AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

JANUARY 16, 2020

1:30 P.M.

1. CASE FILE NO. 2020-01-Z
   Open a public hearing to consider approval of the request by Betenbough Homes, owner, for rezoning from Retail (R) to Special Dwelling District (SPD) on approx. 10 acres (Tract 1: approx. 8.2 ac., Tract 2: approx. 1.8 ac) in Section 35, Block 42, T-1-S, T&P Ry. Co. Survey, Odessa, Ector County, Texas (northwest of the intersection of Loop 338 and 87th St.)

2. CASE FILE NO. 2019-84-P
   Consider approval of the preliminary plat of Ratliff Ridge, 4th Filing, being a 29.95 ac. tract in Section 35, Block 42, T-1-S, T&P Ry. Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of Wagon Way and E. 91st St.)

3. CASE FILE NO. 2020-03-Z
   Open a public hearing to consider approval of the request by DJK Inc, owner, RSP Permian, LLC, lessee, for original zoning of FD-DR (Future Development-Drill Reservation) on an approx. 1.2 acre tract in Section 11, Block 41, T-2-S, T&P Ry. Co. Survey, Odessa, Midland County, Texas (southeast of the intersection of Santa Isabella St. and Yorkshire Dr.)

4. CASE FILE NO. 2020-04-Z
   Open a public hearing to consider approval of administrative corrections and amendments to the City of Odessa Zoning Ordinance.

5. CASE FILE NO. 2020-04-P
Open a public hearing to consider approval of Winwood Addition, 7th Filing, being a replat of a 7.54 acre tract of land out of Lot 1, Block 13, Winwood Addition, 5th Filing, City of Odessa, Ector County, Texas (southeast of the intersection of Penbrook Dr. and Wendover Ave.)

6. CASE FILE NO. 2020-05-P
Consider approval of the short form plat of Faudree Road Development, 5th Filing, being an approximately 1.45 acre tract located in Section 15, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Midland County, Texas (southwest corner of Rolling Winds Cir. and N. Faudree Rd.)

7. CASE FILE NO. 2020-06-P (ETJ)
Open a public hearing to consider approval of the replat of Lot 4, Block 7, Westmoor Acres, Odessa, Ector County, Texas (southeast of the intersection of W. Westmoor Rd. and N. Wingate Ave.)

8. CASE FILE NO. 2020-07-P(ETJ)
Consider approval of the short form plat of Odessa Holdings 1 Park, being an approximately 21.260 acre tract in Section 18, Block 42, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northeast of the intersection of N. Mercedes Ave. and W. University Blvd.)

9. Other business

10. Adjourn

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, PLANNING DIRECTOR

SUBJECT: CASE FILE NO. 2020-01-Z

APPLICANT: Betenbough Homes, owner

REQUEST: Rezone request from Retail (R) to Special Dwelling District (SPD)

PROPERTY INVOLVED: Approx. 10 acres in Section 35, Block 42, T-1-S, T&P Ry. Co. Survey, Odessa, Ector County, Texas (northwest of the intersection of Loop 338 and 87th St.)

The property involved in this request is along East Loop 338, between 87th St and proposed 100th St., and is included in the concept plan area for Ratliff Ridge. The site is currently zoned Retail (R) and is vacant. Land use in the area consists of single-family residential development and vacant land.

The applicant is Betenbough Homes, owner, and the purpose of the rezone request from Retail (R) to Special Dwelling District (SPD) is to match the zoning districts in the area to the proposed concept plan, and to facilitate additional single-family housing.

