

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

DECEMBER 19, 2019

1:30 P.M.

1. CASE FILE 2019-128-SP
Consider approval of the request of Temple Baptist Church, owner, Maverick Engineering, consultant, for site plan approval of a multi-family residential apartment project (323 units), proposed Lot 5, Block 1, Mesquite Crossing, 2nd Filing (northeast of the intersection Billy Hext Rd. and State Hwy. 191.)
2. CASE FILE NO. 2019-57-P
Consider approval of the final plat of Desert Ridge 2nd Filing, Phase 4, being a 64.46 acre tract located in Section 2, Block 42, T-2-S, T&P Ry. Co. Survey, Odessa, Ector County, Texas (northeast of the intersection of Dawn Ave and Boise Dr.)
3. CASE FILE NO. 2018-01-P
Consider approval of the final plat of Homestead at Parks Bell Ranch 4th Filing, Phase 4, being approximately a 23.28 acre tract in Section 46, Block 41, T-1-S, T&P RR. Co. Survey, Ector County, Texas (northeast of the intersection of Aaron Parker Rd. and proposed extension of P Bar Ranch Rd.)
4. Other business
5. Adjourn

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-128-SP

APPLICANT: Temple Baptist Church, owner
Maverick Engineering, consultant

REQUEST: Site Plan Approval

PROPERTY INVOLVED: Proposed Lot 5, Block 1, Mesquite Crossing,
2nd Filing (northeast of the intersection Billy
Hext Rd. and State Hwy. 191.)

The property involved in this request is located northeast of the intersection of Billy Hext Rd. and State Hwy. 191. The site is zoned Multi-Family-One (MF-1) and is currently vacant.

The applicant is Temple Baptist Church, owner, Maverick Engineering, consultant, and the purpose of the site plan approval request is to facilitate development of a 323 unit apartment project on the property.

A development conference was held December 10th, 2019 with the applicants consultant and city staff present.

Staff Comments:

- The site plan has been submitted indicating the development of an apartment complex on the site with 14 multi-family buildings w/ 323 units. A dog park, clubhouse, sports courtyard and a pool are provided along with other amenities.
- The building setbacks, separations, parking, and height all meet ordinance requirements.
- A total of 622 parking spaces are provided, with 600 required.
- Buildings need to be dimensioned.
- Parking and setback requirements are met.

