

## AGENDA

### PLANNING AND ZONING COMMISSION

#### COUNCIL CHAMBER

OCTOBER 17, 2019

1:30 P.M.

1. Approve the minutes of the October 3, 2019 Planning and Zoning Commission meeting
2. CASE FILE NO. 2019-27-Z  
Open a public hearing to consider approval of the request by Lament 325, Inc. owner, LCA, agent, for original zoning of Special Dwelling District (SPD) on an approximately 22 acre tract and for rezoning from Planned Development-Office (PD-O) on an approximately 4.75 acre tract in Sections 10 and 15, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (south of the intersection of Santa Isabella St. and Mission Blvd.)
3. CASE FILE NO. 2019-28-Z  
Open a public hearing to consider approval of the request by Leeco Energy & Investments, INC, owner, LCA, agent, to rezone from Special Dwelling District-Drill Reservation (SPD-DR) to Special Dwelling District (SPD) on an approximately 0.23 acre portion out of Lot 50, Block 3, Desert Ridge 1<sup>st</sup> Filing, City of Odessa, Ector County, Texas (west of the intersection of N Grandview Ave and Boise Dr.)
4. CASE FILE NO. 2019-104-P  
Open a public hearing to consider approval of Desert Ridge 5<sup>th</sup> Filing, being a replat of Lots 81-83, Block 2 and Lot 50, Block 3, Desert Ridge 1<sup>st</sup> Filing (northwest of the intersection of Boise Dr. and N Grandview Ave)

5. CASE FILE NO. 2019-62-P  
Consider approval of the preliminary plat of Mardi Gras Estates, 3<sup>rd</sup> Filing, being a 29.46 acre tract located in Section 38, Block 42, T-1-S, T&P Ry. Co., Odessa, Ector County, Texas (northeast of the intersection of Evans Blvd. and 87<sup>th</sup> St.)
6. CASE FILE NO. 2019-105-P (ETJ)  
Open a public hearing to consider approval of the replat of Lots 12 and 13, Block 11, Ranch Acres (on the northeast corner of Palomino Ave. and W. 23<sup>rd</sup> St.)
7. CASE FILE NO. 2019-106-P (ETJ)  
Open a public hearing to consider approval of the replat of Lot 5, Block 9, Westmoor Acres (on the northeast corner of N. Huntington Ave. and W. 29<sup>th</sup> St.)
8. Other business
9. Adjourn

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, 2<sup>nd</sup> 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

Be it said and remembered that at 1:30 p.m. on the 3<sup>rd</sup> day of October, 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: Gary Sims, Chairman  
Leonard Byrd  
Connie Coots  
Jimmy Peacock

MEMBERS ABSENT: Renee Earls  
Jim Rector  
Steve Tercero

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; Gary Owens, Assistant Building Official; Robert Carroll, Senior Assistant City Attorney; and Anne Roney, Secretary.

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The minutes of the September 5, 2019 and September 19, 2019 Planning and Zoning Commission meetings were approved, motion for approval being made by Member Peacock, seconded by Member Byrd, with the vote being a unanimous "aye".

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CASE FILE NO. 2019-25-Z (approved with conditions to PD-R)

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.)

Mr. McDaniel gave the following presentation: There were 28 notices mailed to surrounding property owners, with no notices returned, 1 written protest and 1 written approval.

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.

There being no questions for City Staff, Chairman Sims opened the public hearing. Ms. Christina Murphy, 2404 Walnut, approached the lectern. She was concerned with the impact this request would have on the area. She is not against the request, however she was also concerned with any parking this request would have.

Ms. Darla Calloway, 2305 Walnut, approached the lectern. She stated she was on the edge of the notification area. The house next to her home used to serve as the parsonage for the church. Her concern is the increase in traffic this would bring, as well as what the change in use would do to her property values. She is not opposed to renovating the church. She did not see anything positive about the request.

Mr. Tanner House, representative for the church, approached the lectern. He stated they have closed the church but they still own the building. They have been approached by an individual who wants to open an antique store. The property has 50 parking spaces. A lot of the increased traffic has to do with the widening of University. There being no further questions or comments, Chairman Sims closed the public hearing.

Mr. Peacock asked if the city was requesting a different zoning. Mr. McDaniel stated the city is requesting a Planned Development-Retail zoning. The uses that are being recommended will still allow an antique store. The city is also limiting the hours of operation from 8 a.m. to 7 p.m. There will be no additional signs allowed for this area, a fence is being recommended along the property that is next to a residential area. Mr. Byrd asked if the residences were to the south of the property, being told that was correct. Mr. Byrd then mentioned the Oncor easement. Mr. McDaniel indicated the church does use the easement for parking. Mr. Bryd asked about the access. Mr. McDaniel stated the city is requesting that no additional access be provided and the property utilize the existing access. He then mentioned the city is also requesting site plan approval before anything goes in. Mr. Sims asked if the conditions that were being requested was acceptable to the applicant, being told they did not have a problem. Mr. Sims then asked the property owners who spoke if they had a problem with the conditions being requested by the city. Mr. House asked if the property could still be used as a church, being told that it could. Ms. Murphy asked if the building could be used as a church, with Mr. House stating that is one of the possibilities they are looking at.

Member Peacock moved the rezoning be approved to Planned Development-Retail (PD-R) with the following conditions:

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.

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

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CASE FILE NO. 2019-26-Z (approved)

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.)

Mr. McDaniel gave the following presentation: There were 14 notices mailed to surrounding property owners, with 1 notice returned, no written protests and no written approvals.

