

## AGENDA

### PLANNING AND ZONING COMMISSION

#### COUNCIL CHAMBER

NOVEMBER 21, 2019

1:30 P.M.

1. Approve the minutes of the November 7, 2019 Planning and Zoning Commission meeting
2. CASE FILE NO. 2019-30-SUP  
Open a public hearing to consider approval of the request by New Dawn Fellowship, owner, Roger, Wells, optionee, for a specific use permit to allow a repair garage use in a Retail (R) zoning district on Lots 1-2, Block 7, Grandview Subdivision (2101 E 9<sup>th</sup> St.)
3. CASE FILE NO. 2019-31-Z  
Open a public hearing to consider approval of the request by Mary Daramola, owner, for rezone from Single Family-Three (SF-3) to Neighborhood Services (NS) on an approximately 0.1607 acre tract out of Lot 1, Block 14, Crestview, City of Odessa, Ector County, Texas (Southwest of the intersection of W 8<sup>th</sup> St. and N Lauderdale Ave.)
4. CASE FILE NO. 2019-122-P  
Consider approval of the short form plat of Parks Bell Ranch North, 6<sup>th</sup> Filing, being a 23.43 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 Yukon Road and Kate Reed Dr.)
5. CASE FILE NO. 2019-123-P (ETJ)  
Consider approval of the preliminary plat of Motley's Subdivision, being a 29.15 acre tract located in Section 42, Block 42, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (northwest of the intersection of S. Crane Ave. and U.S. Hwy 385)

6. CASE FILE NO. 2019-124-P (ETJ)

Open a public hearing to consider approval of the replat of Lots 2 & 3 and Well Site No. 4, Block 1, Western Industrial Site, Odessa, Ector County Texas. (Southeast of the intersection of W 42<sup>nd</sup> St. and N FM 1936.)

7. Other business

8. Adjourn

## AGENDA

### PLANNING AND ZONING COMMISSION

#### COUNCIL CHAMBER

NOVEMBER 7, 2019

1:30 P.M.

1. Approve the minutes of the October 17, 2019 Planning and Zoning Commission meeting
2. CASE FILE NO. 2019-29-Z  
Open a public hearing to consider approval of the request by ER Propco Parks, owner, Newton Engineering PC, agent, to rezone from Multi-Family-Two (MF-2) to Planned Development-Light Commercial (PD-LC) on an approximately 6.21 acre tract out of Lots 3 and 4, Block 1, Parks Estates, 3<sup>rd</sup> Filing, City of Odessa, Ector & Midland Counties Texas (Northwest of the intersection of San Machell Dr. and N Faudree Rd.)
3. CASE FILE NO. 2019-109-P  
Open a public hearing to consider approval of Parks Estates, 4<sup>th</sup> Filing, being a replat of Lots 3 & 4, Block 1, Parks Estates, 3<sup>rd</sup> Filing in Sections 9 & 10, Block 41, T-2-S T&P RR Co. Survey, Odessa, Ector & Midland Counties Texas. (Northwest of the intersection of San Machell Dr. and N Faudree Rd.)
4. CASE FILE NO. 2019-111-P  
Open a public hearing to consider approval of La Estancia Estates, being a replat of a portion of Lot 37, Block 15, Mission Greens Estates and approximately 23 acre tract in Sections 10 & 15, Block 41, T-2-S, T&P Ry. Co. Survey, Midland Co., Texas (south of the intersection of Santa Isabella St. and Mission Blvd.)
5. CASE FILE NO. 2019-113-P  
Consider approval of the short form plat of Brownstone Addition, 18<sup>th</sup> Filing, being approximately 0.88 ac. tract in Section 10, Block 41, T-2-S, T&P Ry. Co. Survey, Midland Co., Texas (east of the intersection of Brownstone Rd. and Medical Park Dr.)
6. CASE FILE NO. 2019-114-P  
Consider approval of the preliminary plat of Mesquite Crossing, 3<sup>rd</sup> Filing, being approximately 49.15 ac. tract in Section 9, Block 41, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (east of the intersection of Hwy. 191 and Billy Hext Rd.)
7. CASE FILE NO. 2019-115-SP  
Consider approval of the request of Cardinal MF, LLC/Bryan Brown, developer, Sabot Development, Ltd., owner, for site plan approval of a multi-family residential apartment project (243 units), Lot 1, Block 12, Brownstone Addition, 13<sup>th</sup> Filing (east of the intersection of San Antonio St. and Brownstone Rd.)
8. CASE FILE NO. 2019-116-P (ETJ)  
Consider approval of the short form plat of Johnson Ranch, a subdivision of 20.00 acres in the SW/4 of Section 11, Block 43, T-2-S, T&P Ry. Co Survey, Ector County TX. (West of the intersection of W 42<sup>nd</sup> St and N FM 1936)
9. CASE FILE NO. 2019-117-P (ETJ)  
Consider approval of the preliminary plat of Hillmont Estates, 1<sup>st</sup> Filing, being approximately 34.25 ac. tract in Section 39, Block 42, T-1-S, T&P Ry. Co. Survey, Ector Co., Texas of the intersection of Hwy. 385 and E. Hillmont Rd.)

10. CASE FILE NO. 2019-118-P (ETJ)

Consider approval of the short form plat of AHG Addition East Section One, being approximately 24.33 ac. tract in Sections 13 & 24, Block 41, T-2-S, T&P Ry. Co. Survey, Midland Co., Texas (northwest corner of the intersection of IH-20 and S. County Rd. 1290)

11. Other business

12. Adjourn

Be it said and remembered that at 1:30 p.m. on the 7<sup>th</sup> day of November, 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  
Connie Coots  
Renee Earls  
Jimmy Peacock  
Jim Rector  
Steve Tercero

MEMBERS ABSENST: Lennerd Byrd

OTHERS PRESENT: Randy Brinlee, Director of Development; Maria Prieto, Planning Tech; Michael Marrero, City Manager; Yervand Hmayakyan, City Engineer; 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 October 17, 2019 Planning and Zoning Commission were approved, motion for approval being made by Member Rector; seconded by Member Tercero, with the vote being a unanimous "aye".