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

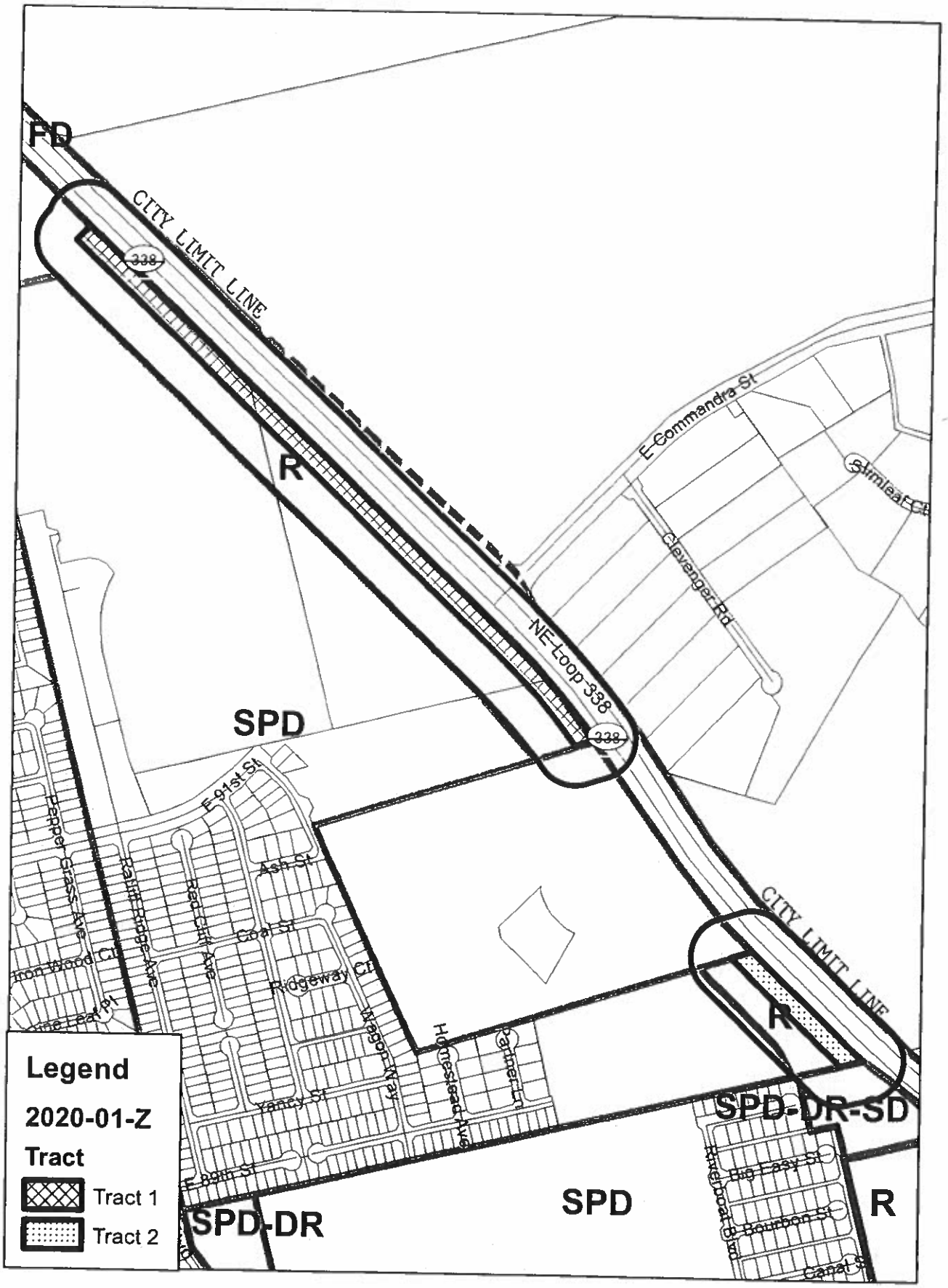
Comprehensiveness: The proposed rezone request is not contrary to the established land uses in the general area or the land use plan of the City of Odessa's Master Plan.

Livability: The proposed original zoning would not have a negative impact on this site or surrounding properties. The proposed single-family and retail developments are not out of line with development in the area.

Reasonableness: The proposed zoning districts will be located near existing single-family housing and be an expansion of the adjacent residential (SPD) zoning.