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.

Mr. Peacock asked if the school site would be for a charter school and not a school with ECISD, being told that was correct. 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 Coots moved the original zoning be approved to Special Dwelling District (SPD). Member Peacock seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2019-102-P (approved)

Open a public hearing to consider approval of Reed Addition, 2<sup>nd</sup> 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.)

Mr. McDaniel gave the following presentation: 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 24<sup>th</sup>, 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.

Member Byrd stepped down from the Commission at this time. 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 replat be approved as presented. Member Coots seconded the motion, with the vote being a unanimous "aye". Member Byrd then rejoined the Commission.

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CASE FILE NO. 2019-103-P (ETJ) (approved with conditions)

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)

Mr. McDaniel gave the following presentation: 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 24<sup>th</sup>, 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)

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 with the following conditions:

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.
2. If the site is developed out from current condition, post-development runoff should not exceed pre-existing conditions.

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

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

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)

Mr. McDaniel gave the following presentation: 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, 2<sup>nd</sup> 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.

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

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There being no further business to come before the Commission, the meeting was adjourned at 1:49 p.m.

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Anne Roney, Secretary, placed the minutes in the Minute Book on October 3, 2019.

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Gary Sims, Chairman

TO: PLANNING AND ZONING COMMISSION  
FROM: RANDY BRINLEE, PLANNING DIRECTOR  
SUBJECT: CASE FILE NO. 2019-27-Z

APPLICANT: Lament 325, inc, owner  
Maverick Engineering, agent

REQUEST: Original zoning of Special Dwelling District (SPD) (approx. 22 acres) and rezoning from Planned Development-Office (PD-O) to Special Dwelling District (SPD) (approx. 5 acres)

PROPERTY INVOLVED: An approximately 27 acre tract in Sections 10 and 15, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (south of the intersection of Santa Isabella St. and Mission Blvd.)

The property involved in this request is located south of the intersection of Santa Isabella St. and Mission Blvd. The site is designated Future Development (FD) and Planned Development-Office (PD-O) and is vacant. Land use in the general area consists of single-family residential development and vacant land.

The applicant is Lament 325, Inc, LLC, owner, Maverick Engineering, agent, and the purpose of the original and rezoning requests is to facilitate single-family residential 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:

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.

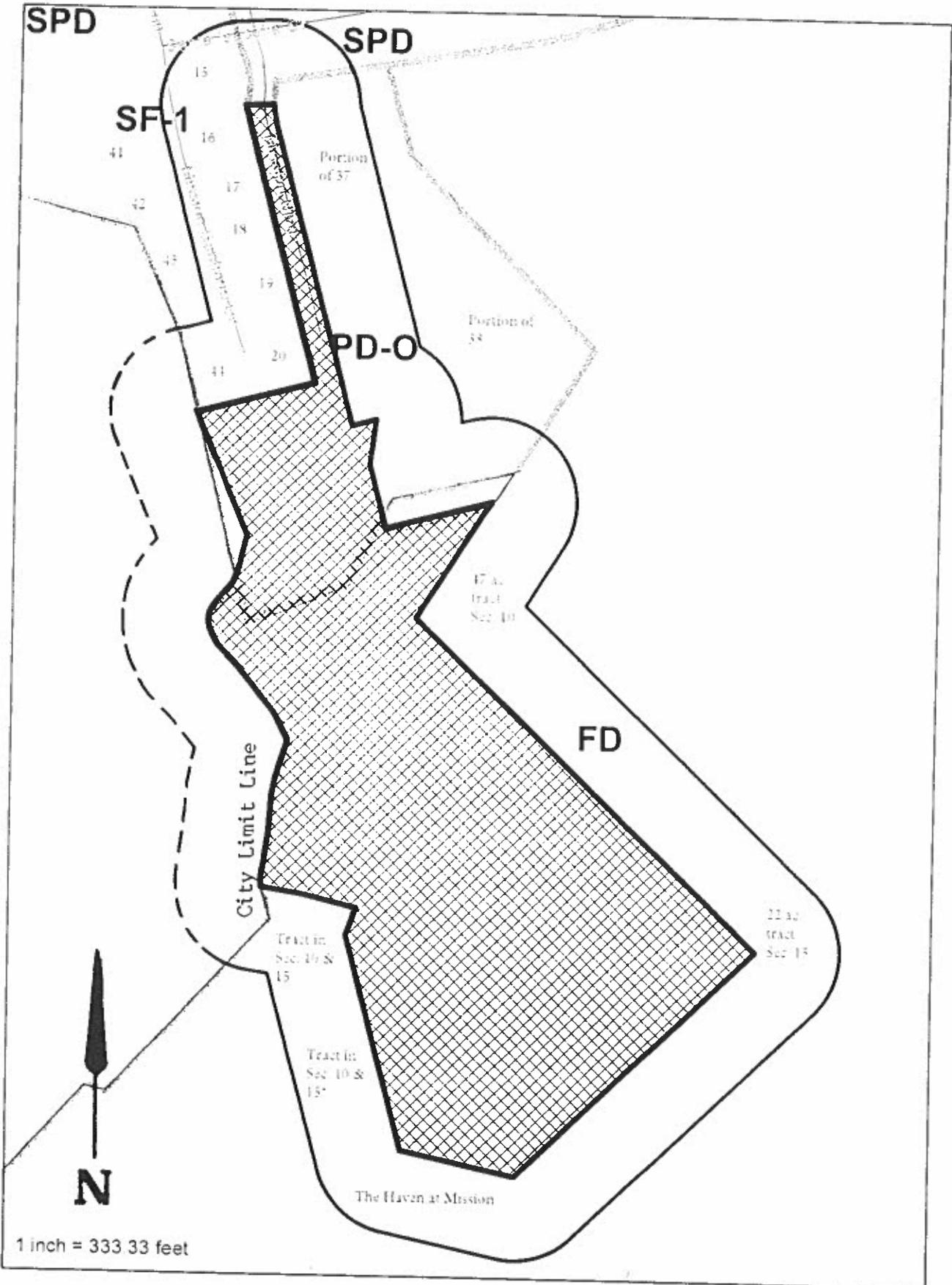
Accessibility: This tract will have one entrance to the development in the beginning phases of construction. The master plan for the area along with future plans for this development call for more connectivity to surrounding neighborhoods.

