

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

OCTOBER 3, 2019

1:30 P.M.

1. Approve the minutes of the following Planning and Zoning Commission meetings:
 - a. September 5, 2019
 - b. September 19, 2019

2. CASE FILE NO. 2019-25-Z
Open a public hearing to consider approval of the request by Redemption Church, owner, Tanner House, representative, to rezone from Two-Family-One (2F-1) to Retail (R) on Lots 21-24, Block 1, Parker Heights addition (at the southwest corner of Walnut Ave and University Blvd.)

3. CASE FILE NO. 2019-26-Z
Open a public hearing to consider approval of the request by 2012 Cross B, LLC, owner, LCA, agent, for original zoning of Special Dwelling District (SPD) on an approximately 23.5 acre tract in Section 45, Block 41, T-1-S, T&P Ry. Co. Survey, City of Odessa, Ector County, Texas (on the southeast corner of Kate Reed Dr. and Yukon Rd.)

4. CASE FILE NO. 2019-102-P
Open a public hearing to consider approval of Reed Addition, 2nd Filing, being a replat of Lot 1, Block 1, Reed Addition and 0.516 acres located in Section 35, Block 42, T-2-S, T&P Ry. Co. Survey, Ector County. (southwest corner of Barrett Ave. and Murphy St.)

5. CASE FILE NO. 2019-103-P (ETJ)
Open a public hearing to consider approval of the replat of Lots 29-34, Block 11, Ridgewood Subdivision (northeast corner of S CR 1313 and US Hwy 80)

6. CASE FILE NO. 2019-95-P (ETJ)

Consider approval of the final plat of Barbara Estates, being approx. 12.8 ac. tract in Section 33, Block 42, T-1-S, T&P Ry. Co. Survey, Ector Co., Texas (southwest of the intersection of N. County Road West and Hwy. 385)

7. Other business

8. Adjourn

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

SEPTEMBER 5, 2019

1:30 P.M.

1. Approved the minutes for the July 18, 2019 Planning and Zoning Commission
2. CASE FILE NO. 2019-22-Z
Open a public hearing to consider approval of the request by LOA Land Development, LLC, owner, and Maverick Engineering, agent, for original zoning of Single-Family Four (SF-4) on an approximately 28.3 acre tract and original zoning of Single-Family Four-Surface Drainage (SF-4-SD) on approximately 1.8 acre tract (approximately 30.2 acre total) in Section 15, Block 41, T-2-S, T&P RY. CO. Survey, Midland County, Texas. (east of the intersection of Mission Dr. and San Saba Dr.)
3. CASE FILE NO. 2019-96-P
Consider the approval of the preliminary plat of The Haven at Mission, an approximately 30 acre tract in Section 15, Block 41, T-2-S, T&P RY CO Survey, Midland County, Texas (east of the intersection of Mission Dr and San Marino Dr)
4. CASE FILE NO. 2019-89-P
Open a public hearing to consider approval of the replat of Lot 11, Block 22, The Estates of Shiloh, 2nd Filing and approx. 0.1 ac. tract in Section 4, Block 41, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest corner of the intersection of Cobblestone Lane and Castlegate Lane)
5. CASE FILE NO. 2019-90-P
Open a public hearing to consider approval of the replat of Lots 7 and 8, Block 1, McConnell Addition, 2nd Filing, City of Odessa, TX (northeast of the intersection of 42nd St and Andrews Hwy.)
6. CASE FILE NO. 2019-91-P
Open a public hearing to consider approval of Dorado Center, 7th Filing, being a replat of Lot 1, Block 4, Dorado Center, 6th Filing, and a 27 ac. tract in Section 3, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (southeast of the intersection of Mission Blvd. and Dr. Emmitt Headlee Rd.)
7. CASE FILE NO. 2019-92-SP
Consider the approval of the request for a site plan to permit an apartment project (approx. 218 units) on the proposed Dorado Center, 7th Filing, City of Odessa, Midland County, Texas (on the southwest corner of Dr. Emmitt Headlee St. and Mission Blvd.)
8. CASE FILE NO. 2019-93-P
Consider approval of the short form plat of Crossroads East, 3rd Filing, being a 1.148 ac. tract of land in Section 8, Block 41, T-2-S, T&P Ry. Co., City of Odessa, Ector County, Texas (southwest of the intersection of Hwy 191 and Billy Hext Road)
9. CASE FILE NO. 2019-94-P (ETJ)
Consider approval of the short form plat of Westgate Acres Subdivision, 5th Filing, being approx. 1.87 ac. tract in Section 13, Block 43, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest of the intersection of W. University Blvd. and Mercedes Ave.)

10. CASE FILE NO. 2019-55-P (ETJ)
Consider approval of the preliminary plat of Fiesta Acres, 1st Filing, being an approx. 160 acre tract in Sec. 16, Blk. 42, T-3-S, T&P Ry. Co., Ector County, Texas (northeast of the intersection of S. U.S. Hwy 385 and J.P. Teal Dr.)
11. CASE FILE NO. 2019-95-P (ETJ)
Consider approval of the preliminary plat of Trower Estates, 2nd Filing, being approx. 12.8 ac. tract in Section 33, Block 42, T-1-S, T&P Ry. Co. Survey, Ector Co., Texas (southwest of the intersection of N. County Road West and Hwy. 385)
12. CASE FILE NO. 2019-19-P
Consider approval of the final plat of Ratliff Ridge 2nd 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. 91st St.)
13. CASE FILE NO. 2019-36-P
Consider the approval of the final plat of Ratliff Ridge, 3rd Filing, an approx. 12 acre tract in Section 35, Block 42, T-1-S, T&P Co. Survey, Ector County, Texas (northeast of the intersection of Pepper Grass Ave. and E 91st St.)
14. CASE FILE NO. 2019-70-P(ETJ)
Consider approval of the final plat of Westfork Subdivision, 2nd Filing, being approximately a 76.66 ac. tract in Section 10, Block 43, T-2-S, T&P R. Co. Survey, Ector Co., Texas (northwest and northeast of the intersection of W. 42nd St. and Westfork Dr.)
15. Other business
16. Adjourn

Be it said and remembered that at 1:30 p.m. on the 5th day of September, 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: Steve Tercero, Vice Chairman
Leonard Byrd
Jimmy Peacock
Jim Rector

MEMBERS ABSENT: Renee Earls
Gary Sims

OTHERS PRESENT: Randy Brinlee, Director of Planning and Development; Tim McDaniel, Planner; Maria Prieto, Planning Tech; Joe Tucker, Assistant City Engineer; Sammy Quiroz, Building Official; Natasha Brooks, City Attorney; Robert Carroll, Assistant City Attorney; and Anne Roney, Secretary.

Vice Chairman Tercero called the meeting to order and called for a brief moment of silence for the shooting which occurred on Saturday, August 31, 2019.

The minutes of the July 18, 2019 Planning and Zoning Commission meeting were approved, motion for approval being made by Member Rector, seconded by Member Peacock, with the vote being a unanimous "aye".

CASE FILE NO. 2019-22-Z (approved)

Open a public hearing to consider approval of the request by LOA Land Development, LLC, owner, and Maverick Engineering, agent, for original zoning of Single-Family Four (SF-4) on an approximately 28.3 acre tract and original zoning of Single-Family Four-Surface Drainage (SF-4-SD) on approximately 1.8 acre tract (approximately 30.2 acre total) in Section 15, Block 41, T-2-S, T&P RY. CO. Survey, Midland County, Texas. (east of the intersection of Mission Dr. and San Saba Dr.)

Mr. McDaniel gave the following presentation: There were 17 notices mailed to surrounding property owners, with no notices returned, 1 written protest and no written approvals.

The property involved in this request is located east of the intersection of Mission Dr. and San Saba Dr. The site is currently designated Future Development (FD) and is vacant. Land use in the general area consists of residential development to the south and west, a golf course to the north, and vacant land to the east.

The applicant is LOA Land Development, owner, and Maverick Engineering, agent, and the purpose of the request is to create 160 lots for residential development.

This zoning case was originally approved by the Planning and Zoning Commission on July 19th, 2018 (2018-15-Z). However, the developer has since changed their request to Single-Family Four (SF-4) due to the creation of this new zoning district in the new zoning ordinance.

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 on the eastern side of the City of Odessa's Future Land Use Map, near the Mission Dorado area. This area is generally considered one of the prime areas for new residential growth in Odessa. The Future Land Use Map calls for residential, parkland, and open space development in this area. The proposed zoning is consistent with the Comprehensive Plan.

Land Use/Housing: The proposed land use for this area is consistent with the identified City priority of "vibrant new neighborhoods" and a "diverse range of housing."

Livability: The proposed development is intended to be a quality new neighborhood that will maintain its long-term value through the attention to design and neighborhood amenities, which is consistent with the City's priority for a high quality of life for its residents. The Planning Department has requested that the developers consider a walking trail around and through their planned surface drainage area as an amenity for the neighborhood.

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

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

Mr. Tercero then mentioned the protest card and the mention of people driving through the property owner's yard. Mr. McDaniel stated there may be some issues in that regard. Mr. Tercero then asked if the problem would be solved with this request, being told it should be taken care of. Mr. McDaniel then showed the Commission a copy of the proposed plat and indicated the proposed streets do not line up with the existing streets.

Member Peacock moved the zoning be approved to Single Family-Four (SF-4) and Single Family-Four-Surface Drainage (SF-4-SD). Member Rector seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2019-96-P (approved)

Consider the approval of the preliminary plat of The Haven at Mission, an approximately 30 acre tract in Section 15, Block 41, T-2-S, T&P RY CO Survey, Midland County, Texas (east of the intersection of Mission Dr and San Marino Dr)

Mr. McDaniel gave the following presentation: The property involved in this preliminary plat request is located east of the intersection of Mission Dr. and San Marino Dr. The site is designated as Future Development (FD) with an application for original zoning of Single Family-Four (SF-4) (approximately 28.3 ac.) and Single Family-Four-Surface Drainage (SF-4-SD) (approximately 1.8 ac.) and is currently vacant. Land use in the general area consists of single-family residential development and vacant land.