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)



1 inch = 700 feet

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)

(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 (bySpecific 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

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. 2019-84-P

APPLICANT: Betenbough Homes, owner

REQUEST: Preliminary Plat

PROPERTY INVOLVED: Ratliff Ridge, 4th Filing, being a 27.76 ac. tract in Section 35, Block 42, T-1-S, T&P Ry. Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of Wagon Way and E. 91st St.)

The property involved in this request is located northeast of the intersection of Wagon Way and E. 91st St. The site is currently zoned Special Dwelling District (SPD) and Retail (R), with a pending rezone request from Retail (R) to 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 Betenbough Homes, owner, and the purpose of this preliminary plat is to create approx. 140 lots for single-family residential development, and for ownership purposes.

A platting conference was held August 6th, 2019 with the applicant's consultant and city staff present.

Staff Comments:

-- A blanket refuse collection easement is noted on the plat.

-- Pedestrian easements connecting cul-de-sacs at Antelope Ave. and Hawk Ave with 91st St. are noted.

-- 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 needs to be submitted. This tract is not in a special flood hazard area.

-- Show all appropriate utility and drainage easements.

-- Water, sewer, paving and drainage plans need to be submitted for review and acceptance.

-- If drainage from this plat is towards LP 338, post-development drainage/runoff should not be changed/increased from pre-existing conditions. (TxDOT)

-- 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.

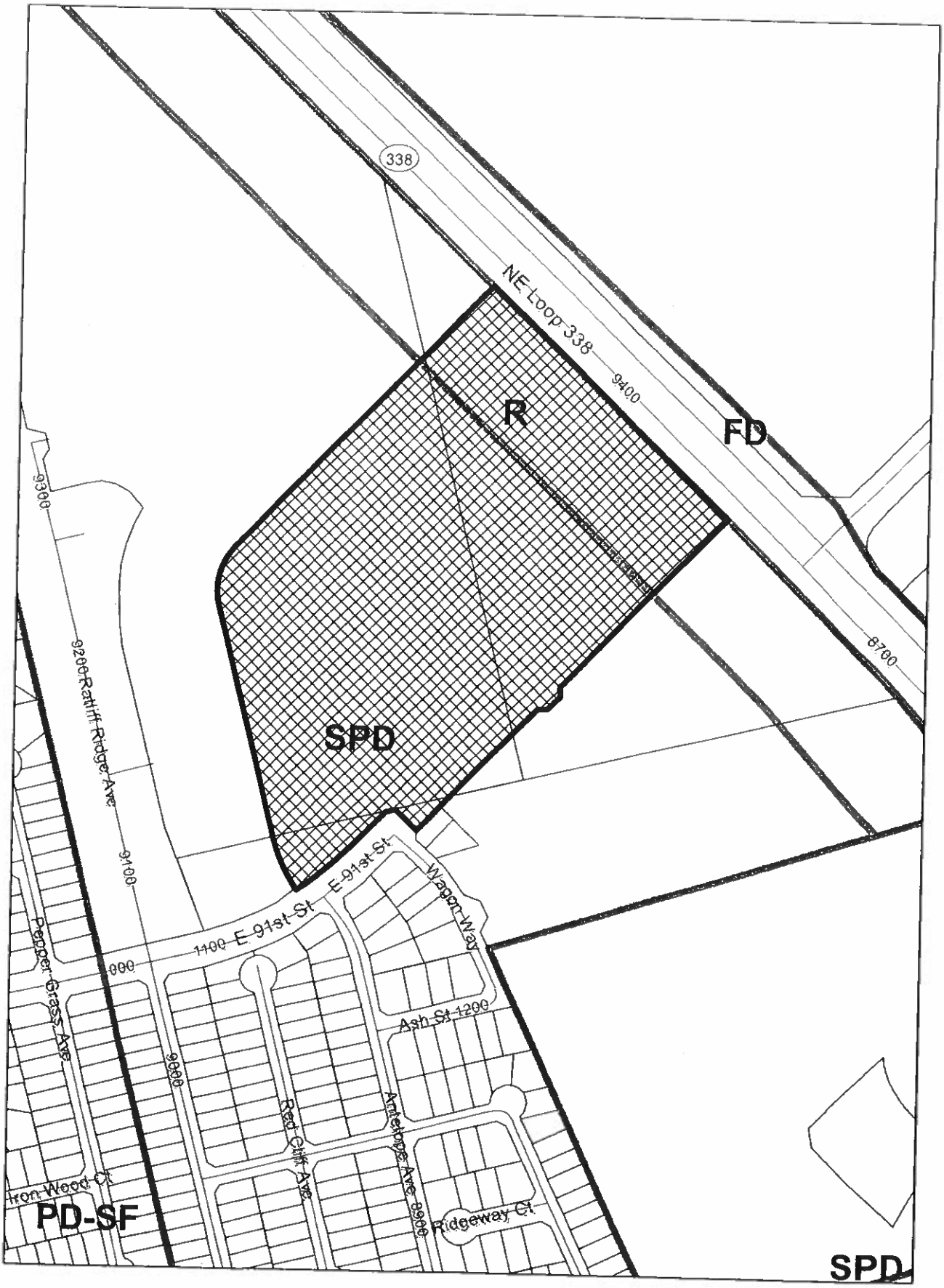
<u>Commission action is requested on the following item:</u>