Reasonableness: A gated neighborhood is not out of character with the surrounding neighborhood, and fits well with nearby amenities.

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)



SPD

SPD

SF-1

PD-O

FD

City Limit Line

N

1 inch = 333.33 feet

Portion of 37

Portion of 38

17 ac. tract  
Sec. 10

Tract in  
Sec. 10 &  
15

22 ac.  
TRACT  
Sec. 15

Tract in  
Sec. 10 &  
15

The Haven at Mission

## 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.)  
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(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.)  
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**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. 2019-28-Z

APPLICANT: Leeco Energy & Investments, Inc., owner  
LCA, agent

REQUEST: Rezone from Special Dwelling District – Drill  
Reservation (SPD-DR) to Special Dwelling  
District (SPD)

PROPERTY INVOLVED: An approximately 0.23 acre portion out of Lot  
50, Block 3, Desert Ridge, 1<sup>st</sup> Filing, City of  
Odessa, Ector County, Texas (west of the  
intersection of N. Grandview Ave. and Boise  
Dr.)

The property involved in this request is located west of the intersection of N. Grandview Ave. and Boise Dr. The site is designated Special Dwelling District – Drill Reservation (SPD-DR) and is vacant. Land use in the general area consists of single-family residential development and vacant land.

The applicant is Leeco Energy & Investments, Inc., owner, LCA, agent, and the purpose of the rezone request is to add 0.23 acres to increase the area of existing Lots 81 thru 83, Block 2 Desert Ridge 1<sup>st</sup> Filing for residential development. Documentation related to the release of a part of the drill reservation has been provided by the applicant.

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

Consistency: The subject area is located in the north central area of the City of Odessa's Future Land Use Map. This area is considered one of the prime areas for new residential growth in Odessa. The City's Future Land Use Map calls for residential and open space development in this area. The rezone request is consistent with the City's Comprehensive Plan.

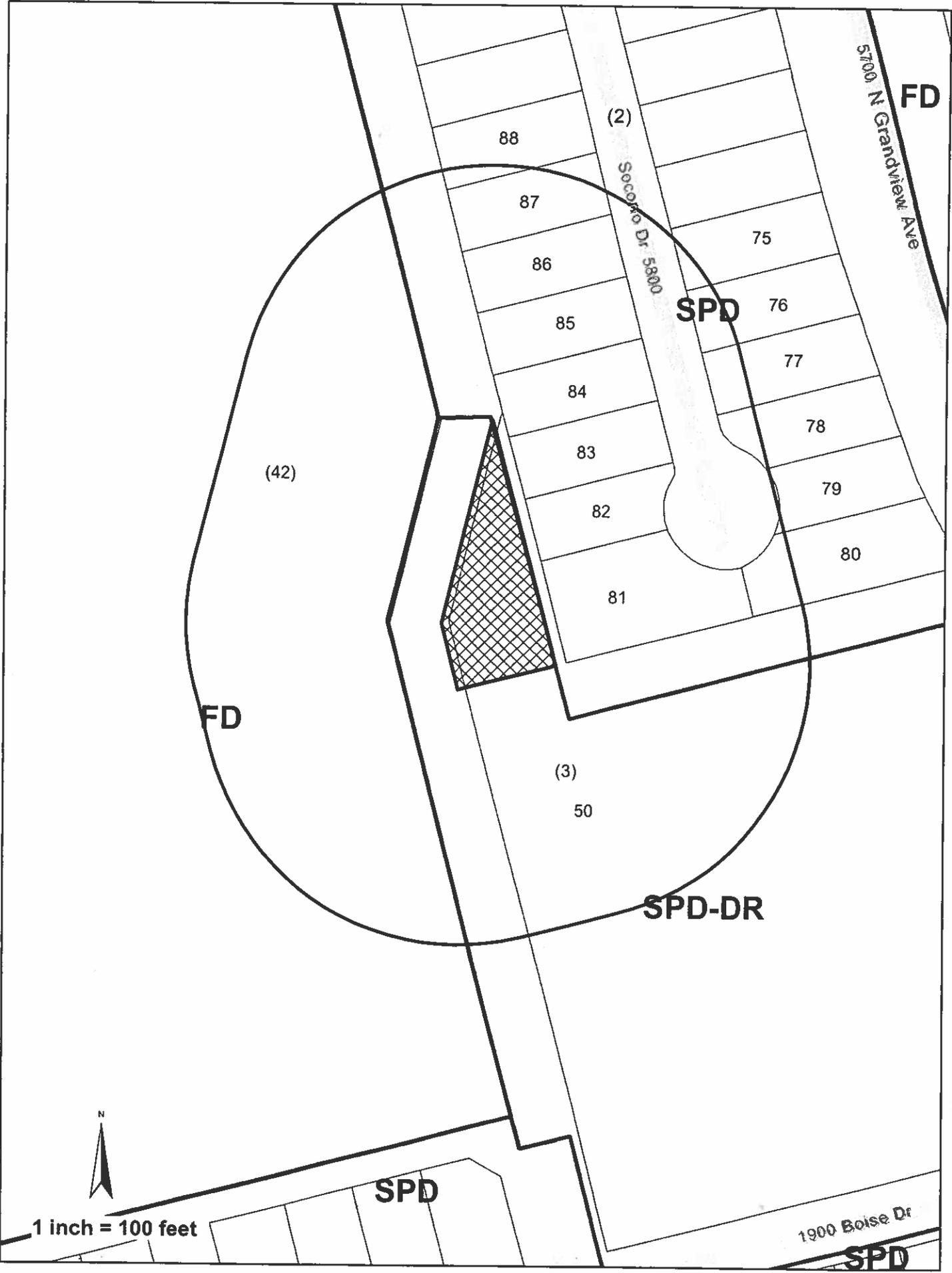
Land Use: Land use in this general area consists of single-family residential development and zoning in the area consists mostly of Special Dwelling District (SPD). As such, this request is in line with existing nearby zoning districts and the proposed use is consistent with the neighborhood.