The applicant is LOA Land Development, LLC, owner, and Maverick Engineering, agent and the purpose of the preliminary plat is to create 160 lots (5,000 sq. ft. – 9,000 sq. ft.) for residential development.

A platting conference was held August 27th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- A blanket refuse collection easement is noted on the plat.
- Drainage report has been submitted and accepted.
- Water & Sewer plans are accepted.
- Paving & Drainage plans are accepted.
- Spell out street names.
- Improvements Agreement has been executed.
- Remove Midland County signature block.

- 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.

This plat is ready for approval as noted above.

Mr. Rector asked what the selling price-range was going to be for the proposed homes. Mr. McDaniel stated he did not know and there was not a representative present who could answer the questions.

Member Peacock moved the preliminary plat be approved as presented. Member Byrd seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2019-89-P (approved)

Open a public hearing to consider approval of the replat of Lot 11, Block 22, The Estates of Shiloh, 2nd Filing and approx. 0.1 ac. tract in Section 4, Block 41, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest corner of the intersection of Cobblestone Lane and Castlegate Lane)

Ms. Prieto gave the following presentation: There were 6 notices mailed to surrounding property owners, with no notices returned, 1 written approval and no written protests.

The property involved in this request is zoned Planned Development-Single Family-One (PD-SF-1) and is occupied by single family residential development and vacant land.

The applicant is James E Handlin and Brittany N Handlin, owners, and the purpose of this replat is to incorporate approximately 0.1 acres into the existing property.

A platting conference was held August 27th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- 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.

This plat is ready for Commission approval as noted above.

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

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

CASE FILE NO. 2019-90-P (approved with conditions)

Open a public hearing to consider approval of the replat of Lots 7 and 8, Block 1, McConnell Addition, 2nd Filing, City of Odessa, TX (northeast of the intersection of 42nd St and Andrews Hwy.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northeast of the intersection of 42nd St and Andrews Hwy. The site is zoned Heavy Commercial (HC), and is currently vacant. Land use in the general area consists of single-family residential development and commercial development.

The applicant is Abilene CE, LLC, owner, Texas Surveying, consultant, and the purpose of the plat is to incorporate two (2) lots into one (1) lot for commercial development.

A platting conference was held August 27th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Ownership and original tax certificates need to be submitted prior to filing the plat.
- A blanket refuse collection easement is noted on the plat.
- Plat title needs to be corrected.
- Proper signature blocks related to Planning and Zoning Commission acceptance, Public Works acceptance, and filing information with Ector County Clerk need to be included on the plat.
- City Manager and City Secretary signature blocks do not need to be on the plat.
- Water and sewer are available.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area
- Title block is missing on plat.
- 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.

Commission action is requested on the following items:

1. Property needs to be identified as Lot 9. (Public Works/Planning)
2. If there is a change in use, existing accesses should be combined for 1 access to the site. (TxDOT)

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

Member Peacock moved the replat be approved with the following conditions:

1. Property needs to be identified as Lot 9.
2. If there is a change in use, existing accesses should be combined for 1 access to the site.

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

CASE FILE NO. 2019-91-P (approved)

Open a public hearing to consider approval of Dorado Center, 7th Filing, being a replat of Lot 1, Block 4, Dorado Center, 6th Filing, and a 27 ac. tract in Section 3, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (southeast of the intersection of Mission Blvd. and Dr. Emmitt Headlee Rd.)

Mr. McDaniel gave the following presentation: The property involved in this request is located southeast of the intersection of Mission Blvd. and Dr. Emmitt Headlee Rd. The site is zoned Retail (R) and Multi-Family One (MF-1), and is currently vacant. Land use in the general area consists of commercial development and vacant land.

The applicant is ICA Development, owner, LCA, consultant, and the purpose of the plat is to create one (1) lot for a multi-family residential development.

A platting conference was held August 27th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- A blanket refuse collection easement is noted on the plat.
- Ownership and original tax certificates need to be submitted prior to filing the plat.
- Street names should be placed on the plat for the private drives to facilitate address assignment.
- Site plan approval is required prior to development.
- Water and sewer are available. No pro rata is due.
- Drainage report needs to be submitted. Off-site drainage easement and improvements will be required. This tract is not in a special flood hazard area.
- Lot and Block numbers are missing.
- Drainage improvement plans need to be submitted for review and acceptance.
- An Improvements Agreement will be required for offsite drainage improvements.
- 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 approval as noted above.

There being no questions for City Staff, Vice Chairman Tercero opened the public hearing.

Mr. Isaac Carpe, 115 Sandra Mureida Dr. in Austin, approached the lectern to answer any questions from the Commission. Mr. Rector stated this appeared to be a good project and asked if the development was going to be pier and beam, being told that was correct. Mr. Rector then asked if the floor would be raised above the slab. Mr. Carpe stated there would be 2' between the floor and the slab. Mr. Rector asked how long it would take to construct this development. Mr. Carpe stated it would be in 3 phases, and would take 3-4 weeks per house to develop. Mr. Rector then asked how many homes were being proposed, being told 218 single family homes. Mr. Rector asked if this development could be completed in 15-18 months, being told that was correct. There being no further questions or comments, Vice Chairman Tercero closed the public hearing.

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

CASE FILE NO. 2019-92-SP (approved with conditions)

Consider the approval of the request for a site plan to permit an apartment project (approx. 218 units) on the proposed Dorado Center, 7th Filing, City of Odessa, Midland County, Texas (on the southwest corner of Dr. Emmitt Headlee St. and Mission Blvd.)

Mr. McDaniel gave the following presentation: The property involved in this site plan request is located on the southwest corner of Dr. Emmitt Headlee St. and Mission Blvd. The site is located in Retail (R) and Multi-Family One (MF-1) zoning districts and is currently vacant land.

The applicant is ICA Development, owner, and LCA, consultant and the purpose of the site plan is to reflect the layout of the proposed 218 unit multi-family residential development on the property.

A development conference was held August 27th, 2019 with the applicants consultant and city staff present.

Staff Comments:

- The site plan has been submitted indicating the development of a multi-family complex made up of single-family style units, with a clubhouse, dog park, pool, and playground.
- The building setbacks, separations, parking, and height all meet ordinance requirements.
- The total lot area is approximately 30 acres. Approximate building coverage is 25% of the lot and meets ordinance requirements.
- A total of 811 parking spaces are provided, with 436 required. Each unit has a two car garage attached.
- Access to the site is from Mission Blvd, with a secondary access on Dr. Emmitt Headlee Road.
- Rollout trash cans are proposed for trash collection, rather than a centralized pickup location.
- A six (6) foot ornamental iron/masonry fence is proposed for this development with controlled entrances.
- All lighting for this development needs to be designed so that no light will bleed over to adjacent properties.
- All signage for the site must meet ordinance requirements. Permits are required for all signage.
- Walkability has been emphasized, with many units fronting off of a pedestrian only street.
- Street names need to be assigned prior to construction.
- Subdivision is not in a flood hazard area.
- The property will have private streets and utilities.

The site plan is ready for Commission approval as noted above.

There being no questions for City Staff, Member Rector moved the request be approved with the following condition:

1. Adoption of the site plan.

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

CASE FILE NO. 2019-93-P (approved with conditions)

Consider approval of the short form plat of Crossroads East, 3rd Filing, being a 1.148 ac. tract of land in Section 8, Block 41, T-2-S, T&P Ry. Co., City of Odessa, Ector County, Texas (southwest of the intersection of Hwy 191 and Billy Hext Road)

Mr. McDaniel gave the following presentation: The property involved in this request is located southwest of the intersection of Hwy 191 and Billy Hext Road. The site is zoned Light Commercial (LC), and is currently vacant. Land use in the general area consists of commercial development and vacant land.

The applicant is O'Reilly Auto Enterprises, owner, Baseline Corporation, consultant, and the purpose of the plat is to create one (1) lot for commercial development.

A platting conference was held August 27th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- A blanket refuse collection easement is noted on the plat.
- Original tax certificates need to be submitted prior to filing the plat.
- Lot numbering should continue from previous Crossroads East filings. (Lot 1, Block 2)
- 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.
- 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.

Commission action has been requested on the following item:

1. Add a statement to the plat: Access to Billy Hext Road is limited to the Joint Access easement as shown. (Public Works)

Mr. Byrd asked if this location was part of a shopping center. Mr. McDaniel stated it is part of an overall development the owners have been working on. This property is located off of Billy Hext Road and they wanted limited access.

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

1. Add a statement to the plat: Access to Billy Hext Road is limited to the Joint Access easement as shown.

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

CASE FILE NO. 2019-94-P (ETJ) (approved)

Consider approval of the short form plat of Westgate Acres Subdivision, 5th Filing, being approx. 1.87 ac. tract in Section 13, Block 43, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest of the intersection of W. University Blvd. and Mercedes Ave.)

Ms. Prieto gave the following presentation: The property involved in this request is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not having a zoning designation and is currently vacant.

The applicant is Ruth Douthit, owner, and the purpose of this plat is to create two (2) lots (ave. 0.92 ac./lot) for ownership purposes.

A platting conference was held August 27th, 2019 with the applicant's 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.
- Title of the plat needs to be corrected to read as 5th Filing and Lots 1 and 2, Block 25.
- This tract is outside the City limits and is in the ETJ.
- Water is available thru ECUD. Sewer is not available.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- Establish alignment of water and easement.
- An Improvements Agreement will not be required.

This plat is ready for Commission approval as noted above.

There being no questions or comments, Member Peacock moved the short form plat be approved as presented. Member Byrd seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2019-55-P (ETJ) (approved with conditions)

Consider approval of the preliminary plat of Fiesta Acres, 1st Filing, being an approx. 160 acre tract in Sec. 16, Blk. 42, T-3-S, T&P Ry. Co., Ector County, Texas (northeast of the intersection of S. U.S. Hwy 385 and J.P. Teal Dr.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northeast of the intersection of S. U.S. Hwy 385. and J.P. Teal Dr. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation, and is currently occupied by oilfield related uses and vacant land. Land use in the general area consists of commercial and oilfield development as well as vacant land.