1. Adoption of the amended concept plan, which changes the following:
   a. Retail area has been reduced in favor of more single-family dwellings
   b. Amended concept plan has reduced in scope to include land only up to 96th St.

   (Planning)

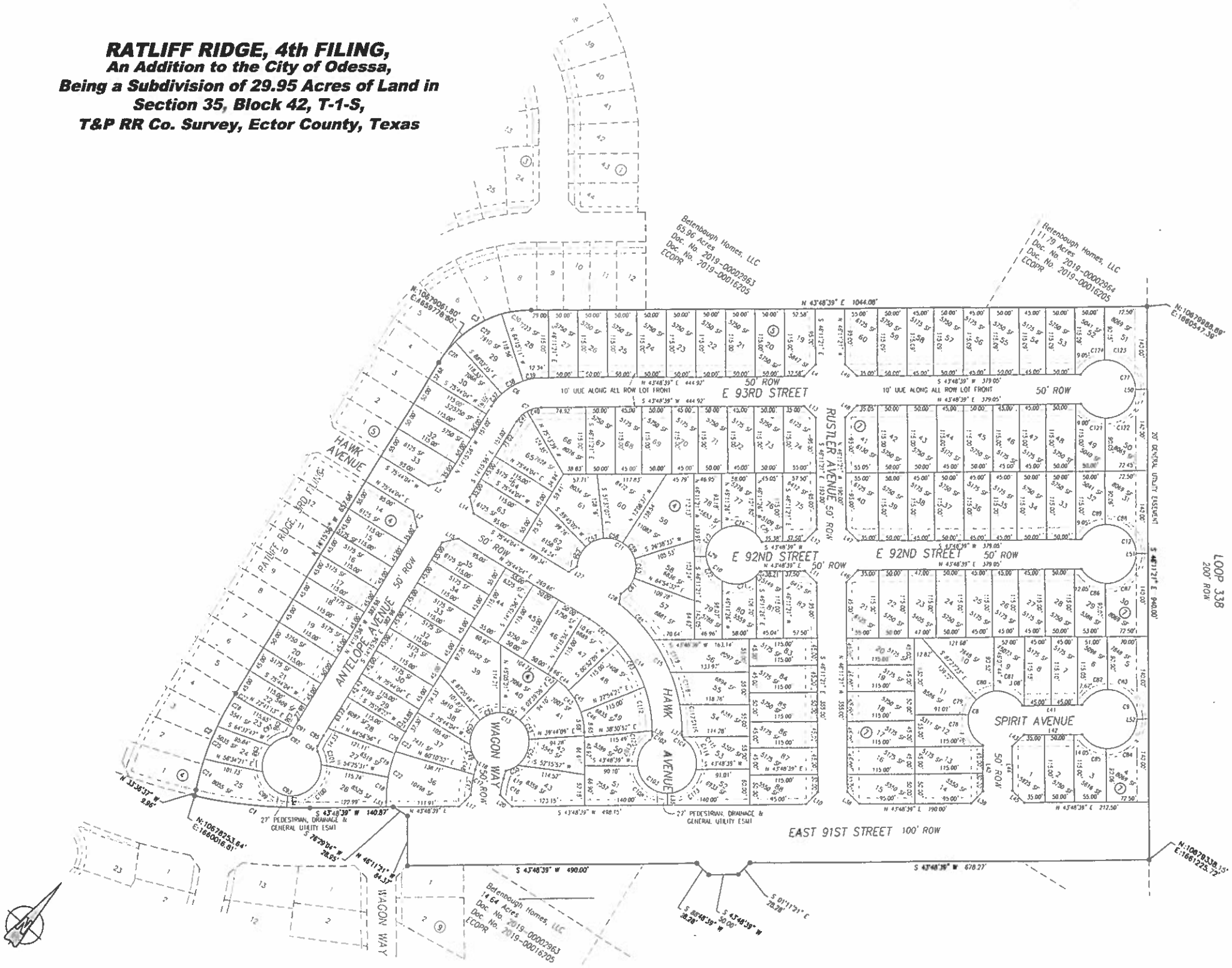
The following agencies submitted no comments or response with regard to this preliminary plat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Cable One, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal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