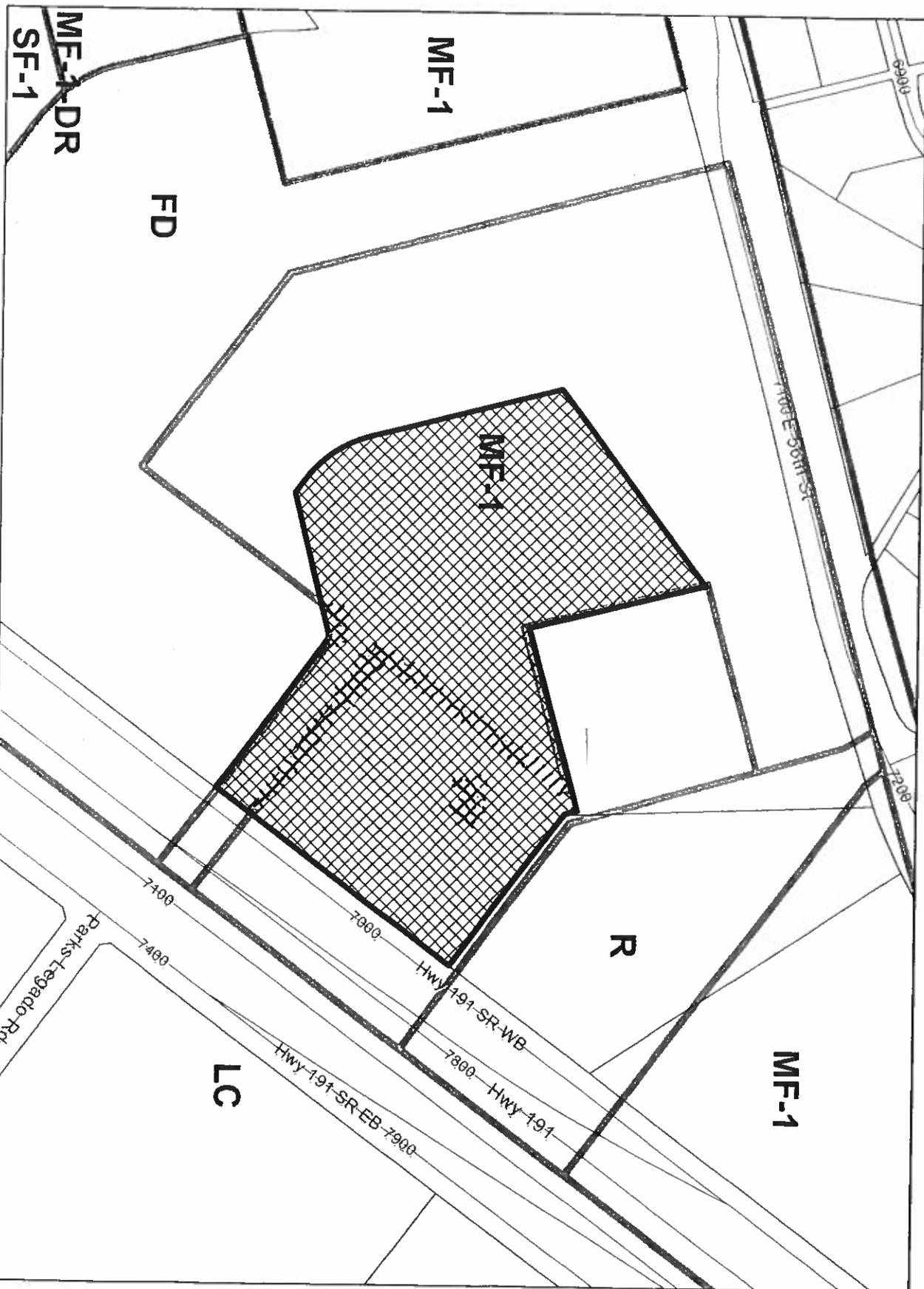
- Amenities for this property include covered parking, and garages for tenants.
- All lighting for this development needs to be designed so that no light will bleed over to adjacent properties.
- All signage for the site must meet ordinance requirements. Permits are required for all signage.
- Water and sewer are available for extension. No pro-rata is due.
- An Improvements Agreement will be required.
- Adjust refuse collection locations. Locations need to be accessible for side load pick up or compactor.
- Provide sidewalk along Estancia Blvd.
- Extend curb & gutter along 191 frontage road for the entire frontage.
- The proposed storm water routing into Common Area A (detention basin) is not addressed.
- TXDOT comments related to access and Hwy 191 need to be addressed and worked out prior to development.

Commission action is requested on the following:

1. Adoption of the site plan.

Information in order of inclusion:

- Area zoning map
- Copy of proposed site plan



1 inch = 300 feet

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2019-57-P

APPLICANT: Leeco Properties, owner
LCA, consultant

REQUEST: Final Plat

PROPERTY INVOLVED: Desert Ridge 2nd Filing, Phase 4, being a 64.46 acre tract located in Section 2, Block 42, T-2-S, T&P Ry. Co. Survey, Odessa, Ector County, Texas (northeast of the intersection of Dawn Ave and Boise Dr.)

The property involved in this request is located northeast of the intersection of Dawn Ave and Boise Dr. The site is currently zoned Special Dwelling District (SPD) and designated Future Development (FD) with a pending initial zoning request of Special Dwelling District (SPD) and is currently vacant. Land use in the area consists of single-family residential development and vacant land.

The applicant is Leeco Properties, owner, LCA, consultant, and the purpose of the final plat is to create approx. 360 lots for ownership purposes.

