

AGENDA
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBER
FEBRUARY 21, 2019

1:30 P.M.

1. Approve the minutes of the following Planning and Zoning Commission meetings:
 - December 20, 2018
 - January 3, 2019
2. CASE FILE NO. 2019-08-P
Open a public hearing to consider approval of the replat of Lots 9 and 10, Block 6, Westland Park (southeast corner of the intersection of W. 3rd St. and Macarthur Ave.)
3. CASE FILE NO. 2019-09-P
Open a public hearing to consider approval of the replat of the remaining 6.14 acre tract of Lot 7, Block 1, Odessa Industrial Development Park, 1st Filing (northwest of the intersection of Production St. and Market Ave.)
4. CASE FILE NO. 2018-76-P (ETJ)
Consider approval of the short form plat of Texon Construction Subdivision, being an approximately 3.75 ac. tract in Section 40, Block 43, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (southeast of the intersection of S Moss Ave and W Teporachic St)
5. CASE FILE NO. 2019-10-P (ETJ)
Open a public hearing to consider approval of the replat of Lots 3 and 4, Block 3, Southwest Industrial Sites in Section 44, Block 42, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (Northeast of the intersection of Bell Ave and South County Road West)
6. CASE FILE NO. 2019-11-P
Open a public hearing to consider approval of the replat of Lots 7, 8 and 9, Block 4, Parks Bell Ranch North, 2nd Filing (northeast corner of the intersection of Circle Cross Rd. and E. Yukon Rd.)
7. CASE FILE NO. 2018-01-P
Consider approval of the final plat of Homestead at Parks Bell Ranch 4th Filing, Phase 2, being approximately a 42.65 acre tract in Sections 45 and 46, Block 41, T-1-S, T&P RR. Co. Survey, Ector County, Texas (northeast of the intersection of Kate Reed Dr. and proposed extension of P Bar Ranch Rd.)
8. CASE FILE NO. 2018-06-P(ETJ)
Consider approval of the final plat of Flying J Addition, being approximately a 6.1 acre tract in Section 7, Block 42, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest corner of the intersection of Kermit Hwy. and W. Loop 338)
9. CASE FILE NO. 2018-51-P
Consider the approval of the final plat of Desert Ridge, 2nd Filing, Phase 3, an approximately 38 acre tract in Section 2, Block 42, T-2-S, T&P RY CO Survey, Ector County, Texas (Northwest of the intersection of Winchester Ave and Boise Dr.)

10. Other business
Discussion of proposed zoning ordinance amendments
11. Adjourn

Be it said and remembered that at 1:30 p.m. on the 21st day of February, 2019 there came on and was held a Planning and Zoning Commission meeting in the Council Chamber, 5th Floor, 411 W. 8th Street, Odessa, Texas.

MEMBERS PRESENT: Jim Rector, Vice Chairman
Jimmy Peacock
Gary Sims
Steve Tercero

MEMBERS ABSENT: Marcia Cleaver
Renee Earls

OTHERS PRESENT: Randy Brinlee, Director of Planning and Development; Danielle Pittman and Tim McDaniel, Planners; Yervand Hmayakyan, City Engineer; Joe Tucker, Civil Engineer; Vanessa Shrauner, Development Services Manager; Gary Owens, Assistant Building Official; Natasha Brooks, Senior Assistant City Attorney; and Anne Roney, Secretary.

The minutes of the December 20, 2018 and January 3, 2018 Planning and Zoning Commission meetings were approved, motion for approval being made by Member Peacock, seconded by Member Tercero, with the vote being a unanimous "aye".

CASE FILE NO. 2019-08-P (approved with conditions)

Open a public hearing to consider approval of the replat of Lots 9 and 10, Block 6, Westland Park (southeast corner of the intersection of W. 3rd St. and Macarthur Ave.)

Ms. Pittman gave the following presentation: Due to a lack of a quorum, this request was postponed from the February 7, 2019 Planning and Zoning Commission meeting.

The property involved in this request is located at the southeast corner of the intersection of W. 3rd St. and Macarthur Ave. The site is currently zoned General Residential (GR) and is vacant. The property is surrounded by residential development and vacant land.

The applicant is Lynx Homes, LLC., owner, and the purpose of the request is to reconfigure the existing lot line and orientation to create two (2) lots and for ownership purposes.

A platting conference was held January 29, 2019 with the applicants' consultant and city staff present.

Staff Comments:

- Original tax certificates need to be submitted prior to filing the plat.
- Ownership certificates have been submitted.
- Water and sewer are available. No pro rata is due.
- Drainage report has been submitted. Both lots partially are in a special flood hazard area and is noted on the plat.
- Curb and gutter needs to be reconstructed (stood-up) on 3rd Street and Macarthur Ave.
- Curb reconstruction plans need to be submitted for review and approval.
- An Improvements 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 City Ordinances and policies.