Information in order of inclusion:
-- Area zoning map
-- Copy of proposed preliminary plat
-- Copy of proposed amended concept plan



1 inch = 400 feet

RATLIFF RIDGE, 4th FILING,
An Addition to the City of Odessa,
Being a Subdivision of 29.95 Acres of Land in Section 35, Block 42, T-1-S, T&P RR Co. Survey, Ector County, Texas



CONCEPT PLAN

RATLIFF RIDGE

An Addition to the City of Odessa,
Being a Subdivision of 193.9 Acres of Land in
Section 35, Block 42, T-1-S,
T&P RR Co. Survey, Ector County, Texas

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, PLANNING DIRECTOR

SUBJECT: CASE FILE NO. 2020-03-Z

APPLICANT: DJK, Inc., owner
RSP Permian, LLC, lessee

REQUEST: Original zoning of FD-DR (Future Development-Drill Reservation)

PROPERTY INVOLVED: Approx. 1.2 acre tract in Section 11, Block 41, T-2-S, T&P Ry. Co. Survey, Odessa, Midland County, Texas (southeast of the intersection of Santa Isabella St. and Yorkshire Dr.)

The property involved in this request southeast of the intersection of Santa Isabella St. and Yorkshire Dr. The site is currently designated Future Development (FD) and is occupied by existing petroleum product production and related uses. Land use in the area consists of single-family residential development and vacant land.

The applicant is DJK Inc, owner, RSP Permian, LLC, lessee, and the purpose of the original zoning request of Future Development-Drill Reservation (FD-DR) is to allow for continued operation of the existing drill 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:

Comprehensiveness: The proposed rezone request is not contrary to the established land uses in the general area or the land use plan of the City of Odessa's Master Plan. The proposed drill reservation is consistent with the planned overall development of the area.

Changes in Conditions: Land uses and area conditions have not changed in a way that would contradict this request. There is an active petroleum production site existing on this tract. The request is to bring the zoning of