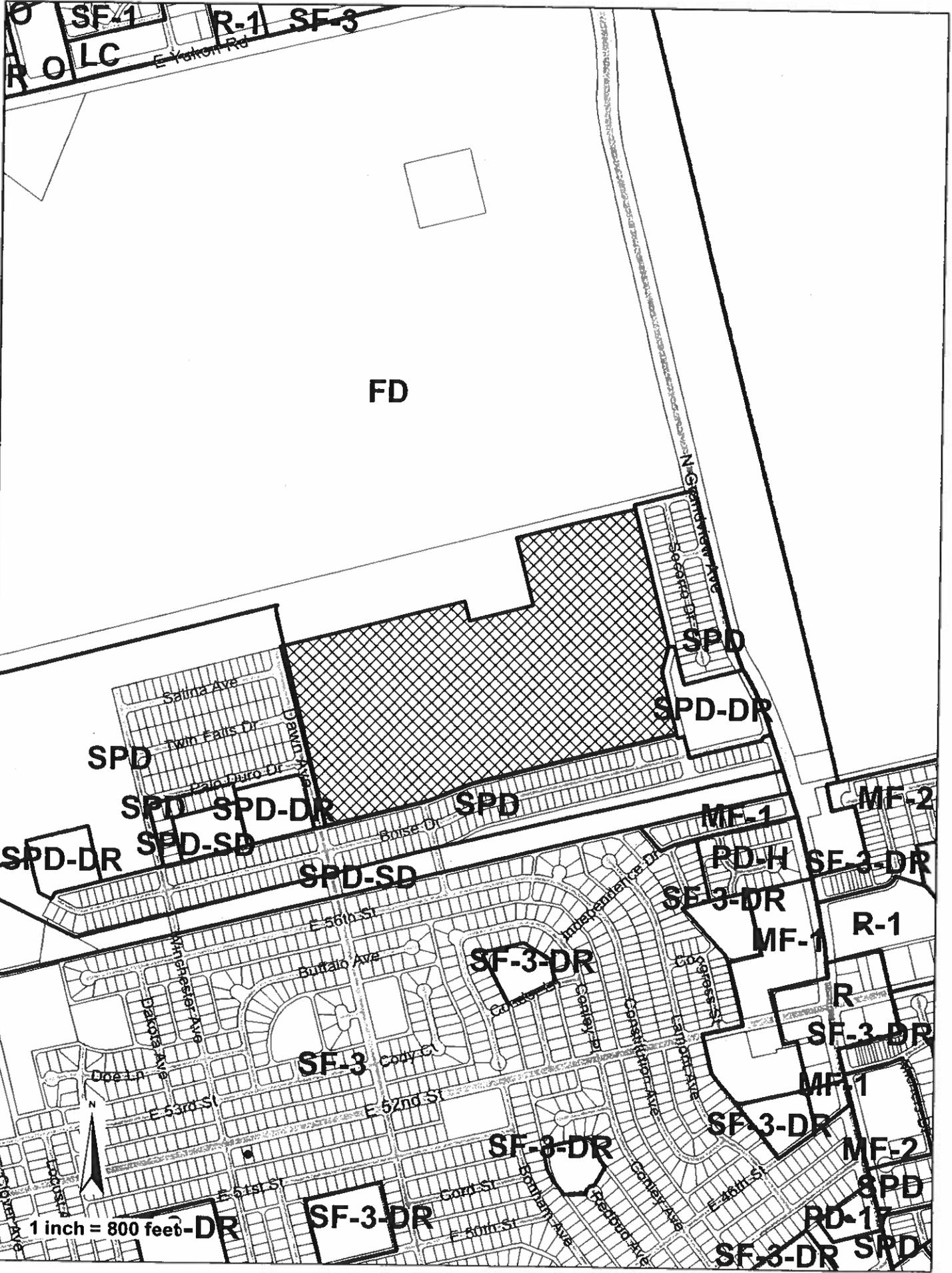
The Planning and Zoning Commission approved the preliminary plat on July 18th, 2019 with the following condition:

1. Plat one half of 61st Street right of way. (Public Works)

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

Information in order of inclusion:

- Area zoning map
- Copy of proposed final plat



FD

SPD

SPD

SPD-DR

SPD-SD

SPD

SPD

SPD-DR

MF-2

MF-1

PD-H

SE-3-DR

R-1

MF-1

SF-3

SF-3-DR

SF-3-DR

MF-1

SF-3-DR

MF-2

SF-3-DR

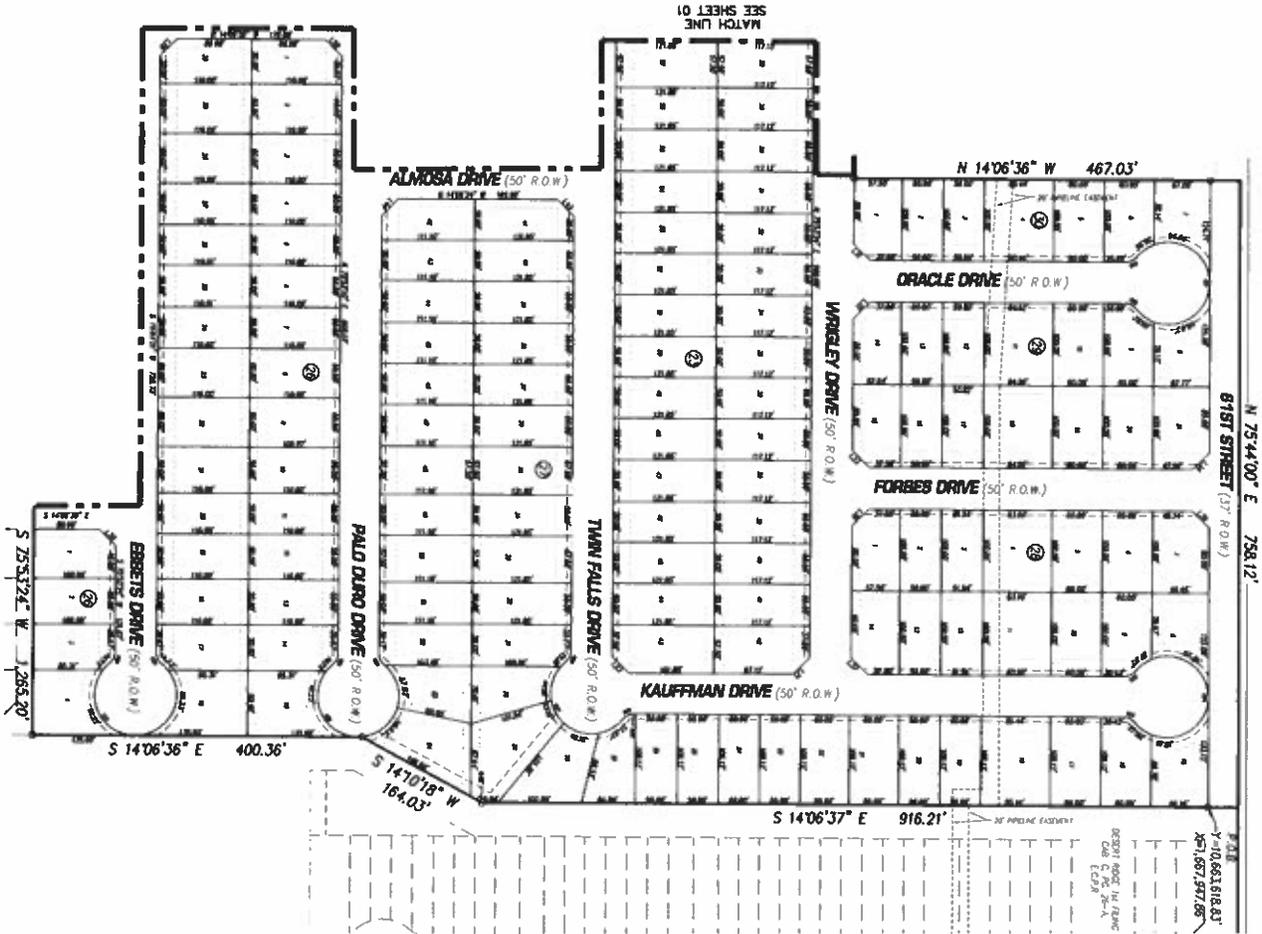
SPD

PD-1

SF-3-DR

SPD

1 inch = 800 feet-DR



SHEET 02 OF 03
TOTAL LOTS = 364

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2018-01-P

APPLICANT: DR Horton, owner
LCA, agent

REQUEST: Final Plat – Homestead at Parks Bell Ranch,
4th Filing, Phase 4

PROPERTY INVOLVED: Homestead at Parks Bell Ranch 4th Filing,
being approximately a 22.16 acre tract in
Sections 45 and 46, Block 41, T-1-S, T&P RR.
Co. Survey, Ector County, Texas (northeast of
the intersection of Kate Reed Dr. and proposed
extension of P Bar Ranch Rd.)

The property involved in this request is located northeast of the intersection of Kate Reed Dr. and proposed extension of P Bar Ranch Rd. The site is zoned Special Dwelling District (SPD) (approx. 15.9 acres) and Special Dwelling District-Surface Drainage (SPD-SD) (approx. 6.2 acres) and is vacant. The property is surrounded by vacant land.

The applicant is DR Horton, owner, and the purpose of the request is to facilitate development of 60 single-family residential lots (ave. 7,500 sq. ft./lot) and one (1) surface drainage basin (approx. 6.2 acres) and for ownership purposes.

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

1. Gage Ranch Rd. is similar in name to Gage Ave. Recommendation is for consideration to be given for new street names to avoid potential confusion for emergency response teams.