The applicant is West TX DMG Properties, LLC, owner, Stanford Surveying Co., consultant, and the purpose of the plat is to create approx. 109 lots for ownership purposes.

A platting conference was held June 11th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Original tax certificates may need to be resubmitted prior to filing the plat, depending on expiration.
- A blanket refuse collection easement is noted on the plat
- This tract is outside the City limits and is in the ETJ.
- Water is available thru Industrial District contract. No pro rata is due.
- Drainage report has been submitted. Part of this tract is in a special flood hazard area, Zone A.
- We recommend building Wild West Trail and eliminating Chastain Parkway.
- Paving plans (to County standards) need to be submitted for review.

- J. P. Teal Drive (off-site) will need to be paved to County standards.
- Pipelines run through Wild West Trail ROW.

Commission action is requested on the following items:

1. Abandonment of JP Teal ROW needs to be completed prior to filing the final plat.
(Ector County, Public Works, Planning)

Mr. Rector asked if a representative of the applicant was present, with Mr. Gary Chastain, 6501 Opal Dr., approaching the lectern. Mr. Rector asked what the selling price of these homes would be, with Mr. Chastain indicating they would be the homes would be in a \$250,000-\$400,000 price range. Mr. Rector asked if these would be high-end homes, being told that was correct. Mr. Chastain then mentioned there would also be mobile homes in this development. Mr. Peacock asked about the large area in proposed Block 1, being told it is oilfield development.

Member Peacock moved the preliminary plat be approved with the following condition:

1. Abandonment of JP Teal ROW needs to be completed prior to filing the final plat.

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

CASE FILE NO. 2019-95-P (ETJ) (approved with conditions)

Consider approval of the preliminary plat of Trower Estates, 2nd Filing, being approx. 12.8 ac. tract in Section 33, Block 42, T-1-S, T&P Ry. Co. Survey, Ector Co., Texas (southwest of the intersection of N. County Road West and Hwy. 385)

Ms. Prieto gave the following presentation: The property involved in this request is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not having a zoning designation and is currently vacant.

The applicant is Sunset Country Club, owner, and Virgil Trower, optionee, and the purpose of this plat is to create twelve (12) lots (1.00 ac. – 1.48 ac.) for ownership purposes.

A platting conference was held August 27th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- Property needs to be identified as Block 6.
- 30 ft. front yard building setback is noted on the plat.
- This tract is outside the City limits and is in the ETJ.
- City utilities are not available.
- Drainage report needs to be 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 Ordinances and policies.
- This site is located in the northern section of the Odessa Wellfield.

Commission action is requested on the following item:

1. Add a note to the plat: Access to County Road West will be limited to the shared access easement only and show shared access easements on the plat. (6 total). (Public Works, Planning)
2. Due to the size of the lots, access spacing requirements for FM 1882 (County Road West), and location of the curve, shared access is required to safely accommodate this development. Post-development drainage/runoff should not exceed pre-existing conditions. (TXDOT)

Mr. Byrd asked about the shared access. Mr. Brinlee stated every 2 lots will share an access point.

Member Rector moved the preliminary plat be approved with the following conditions:

1. Add a note to the plat: Access to County Road West will be limited to the shared access easement only and show shared access easements on the plat. (6 total).
2. Due to the size of the lots, access spacing requirements for FM 1882 (County Road West), and location of the curve, shared access is required to safely accommodate this development. Post-development drainage/runoff should not exceed pre-existing conditions.

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

CASE FILE NO. 2019-19-P (approved)

Consider approval of the final plat of Ratliff Ridge 2nd 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. 91st St.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northeast of the intersection of Pepper Grass Ave and E. 91st St. The site is currently zoned Special Dwelling District (SPD) and is vacant. Land uses in the area consist of residential development to the east, and vacant land to the north, south, and west.

The applicant is Betenbough Homes, LLC, owner, and the purpose of the request is to facilitate development of 59 single-family residential lots (ave. 5,000 sq. ft.) and for ownership purposes.

The Planning and Zoning Commission gave preliminary approval of this plat on March 7, 2019 with the following condition:

1. Ryder Court is similar in naming convention with Riders Road located within the City of Odessa. Recommendation is for consideration to be given for a new street name to avoid any potential confusion for emergency response teams. (Ector County 911)

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

There being no questions or comments, Member Byrd moved the final plat be approved as presented. Member Rector seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2019-36-P (approved)

Consider the approval of the final plat of Ratliff Ridge, 3rd Filing, an approx. 12 acre tract in Section 35, Block 42, T-1-S, T&P Co. Survey, Ector County, Texas (northeast of the intersection of Pepper Grass Ave. and E 91st St.)

Mr. McDaniel gave the following presentation: The property involved in this preliminary plat request is located northeast of the intersection of Pepper Grass Ave. and E 91st St. The site is currently zoned Special Dwelling District (SPD) and is vacant. General land use in the area consists of single-family residential development and vacant land.

The applicant is Betenbough Homes, Owner, and the purpose of the final plat is to create sixty-nine (69) lots (min. 5,000 sq. ft.) for residential development.

The Planning and Zoning Commission gave preliminary approval of this plat on May 16, 2019 with the following condition:

1. Jack Rabbit Avenue is similar to Jack Rabbit Lane. Recommendation is for the street name to be changed to avoid confusion for emergency response vehicles. (Ector County 911)

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

Mr. Rector asked what they named the street, being told Hawk Ave.

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

CASE FILE NO. 2019-70-P(ETJ) (approved)

Consider approval of the final plat of Westfork Subdivision, 2nd Filing, being approximately a 76.66 ac. tract in Section 10, Block 43, T-2-S, T&P R. Co. Survey, Ector Co., Texas (northwest and northeast of the intersection of W. 42nd St. and Westfork Dr.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northwest and northeast of the intersection of W. 42nd St. and Westfork Dr. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is occupied by industrial development and vacant land. The property is surrounded by industrial development and vacant land.

The applicant is OBBCO Ranch, owner, and the purpose of the plat is to create fourteen (14) lots to facilitate industrial development and related uses on the property and for ownership purposes.

The Planning and Zoning Commission gave preliminary approval of this plat on July 18, 2019 with the following condition:

1. Secondary turnaround on proposed Eastfork Dr. needs to be provided.

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

Mr. Tercero asked what type of industrial development was going to be on this property, being told the Planning Staff did not have that information.

Member Rector moved the final plat be approved as presented. Member Peacock 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 2:09 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on September 5, 2019.

Steve Tercero, Vice Chairman

AGENDA
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBER
SEPTEMBER 19, 2019

1:30 P.M.

1. Approve the minutes of the following Planning and Zoning Commission meetings:
 - a. August 1, 2019
 - b. August 15, 2019

2. CASE FILE NO. 2019-23-Z
Open a public hearing to consider approval of the request by Temple Baptist Church, owner, and Maverick Engineering, agent, for various original and rezone requests involving Special Dwelling District (SPD), Multi-Family One (MF-1), Retail (R), Surface Drainage (SD), and Drill Reservation (DR) (See attached list), on an approx. 65 acre tract in Section 9, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Ector County, Texas. (northeast of the intersection of TX Hwy 191 and Billy Hext Road.)

3. CASE FILE NO. 2019-24-Z
Open a public hearing to consider approval of the request by Kaige Properties, LLC, owner, SW Howell, agent, for original zoning of Light Industrial (LI) on an approximately 8.63 acre tract out of Section 40, Block 42, T-2-S, T&P Ry. Co. Survey, City of Odessa, Ector County, Texas (southwest of the intersection of Interstate 20 and Crane Ave.)

4. CASE FILE NO. 2019-99-P
Consider approval of the short form plat of the Kaige Subdivision, an approximately 9.5 acre tract in Section 40, Block 42, T-2-S, T&P RY CO Survey, City of Odessa, Ector County, Texas (Southwest of the intersection of Interstate 20 and Crane Ave.)

5. CASE FILE NO. 2019-100-P
Open a public hearing to consider approval of the replat of Lots 6-8, Block 26, Orchard Subdivision Unit 23-16, City of Odessa, Ector County, Texas (Northeast of the intersection of Robertson Ave. and 38th St.)

6. Other business

7. Adjourn

Be it said and remembered that at 1:30 p.m. on the 19th day of September, 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: Gary Sims, Chairman
Leonard Byrd
Jimmy Peacock
Jim Rector
Steve Tercero

MEMBERS ABSENT: Renee Earls

OTHERS PRESENT: Randy Brinlee, Director of Planning and Development; Tim McDaniel, Planner; Maria Prieto, Planning Tech; Joe Tucker, Assistant City Engineer; Robert Carroll, Assistant City Attorney; and Anne Roney, Secretary.

The minutes of the August 1, 2019 and August 15, 2019 Planning and Zoning Commission meetings were approved, motion for approval being made by Member Peacock, seconded by Member Rector, with the vote being a unanimous "aye".

CASE FILE NO. 2019-23-Z (approved)

Open a public hearing to consider approval of the request by Temple Baptist Church, owner, and Maverick Engineering, agent, for various original and rezone requests involving Special Dwelling District (SPD), Multi-Family One (MF-1), Retail (R), Surface Drainage (SD), and Drill Reservation (DR) (See attached list), on an approx. 65 acre tract in Section 9, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Ector County, Texas. (northeast of the intersection of TX Hwy 191 and Billy Hext Road.

Mr. McDaniel gave the following presentation: There were 3 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 northeast of the intersection of TX Hwy 191 and Billy Hext Road. The site is currently designated Future Development (FD) and zoned Multi-Family One (MF-1) and is vacant. Land use in the general area consists of residential development north, east, and west, and commercial development to the south.

The applicant is Temple Baptist Church, owner, and Maverick Engineering, agent, and the purpose of the request is to align zoning with the new master plan for the area.