Commission Action is requested on the following items:

1. 10 ft. access easement from proposed Lot 18 to alley needs to be shown on the plat. (Planning)

Mr. Peacock asked if there was going to be a problem getting the easement, with Ms. Pittman stating the consultant is aware of the condition and the easement will be in place before the mylar is filed.

There being no further questions for City Staff, Vice Chairman Rector opened the public hearing. With no one coming forward to speak for or against the request, Vice Chairman Rector closed the public hearing.

Member Sims moved the replat be approved with the following condition:

1. 10 ft. access easement from proposed Lot 18 to alley needs to be shown on the plat.

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

CASE FILE NO. 2019-09-P (approved)

Open a public hearing to consider approval of the replat of the remaining 6.14 acre tract of Lot 7, Block 1, Odessa Industrial Development Park, 1st Filing (northwest of the intersection of Production St. and Market Ave.)

Ms. Pittman gave the following presentation: Due to a lack of a quorum, this request was postponed from the February 7, 2019 Planning and Zoning Commission meeting.

The property involved in this request is located northwest of the intersection of Production St. and Market Ave. The site is currently zoned Light Industrial (LI) and is occupied by industrial development and related uses. This property is surrounded by commercial/retail related use.

The applicant is Light Investments, LP., owner, and the purpose of the request is to plat the remaining 6.14 acre tract of Lot 7 to create a legal lot and for ownership purposes.

A platting conference was held January 29, 2019 with the applicants' consultant and city staff present.

Staff Comments:

- Original tax certificates are needed prior to filing the plat.
- A blanket refuse collection easement is noted on the plat.
- Water and sewer are available. No pro rata is due.
- Drainage letter has been submitted. 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 policies.

The plat is ready for Commission approval as noted above.

There being no questions for City Staff, Vice Chairman Rector opened the public hearing. With no one coming forward to speak for or against the request, Vice Chairman closed the public hearing.

Member Peacock moved the replat be approved as presented. Member Sims seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2018-76-P (ETJ) (approved with conditions)

Consider approval of the short form plat of Texon Construction Subdivision, being an approximately 3.75 ac. tract in Section 40, Block 43, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (southeast of the intersection of S Moss Ave and W Teporachic St)

Mr. McDaniel gave the following presentation: Due to a lack of a quorum, this request was postponed from the February 7, 2019 Planning and Zoning Commission meeting.

The property involved in this request is located southeast of the intersection of S Moss Ave and W Teporachic St. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation, and is currently vacant. Land uses in the area consist of residential and industrial uses.

The applicant is Texon Construction, owner, and the purpose of the plat is to create one (1) lot to facilitate industrial development on the property.

A platting conference was held January 29th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Original tax and ownership certificates need to be submitted prior to filing the plat.
- A blanket refuse collection easement is noted on the plat.
- Right of Way width needs to be shown on Moss Ave.
- This tract is outside city limits and is in the ETJ
- Water is available thru E.C.U.D. No prorata is due.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- An Improvements Agreement will not be required.

Commission action is requested on the following items:

1. Pipeline easement needs to be shown on the plat. (Public Works)

Mr. Tercero asked what type of pipeline was on the property, with Mr. Brinlee stating it is a petroleum production pipeline, either oil or natural gas.

Member Peacock moved the short form plat be approved with the following condition:

1. Pipeline easement needs to be shown on the plat.

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

CASE FILE NO. 2019-10-P (ETJ) (approved with conditions)

Open a public hearing to consider approval of the replat of Lots 3 and 4, Block 3, Southwest Industrial Sites in Section 44, Block 42, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (Northeast of the intersection of Bell Ave and South County Road West)

Mr. McDaniel gave the following presentation: Due to a lack of a quorum, this request was postponed from the February 7, 2019 Planning and Zoning Commission meeting.

The property involved in this request is located northeast of the intersection of Bell Ave and South County Road West. The site within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation, and is currently occupied by industrial development. Land uses in the area consist of residential and industrial uses.

The applicant is Weatherford Artificial Lift Systems, owner, LCA, Agent, and the purpose of the plat is to create two (2) lots to facilitate industrial development on the property.

A platting conference was held January 29th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Original tax and ownership certificates have been submitted.
- A blanket refuse collection easement is noted on the plat.
- Right of Way width needs to be shown on Moss Ave.
- A greater degree of accuracy needs to be noted in the dimensions of the southernmost pipeline in proposed Lot 14.
- This tract is outside the City limits and is in the ETJ.
- Water and Sewer are not available. No pro rata is due.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- An Improvements Agreement will not be required.
- Access easement appears to have obstructions. Needs to be revised or cleared.