Reasonableness: The proposed rezoning will be located near existing single-family housing and the use of the property involved in this request is compatible with existing land uses in the area. Also, the reshaping of the drill reservation will minimize impact to adjacent properties.

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. 2019-104-P

APPLICANT: Leeco Energy & Investments, Ricardo Montalvo, Brian and Kathy Vinson, and Anthony Michelli owners  
LCA, consultant

REQUEST: Replat

PROPERTY INVOLVED: Desert Ridge 5<sup>th</sup> Filing, being a replat of Lot 50, Block 3, and an approx. 0.23 acre tract in Desert Ridge 1<sup>st</sup> Filing, Ector County, Texas. (Northwest of the intersection of Boise Dr. and N Grandview Ave)

The property involved in this replat request is located northwest of the intersection of Boise Dr. and N Grandview Ave. The site is currently zoned Special Dwelling District (SPD) and Special Dwelling – Drill Reservation (SPD –DR) with an application pending for rezoning from Special Dwelling District- Drill Reservation (SPD-DR) to Special Dwelling District (SPD) and is currently occupied by residential housing and vacant land.

The applicants are Lee Energy & Investments, Inc., Ricardo Montalvo, Brian & Kathryn Vinson, and Anthony Owners, and LCA, Agent and the purpose of the replat is to add approximately 0.23 acres to increase existing Lots 81 thru 83, Block 2 Desert Ridge 1<sup>st</sup> Filing for residential development. Documentation related to the release of a part of the drill reservation has been provided by the applicant.

A platting conference was held October 8, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- Drill site needs to be identified as Lot 51, Block 3.

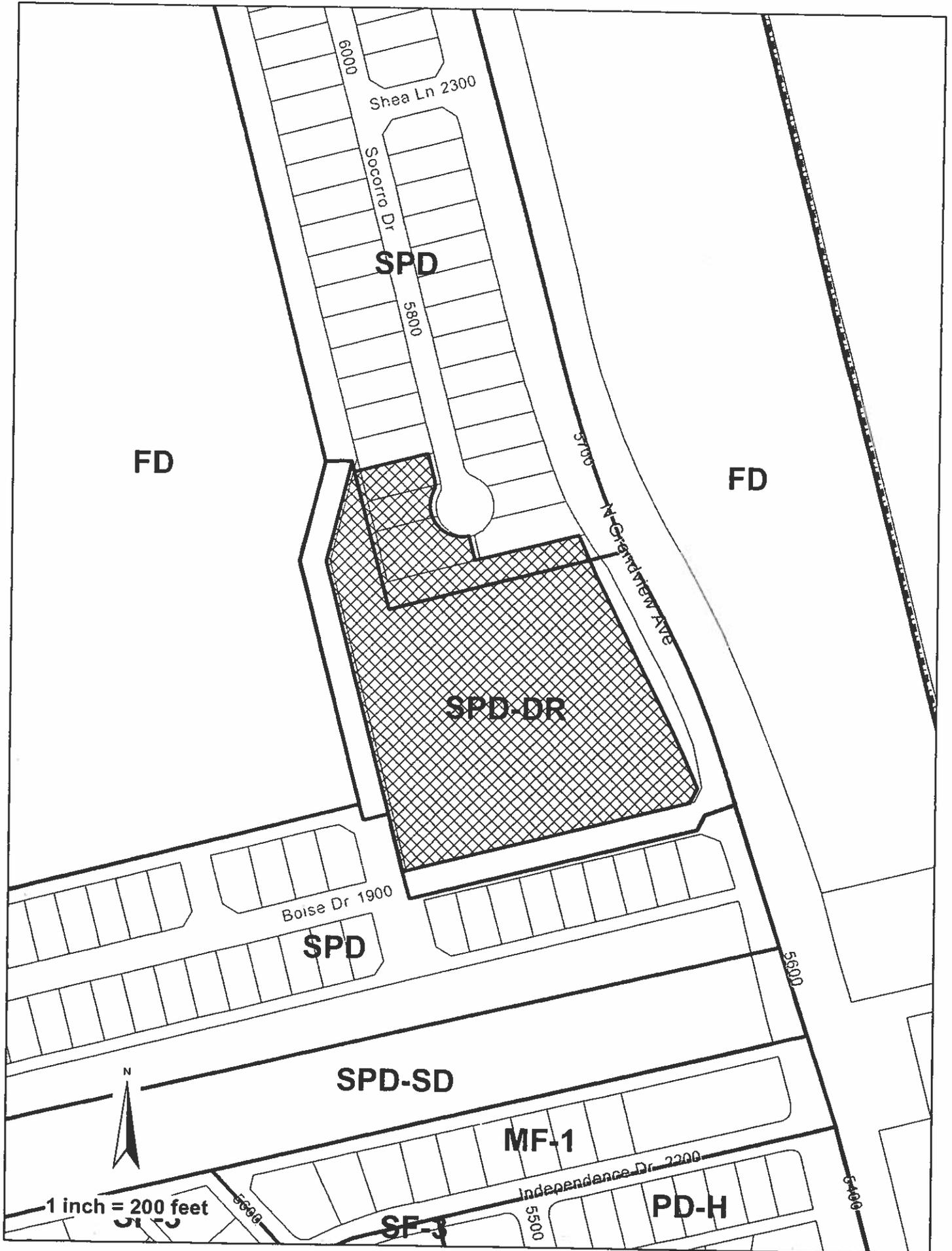
- Water and sewer are available. No pro rata is due.
- An Improvements Agreement will be required.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.

