

AGENDA  
PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBER

MARCH 7, 2019

1:30 P.M.

1. Approve the minutes of the February 21, 2019 Planning and Zoning Commission meeting
2. Case File No. 2019-03-Z  
Open a public hearing to consider approval of the request by Gladieux Trading & Marketing Co. LP owner, and LCA, agent, for original zoning of Light Industrial (LI) on an approximately 4.7 acre tract in Section 32, Block 42, T-2-S, T&P RR Co. Survey, Ector County, Texas (southwest of the intersection of Maurice Rd. and South County Road West)
3. CASE FILE NO. 2019-14-P  
Consider approval of the short form plat of Gladieux Trading Addition, being an approximately 4.8 ac. tract in Section 32, Block 42, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (west of the intersection of Maurice Rd. and County Rd. West.)
4. CASE FILE NO. 2019-15-P  
Open a public hearing to consider approval of the replat of Lots 5 & 6 and the north 10' of Lot 4, Block 1, and an approximately 0.2 acre tract in Greenbriar Estates, 1<sup>st</sup> Filing (southeast corner of the intersection of Arroyo Rd. and East Loop 338)
5. CASE FILE NO. 2019-16-P  
Open a public hearing to consider approval of the replat of Lots 4-6, Block 49, the north 150 ft. of an unnumbered lot, and a 0.07 acre tract of abandoned alley right-of-way, Scharbauer Place, 3<sup>rd</sup> Filing (southeast corner of the intersection of N County Rd West and W. 6<sup>th</sup> St.)
6. CASE FILE NO. 2019-18-P  
Consider approval of the short form plat of Crossroads East, 2<sup>nd</sup> Filing being an approximately 5.3 ac. tract in Section 8, Block 41, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (southwest of the intersection of State Highway 191 and Billy Hext Road)
7. CASE FILE NO. 2019-19-P  
Consider approval of the preliminary plat of Ratliff Ridge 2<sup>nd</sup> Filing, being approximately a 10.33 acre tract in Section 35, Block 42, T-1-S, T&P RR. Co. Survey, Ector County, Texas (northeast of the intersection of Pepper Grass Ave and E. 91<sup>st</sup> St.)
8. CASE FILE NO. 2019-20-P(ETJ)  
Consider approval of the short form plat of JJV Enterprises Subdivision, being approximately a 10.95 acre tract in Section 4, Block 42, T-3-S, T&P RY. Co. Survey, Ector County, Texas (northeast of the intersection of Highway 385 and S Loop 338)
9. CASE FILE NO.2019-02-Z  
Open a public hearing to consider approval of the amendments of the City of Odessa Zoning Ordinance
10. Other business
11. Adjourn

Be it said and remembered that at 1:30 p.m. on the 7<sup>th</sup> day of March, 2019 there came on and was held a Planning and Zoning Commission meeting in the Council Chamber, 5<sup>th</sup> Floor, 411 W. 8<sup>th</sup> Street, Odessa, Texas.

MEMBERS PRESENT: Jim Rector, Vice Chairman  
Renee Earls  
Jimmy Peacock

MEMBERS ABSENT: Marcia Cleaver  
Gary Sims  
Steve Tercero

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

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The minutes of the February 21, 2019 Planning and Zoning Commission meeting were approved, motion for approval being made by Member Peacock, seconded by Member Earls, with the vote being a unanimous "aye".

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Case File No. 2019-03-Z (approved)

Open a public hearing to consider approval of the request by Gladieux Trading & Marketing Co. LP owner, and LCA, agent, for original zoning of Light Industrial (LI) on an approximately 4.7 acre tract in Section 32, Block 42, T-2-S, T&P RR Co. Survey, Ector County, Texas (southwest of the intersection of Maurice Rd. and South County Road West)

Mr. McDaniel gave the following presentation: There were 5 notices mailed to surrounding property owners, with no notices returned, no written protests and no written approvals.

The property involved in this request is located southwest of the intersection of Maurice Rd. and South County Road West. The site is currently designated Future Development (FD) and is occupied by industrial development. Land uses in the area consist of industrial development.

The applicant is Gladieux Trading & Marketing Co. LP owner, and LCA, agent, and the purpose of the original zoning request of Light Industrial (LI) is to create one (1) lot for industrial development.

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

Comprehensiveness: The proposed original 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 original zoning would not have a negative impact on this site or surrounding properties. The existing development and proposed future development in the area will be similar industrial type uses.

Reasonableness: The proposed zoning district would be located in a former Industrial District and has recently been annexed. The proposed Light Industrial (LI) zoning district would be consistent with standards that were set by the Industrial District.

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

Mr. Rector asked about the city limits line. Mr. McDaniel stated this property was in an industrial district that was recently annexed into the City of Odessa. Mr. Rector asked if the annexation was completed, being told that it was.