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CASE FILE NO. 2019-29-Z (approved with conditions)

Open a public hearing to consider approval of the request by ER Propco Parks, owner, Newton Engineering PC, agent, to rezone from Multi-Family-Two (MF-2) to Planned Development-Light Commercial (PD-LC) on an approximately 6.21 acre tract out of Lots 3 and 4, Block 1, Parks Estates, 3<sup>rd</sup> Filing, City of Odessa, Ector & Midland Counties Texas (Northwest of the intersection of San Machell Dr. and N Faudree Rd.)

Ms. Prieto gave the following presentation: There were 2 notices sent to surrounding property owners in this request, with no notices returned, no written protests and no written approvals.

The property involved in this request is located northwest of the intersection of San Machell Dr. and N. Faudree Rd and has a pending replat request. The site is currently designated Multi-Family-Two (MF-2) and is vacant.

The applicant is EP Propco Parks, LLC, owner, Newton Engineering PC, agent, and the purpose of the rezoning request to Planned Development-Light Commercial (PD-LC) is to facilitate hotel development and related uses 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: This property is located in the northeast part of the City of Odessa situated southeast of the intersection of Faudree Rd. and Dorado Dr. The City's Future Land Use Map indicates this area to be a prime area for multi-family residential type development and related retail use support services. The rezoning requested is consistent with the City of Odessa's Comprehensive Plan.

Land use: Land use in the area consists of multi-family residential (apartment)/assisted living facility (Parks Methodist) and golf course development. the proposed hotel and related use development is an appropriate use of land adjacent to a major thoroughfare (Faudree Rd.).

Livability/Accessibility: The proposed development is intended to be a quality new hotel and related use development through attention to design and development standards. Impact to adjacent properties will be minimized through the use of access from Faudree Rd. and internal access easements to all land parcels involved.

Reasonableness: The proposed rezoning and development will be located near existing multi-family residential (apartment)/assisted living development) and will be a compatible zoning and use to existing development in the area.

Based upon the preceding analysis, Staff recommends approval of the requested Planned Development-Light Commercial (PD-LC) zoning with the adoption of the following condition:

1. Adoption of the associated site plan.

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 zoning be approved to Planned Development-Light Commercial (PD-LC) with the following condition:

1. Adoption of the associated site plan.

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

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CASE FILE NO. 2019-109-P (approved)

Open a public hearing to consider approval of Parks Estates, 4<sup>th</sup> Filing, being a replat of Lots 3 & 4, Block 1, Parks Estates, 3<sup>rd</sup> Filing in Sections 9 & 10, Block 41, T-2-S T&P RR Co. Survey, Odessa, Ector & Midland Counties Texas. (Northwest of the intersection of San Machell Dr. and N Faudree Rd.)

Ms. Prieto gave the following presentation: The property involved in this replat request is located northwest of the intersection of San Machell Dr. and N. Faudree Rd and is currently zoned as Multi-Family Two District (MF-2) with an application pending for rezoning to Planned Development-Light Commercial and is occupied by assisted living residential housing and vacant land.

The applicants are EP Propco Parks, LLC, Owner, and Newton Engineering, PC, Agent and the purpose of the replat is to create a lot for ownership purposes and facilitate hotel development and related uses on the property.

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

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- Request to verify correct owner name "EP Propco Parks, LLC" or ER Propco Parks, LLC.
- 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.
- An Improvements Agreement will be required
- Boundary discrepancy needs to be resolved prior to filing the plat.
- Add a note to the plat. Access to Lot 7 & 8 will be limited to one shared access drive.
- Water, sewer plans need to be submitted for review and acceptance.

- 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 Tercero moved the replat be approved as presented. Member Earls seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2019-111-P (approved with conditions)

Open a public hearing to consider approval of La Estancia Estates, being a replat of a portion of Lot 37, Block 15, Mission Greens Estates and approximately 23 acre tract in Sections 10 & 15, Block 41, T-2-S, T&P Ry. Co. Survey, Midland Co., Texas (south of the intersection of Santa Isabella St. and Mission Blvd.)

Ms. Prieto gave the following presentation: There were 9 notices mailed to surrounding property owners, with no notices returned, no written protests and 1 written approval.

The property involved in this request is located south of the intersection of Santa Isabella St. and Mission Blvd. The site is currently zoned Planned Development-Office (PD-O) and designated Future Development (FD) with requests for rezone and original zoning of Special Dwelling District (SPD) pending and is vacant. Land use in the general area consists of single-family residential development and vacant land.

The applicant is Lament 325, Inc., owner, Newton Engineering, consultant, and the purpose of the plat is to create twenty-seven (27) single family residential lots (0.25 ac. – 5.75 ac.).

A platting conference was held October 29<sup>th</sup>, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Title needs to reflect replat of Mission Greens Estates.
- Replat should include Remainder of Lot 37, Block 15, Mission Greens Estates
- 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.
- Excavation plans will be needed for the development. Excavation will need to be done all at once, not per lot.
- Common Area 4, Block 1, is landlocked and has no access.
- Add a utility easement on Lot 2, Block 1 for waterline.
- Water and sewer plans need to be submitted for review and acceptance.
- 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 City Ordinances and policies.

Commission action is requested on the following item:

1. Names should be given to the small rights-of-way that come off of Paseo La Estancia to remove any confusion for addressing and for first responders. (Ector County 911)

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 Earls moved the replat be approved with the following condition:

1. Names should be given to the small rights-of-way that come off of Paseo La Estancia to remove any confusion for addressing and for first responders.

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

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CASE FILE NO. 2019-113-P (approved)

Consider approval of the short form plat of Brownstone Addition, 18<sup>th</sup> Filing, being approximately 0.88 ac. tract in Section 10, Block 41, T-2-S, T&P Ry. Co. Survey, Midland Co., Texas (east of the intersection of Brownstone Rd. and Medical Park Dr.)

Ms. Prieto gave the following presentation: The property involved in this request is located east of the intersection of Brownstone Rd. and Medical Park Dr. The site is zoned Retail-One (R-1) and is currently vacant. Land use in the general area consists of retail development, multi-family residential development, and vacant land.

The applicant is WFDR Partnership, owner, and the purpose of the plat is to create a lot for ownership purposes and facilitate retail development related uses on the property.

A platting conference was held October 29<sup>th</sup>, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- 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.
- Brownstone Road is private.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with City Ordinances and policies.

The plat is ready for approval as noted above.

Mr. Rector noted the zoning map shows a portion of this property being a designated drill reservation. Mr. Brinlee stated several years ago that drill site was reduced in size the has not been corrected on the zoning map.