Commission action is requested on the following items:

1. Define drainage routing from Lot 13 and provide appropriate drainage easement across Lot 14. (Public Works)

Mr. Rector asked what size the current lots were, being told they are 640' across. Mr. Peacock asked if the drainage has been worked out. Mr. Tucker stated the Engineering department has not received anything on the drainage.

There being no further questions for City Staff, Vice Chairman Rector opened the public hearing. With no one coming forward to speak for or against the request, Vice Chairman Rector closed the public hearing.

Member Tercero moved the replat be approved with the following condition:

1. Define drainage routing from Lot 13 and provide appropriate drainage easement across Lot 14.

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

CASE FILE NO. 2019-11-P (approved with conditions)

Open a public hearing to consider approval of the replat of Lots 7, 8 and 9, Block 4, Parks Bell Ranch North, 2nd Filing (northeast corner of the intersection of Circle Cross Rd. and E. Yukon Rd.)

Ms. Pittman gave the following presentation: The property involved in this request is located at the northeast corner of the intersection of Circle Cross Rd. and E. Yukon Rd. The site is currently zoned Office (O) and is vacant. The property is surrounded by residential development.

The applicant is 2012 Cross B-Brian Bell, owner, and the purpose of the request is to abandon an Oncor Easement and to dedicate right-of-way to a proposed extension of King Ranch Road.

A platting conference was held February 12, 2019 with applicants' consultant and city staff present.

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- A blanket refuse collection easement is noted on the plat.
- Subdivision follows Master Drainage Report for Parks Bell Ranch North. This tract is not in a special flood hazard area.
- Water, sewer, paving and drainage plans are accepted.
- An improvements 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 City Ordinances and policies.

Commission Action is requested on the following items:

1. NO DIRECT ACCESS TO YUKON ROAD SHALL BE ALLOWED FOR LOTS 10, 11, 12 AND 13, BLOCK 4, which has been noted on the plat. (Public Works)

Mr. Peacock asked if King Ranch Road loops around to Circle Cross Road, being told that it does. There being no further questions for City Staff, Vice Chairman Rector opened the public hearing. With no one coming forward to speak for or against the request, Vice Chairman Rector closed the public hearing.

Member Sims moved the replat be approved with the following condition:

1. NO DIRECT ACCESS TO YUKON ROAD SHALL BE ALLOWED FOR LOTS 10, 11, 12 AND 13, BLOCK 4, which has been noted on the plat.

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

CASE FILE NO. 2018-01-P (approved)

Consider approval of the final plat of Homestead at Parks Bell Ranch 4th Filing, Phase 2, being approximately a 42.65 acre tract in Sections 45 and 46, Block 41, T-1-S, T&P RR. Co. Survey, Ector County, Texas (northeast of the intersection of Kate Reed Dr. and proposed extension of P Bar Ranch Rd.)

Ms. Pittman gave the following presentation: The property involved in this request is located northeast of the intersection of Kate Reed Dr. and proposed extension of P Bar Ranch Rd. The site is currently zoned Special Dwelling District (SPD) (159.41 acres)

and Special Dwelling District-Surface Drainage (SPD-SD) (8.15 acres) and is vacant. The property is surrounded by vacant land.

The applicant is DR Horton, owner, and the purpose of the request is to facilitate development of 171 single-family residential lots (ave. 7,500 sq. ft./lot, 655 lots), and one (1) surface drainage basin (8.15 acres total) and for ownership purposes.

The Planning and Zoning Commission gave preliminary approval to Phase 2 on February 1, 2018 with the following conditions:

1. Unnumbered A Zone Playa needs to be delineated on plat.
2. Mesa Villa Ranch Rd. is similar in name to Mesa St. and Mesa Ct., is currently in the City of Odessa, Recommendation is for consideration to be given for new street names to avoid potential confusion for emergency response teams. Recommendation is also to remove Ranch from any road names. This could cause potential confusion due to the fact that local ranches in Ector County and surrounding counties use their ranch name followed by Ranch Road for roadways leading to their ranches. If keeping the Ranch Road suffix to have the developer make sure that there are no local (in Ector County and all surrounding counties) ranches with similar names to what is being assigned to these streets.

These conditions have been met and the final plat of Phase 2 is ready for approval.

Mr. Peacock asked if the street had been renamed, being told it was renamed Holstein Court. Ms. Pittman indicated on the plat the new name for the street. Mr. Tercero referenced the surface drainage area and asked where the water would drain if that area was ever full. Mr. Hmayakyan indicated the water would flow south. Mr. Tercero asked if that would be a problem, with Mr. Tucker indicated there are several basins that interconnect.