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 on the eastern side of the City of Odessa's Future Land Use Map, near Crossroads Church. This area is generally considered one of the prime areas for new residential and commercial growth in Odessa. The proposed zoning is consistent with the Comprehensive Plan.

Land Use: The proposed land use for this area is consistent with the identified City priority of "vibrant new neighborhoods" and a "diverse range of housing." The proposed original zonings and rezonings related to Multi-Family-One (MF-1) and Special Dwelling District (SPD) will facilitate the development of needed multi-family residential and affordable townhome type housing in the area. The proposed Retail (R) zoning will facilitate the development of uses intended as support services (restaurants, light retail, etc.) to the proposed adjacent residential uses.

Reasonableness: The proposed various zonings do not conflict with the land uses projected in the City of Odessa's Comprehensive Plan Future Land Use Map. The

proposed zonings and uses are compatible to existing adjacent uses and is an appropriate use of land adjacent to a major thoroughfare (Hwy. 191).

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

ZONING REQUEST LIST:

Original zoning of:

Multi-Family-One (MF-1) (approx. 13.16 ac.)
Multi-Family-One-Drill Reservation (MF-1-DR) (approx. 3.56 ac.)
Multi-Family-One-Surface Drainage (MF-1-SD) (approx. 2 ac.)
Retail (R) (approx. 7.9 ac.)
Special Dwelling District (SPD) (approx. 1.97 ac.)
Special Dwelling District-Surface Drainage (SPD-SD) (approx. 0.5 ac.)

Rezone request from:

Multi-Family-One (MF-1) to Multi-Family-One-Drill Reservation (MF-1-DR) (approx. 0.1 ac.)
Multi-Family-One (MF-1) to Multi-Family-One-Surface Drainage (MF-1-SD) (approx. 0.32 ac.)
Multi-Family-One (MF-1) to Special Dwelling District (SPD) (approx. 7.97 ac.)
Multi-Family-One (MF-1) to Special Dwelling District-Surface Drainage (SPD-SD) (approx. 0.42 ac.)
Single Family-One (SF-1) to Retail (R) (approx. 0.003 ac.)

Mr. Peacock asked if the Commission has seen the new Master Plan. Mr. Brinlee stated the new Master Plan was adopted when the school was considered. There being no further questions for City Staff, Chairman Sims opened the public hearing. With no one coming forward to speak for or against the request, Chairman Sims closed the public hearing.

Member Tercero moved the proposed original zonings and rezonings be approved as requested. Member Peacock seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2019-24-Z (approved)

Open a public hearing to consider approval of the request by Kaige Properties, LLC, owner, SW Howell, agent, for original zoning of Light Industrial (LI) on an approximately 8.63 acre tract out of Section 40, Block 42, T-2-S, T&P Ry. Co. Survey, City of Odessa, Ector County, Texas (southwest of the intersection of Interstate 20 and Crane Ave.)

Mr. McDaniel gave the following presentation: There were 2 notices mailed to surrounding property owners, with no notices returned, no written protests and no written approvals.

The property involved in this request is southwest of the intersection of Interstate 20 and Crane Ave. and has a pending plat request. The site is currently designated Future Development (FD) and is vacant. Land use in the general area consists of industrial development, oilfield development, and vacant land.

The applicant is Kaige Properties, LLC, owner, SW Howell, agent, and the purpose of the original zoning request is to facilitate industrial development on the property.

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: Land use in this general area consists of industrial development. Zoning in the area also generally consists of Light Industrial (LI). As such, this request is not out of line with the neighborhood.

Accessibility: This tract is located along Interstate 20, in a prime area for industrial development. Access to the Interstate will facilitate easy trade with other parts of the country.

Reasonableness: The proposed original zoning and use is compatible with existing adjacent land uses and is an appropriate use of land adjacent to a major thoroughfare (IH-20).

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

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

Member Peacock moved the original zoning be approved to Light Industrial (LI). Member Rector seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2019-99-P (approved with conditions)

Consider approval of the short form plat of the Kaige Subdivision, an approximately 9.5 acre tract in Section 40, Block 42, T-2-S, T&P RY CO Survey, City of Odessa, Ector County, Texas (Southwest of the intersection of Interstate 20 and Crane Ave.)

Mr. McDaniel gave the following presentation: The property involved in this short form plat request is located southwest of the intersection of Interstate 20 and Crane Ave. The portion of the site within the city limits is currently designated as Future Development (FD) with an application for original zoning of Light Industrial (LI). The portion outside of the city limits has no zoning designation and is in the City of Odessa ETJ. The site is vacant. Land use in the general area consists of industrial development and vacant land.

The applicant is Kaige Properties, LLC, owner, and SW Howell, consultant, and the purpose of this short form plat is to create a lot for industrial development and ownership purposes.

A platting conference was held September 10, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- A blanket refuse collection easement needs to be noted on the plat for trash collection purposes.
- Drainage report has been submitted. The tract is not in a flood hazard area.
- Drainage to Interstate 20 must be mitigated to not exceed pre-development conditions.
- Sewer is not available. Water needs to be extended across the frontage of the property. Submit plans for review.
- Submit plans for curb and gutter along the frontage of the property.
- 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. Add 25' utility easement across the front of the property. (Public Works)

2. One drive access point will be allowed. Current IH 20 schematic should be reviewed to determine where access can be permitted based on ramp configuration. Show the access on the plat and add a note limiting access to the one drive as shown. (Public Works/TxDOT)

Mr. Rector asked about the setback from IH-20. Mr. McDaniel stated the city is request a 25' utility easement.

Member Rector moved the short form plat be approved with the following conditions:

1. Add 25' utility easement across the front of the property.
2. One drive access point will be allowed. Current IH 20 schematic should be reviewed to determine where access can be permitted based on ramp configuration. Show the access on the plat and add a note limiting access to the one drive as shown.

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

CASE FILE NO. 2019-100-P (approved)

Open a public hearing to consider approval of the replat of Lots 6-8, Block 26, Orchard Subdivision Unit 23-16, City of Odessa, Ector County, Texas (Northeast of the intersection of Robertson Ave. and 38th St.)

Mr. McDaniel gave the following presentation: The property involved in this replat request is located northeast of the intersection of Robertson Ave. and 38th St. The site is currently zoned General Residential (GR) and is occupied by several residential use structures. Land use in the general area consists of single-family residential development.

The applicants are Don and Kendall Arnold, owners, SW Howell, consultant, and the purpose of this replat is to incorporate three (3) lots into two (2) lots for residential development and ownership purposes.

A platting conference was held September 10, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- A blanket refuse collection easement is noted on the plat.
- Interior lot lines have been adjusted to reflect compliance with ordinances regulations related to setbacks for existing structures on the property.
- Water and sewer are available. \$900 pro-rata is due.
- Drainage report has been submitted. This tract is in a special flood hazard area, Zone A.
- Pro-rata needs to be paid prior to filing the plat
- 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 approval as noted above.

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

Member Byrd moved the replat be approved as presented. Member Tercero 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 1:40 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on September 19, 2019.

Gary Sims, Chairman

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, PLANNING DIRECTOR

SUBJECT: CASE FILE NO. 2019-25-Z

APPLICANT: Redemption Church, owner
Tanner House, representative

REQUEST: Rezone from Two-Family-One (2F-1) to Retail (R)

PROPERTY INVOLVED: Lots 21-24, Block 1, Parker Heights addition (at the southwest corner of Walnut Ave and University Blvd.)

The property involved in this request is located at the southwest corner of Walnut Ave. and University Blvd. The site is zoned Two-Family-One (2F-1) and is occupied by a church building. Land use in the general area consists of retail and residential development.

The applicant is Redemption Church, owner, Tanner House, representative, and the purpose of the rezone request is to facilitate the development of retail and related uses.

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: Land use in this general area consists of retail and residential development. This request would be an extension of the adjacent Retail (R) zoning located west of this site.

Accessibility: This property is located near the intersection of University Blvd. and Dixie Blvd. The intersection of two major streets nearby will increase the desirability for this property to be used as a retail property. In the short term, access may be restricted due to the ongoing widening of University and any extra traffic generated by future uses may spill over into the adjacent single family residential neighborhood.

Reasonableness: While this property is located near Retail (R) development, the proposed use (boutique or other retail establishment) is somewhat more intensive than the existing church.

Staff has concerns related to the negative impact that a Retail use would have on adjacent single-family residential properties. With this in mind, should the Planning and Zoning Commission choose to approve this request, Planning Staff suggests amending the zoning request to Planned Development-Retail (PD-R) with the following conditions in order to minimize the impact to surrounding properties:

1. Site plan approval be required for any future changes on the property.
2. The following uses be allowed:
 - a. Residential (single-family or duplex); Church
 - b. General office use: Medical/Dental; Real Estate; Bank or Loan Office (including ATM); Insurance Office; Travel Office
 - c. Retail/Service Use: Drug Store or Pharmacy; Medical Supply Store; Laboratory, Medical or Dental; Antique Shop; Art Supply/Book Stationery Store; Customer Personal Service Shop; Key Shop; Gift, Apparel, or Similar Item Shop
3. Signage: Signage may only consist of existing sign, and may only be replaced by signage that can fit inside the existing cabinet.
4. Hours of operation: Any non-residential uses may only operate between the hours of 8 AM and 7 PM.
5. Access shall be limited to existing access points.
6. Solid screening fence be provided where property abuts residential development.