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

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CASE FILE NO. 2019-114-P (approved with conditions)

Consider approval of the preliminary plat of Mesquite Crossing, 3<sup>rd</sup> Filing, being approximately 49.15 ac. tract in Section 9, Block 41, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (east of the intersection of Hwy. 191 and Billy Hext Rd.)

Ms. Prieto gave the following presentation: The property involved in this request is located east of the intersection of Hwy. 191 and Billy Hext Rd. The site is zoned Multi-Family-One (MF-1), Retail (R), Multi-Family-One-Drill Reservation (MF-1-DR) and Multi-Family-One-Surface Drainage (MF-1-SD) and is currently vacant. Land use in the general area consists of retail development, single and multi-family residential development, and vacant land.

The applicant is Temple Baptist Church, owner, Maverick Engineering, consultant, and the purpose of the plat is to create four (4) lots to facilitate multi-family residential (apartments) and retail development on the property and create a drill site, two (2) common area detention basins and dedicate street right-of-way between E. 56<sup>th</sup> St. and Hwy. 191.

A platting conference was held October 29<sup>th</sup>, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Common Areas should be labeled as "A" and "B".
- Title should be Mesquite Crossing, 2<sup>nd</sup> Filing.
- Water and sewer are available for extension. No pro-rata is due.
- Sewer line needs to be extended to the north end of the property (city participation for the off-site extension is in discussion with the property owner.)
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Water, sewer, paving, and drainage plans need to be submitted for review and acceptance.
- 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 City Ordinances and policies.
- Post-development runoff should not be increased from pre-existing conditions

Commission action is requested on the following items:

1. Street needs to be named. (Planning/Public Works/Ector County 911)
2. Access points to lot 2, Block 2, and Lot 5, Block 1, need to be designated on the plat. Any proposed access locations should be in accordance with current Access Management Standards. (Public Works/TxDOT)
3. Add a note: No direct access to State Highway 191 from Lot 6, Block 1 shall be allowed. (Planning/Public Works)
4. Provide a 30' access easement to Lot 4, Block 1. (Planning/Public Works)
5. Provide an access easement to Common Area C (Planning/Public Works)
6. Prior to finalizing the plat, the location of the CRMWD pipeline needs to be determined. If needed, the easements shall be adjusted to have the pipeline within the easements. Design for improvements may need to keep depth of pipeline in mind. CRMWD requests a copy of the construction plans be provided so they may determine compatibility with their pipeline. (CRMWD)

Ms. Earls asked where the proposed road was going to be located, being told it is to the east of Billy Hext Road. Mr. Rector asked what the applicant was going to name the street. Mr. Brinlee stated the street will need to be named before the plat can be filed. Mr. Rector

asked if this proposed street will go from Hwy. 191 to 56<sup>th</sup> street, being told that was correct. Mr. Tercero asked about the CRMWD pipeline. Mr. Brinlee stated the CRMWD pipeline is a major pipeline to provide water to the City of Odessa.

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

1. Street needs to be named.
2. Access points to lot 2, Block 2, and Lot 5, Block 1, need to be designated on the plat. Any proposed access locations should be in accordance with current Access Management Standards.
3. Add a note: No direct access to State Highway 191 from Lot 6, Block 1 shall be allowed.
4. Provide a 30' access easement to Lot 4, Block 1.
5. Provide an access easement to Common Area C.
6. Prior to finalizing the plat, the location of the CRMWD pipeline needs to be determined. If needed, the easements shall be adjusted to have the pipeline within the easements. Design for improvements may need to keep depth of pipeline in mind. CRMWD requests a copy of the construction plans be provided so they may determine compatibility with their pipeline.

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

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CASE FILE NO. 2019-115-SP (approved with conditions)

Consider approval of the request of Cardinal MF, LLC/Bryan Brown, developer, Sabot Development, Ltd., owner, for site plan approval of a multi-family residential apartment project (243 units), Lot 1, Block 12, Brownstone Addition, 13<sup>th</sup> Filing (east of the intersection of San Antonio St. and Brownstone Rd.)

Ms. Prieto gave the following presentation: The property involved in this request is located east of the intersection of San Antonio St. and Brownstone Rd. The site is zoned Retail-One and is currently vacant.

The applicant is Sabot Development, Ltd., owner, Cardinal MF, LLC/Bryan Brown, developer, and the purpose of the site plan approval request is to facilitate development of a 243 unit apartment project on the property.

A development conference was held October 29<sup>th</sup>, 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, with a clubhouse, dog park, and a pool. Units will be built using modular construction.
- The building setbacks, separations, parking, and height all meet ordinance requirements.
- The total lot area is approximately 9.5 acres. Approximate building coverage is 25% of the lot and meets ordinance requirements.
- Approx. 485 parking spaces are provided, with 447 required.
- Primary and secondary access to the site is off of San Antonio St.
- A six (6) foot ornamental iron/masonry fence is proposed for this development with controlled entrances.

- Water and sewer are available for extension. No pro-rata is due.
- Drainage report has been submitted. This tract is not in a 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 City Ordinances and policies.

The site plan is ready for Commission approval with adoption of the following conditions:

1. Buildings need to be dimensioned so exact placement can be determined.
2. All lighting for this development needs to be designed so that no light will bleed over to adjacent properties.
3. All signage for the site must meet ordinance requirements. Permits are required for all signage.
4. The site needs to be graded to drain toward the drainage basin.
5. Trash collection needs to accommodate City trucks (driver's side load).
6. Drainage basin and overflow channel need to be excavated.

Mr. Rector asked if this plat was located south of Dr. Emmett Headlee, being told that it was. Mr. Rector asked about the pipeline easement. Mr. Brinlee stated it a liquid line.

Member Peacock moved the site plan be approved with the following conditions:

1. Buildings need to be dimensioned so exact placement can be determined.
2. All lighting for this development needs to be designed so that no light will bleed over to adjacent properties.
3. All signage for the site must meet ordinance requirements. Permits are required for all signage.
4. The site needs to be graded to drain toward the drainage basin.
5. Trash collection needs to accommodate City trucks (driver's side load).
6. Drainage basin and overflow channel need to be excavated.

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

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CASE FILE NO. 2019-116-P (ETJ) (approved with conditions)

Consider approval of the short form plat of Johnson Ranch, a subdivision of 20.00 acres in the SW/4 of Section 11, Block 43, T-2-S, T&P Ry. Co Survey, Ector County TX. (West of the intersection of W 42<sup>nd</sup> St and N FM 1936)

Ms. Prieto gave the following presentation: The property involved in this request is located west of the intersection of W. 42nd St. and N. FM 1936. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant.