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

Information in order of inclusion:

-- Area zoning map

-- Copy of proposed final plat

SPD

FD-DR

FD-DR

FD-DR

FD

FD-DR SPD

SPD-SB

FD-DR

Aaron
Parker Rd
7000-7013
Cross
B Rd
6900-6999
Fossell Ranch Rd
7300
West Pile Ranch Rd
7306-7331 7332-7399

SPD-SB

FD-DR

FD-DR

FD-DR

FD-DR

LC

Castle Oaks Ln
2-99
Royal
Manok Dr
50-99
Castlegate Ln
2-3
Castle Oaks Dr
40-49
Chateau Ln
2-99
Candlelight
Ln
2-9
Mansion Oaks Dr
2-99
Castates Dr
20-99
Estates Dr
20-99
Mansion Oaks Dr
2-99

PD-SF-E

R-1

Hwy 191 SR WB
8100-9999
Hwy 191
8100-9999
Hwy 191 SR EB
8400-9999
Mission Blvd
5900-5999
Mission Blvd
8400

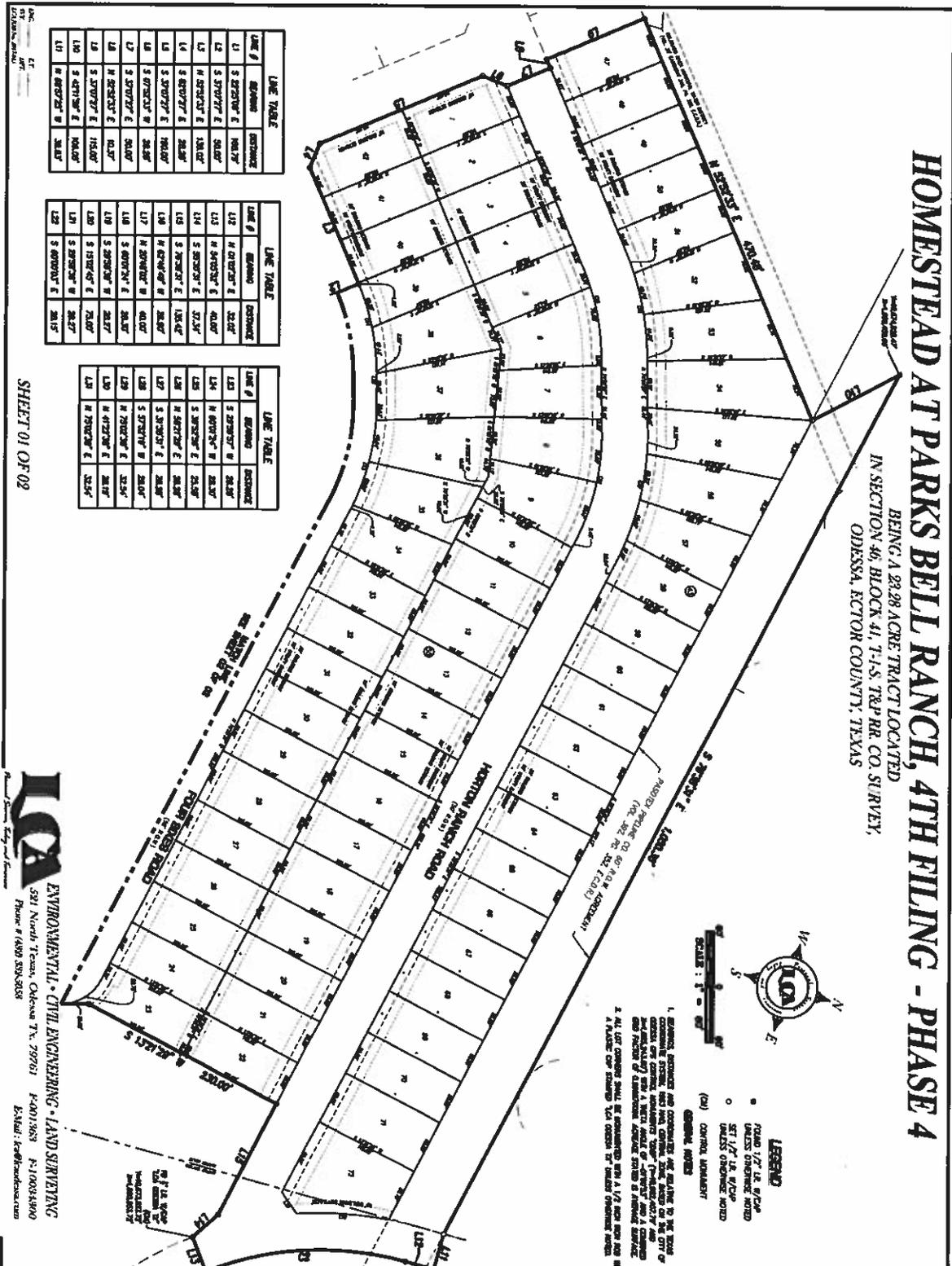
1 inch = 600 feet



R

HOMESTEAD AT PARKS BELL RANCH, 4TH FILING - PHASE 4

BEING A 23.28 ACRE TRACT LOCATED
IN SECTION 46, BLOCK 41, T-1-S, T&P RR. CO. SURVEY,
ODDESSA, HCTOR COUNTY, TEXAS



LINE #	BEARING	DISTANCE
L1	S 29°23'00" E	104.17'
L2	S 29°23'00" E	104.17'
L3	N 29°23'00" E	104.17'
L4	S 29°23'00" E	104.17'
L5	S 29°23'00" E	104.17'
L6	S 29°23'00" E	104.17'
L7	S 29°23'00" E	104.17'
L8	S 29°23'00" E	104.17'
L9	S 29°23'00" E	104.17'
L10	S 29°23'00" E	104.17'
L11	S 29°23'00" E	104.17'