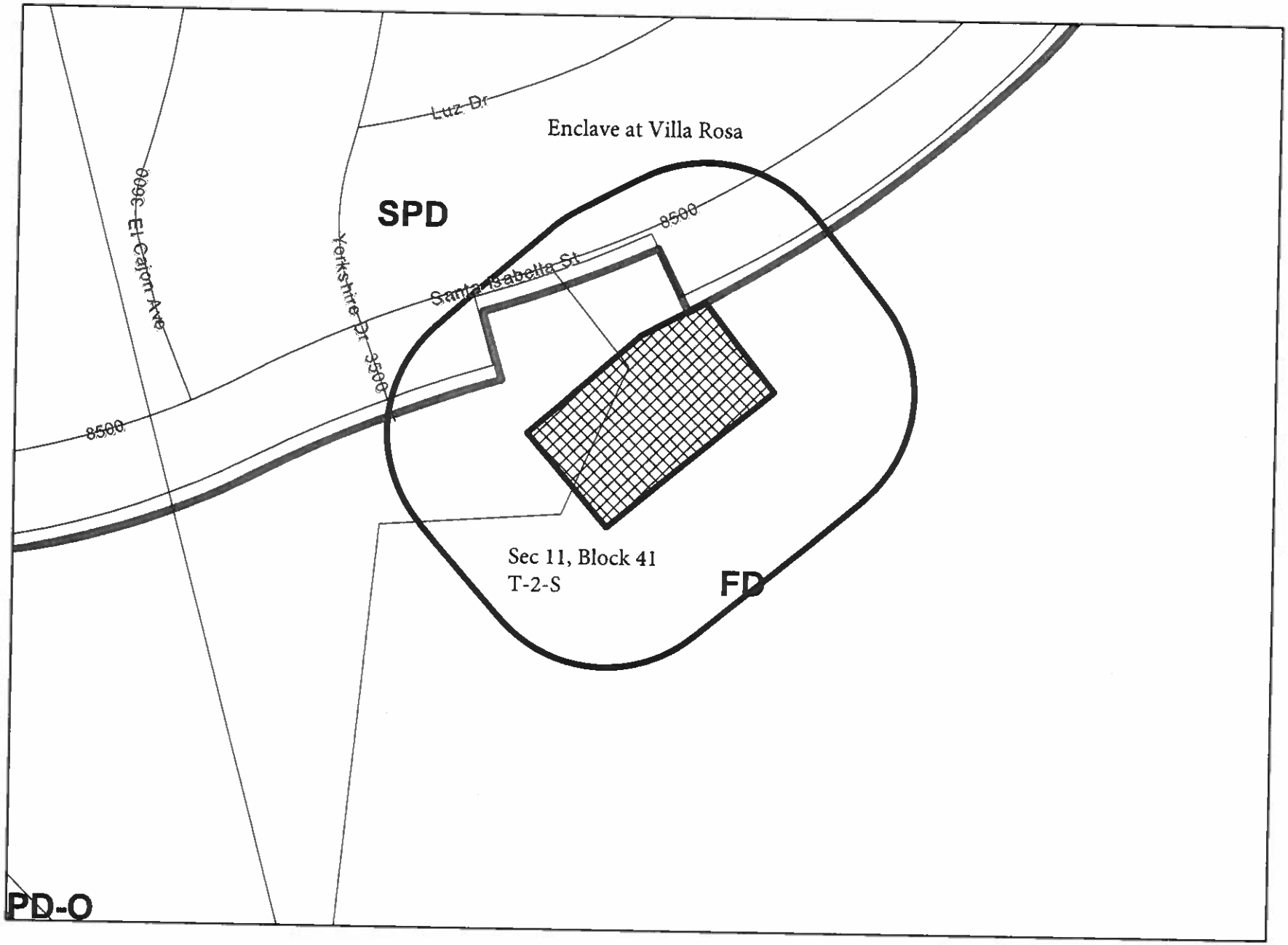
said tract into compliance after previous annexation and development of properties in the area.

Public Welfare: The proposed zoning will not adversely impact this site or adjacent properties. Separations and buffering techniques will be incorporated into the development of the drill reservation and any future adjacent residential development to minimize any impacts.

Reasonableness: The proposed Future Development-Drill Reservation (FD-DR) zoning is reasonable and not out of scale with the needs of the neighborhood and the city as well.