The applicant is J. Lee Johnson Sr. Ranch Trust, owner, and SW Howell, consultant, and the purpose of this short form plat is to create a lot for ownership purposes.

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

Staff Comments:

- Original tax certificates need to be submitted prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.
- Water and sewer are not available.
- Drainage report has been submitted. Part of this tract is in a special flood hazard area, Zone A.
- Drainage report needs to be expanded to develop the overflow elevation of both Zone A playas in order to establish finished floor elevations.
- An Improvements Agreement will not be required.

Commission action is requested on the following items:

1. Prior to finalizing the plat, the location of the CRMWD pipeline needs to be determined. If needed, the easements shall be adjusted to have the pipeline within the easements. Design for improvements may need to keep depth of pipeline in mind. CRMWD requests a copy of the construction plans be provided so they may determine compatibility with their pipeline. (CRMWD)

Mr. Peacock asked if the applicant indicated what they are going to do, with Ms. Janie Howell, applicant's representative, stating they are putting in a mobile home park. Mr. Rector asked about the CRMWD Pipeline. Ms. Howell stated the pipeline runs through 42<sup>nd</sup> St.

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

1. Prior to finalizing the plat, the location of the CRMWD pipeline needs to be determined. If needed, the easements shall be adjusted to have the pipeline within the easements. Design for improvements may need to keep depth of pipeline in mind. CRMWD requests a copy of the construction plans be provided so they may determine compatibility with their pipeline.

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

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CASE FILE NO. 2019-117-P (ETJ) (approved with conditions)

Consider approval of the preliminary plat of Hillmont Estates, 1<sup>st</sup> Filing, being approximately 34.25 ac. tract in Section 39, Block 42, T-1-S, T&P Ry. Co. Survey, Ector Co., Texas of the intersection of Hwy. 385 and E. Hillmont Rd.)

Ms. Prieto gave the following presentation: The property involved in this request is located east of the intersection of Hwy. 385 and E. Hillmont Rd. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. Land use in the general area consists of single-family residential development and vacant land.

The applicant is LOA Investments, owner, and the purpose of the plat is to create 206 mobile home lots (approx. 5,500 sq. ft.-12,000 sq. ft.), 1 common area park and a detention basin.

A platting conference was held October 29<sup>th</sup>, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Common Area "A" does not need a lot number.

- Blocks need to be identified.
- This tract is outside the City limits and is in the ETJ.
- City utilities are available for extension. A water and sewer service agreement will need to be executed with the city.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Streets need to be labeled as private and also as utility easements.
- Submit plans for water and sewer for review and acceptance.
- The 0.049 acre tract between Abronia Drive and the detention area needs to be designated as a common area and labeled as a private drainage easement.
- Label the utility easements on Lot 13 and Lot 42.
- 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 City Ordinances and policies.

Commission action is requested on the following items:

1. The 4" water line in the north alley needs to be upgraded to an 8" line. (Public Works)
2. Water and sewer will have to be constructed and accepted prior to filing the plat. (Public Works)
3. Ironwood Dr. is similar in name to Iron Wood Ct located within the City limits of Odessa. (Ector County 911)
4. Cutbacks for the alley will need to be provided on proposed Lot 42 in the northeast corner of the plat. (Public Works)

Mr. Rector asked if the City sends out notification letters to surrounding property owners when the property is located in the ETJ, being told the City does not send out notices in the ETJ.

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

1. The 4" water line in the north alley needs to be upgraded to an 8" line.
2. Water and sewer will have to be constructed and accepted prior to filing the plat.
3. Ironwood Dr. is similar in name to Iron Wood Ct located within the City limits of Odessa.
4. Cutbacks for the alley will need to be provided on proposed Lot 42 in the northeast corner of the plat.

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

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CASE FILE NO. 2019-118-P (ETJ) (approved with conditions)

Consider approval of the short form plat of AHG Addition East Section One, being approximately 24.33 ac. tract in Sections 13 & 24, Block 41, T-2-S, T&P Ry. Co. Survey, Midland Co., Texas (northwest corner of the intersection of IH-20 and S. County Rd. 1290)

Ms. Prieto gave the following presentation: The property involved in this request is located in the northwest corner of the intersection of IH-20 and S. County Rd. 129. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant.

The applicant is Texas Gas & Crude Co. owner, AHG Holdings, LP, developer, SKG Engineering, consultant, and the purpose of the plat is to create a lot for ownership purposes and facilitate industrial use development on the property.

A platting conference was held October 29<sup>th</sup>, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Signature block for Planning Director and Chairman of the Planning and Zoning Commission needs to be added.
- Tract needs to be identified as Lot 1, Block 1.
- Ownership and original tax certificates need to be submitted prior to filing the plat.
- Pipeline easements need to be dimensioned.
- Blanket refuse collection easement is needed.
- This tract is outside the City limits and is in the ETJ.
- Water and sewer are not available.
- Drainage report needs to be submitted. No increase in runoff to TxDOT right-of-way. Part of this tract is in a special flood hazard area.
- Access to Interstate 20 Service Road to be permitted by TxDOT.
- An Improvements Agreement will not be required.

Commission action is requested on the following item:

1. If there is a change in use of this site, access to IH-20 should be designed to be in accordance with current Access Management Standards. (TxDOT)

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

1. If there is a change in use of this site, access to IH-20 should be designed to be in accordance with current Access Management Standards.

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

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There being no further business to come before the Commission, the meeting was adjourned at 1:54 p.m.

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Anne Roney, Secretary, placed the minutes in the Minute Book on November 7, 2019.

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Gary Sims, Chairman

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-30-SUP

APPLICANT: New Dawn Fellowship, owner  
Roger Wells, optionee

REQUEST: Specific use permit to allow a repair garage use  
in a Retail (R) zoning district.

PROPERTY INVOLVED: Lot 1-2, Block 7, Grandview Subdivision (2101  
E. 9<sup>th</sup> St.)

The property involved in this request is located at 2101 E. 9th St. The site is zoned Retail (R) and is currently vacant. Land use in the general area consists of residential and apartment development to the north and east, and retail/commercial development to the south and west.