LINE #	BEARING	DISTANCE
L12	N 01°02'00" E	22.01'
L13	N 64°03'00" E	40.01'
L14	S 29°23'00" E	57.24'
L15	S 29°23'00" E	104.17'
L16	N 62°48'00" E	28.01'
L17	N 29°23'00" E	40.01'
L18	S 29°23'00" E	28.01'
L19	S 29°23'00" E	28.01'
L20	S 113°04'00" E	28.01'
L21	S 29°23'00" E	28.01'
L22	S 29°23'00" E	28.15'

LINE #	BEARING	DISTANCE
L23	S 29°23'00" E	28.15'
L24	N 01°02'00" E	28.15'
L25	N 64°03'00" E	28.15'
L26	S 29°23'00" E	28.15'
L27	S 29°23'00" E	28.15'
L28	S 29°23'00" E	28.15'
L29	S 29°23'00" E	28.15'
L30	N 01°02'00" E	28.15'
L31	N 64°03'00" E	28.15'
L32	S 29°23'00" E	28.15'



- LEGEND**
- ROAD 1/2" L.R. W/C/P
 - DRESS ORDNANCE HOLED
 - SET 1/2" L.R. W/C/P
 - DRESS ORDNANCE HOLED
 - (-)- CONTROL MARKERS
 - GENERAL NOTES

1. EXISTING UTILITIES AND OBSTRUCTIONS ARE SHOWN BY THE TYPE OF SYMBOLS SHOWN. THIS PLAN, BEING A PRELIMINARY PLAN, IS NOT TO BE USED FOR CONSTRUCTION. THE CITY OF ODDESSA, TEXAS, HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORDATION AND FILING. THE CITY OF ODDESSA, TEXAS, HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORDATION AND FILING. THE CITY OF ODDESSA, TEXAS, HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR RECORDATION AND FILING.