Information in order of inclusion:

- Area zoning/notification map
- List of uses allowed in a Retail (R) district

RETAIL

The following uses are allowed in the Retail (R) District:

PRIMARY RESIDENTIAL USES (14-2-2.1)

Single Family Dwelling Detached
Single Family Dwelling Attached
Two-Family Dwelling (Duplex)
Three or Four Family Dwelling
Multiple-Family Dwelling (Apartment)
Residence Home for the Elderly
Mobile or HUD-Manufactured Home Dwelling
RV Park
Housing, Special Arrangement and Types
Hotel or Motel

ACCESSORY AND INCIDENTAL USES (14-2-2.2)

Accessory Building or Use (Residential)
Accessory Building or Use (Business or Industry)
Beauty Shop -- One Chair Accessory Use
Garage or Estate Sale Accessory Use
Home Occupation
Off-Street Parking Required for Primary Use
Off-Street Parking Excess to Minimum Requirement
Swimming Pool (Private)
Temporary Field Office, Construction Yard or Office (Subject to temporary permit issued by Building Official)

UTILITY AND SERVICE USES (14-2-2.3)

Electrical Energy Generating Plant (by Specific Use Permit)
Electrical Substation (High Voltage Bulk Power)
Electrical Transmission Line (High Voltage)
Fire Station or Similar Public Safety Building
Gas Line and/or Regulating Station
Library, Public
Local Utility Line
Municipal Office Building or City Hall
Public Building, Shop or Yard of Local, State or Federal Agency
Wireless Communications Systems
Radio or Television Transmitting Station
Sewage Pumping Station
Storm Water Retention Basin or Pumping Station

(Retail -- Cont.)

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(Utility and Service Uses -- Cont.)

Telephone Business Office

Telephone Exchange--Switching, Relay or Transmitting Station Only

Utility Shops, Storage Yards or Building (Private)

Water Reservoir, Water Well or Pumping Station

Water Stand Pipe and Elevated Storage Tank

Water Treatment Plant

RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Amusement, Commercial (Indoor)

Country Club (Private)

Dance Hall or Night Club (by Specific Use Permit)

Golf Course (Commercial) (by Specific Use Permit)

Park or Playground (Public)

Park or Playground (Other Than Public)

Playfield or Stadium (Public)

Private Club (by Specific Use Permit)

Roller or Ice Skating Rink (by Specific Use Permit)

Swim or Tennis Club

Swimming Pool or Tennis Complex (Commercial) (by Specific Use Permit)

Tavern or Lounge (by Specific Use Permit)

Theater or Playhouse (Indoor)

EDUCATIONAL, INSTITUTIONAL & SPECIAL USES (14-2-2.5)

Art Gallery or Museum

Cemetery or Mausoleum (by Specific Use Permit)

Church or Rectory

College or University

Convent or Monastery

Day Care Center

Fairgrounds or Exhibition Area

Fraternal Club or Lodge

Home for Senior Citizens or Nursing Home

Hospital, Acute Care

Hospital, Chronic Care

Institution or Center for Alcoholic, Narcotic or Psychiatric Patients

Institution of Religious, Charitable or Philanthropic Nature

Institutional Out-Patient Medical Clinic

(Retail -- Cont.)

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Kindergarten or Nursery School
School, Business
School, Public or Denominational
School, Trade, Technical or Commercial

AUTOMOTIVE & TRANSPORTATION RELATED USES (14.2-2.6)

Auto Glass, Seat Cover or Muffler Shop
Auto Laundry or Car Wash
Auto Parts and Accessory Sales (Indoor)
Bicycle Sales and Service
Gasoline Sales
Gasoline or Motor Fuel Service Station
Helistop (by Specific Use Permit)
New Auto Display and Sales (Indoor)
Parking Lot or Structure Commercial (Primary Use) (by Specific Use Permit)
Parking Lot or Structure Non-Commercial
Railroad Track or Right-of-Way
Repair Garage (by Specific Use Permit)

RETAIL AND SERVICE TYPE USES (14-2-2.7)

Antique Shop
Art Supply Store
Bakery or Confectionery Shop (Retail)
Bank or Savings and Loan Office
Book or Stationery Shop
Cleaning and Pressing, Small Shop and Pick-Up
Clinic, Medical or Dental
Custom Personal Service Shop
Department, Variety or Discount Store
Drapery, Needlework, Fabric or Weaving Shop
Drug Store or Pharmacy
Florist or Garden Shop
Food and Beverage Sales
Furniture or Appliance Store
Greenhouse or Plant Nursery (Retail Sales)
Hardware Store
Household Appliance Service or Repair
Incidental or Accessory Retail or Service Use
Key Shop

(Retail -- Cont.)

Page 4

(Retail and Service Type Uses -- Cont.)

Laboratory, Medical or Dental
Laundry and Cleaning Shop (Self Service)
Medical Appliances and Fitting, Sales or Rental
Mortuary or Funeral Home
Office, General Business or Professional
Pawn Shop
Pet Grooming
Pet Shop
Reprographic Service
Restaurant or Cafeteria (Not Drive-In) (With Dining Room)
Restaurant or Eating Place (Drive-In Service)
Retail Shop, Apparel, Gifts, Accessories and Similar Items
Retail Shop or Store (General Items)
Sales, Outdoor Temporary
Studio -- Decorator, Artist or Photographer
Studio, Health, Exercise and Reducing
Studio -- Music, Dance or Drama
Tool Rental, Domestic, Small Equipment
Travel Bureau or Travel Consultant
Veterinarian Hospital (Indoor Animal Pens)
Veterinarian Office Only (No Animal Pens)

SIGN AND IDENTIFICATION USES (14-2-2.8)
(see Section 14-10-1)

Apartment or Housing Project Identification Sign
Apartment or Housing Project Informational Sign
Construction Sign Temporary
Development Sign Temporary
General Business Sign
Institutional Identification Sign
Institutional Information Sign
Name Plate
Office Identification Sign
Real Estate Sign (Temporary)

COMMERCIAL TYPE USES (14-2-2.9)

**Building Material and Home Supply Sales (Indoor Storage)
Laboratory, Scientific or Research
Mini-Warehouse**

AGRICULTURAL TYPE USES (14-2.2.10)

Greenhouse or Nursery (Commercial)

NATURAL RESOURCE STORAGE AND EXTRACTION (14-2.2.11)

**Petroleum or Gas Well (permitted in any district carrying Drill Reservation "DR"
suffix subject to Oil and Gas Ordinance)**

SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

Asphalt or Concrete Batching Plant (Temporary) (by Specific Use Permit)

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, PLANNING DIRECTOR

SUBJECT: CASE FILE NO. 2019-26-Z

APPLICANT: 2012 Cross B, LLC, owner
LCA, agent

REQUEST: Original zoning of Special Dwelling District (SPD)

PROPERTY INVOLVED: An approximately 23.5 acre tract in Section 45, Block 41, T-1-S, T&P Ry. Co. Survey, City of Odessa, Ector County, Texas (on the southeast corner of Kate Reed Dr. and Yukon Rd.)

The property involved in this request is located at the southeast corner of Kate Reed Dr. and Yukon Rd. The site is designated Future Development (FD) and is vacant. Land use in the general area consists of single-family residential development and vacant land.

The applicant is 2012 Cross B, LLC, owner, LCA, agent, and the purpose of the original zoning request is to designate the area as a possible school site.

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: Land use in this general area consists of single-family residential development and zoning in the area consists mostly of Special Dwelling District (SPD). As such, this request is in line with existing nearby zoning districts and the proposed use (charter school) is consistent with the neighborhood.

Accessibility: This tract is located along a future extension of Yukon Rd. Yukon serves as the main thoroughfare to the Parks Bell Ranch neighborhood and is capable of carrying the extra traffic that comes with a school.

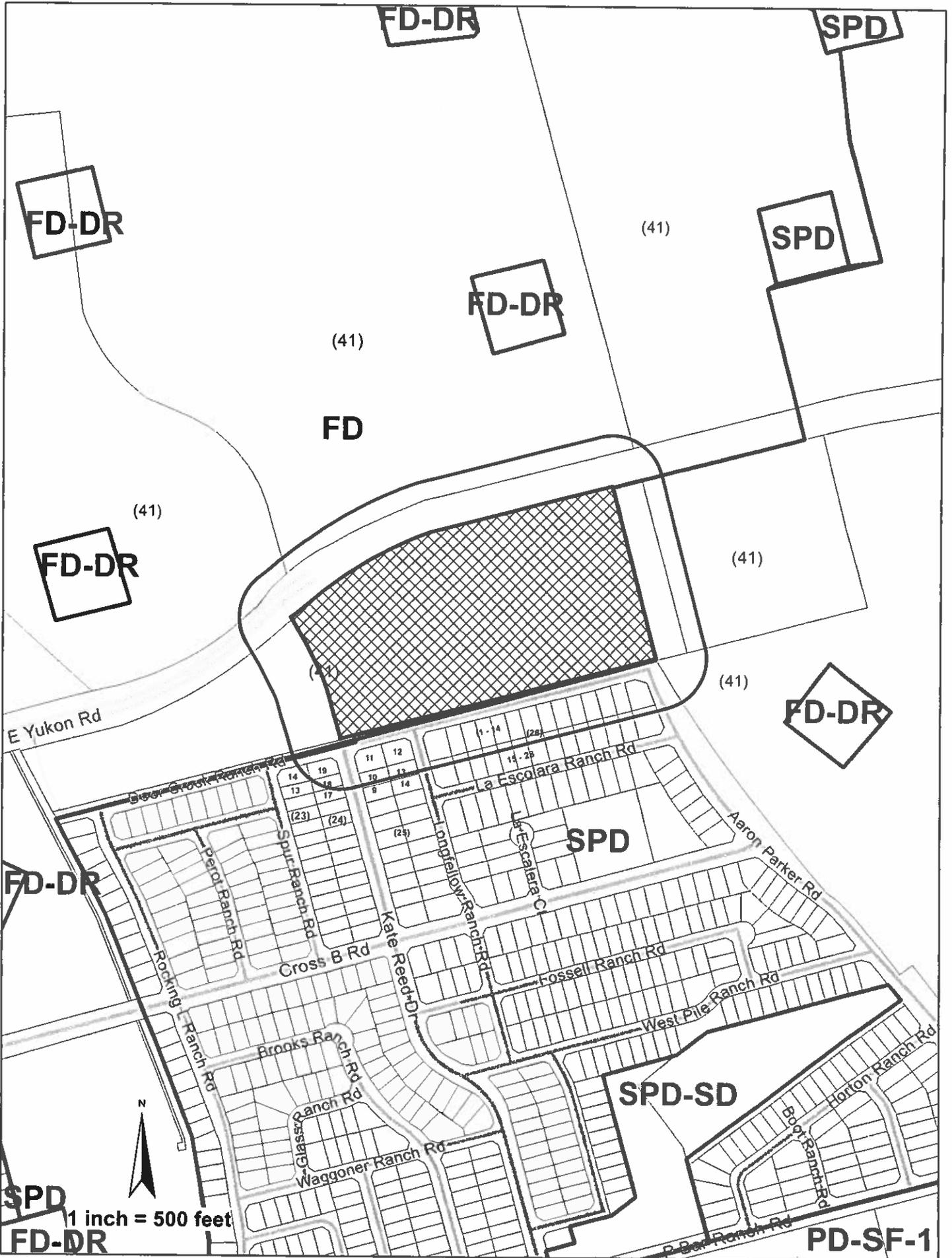
Reasonableness: The construction of a new educational facility in this neighborhood (charter school) would help increase alternative transportation methods (walking/biking) for students traveling to school. This could help alleviate automobile traffic at this campus, as well as any that the students might have otherwise attended.