The applicant is New Dawn Fellowship, owner, Roger Wells, optionee, and the purpose of the request is to consider approval of a specific use permit to allow a repair garage use in a Retail (R) zoning district. The area of protest within the area of notification is approximately 21%, which will require  $\frac{3}{4}$  approval vote by the City Council.

A site plan has been prepared indicating the location of a proposed 6,400 sq. ft. commercial use structure to function as a repair shop and office. No additional structures are proposed for this development. The building setbacks and lot coverage (31%) meet ordinance requirements.

Should the Commission choose to approve the specific use permit request, in order to minimize any possible impact to nearby properties, the staff would recommend adoption of the following conditions:

1. Uses limited to vehicle prep and light repair.
2. All wrecked or dismantled vehicles need to be stored inside the building or in a storage yard area enclosed by a solid screening fence (minimum 7 ft. height)

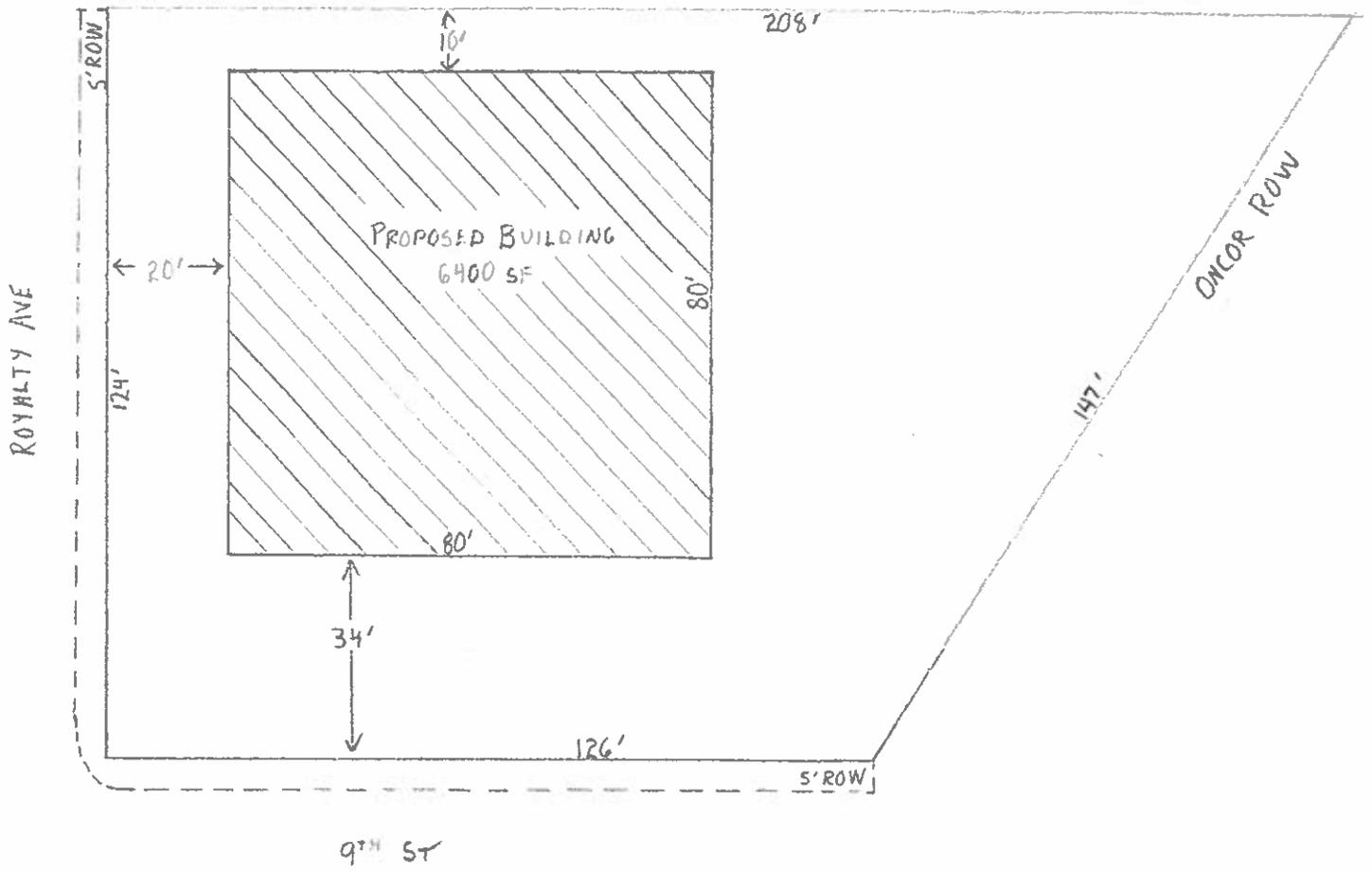
3. Hours of operation limited to 7:00 A.M. – 7:00 P.M.
4. Seven ft. (7') solid screening fence is required adjacent to the North Property line.
5. The required parking needs to be striped.
6. Any signs need to meet zoning ordinance requirements and landscaping needs to meet ordinance requirements.
7. Adoption of the site plan.
8. Review of the permit upon receiving neighborhood complaints. This is a temporary permit and the City Council shall have the right of termination for violation of the terms and conditions of the permit or because of the negative effect of the use on the neighborhood after a public hearing.

Information in order of inclusion:

- Area zoning/notification map
- Copy of proposed site plan



20' ALLEY



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, PLANNING DIRECTOR

SUBJECT: CASE FILE NO. 2019-31-Z

APPLICANT: Mary Daramola, owner

REQUEST: Rezone from Single Family-Three (SF-3) to Neighborhood Services (NS)

PROPERTY INVOLVED: Approximately 0.1607 acre tract out of Lot 1, Block 14, Crestview, City of Odessa, Ector County, Texas (Southwest of the intersection of W. 8th St. and N. Lauderdale Ave.)

The property involved in this request is located southwest of the intersection of W. 8th St. and N. Lauderdale Ave. The site is currently zoned Single-Family-Three (SF-3) and is vacant. Land use in the general area consists of residential development.

The applicant is Mary Daramola, owner, and the purpose of the rezoning request to Neighborhood Services (NS) is to facilitate a coin-operated laundromat 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:

Comprehensiveness: The proposed rezoning is not contrary to the established single family residential uses in the general area. Also, the request does not conflict with the land use plan of the City of Odessa's Comprehensive Plan (residential development and related support services use).