SHEET 01 OF 02

IGA
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HOMESTEAD AT PARKS BELL RANCH, 4TH FILING - PHASE 4

BENG A 23.28 ACRE TRACT LOCATED
IN SECTION 46, BLOCK 41, T14S, T&P RR. CO. SURVEY,
ODESSA FACTOR COUNTY, TEXAS

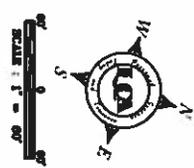
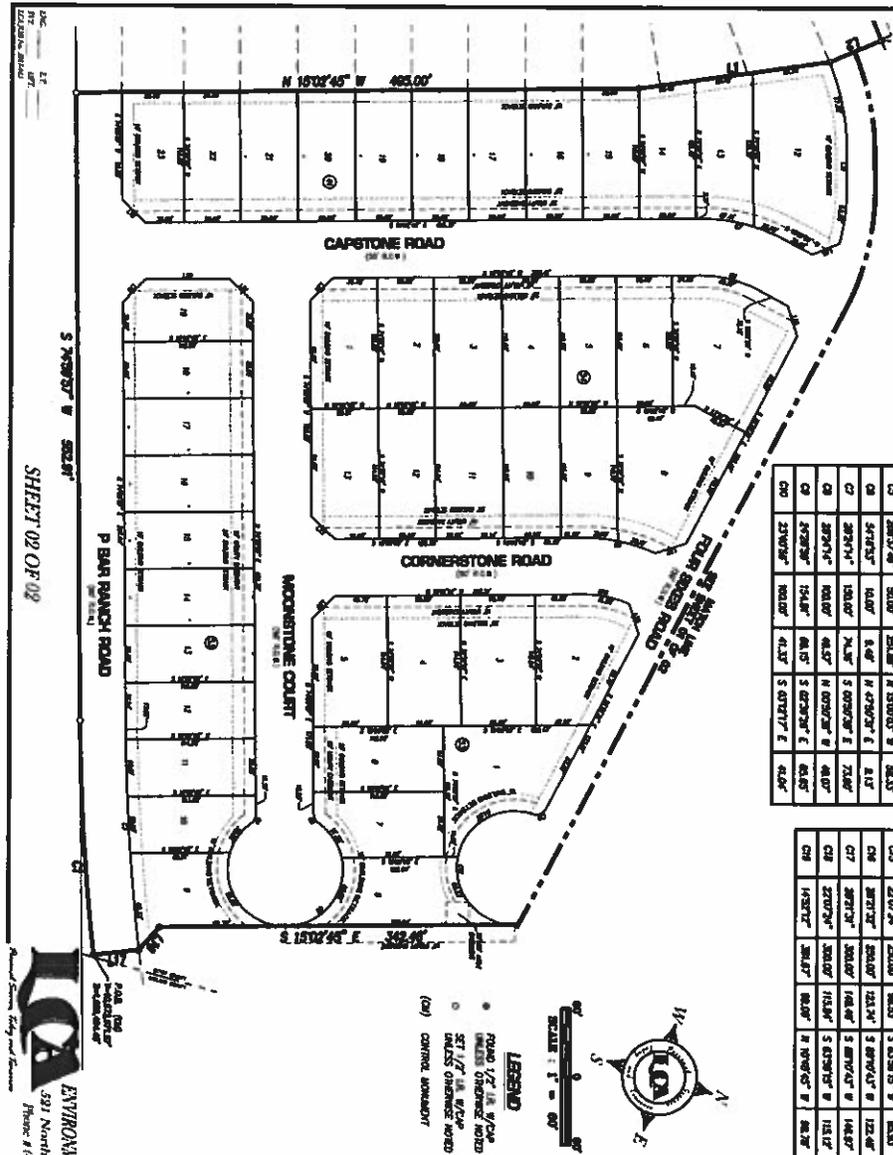
- GENERAL NOTES**
1. GENERAL NOTES AND CONDITIONS ARE RELATIVE TO THE STATE OF TEXAS. THE STATE OF TEXAS IS THE SOLE GRANTOR OF THE TRACT DESCRIBED HEREIN. THE GRANTOR HAS BEEN ADVISED BY A TITLE CURATOR AND A COUNTY CLERK OF THE PUBLIC RECORDS DEPARTMENT OF THE STATE OF TEXAS THAT THE TRACT DESCRIBED HEREIN IS NOT SUBJECT TO ANY MORTGAGE, EASEMENT, OR OTHER INTEREST OF RECORD. THE GRANTOR HAS BEEN ADVISED BY A TITLE CURATOR AND A COUNTY CLERK OF THE PUBLIC RECORDS DEPARTMENT OF THE STATE OF TEXAS THAT THE TRACT DESCRIBED HEREIN IS NOT SUBJECT TO ANY MORTGAGE, EASEMENT, OR OTHER INTEREST OF RECORD.
 2. ALL LOT CORNERS SHALL BE ADJUSTED TO A 1/2 INCH RADIUS AND THE 1/2 INCH RADIUS SHALL BE INDICATED BY A 1/2 INCH RADIUS.