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

Information in order of inclusion:
--Area zoning/notification map



1 inch = 200 feet

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, PLANNING DIRECTOR

SUBJECT: CASE FILE NO. 2020-04-Z

APPLICANT: City of Odessa

REQUEST: Administrative corrections and amendments to the City of Odessa Zoning Ordinance

Proposed changes to the City of Odessa Zoning Ordinance include, but are not limited to, the following:

1. Proposed new use: "Outdoor Market" that would allow for food truck parks, permanent downtown markets, etc. Changes needed in the Zoning Ordinance and the Food Truck Ordinance are included.

2. Included some amendments to the previous Zoning Ordinance that didn't make it into the new ordinance as passed in April 2019. (Front yard parking, etc.)

3. Various typographical errors and corrections to language that was in conflict with other ordinances or state law.

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

-- The introduction of the "Outdoor Market" use will fulfill goals from the City of Odessa's Comprehensive Master Plan for vibrant neighborhoods and provide a positive step in the revitalization of Downtown Odessa.

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

Information in order of inclusion:
--Amended ordinance

Add 14-9-5 as follows:

Sec. 14-9-5 Parking on Front Yards

(1) Parking on the front yard of a residence is allowed on paved surfaces. It shall be unlawful for any person to park or to cause, suffer, maintain, or allow to be parked upon any property under their control, either as owner or tenant, any vehicle or boat on any unpaved surface in the front yard in Zoning Districts SF-E, SF-1, SF-2, SF-3, SF-4, SPD, 2F-1, 2F-2, GR, 4-F, MF-1, MF-2, MH-E, MH, and MU.

(2) Rear and side yard parking is allowed on unpaved surfaces.

(3) Each required parking space must be at least nine feet by eighteen feet (9' x 18') constructed of four inches (4") of concrete where curb and gutter exists, or either compressed asphalt or concrete where there is no curb and gutter.

(4) Location and construction of required paved front yard surfaces must be done to comply with the City's ordinances, regulations, and driveway standards.

(5) Exceptions: This does not apply to residences having no alley or having an alley too small for vehicles or boats to safely enter or exit the rear yard (16 feet or less). Original concrete strip parking is not required to be converted to solid concrete parking. Any additional parking for residences with original concrete strip parking must conform to the additional parking space requirements as provide herein.

(6) It shall be a defense to prosecution under this section that the property is multi-family residential (apartment complex) or that the parking space is on original concrete strip parking.

Language from Ordinance No. 2013-39 with edits.

Edit Sec. 14-11-1 to read:

(1) Any fence or wall erected on the side property line and located to the rear of the minimum required front yard as determined by the provisions of Section 14-7-5 shall not exceed eight (8) feet in height above the adjacent grade. Interior fences in commercial or industrial districts erected on or behind the required front, side or rear yard line shall be subject to the same height restrictions as buildings in the specified districts in which the fence is located.

(2) Any fence or wall in residential districts erected on the property line across the front of the lot shall not exceed four (4) feet in height above the adjacent grade except as provided in Section 14-7-6 (13) and (14) and such fence may be increased in height one (1) foot for each six (6) feet it is set back from the property line to a maximum of eight (8) feet. The height of the fence shall be referenced to the highest adjacent grade.

Edit Sec. 14-18-1 (2) to read:

Upon receiving a recommendation from the Planning and Zoning Commission concerning a proposed zoning amendment case involving a requested change in the zoning classification of property, the City Council may, subject to the applicable provisions of 14-17-1(b), rezone the subject property to a zoning classification which is more restrictive than the zoning classification requested. Provided, however, no such rezoning may be enacted unless the notice requirements in 14-18-1(1) have been met by the Planning and Zoning Commission, and unless the notice provided for in 14-17-1(4) indicates that consideration may be given to rezoning the subject property to a more restrictive zoning classification than was requested. Provided, further, that the City Council may not rezone property under this procedure to a classification that does not appear in whichever of the two groups (Group A or Group B) set out in 14-18-1(1) contains the requested zoning classification.