Accessibility: This property is located at the intersection of a major street (W. 8<sup>th</sup> St. and Lauderdale Ave.) that is conducive to the zoning and use requested. However, the lot area of the property involved in the request (approximately 7,000 sq. ft.) is not adequate related to development

standards related to building setbacks and parking requirements for the requested use.

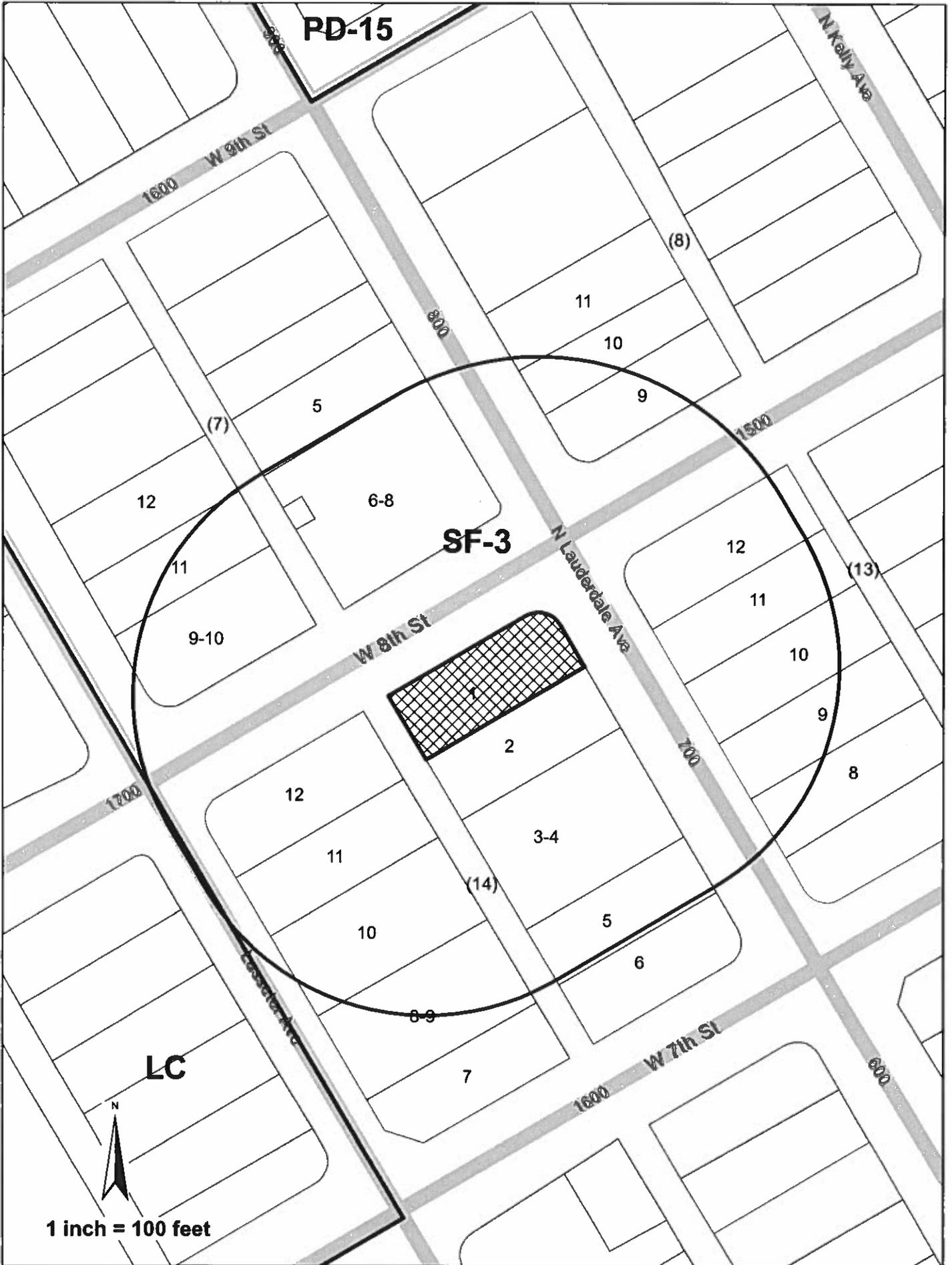
Reasonableness: This site is an appropriate location for this type of use and zoning. However, the property is platted for intended residential use and additional lot area is needed to accommodate required development standards for non-residential development.

Based on the preceding analysis, Staff cannot support the requested rezoning based on insufficient lot area needed for Neighborhood Service related uses development standards.

Information in order of inclusion:

--Area zoning/notification map

--List of uses allowed in a Neighborhood Service (NS) district



## NEIGHBORHOOD SERVICE

The following uses are allowed in the Neighborhood Service (NS) District:

### PRIMARY RESIDENTIAL USES (14-2-2.1)

Single Family Dwelling Detached

### 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

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)

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

Wireless Communications Systems (by Specific Use Permit)

Sewage Pumping Station

Storm Water Retention Basin or Pumping Station

Telephone Business Office

Telephone Exchange--Switching, Relay or Transmitting Station Only

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)

Country Club (Private)

Golf Course (Commercial) (by Specific Use Permit)

Park or Playground (Public)

Park or Playground (Other Than Public)

Swim or Tennis Club (by Specific Use Permit)

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

Cemetery or Mausoleum (by Specific Use Permit)  
Church or Rectory  
Convent or Monastery  
Day Care Center  
Home for Senior Citizens or Nursing Home  
Hospital, Acute Care  
Hospital, Chronic Care  
Institutional Out-Patient Medical Clinic  
Kindergarten or Nursery School  
School, Public or Denominational

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

Bicycle Sales and Service  
Gasoline Sales  
Helistop (by Specific Use Permit)  
Railroad Track or Right-of-Way

**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  
Drapery, Needlework, Fabric or Weaving Shop  
Drug Store or Pharmacy  
Florist or Garden Shop  
Food and Beverage Sales  
Greenhouse or Plant Nursery (Retail Sales)  
Household Appliance Service or Repair  
Incidental or Accessory Retail or Service Use  
Key Shop  
Laboratory, Medical or Dental (by Specific Use Permit)  
Laundry and Cleaning Shop (Self-Service)  
Office, General Business or Professional

(Neighborhood Service -- Cont.)  
Page 3

(Retail and Service Type Uses -- Cont.)