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

Information in order of inclusion:

--Area zoning/notification map

--List of uses allowed in a Special Dwelling District (SPD)



SPECIAL DWELLING

The following uses are allowed in the Special Dwelling (SPD) District:

PRIMARY RESIDENTIAL USES (14-2-2.1)

Single Family Dwelling Detached
Single Family Dwelling Attached
Two-Family Dwelling (Duplex)
Residence Home for the Elderly (by Specific Use Permit)
Housing, Special Arrangement and Types

ACCESSORY AND INCIDENTAL USES (14-2-2.2)

Accessory Building or Use (Residential)
Beauty Shop -- One Chair Accessory Use (by Specific Use Permit)
Garage or Estate Sale Accessory Use
Home Occupation
Off-Street Parking Required for Primary Use
Stable, Private (by Specific Use Permit)
Swimming Pool (Private)
Temporary Field Office, Construction Yard or Office (Subject to temporary permit issued by Building Official)

UTILITY AND SERVICE USES (14-2-2.3)

Electrical Substation (High Voltage Bulk Power) (by Specific Use Permit)
Electrical Transmission Line (High Voltage) (by Specific Use Permit)
Fire Station or Similar Public Safety Building
Gas Line and/or Regulating Station
Library, Public (by Specific Use Permit)
Local Utility Line
Municipal Office Building or City Hall (by Specific Use Permit)
Sewage Pumping Station
Storm Water Retention Basin or Pumping Station
Telephone Exchange--Switching, Relay or Transmitting Station Only
Water Reservoir, Water Well or Pumping Station
Water Stand Pipe and Elevated Storage Tank

RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Country Club (Private (by Specific Use Permit)
Golf Course (Commercial) (by Specific Use Permit)
Park or Playground (Public)
Park or Playground (Other Than Public) (by Specific Use Permit)

(Special Dwelling -- Cont.)
Page 2

(Recreational and Entertainment Uses -- Cont.)

Playfield or Stadium (Public) (by Specific Use Permit)
Swim or Tennis Club (by Specific Use Permit)
Zoo (Public) (by Specific Use Permit)

EDUCATIONAL, INSTITUTIONAL & SPECIAL USES (714-2-2.5)

Cemetery or Mausoleum (by Specific Use Permit)
Church or Rectory
College or University (by Specific Use Permit)
Community Center (Public)
Convent or Monastery (by Specific Use Permit)
Day Care Center
Home for Senior Citizens or Nursing Home (by Specific Use Permit)
Hospital, Acute Care (by Specific Use Permit)
Hospital, Chronic Care (by Specific Use Permit)
Institution of Religious, Charitable or Philanthropic Nature (by Specific Use Permit)
Kindergarten or Nursery School (by Specific Use Permit)
School, Public or Denominational

AUTOMOTIVE & TRANSPORTATION RELATED USES (14-2-2.6)

Railroad Track or Right-of-Way

SIGN AND IDENTIFICATION USES (14-2-2.8) (see Section 14-10-1)

Apartment or Housing Project Identification Sign
Apartment or Housing Project Informational Sign
Construction Sign Temporary
Development Sign Temporary
Institutional Identification Sign
Institutional Information Sign
Name Plate
Real Estate Sign (Temporary)

AGRICULTURAL TYPE USES (14-2-2.10)

Farm, Garden or Orchard

(Special Dwelling -- Cont.)
Page 3

NATURAL RESOURCE STORAGE AND EXTRACTION (14-2-2.11)

Petroleum or Gas Well (permitted in any district carrying Drill Reservation "DR" suffix subject to Oil and Gas Ordinance)

SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

Asphalt or Concrete Batching Plant (Temporary) (by Specific Use Permit)

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-102-P

APPLICANT: Mount Olive Baptist Church, owner,
Newton Engineering, consultant

REQUEST: Replat

PROPERTY INVOLVED: Reed Addition, 2nd Filing, being a replat of Lot 1, Block 1, Reed Addition and 0.516 acres located in Section 35, Block 42, T-2-S, T&P Ry. Co. Survey, Ector County. (southwest corner of Barrett Ave. and Murphy St.)

The property involved in this request is on the southwest corner of Barrett Ave. and Murphy St. The site is zoned Retail (R) and is occupied by a church and related uses. Land use in the general area consists of single-family residential development and vacant land.

The applicant is Mount Olive Baptist Church, owner, Newton Engineering, consultant, and the purpose of the request is to consolidate church property into one (1) lot for ownership and development purposes.

A platting conference was held September 24th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Signature blocks need to be added prior to filing the plat.
- Topography, water/sewer layout, and interior ghost lines are not required on the face of the plat.
- 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.

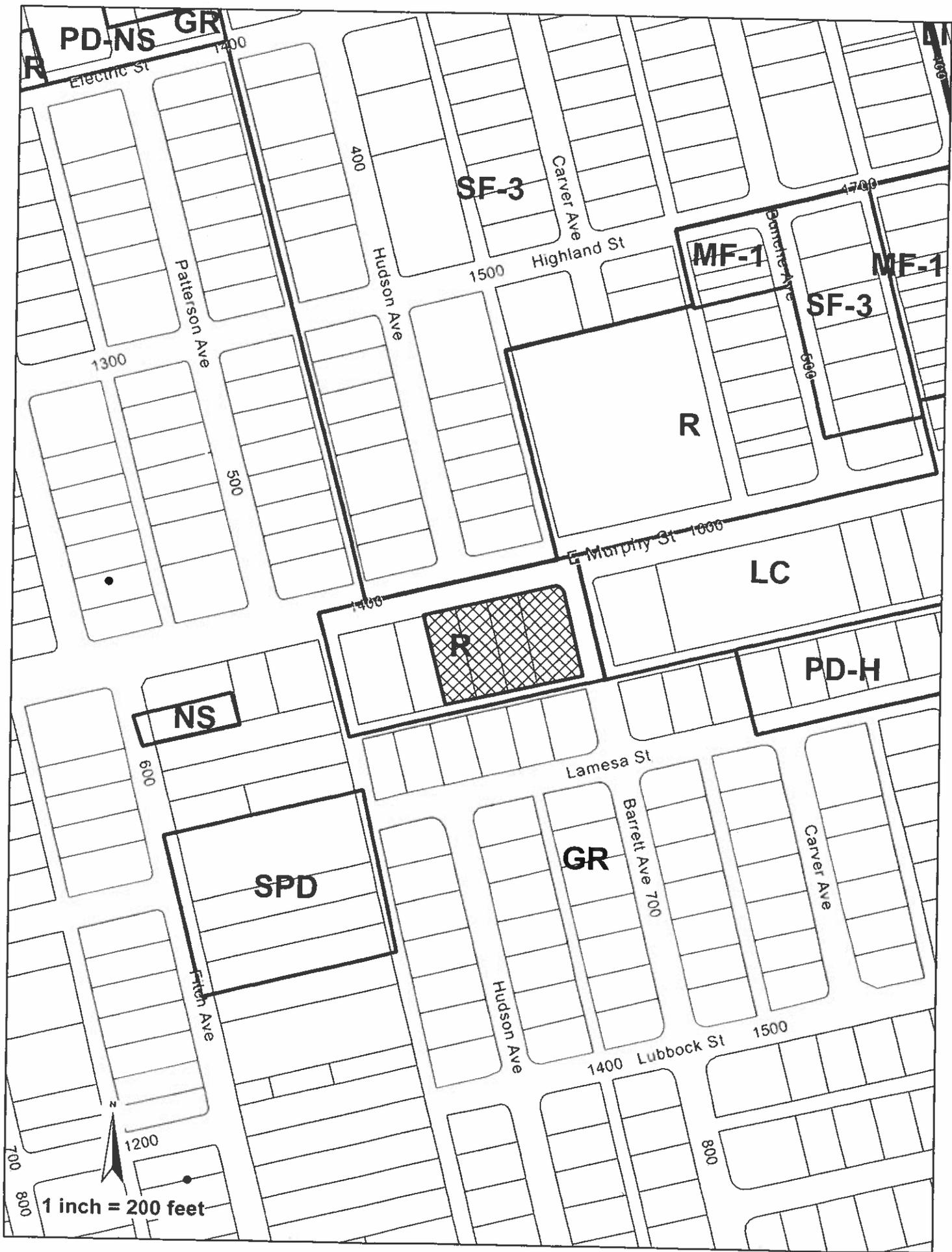
- An Improvements Agreement will be required for curb and sidewalk improvements.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.

The plat is ready for approval as noted above.