CARNE TABLE

Lot #	Area	Length	Width	Area
1	1.0000	100.00	100.00	10000
2	1.0000	100.00	100.00	10000
3	1.0000	100.00	100.00	10000
4	1.0000	100.00	100.00	10000
5	1.0000	100.00	100.00	10000
6	1.0000	100.00	100.00	10000
7	1.0000	100.00	100.00	10000
8	1.0000	100.00	100.00	10000
9	1.0000	100.00	100.00	10000
10	1.0000	100.00	100.00	10000
11	1.0000	100.00	100.00	10000
12	1.0000	100.00	100.00	10000
13	1.0000	100.00	100.00	10000
14	1.0000	100.00	100.00	10000
15	1.0000	100.00	100.00	10000
16	1.0000	100.00	100.00	10000
17	1.0000	100.00	100.00	10000
18	1.0000	100.00	100.00	10000
19	1.0000	100.00	100.00	10000
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21	1.0000	100.00	100.00	10000
22	1.0000	100.00	100.00	10000
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24	1.0000	100.00	100.00	10000
25	1.0000	100.00	100.00	10000
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27	1.0000	100.00	100.00	10000
28	1.0000	100.00	100.00	10000
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35	1.0000	100.00	100.00	10000
36	1.0000	100.00	100.00	10000
37	1.0000	100.00	100.00	10000
38	1.0000	100.00	100.00	10000
39	1.0000	100.00	100.00	10000
40	1.0000	100.00	100.00	10000
41	1.0000	100.00	100.00	10000
42	1.0000	100.00	100.00	10000
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58	1.0000	100.00	100.00	10000
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60	1.0000	100.00	100.00	10000
61	1.0000	100.00	100.00	10000
62	1.0000	100.00	100.00	10000
63	1.0000	100.00	100.00	10000
64	1.0000	100.00	100.00	10000
65	1.0000	100.00	100.00	10000
66	1.0000	100.00	100.00	10000
67	1.0000	100.00	100.00	10000
68	1.0000	100.00	100.00	10000
69	1.0000	100.00	100.00	10000
70	1.0000	100.00	100.00	10000
71	1.0000	100.00	100.00	10000
72	1.0000	100.00	100.00	10000
73	1.0000	100.00	100.00	10000
74	1.0000	100.00	100.00	10000
75	1.0000	100.00	100.00	10000
76	1.0000	100.00	100.00	10000
77	1.0000	100.00	100.00	10000
78	1.0000	100.00	100.00	10000
79	1.0000	100.00	100.00	10000
80	1.0000	100.00	100.00	10000
81	1.0000	100.00	100.00	10000
82	1.0000	100.00	100.00	10000
83	1.0000	100.00	100.00	10000
84	1.0000	100.00	100.00	10000
85	1.0000	100.00	100.00	10000
86	1.0000	100.00	100.00	10000
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88	1.0000	100.00	100.00	10000
89	1.0000	100.00	100.00	10000
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92	1.0000	100.00	100.00	10000
93	1.0000	100.00	100.00	10000
94	1.0000	100.00	100.00	10000
95	1.0000	100.00	100.00	10000
96	1.0000	100.00	100.00	10000
97	1.0000	100.00	100.00	10000
98	1.0000	100.00	100.00	10000
99	1.0000	100.00	100.00	10000
100	1.0000	100.00	100.00	10000

CARNE TABLE

Lot #	Area	Length	Width	Area
101	1.0000	100.00	100.00	10000
102	1.0000	100.00	100.00	10000
103	1.0000	100.00	100.00	10000
104	1.0000	100.00	100.00	10000
105	1.0000	100.00	100.00	10000
106	1.0000	100.00	100.00	10000
107	1.0000	100.00	100.00	10000
108	1.0000	100.00	100.00	10000
109	1.0000	100.00	100.00	10000
110	1.0000	100.00	100.00	10000
111	1.0000	100.00	100.00	10000
112	1.0000	100.00	100.00	10000
113	1.0000	100.00	100.00	10000
114	1.0000	100.00	100.00	10000
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119	1.0000	100.00	100.00	10000
120	1.0000	100.00	100.00	10000
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122	1.0000	100.00	100.00	10000
123	1.0000	100.00	100.00	10000
124	1.0000	100.00	100.00	10000
125	1.0000	100.00	100.00	10000
126	1.0000	100.00	100.00	10000
127	1.0000	100.00	100.00	10000
128	1.0000	100.00	100.00	10000
129	1.0000	100.00	100.00	10000
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146	1.0000	100.00	100.00	10000
147	1.0000	100.00	100.00	10000
148	1.0000	100.00	100.00	10000
149	1.0000	100.00	100.00	10000
150	1.0000	100.00	100.00	10000



LEGEND

- PAVED LOT
- UNPAVED LOT
- SETBACK
- EASEMENT
- CURB
- DRIVE
- ROAD
- SIDEWALK
- BIWAY
- TRAIL
- FENCE
- UTILITY
- SIGN
- LIGHT
- TREE
- PLANT
- WATER
- SEWER
- GAS
- ELECTRIC
- TELEPHONE
- CABLE
- OPTICAL FIBER
- AIR CONDITIONING
- HEATING
- COOLING
- VENTILATION
- EXHAUST
- INTAKE
- DRAINAGE
- RETENTION
- TREATMENT
- STORAGE
- DISTRIBUTION
- COLLECTION
- CONVEYANCE
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- STRUCTURE
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- ELECTRIC
- TELEPHONE
- CABLE
- AIR CONDITIONING
- HEATING
- COOLING
- VENTILATION
- EXHAUST
- INTAKE
- DRAINAGE
- RETENTION
- TREATMENT
- STORAGE
- DISTRIBUTION
- COLLECTION
- CONVEYANCE
- CONDUIT
- MANHOLE
- STRUCTURE
- ENCLOSURE
- FENCE
- WALL
- CURB
- DRIVE
- ROAD
- SIDEWALK
- BIWAY
- TRAIL
- FENCE
- UTILITY
- SIGN
- LIGHT
- TREE
- PLANT
- WATER
- SEWER
- GAS
- ELECTRIC
- TELEPHONE
- CABLE
- AIR CONDITIONING
- HEATING
- COOLING
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