Pet Grooming  
Restaurant or Cafeteria (Not Drive-In) (With Dining Room)  
Retail Shop, Apparel, Gifts, Accessories and Similar Items  
Studio -- Decorator, Artist or Photographer (by Specific Use Permit)  
Studio -- Music, Dance or Drama  
Travel Bureau or Travel Consultant

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

Construction Sign Temporary  
Development Sign Temporary  
General Business Sign  
Institutional Identification Sign  
Institutional Information Sign  
Name Plate  
Office Identification Sign  
Real Estate Sign (Temporary)

**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. 2019-122-P

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

REQUEST: Short Form Plat

PROPERTY INVOLVED: Parks Bell Ranch North, 6<sup>th</sup> Filing, being a 23.43 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 Yukon Road and Kate Reed Dr.)

The property involved in this request is on the southeast corner of Yukon Road and Kate Reed Dr. The site is designated Future Development (FD) with a pending request for Special Dwelling District (SPD) 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, consultant, and the purpose of the request is to create one (1) lot for educational development purposes (charter school).

A platting conference was held November 12, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Ownership certificates and original tax certificates needed prior to filing the plat.
- A blanket refuse collection easement is noted on the plat.
- Building setback lines need to be noted on the plat.
- Water and sewer are available. No pro rata is due.

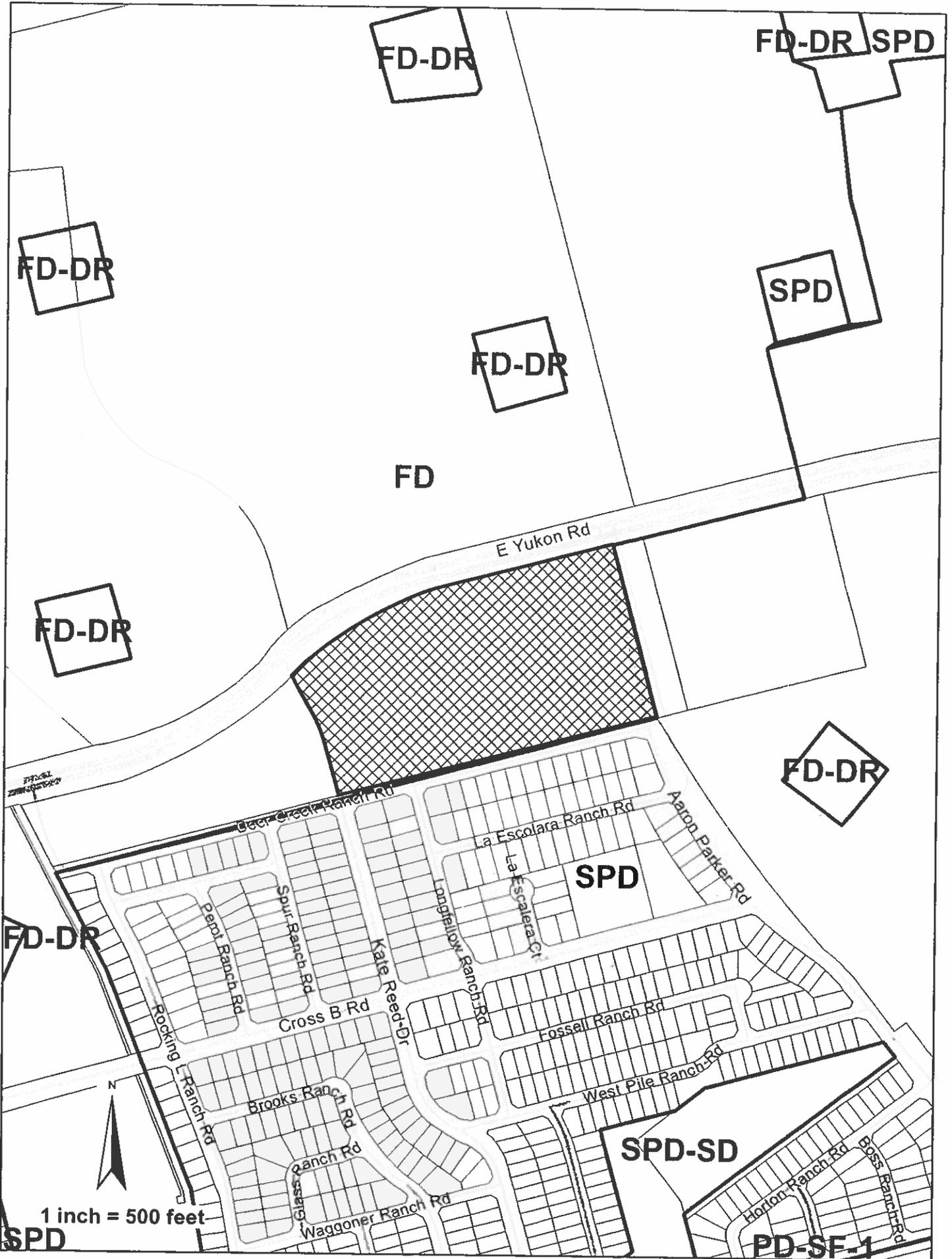
- Drainage letter has been submitted. This tract is not in a special flood hazard area.
- Lot and Block numbers should be consecutive with previous filings.
- Plat boundaries should not include previously dedicated rights-of-way.
- Pipeline associated with the plat needs to be noted and dimensioned on 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.

This plat is ready for Commission approval as noted above.

The following agencies submitted no comments or response with regard to this short form plat: 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 short form plat



FD-DR

FD-DR SPD

FD-DR

SPD

FD-DR

FD

FD-DR

E Yukon Rd

FD-DR

SPD

FD-DR

SPD-SD

1 inch = 500 feet

SPD

PD-SF-1



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-123-P(ETJ)

APPLICANT: Motley Capital, owner,  
LCA, consultant

REQUEST: Preliminary Plat

PROPERTY INVOLVED: Motley's Subdivision, being a 29.15 acre tract located in Section 42, Block 42, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (northwest of the intersection of S. Crane Ave. and U.S. Hwy 385)

The property involved in this request is on the northwest of the intersection of S. Crane Ave. and U.S. Hwy. 385. The site is outside of the city limits, has no zoning designation, and is located in the City of Odessa ETJ. The site is vacant land. Land use in the general area consists of industrial development and vacant land.

The applicant is Motley Capital, LLC, owner, LCA, consultant, and the purpose of the preliminary plat is to create 9 lots (1.69 ac.-7.15 ac.) for ownership purposes.