This plat is ready for Commission approval as noted above.

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, Sanitation, Building Inspection, Cable One, Atmos Energy, ECISD, SBC, PostMaster, T.H.D., El Paso Natural, Oncor, Huntsman Polymers Corp., Appraisal District, Ector County 911 District, Grande Communications, ConocoPhillips Pipeline Company, Chevron, and Colorado River Municipal Water District.

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat





TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-62-P

APPLICANT: Jack N Mousa, LTD, owner  
LCA, consultant

REQUEST: Preliminary Plat

PROPERTY INVOLVED: Mardi Gras Estates, 3<sup>rd</sup> Filing, being a 29.46 acre tract located in Section 38, Block 42, T-1-S, T&P Ry. Co., Odessa, Ector County, Texas (northeast of the intersection of Evans Blvd. and 87<sup>th</sup> St.)

A preliminary plat related to this property was approved by the Commission on July 18, 2019. An amended preliminary plat has been resubmitted by the applicant necessitating a reconsideration.

The property involved in this request is located northeast of the intersection of Evans Blvd. and 87<sup>th</sup> St. The site is currently zoned Special Dwelling District (SPD) and is currently vacant. Land use in the general area consists of single-family residential development and vacant land.

The applicant is Jack N Mousa, LTD, owner, LCA, consultant, and the purpose of the plat is to create approx. 170 lots for ownership purposes.

A platting conference was held October 8<sup>th</sup>, 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.
- Administrative site plan approval is required prior to development.

- Water and sewer are available for extension. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Water, sewer, paving, drainage and excavation plans from Playa #3 and east on-site basin need to be submitted for review and acceptance.
- Street names need to be spelled out.
- 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.

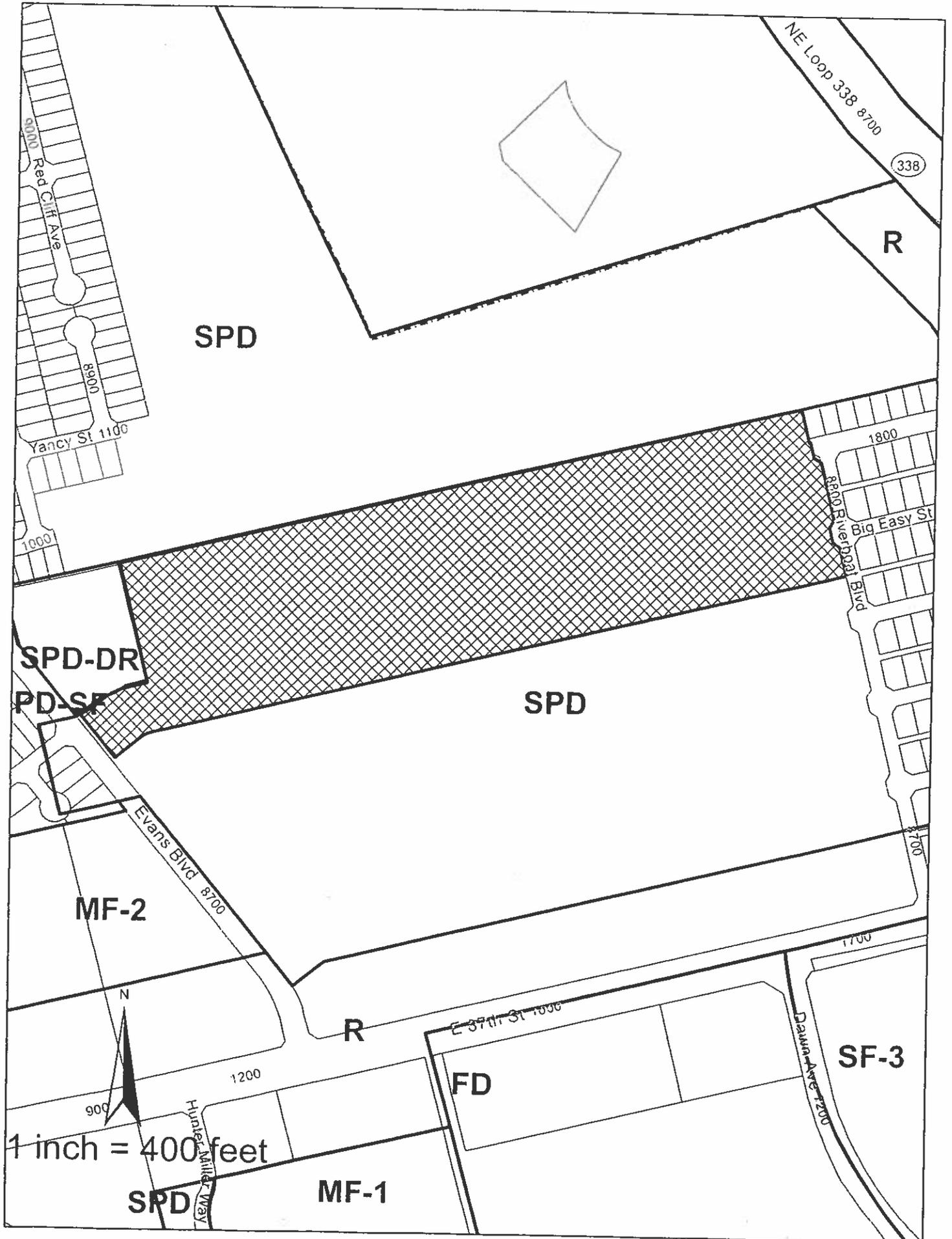
The plat is ready for approval with the following conditions:

1. Connect to already constructed portion of Wagon Way in Ratliff Ridge 1<sup>st</sup> filing, Phase 3. (Planning/Public Works)
2. Add a note to the plat: No direct access to Evans Boulevard from Lot 25, Block 5. (Public Works)
3. Plat needs to show the west side of Evans Blvd, for alignment with the existing side streets. (Public Works)

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, Cable One, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, Chevron, Ector County Health Dept., and Ector County Public Works.

Information in order of inclusion:

- Area zoning map
- Copy of proposed preliminary plat





TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-105-P(ETJ)

APPLICANT: Ortega Property Management, owner  
Treviño Engineering, consultant

REQUEST: Replat

PROPERTY INVOLVED: Lots 12 and 13, Block 11, Ranch Acres (on the northeast corner of Palomino Ave. and W. 23<sup>rd</sup> St.)

The property involved in this request is on the northeast corner of Palomino Ave. and W. 23<sup>rd</sup> St. 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 single-family residential development and vacant land. Land use in the general area consists of single-family residential development and vacant land.

The applicant is Ortega Property Management, owner, Treviño Engineering, consultant, and the purpose of the replat is to divide two (2) lots into six (6) lots for residential development and ownership purposes.

A platting conference was held October 8<sup>th</sup>, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Ghost lines showing former lot lines are not necessary.
- Proposed street needs to be named in accordance with Ector County standards and designated as public or private. (See #14)
- West 23<sup>rd</sup> St needs to be identified properly.
- Ownership certificates and original tax certificates will be needed prior to filing plat.

- Drainage report has been submitted. Detention for Lots 19-20 needs to be worked out prior to filing the plat.
- Water is available thru ECUD and needs to be extended to serve all lots. Sewer is not available.
- Loop water through Lot 22 back to 23<sup>rd</sup> St. Water plans need to be submitted.
- Submit paving plans for the proposed street.
- Proposed street needs a name.
- Add Block 11 to the plat.
- An improvements agreement will not be required.

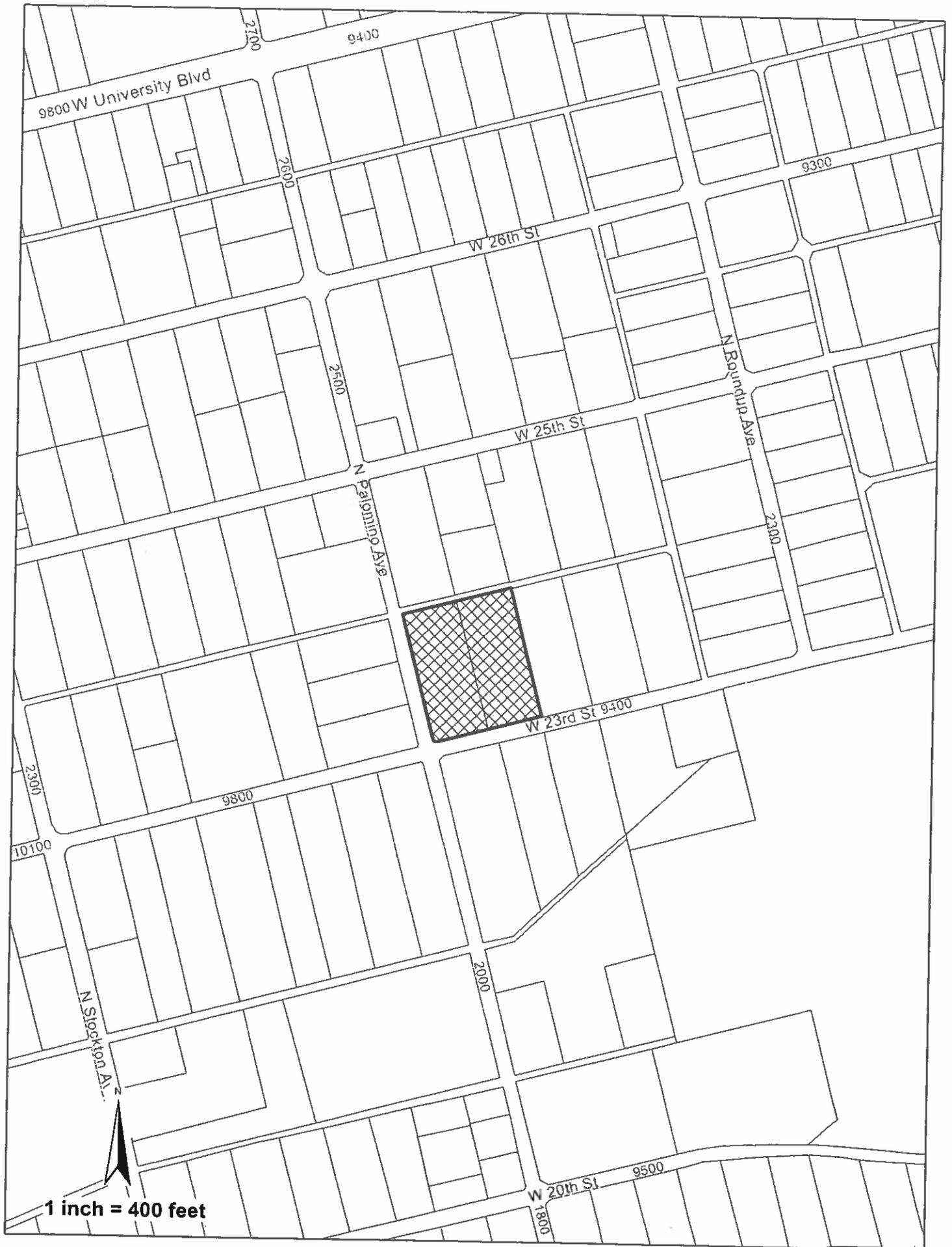
Commission action is requested on the following item:

1. All lots must connect to public water prior to filing the plat. (Public Works)

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

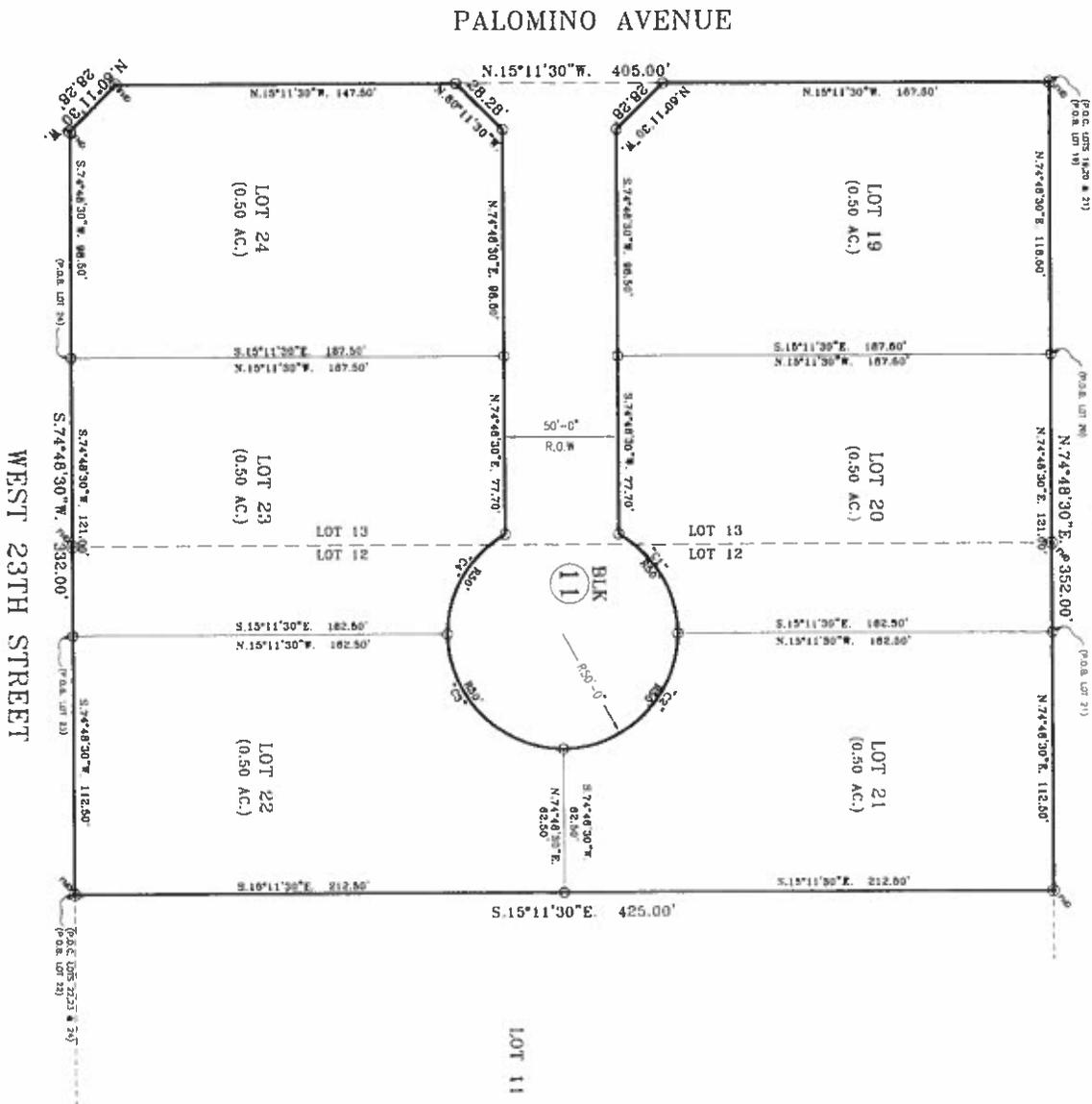
Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



1 inch = 400 feet

REPLAT OF LOT 12 & 13 BLOCK 11  
**RANCH ACRES**  
 A SUBDIVISION OF ECTOR COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-106-P(ETJ)

APPLICANT: Ortega Property Management, owner  
Treviño Engineering, consultant

REQUEST: Replat

PROPERTY INVOLVED: Lot 5, Block 9, Westmoor Acres (on the northeast corner of N. Huntington Ave. and W. 29<sup>th</sup> St.)