Member Peacock moved the final plat be approved as submitted. Member Tercero seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2018-06-P(ETJ) (approved)

Consider approval of the final plat of Flying J Addition, being approximately a 6.1 acre tract in Section 7, Block 42, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest corner of the intersection of Kermit Hwy. and W. Loop 338)

Ms. Pittman gave the following presentation: The property involved in this request is located in the northwest corner of the intersection of Kermit Hwy. and W. Loop 338. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. The property is surrounded by vacant land.

The applicant is J. L. Johnson, Sr., Ranch Trust, owner, and the purpose of the plat is to create a lot for ownership purposes and facilitate retail/commercial use development (truck stop/travel center) on the property.

The Planning and Zoning Commission gave preliminary approval to this request on February 15, 2018 and the final plat is ready for Commission approval.

Member Tercero moved the final plat be approved as presented. Member Sims seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2018-51-P

Consider the approval of the final plat of Desert Ridge, 2nd Filing, Phase 3, an approximately 38 acre tract in Section 2, Block 42, T-2-S, T&P RY CO Survey,

Ector County, Texas (Northwest of the intersection of Winchester Ave and Boise Dr.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northwest of the corner of Winchester Ave. and Boise Dr. The site is currently zoned as Special Dwelling District (SPD), Special Dwelling District-Surface-Drainage (SPD-SD) and Special Dwelling District-Drill Reservation (SPD-DR) and is vacant. The property is surrounded by vacant land.

The applicant is Leeco Properties, Owner, and LCA, Agent and the purpose of the final plat is to create 15 lots for residential development and one drill site (avg. lot of size 6,000 sq. ft.)

The Planning and Zoning Commission gave preliminary approval to this request on July 19, 2018 with the following condition:

1. The plat design shows one street to be named Salina Dr. There is currently a roadway in the City of Odessa named Salinas Ave. The plat design also shows Boise Drive to change directions from an East-West direction to a North-South direction. There is potential for confusion for emergency response teams and addressing authorities by changing the direction and addressing block ranges without changing the street name. (Ector County 911)

This condition has been met and final plat is ready for approval.

Mr. Tercero asked if the drill site was active, being told it was not active and was only designated as a drill site.

Member Peacock moved the final plat be approved as submitted. Member Sims seconded the motion, with the vote being a unanimous "aye".

Other business: Discussion of proposed zoning ordinance amendments

Mr. Brinlee stated the current zoning ordinance was last updated in 2008. He then made the following presentation:

Annexation – Properties may obtain zoning on property that is being annexed during the annexation process. Mr. Rector asked if the properties are held until the annexation is approved by the state, being told the property is brought in as Future Development and is then zoned at the request of the property owner. Mr. Rector asked how long it takes for the State to approve an annexation, with Mr. Brinlee indicating it takes about 6 months.

New zoning districts – The staff is adding two (2) new zoning districts -- Single Family Residential District-Four (SF-4) which reduces the need for Special Dwelling Districts (SPD), and Mixed Use (MU) which will allow the city staff to work with the developer to establish flexible standards/requirements to create more diverse use neighborhoods.

Wireless Communications Antenna Support Structures and Mini-Warehouse Self-Storage – These two uses will now be allowed in a Retail (R) zoning district.

Mobile Home and RV Park – Currently these two uses are addressed with the same development requirements. The proposed amendments will retain the same standards for a mobile home park but establishes a separate set of standards for an RV Park.

Various Setback and Lot Coverage Requirements – This section will address the setback for the proposed SF-4 district as well as the setback requirements for corner lots, rear yard setbacks for mobile homes and lot coverage of 70 percent maximum allowed lot coverage instead of the 50% of the rear half of the lot currently allowed.

Parking Requirements – This section allows for 1.75 parking spaces per unit instead of 2 for efficiency and one bedroom apartments. It also limits large truck parking to Heavy Commercial (HC), Light Industrial (LC) and Heavy Industrial (HI) zoning districts.

Sign Regulations – Pole sign enhancements requires pole cover/dark hue paint or masonry base. Highway oriented signs may increase their height by one one additional foot per five feet additional setback from the property line with a maximum height of of seventy feet. A Shopping Center, Shopping Mall or Office Center may apply for a master sign plan to allow the property owner or developer, subject to City approval, for more flexibility in the placement of signs.

Site Plan Approval – There are several updates related to council and administrative approval of site plans.

Various updates to language in the ordinance and reconfiguration to make the ordinance more user friendly.

Mr. Rector asked how many public hearings there would be for the ordinance approvals. Mr. Brinlee stated there would be three public hearings. There were about 6-7 public hearings when the Comprehensive Plan was being updated and these changes are a result of those hearings. Mr. Peacock asked when the proposed amendments would be coming before the P&Z for approval, being told the March 7, 2019 meeting.

There being no further business to come before the Commission, the meeting was adjourned at 1:59 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on February 21, 2019.

Jim Rector, Vice Chairman