A platting conference was held November 12, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- Ownership certificates and original tax certificates needed prior to filing the plat.
- 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 for extension at developer's expense, if developer requests annexation.

- Drainage report has been submitted. This tract is not in a special flood hazard area. Each lot will be required to provide on-site detention.
- Submit paving plans for Motley Drive.
- An improvements agreement will be required if annexation is requested.

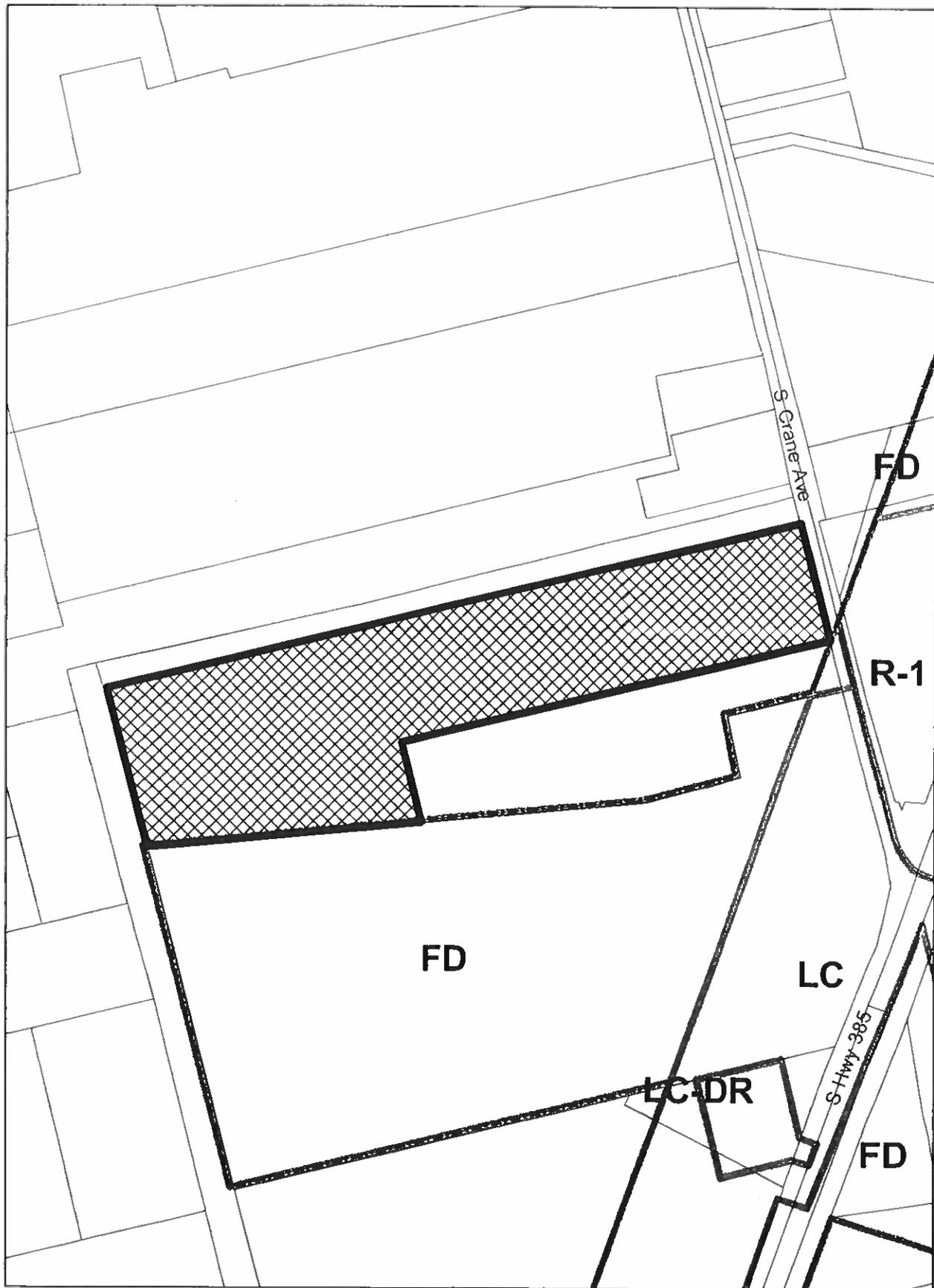
Commission action is requested on the following items:

1. Street needs to follow county naming conventions. (W. Motley's Dr.) (Planning)
2. The subdivision ordinance caps the distance of a cul-de-sac at 600'. Turnarounds need to be provided along Motley's Drive to keep that interval. (Planning/Public Works)

The following agencies submitted no comments or response with regard to this preliminary plat: 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, Chevron, and Ector County Health Department

Information in order of inclusion:

- Area zoning map
- Copy of proposed preliminary plat



1 inch = 500 feet



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-124-P(ETJ)

APPLICANT: Sphere Industrial Properties Ltd., owner  
John Cowan & Associates, Inc., agent

REQUEST: Replat

PROPERTY INVOLVED: Lot 2, 3, and Well Site No. 4, Block 1, Western Industrial Sites, Ector County Texas. (southeast of the intersection of W 42nd St. and N FM 1936.)

The property involved in this replat request is located southeast of the intersection of W. 42nd St. and N. FM 1936. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by vacant land. Land use in the general area consists of commercial development and vacant land.

The applicants are Sphere Industrial Properties Ltd., Co., owner, and John Cowan & Associates, Inc., agent and the purpose of the replat is to create a lot for ownership purposes.

Comments related to the request were discussed with the applicant's consultant November 12, 2019.

Staff Comments:

- Original tax certificates are needed prior to filing the plat.
- Title of the plat needs to read as a Replat of Lots 2, 3, Well Site No. 4 & 0.1144 ac. of alley row, Blk. 1, Western Industrial Sites Subdivision.
- Property needs to be identified as Lot 8, Blk. 1.
- Documentation of intent to abandon alley by Ector Co. has been provided.

- This tract is outside the City limits and is in the ETJ.
- Water is available thru ECUD.
- The alley needs to be vacated by a separate instrument.
- Result of plat would be two dead end alleys.

Commission action is requested on the following items:

1. Dedicate 40th Street through to FM 1936. (Public Works)
2. Only 1 access point will be allowed to FM 1936 due to the current Access Management Standards spacing requirements for this roadway. (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



1 inch = 200 feet