The following agencies submitted no comments or response with regard to this replat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



PD-NS GR

SF-3

MF-1

MF-1

SF-3

R

LC

PD-H

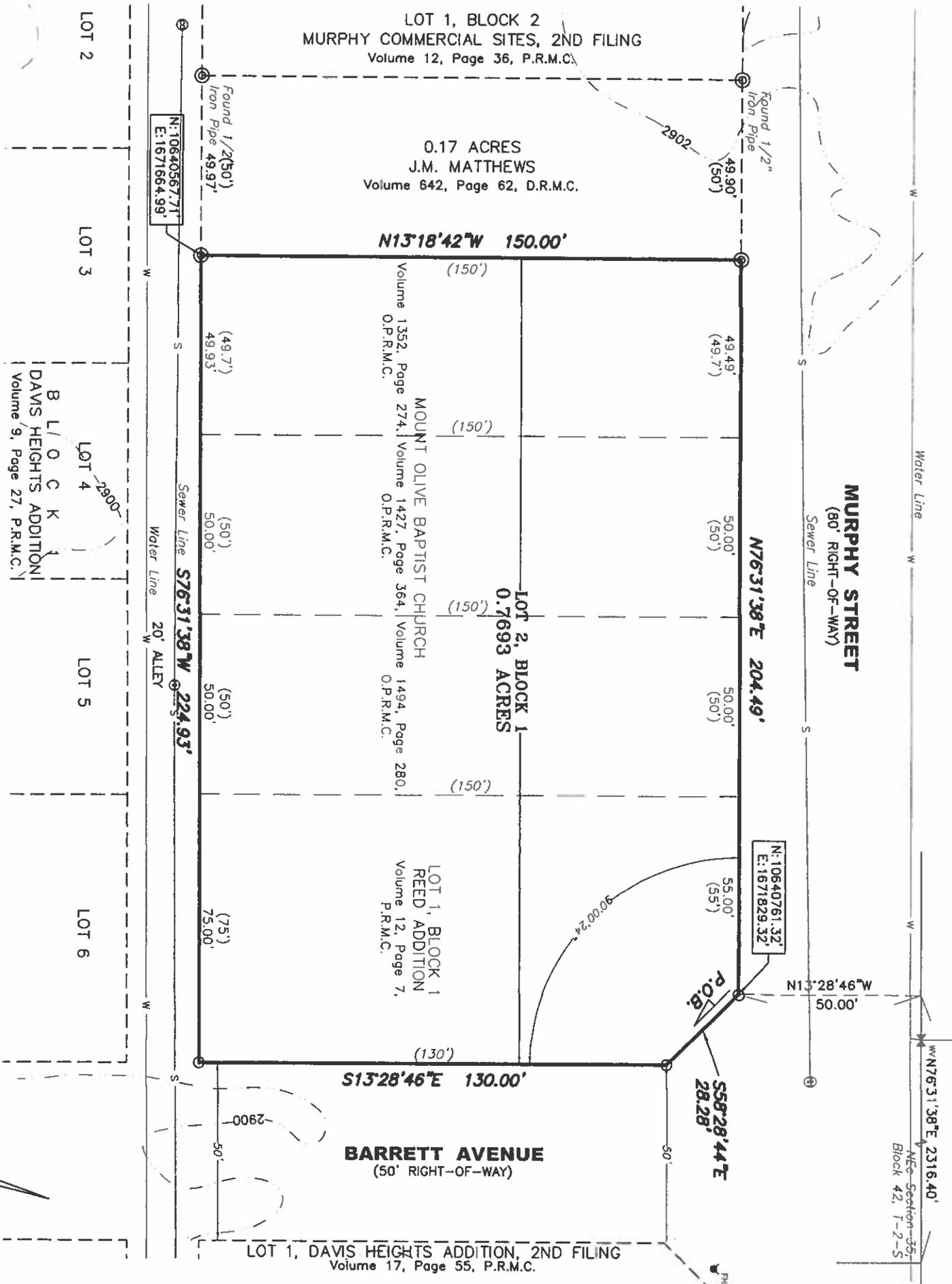
NS

SPD

GR

1 inch = 200 feet

**REED ADDITION
2ND FILING**



LOT 1, BLOCK 2
MURPHY COMMERCIAL SITES, 2ND FILING
Volume 12, Page 36, P.R.M.C.

0.17 ACRES
J.M. MATTHEWS
Volume 642, Page 62, D.R.M.C.

N13°18'42"W 150.00'

(150')
Volume 1352, Page 274, O.P.R.M.C.
MOUNT OLIVE BAPTIST CHURCH
Volume 1427, Page 364, O.P.R.M.C.

LOT 2, BLOCK 1
0.7693 ACRES

LOT 1, BLOCK 1
REED ADDITION
Volume 12, Page 7, P.R.M.C.

S13°28'46"E 130.00'

BARRETT AVENUE
(50' RIGHT-OF-WAY)

LOT 1, DAVIS HEIGHTS ADDITION, 2ND FILING
Volume 17, Page 55, P.R.M.C.

MURPHY STREET
(80' RIGHT-OF-WAY)

N76°31'38"E 204.49'

N:10640761.32'
E:1671829.32'

N13°28'46"W 50.00'

N/E Section 35
Block 42, 1-2-S

N:10640567.71'
E:1671664.99'

S76°31'38"W 224.93'

LOT 4
B L O C K
DAVIS HEIGHTS ADDITION
Volume 9, Page 27, P.R.M.C.

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-103-P(ETJ)

APPLICANT: Bassett Construction, Inc., owner
J Medrano Real Estate, LLC, consultant

REQUEST: Replat

PROPERTY INVOLVED: Lots 29-34, Block 11, Ridgewood Subdivision
(northeast corner of S CR 1313 and US Hwy 80)

The property involved in this request is on the northeast corner of S CR 1313 and US Hwy 80. The site is outside of the city limits, has no zoning designation, and is located in the City of Odessa ETJ. The site is occupied by commercial development. Land use in the general area consists of industrial and single-family residential development.

The applicants are Bassett Construction, Inc and J. Medrano Real Estate, LLC, owners, SW Howell, consultant, and the purpose of the replat is to incorporate five (5) lots into two (2) lots for ownership purposes.

A platting conference was held September 24th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- The tract is outside the City limits and is in the ETJ
- Water and sewer are not available.
- Drainage report has been submitted. This tract is in a special flood hazard area, zone 'A'.
- 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.

Commission action is requested on the following items:

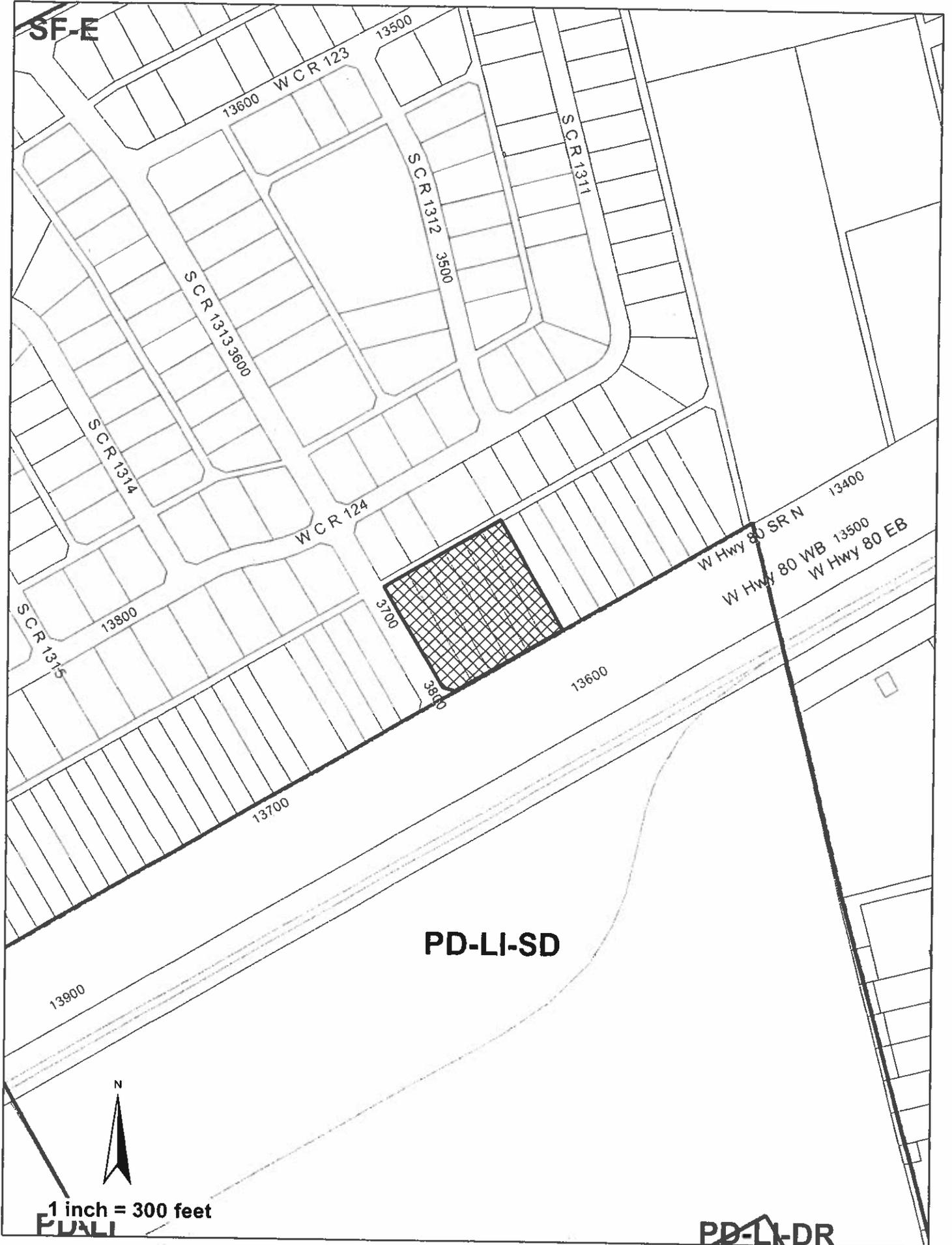
1. If there is a change in use of the site, then access should be evaluated. Based on the 50 mph speed limit for this roadway the access spacing is 425'. Access to this site should be from CR 1313. (TxDOT)
2. If the site is developed out from current condition, post-development runoff should not exceed pre-existing conditions. (TxDOT)

The following agencies submitted no comments or response with regard to this replat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat

SF-E



13500
WCR 123
13800

SCR 1312
3500

SCR 1311

SCR 1313
3600

SCR 1314

WCR 124

W Hwy 80 SR N
13400

SCR 1315
13800

3700

3800

13600

W Hwy 80 WB
13500

W Hwy 80 EB

13700

PD-LI-SD

13900



1 inch = 300 feet

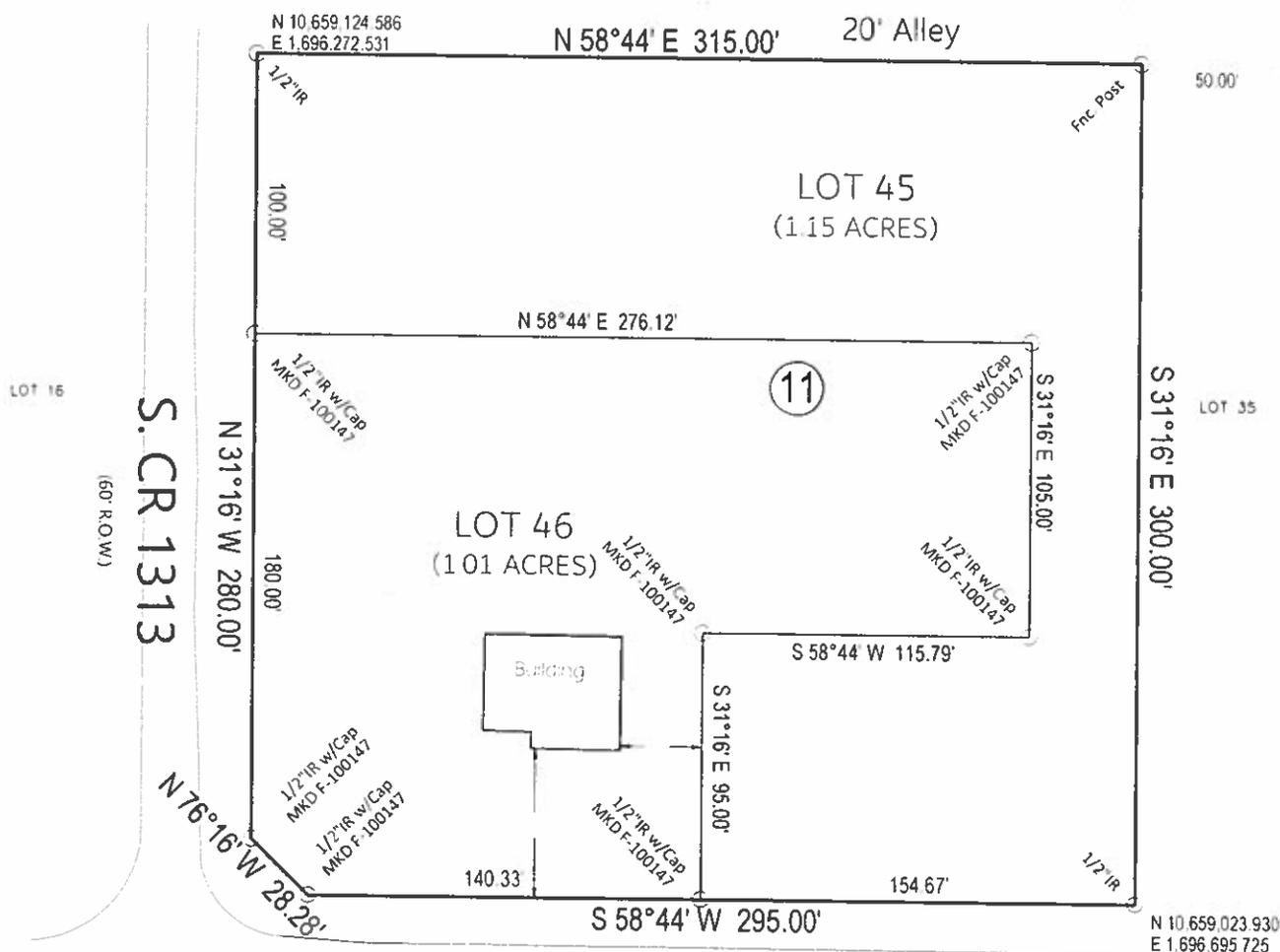
PD-LI

PD-LI-DR

REPLAT OF LOTS 29 THRU 34, BLOCK 11
RIDGEWOOD SUBDIVISION

A SUBDIVISION OF 2.16 ACRES IN SECTION 15, BLOCK 41, T-2-S, T&P RY. CO. SURVEY,
 MIDLAND COUNTY, TEXAS

LOT 15 LOT 28 LOT 27 LOT 26 LOT 25 LOT 24



LEGEND

- = PROPERTY LINE
- = PROPERTY CORNER

US Hwy 80 E.
 (230 ROW)



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-95-P (ETJ)

APPLICANT: Sunset Country Club, owner
Virgil Trower, optionee

REQUEST: Final Plat

PROPERTY INVOLVED: Barbara Estates, being approx. 12.8 ac. tract in Section 33, Block 42, T-1-S, T&P Ry. Co. Survey, Ector Co., Texas (southwest of the intersection of N. County Road West and Hwy. 385)

The property involved in this request is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant.

The applicant is Sunset Country Club, owner, and Virgil Trower, optionee, and the purpose of this plat is to create twelve (12) lots (1.00 ac. – 1.48 ac.) for ownership purposes.

The Planning and Zoning Commission gave preliminary approval of this request on September 5, 2019 (formerly heard as Trower Estates, 2nd Filing), with the following conditions:

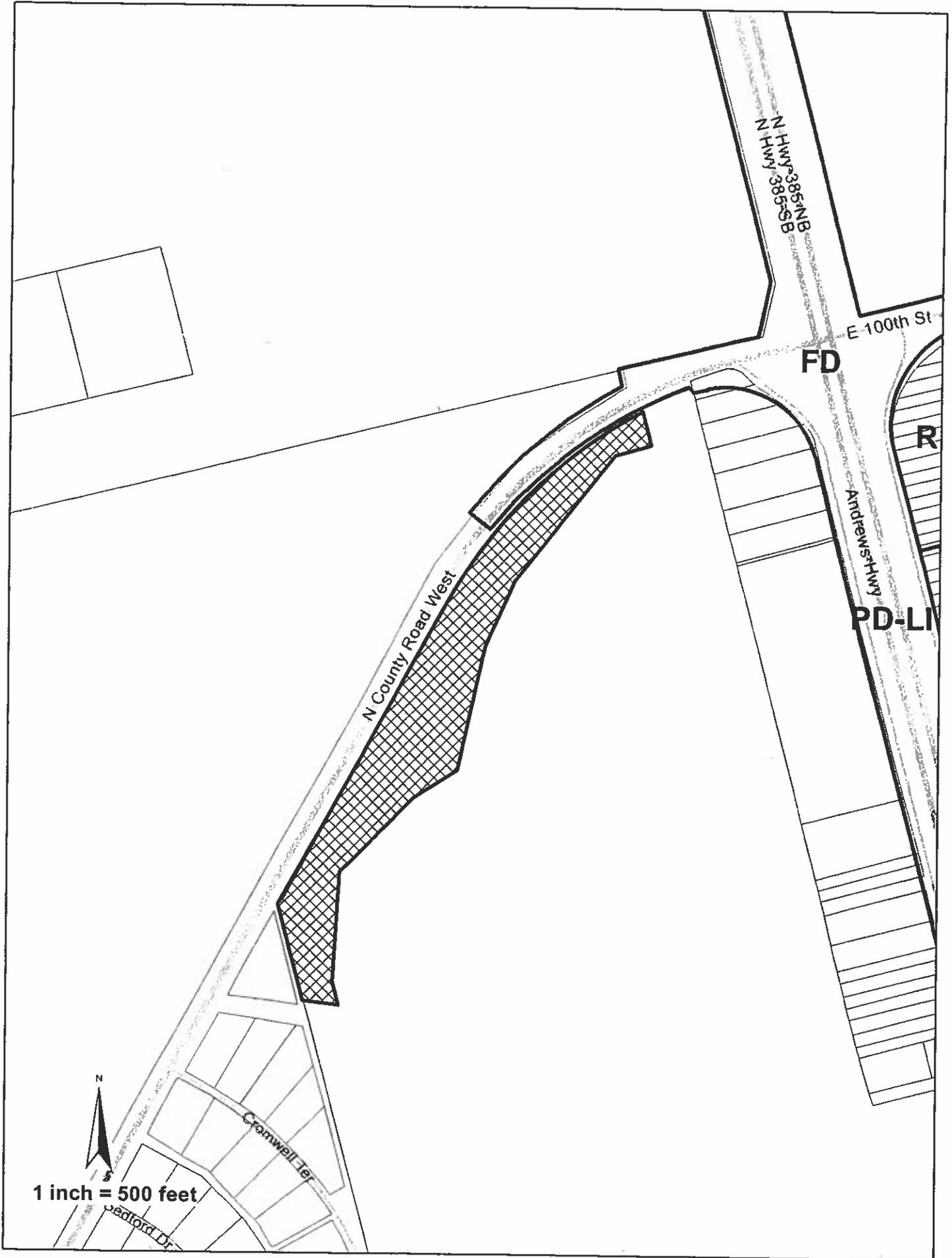
1. Add a note to the plat: Access to County Road West will be limited to the shared access easement only and show shared access easements on the plat. (6 total).
2. Due to the size of the lots, access spacing requirements for FM 1882 (County Road West), and location of the curve, shared access is required to safely accommodate this development. Post-development drainage/runoff should not exceed pre-existing conditions.

These conditions have been met and final plat is ready for Commission approval.

Information in order of inclusion:

--Area location map

--Copy of final plat



N HWY 385-NB
N HWY 385-SB

E 100th St

FD

R

Andrew's Hwy

PD-LI

N County Road West

Cromwell Ter
Jefferson Ave



1 inch = 500 feet

Bedford Dr