The property involved in this request is on the northeast corner of N. Huntington Ave. and W. 29<sup>th</sup> St. 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 single family residential development and vacant land. Land use in the general area consists of single-family residential development and vacant land.

The applicant is Ortega Property Management, owner, Treviño Engineering, consultant, and the purpose of the replat is to divide one (1) lot into three (3) lots for residential development and ownership purposes.

A platting conference was held October 8<sup>th</sup>, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Ownership certificates and original tax certificates needed prior to filing the plat.
- Property needs to be properly identified (Lots 12-14, Blk 9)
- This tract is outside the City limits and is in the ETJ
- Drainage report has been submitted. This tract is not in a flood hazard area.

- Water is available through ECUD
- An improvements agreement will not be required.

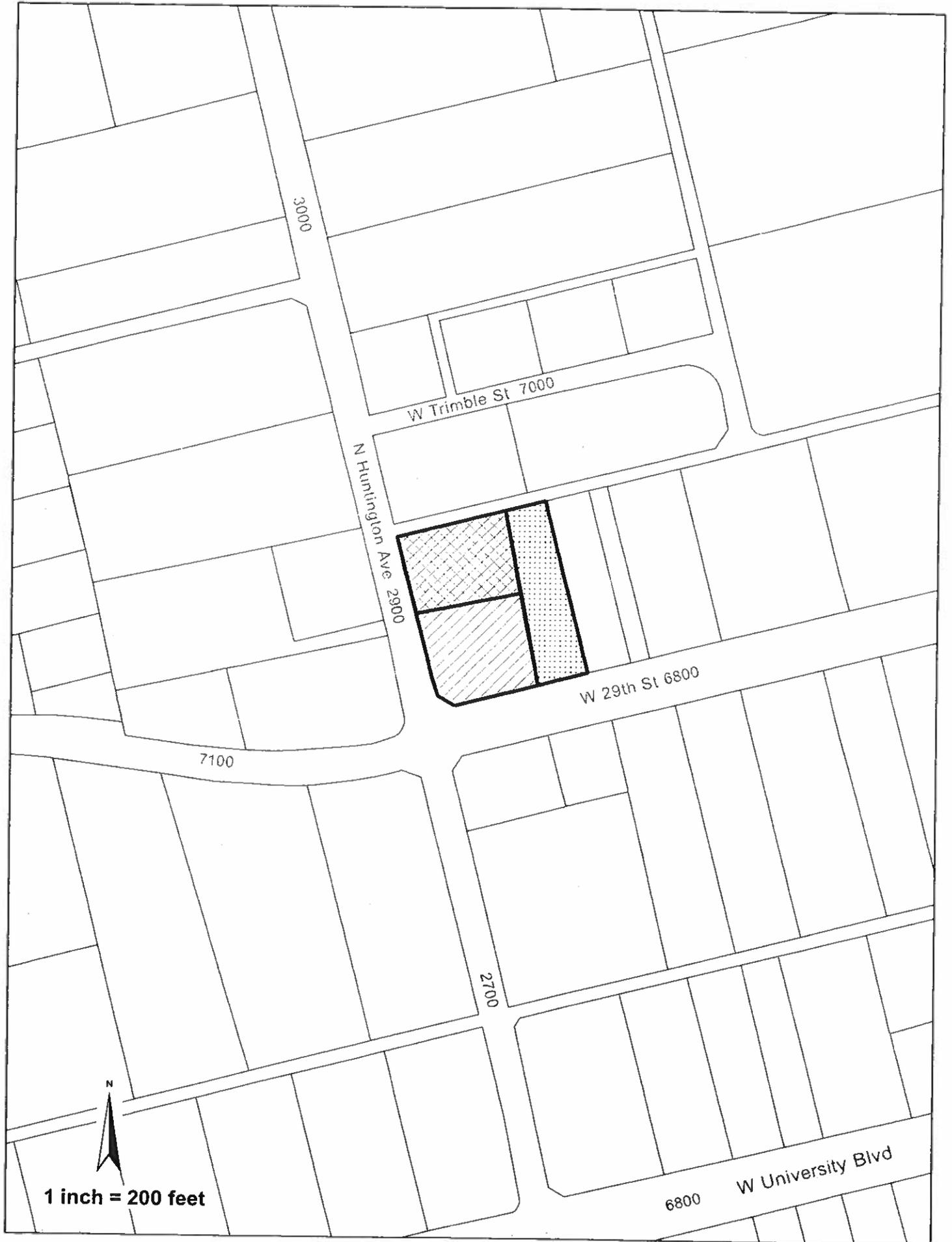
Commission action is requested on the following item:

1. Lot 13 is not adjacent to public water. All lots must connect to public water prior to filing the plat. (Public Works)

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



REPLAT OF LOT 5 BLOCK 9  
**WESTMOOR ACRES**  
 A SUBDIVISION OF ECTOR COUNTY, TEXAS

