/worked out prior to any additional development on the property.
7. Site-grading plan to address drainage needs to be provided/worked out prior to any additional development on the property.
8. Fifty percent (50%) of the street building façade be masonry.
9. Approval of the amended site plan

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

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There being no further business to come before the Commission, the meeting was adjourned at 2:02 p.m.

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Anne Roney, Secretary, placed the minutes in the Minute Book on July 20, 2017.

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Gary Sims, Chairman