Edit Sec. 14-19-1(101) to read:

Mini-Warehouse - A complex of small storage units which are rented or leased and which are arranged to be individually accessible to the lessee or renter. In the "MH", ~~"R" or "R-1" Districts,~~ when approved by Specific Use Permit, individual storage units shall not exceed three hundred sixty (360) square feet in area; no mini-warehouse building shall exceed twelve (12) feet in height and a paved surface area a minimum of twenty (20) feet wide shall be provided on the site connecting all exterior doors of a mini-warehouse building. The open storage of recreational vehicles and boats on a paved surface shall be permitted as an accessory use in conjunction with a mini-warehouse provided that such storage area is enclosed by an eight (8) foot high screening wall or fence as provided in 11-2. When a mini-warehouse is located adjacent to the "SF-E", "SF-1", "SF-2", "SF-3", "SF-4", "SPD", "2F-1" or "2F-2" District, a screening wall having a minimum height of six (6) feet and meeting the provisions of Sec. 14-11-1 shall be provided between the mini-warehouse and the adjacent residential district boundary line. Where the wall of a mini-warehouse contains no openings or access points, such solid wall may be considered as the equivalent of a screening wall.

Edit 14-7-9(d) to read:

The minimum required rear yard in a PD, SPD, or MU district shall be established on the Site Plan or by the amending ordinance.

Edit the chart in Sec. 14-7-10 to state "To be specified in Site Plan or in amending ordinance, but not exceeding 80%" in all three columns next to "PD, SPD", and to state "To be specified in Site Plan or in amending ordinance." next to MU.

Amend Sec. 14-13-1 as follows:

Sec. 14-13-1 Site Plan Approval/Plat Approval

(a) Approval of a site plan shall be required for all development involving the following:

(1) Initial approval of a Planned Development or Mixed Use Zoning District

(2) A Specific Use Permit

(3) A Shopping Center

(4) An Apartment Project

(5) Single family redevelopment of more than ten lots.

(6) A Mobile or HUD-Manufactured Home Park having more than ten (10) units

(7) An RV Park having more than ten (10) units.

(8) A reduction of the twenty-five (25) ft. Front Yard Building Setback

(9) Special Housing Arrangement - this will include single family attached as well as housing units arranged on the site in a manner differing from the specific lot, yard spacing and access arrangement established for the conventional residential district including patio homes and staggered building line arrangements.

(10) Single family redevelopment of ten lots or less.

(11) Any development where more than one main building or use is proposed on a lot or tract.

(12) A Mobile or HUD-Manufactured Home Park Having Ten (10) Units or fewer.

(13) An RV Park having ten (10) units or fewer.

(14) An Outdoor Market

(15) Amending/Correction Plats

(16) Amendments to PD and MU Site Plans

For any development involving categories 1 and 2, approval shall be by the City Council after review and recommendation of the Planning and Zoning Commission. For any development involving categories 3, 4, 5, 6, and 7 approval shall be by the Planning and Zoning Commission with appeal to the City Council. Approval of categories 8, 9, 10, 11, 12, 13, 14, 15, and 16, shall be by the Director of Planning with appeal to the Planning and Zoning Commission and City Council. All appeals may be requested by either the developer/property owner or City Staff. Appeals on plats or site plans shall be submitted in writing to the Planning Department within ten (10) days from the date action is taken by the Planning and Zoning Commission or staff. The City Council or Planning and Zoning Commission shall hear the appeal within thirty (30) days from the date the Planning and Zoning Commission or staff, respectively, acted on the plats or site plans.

When 20 percent or more of the owners required to be notified protest a proposed replat, the case shall automatically be appealed to the City Council for final approval.

The Director of Planning is authorized to approve the site plans for categories 8, 9, 10, 11, 12, 13, 14, 15, and 16 listed above, subject to the terms and conditions which are reasonable, necessary, not in conflict with other City ordinances and related to the following subjects: open space, off-street parking, special traffic requirements, hours of operation, noise, sanitation, glare, utilities, setbacks, spacing, height, density, coverage and emissions.

Amend Sec. 14-7-6(6) to read:

If buildings along the frontage of any street between two intersecting streets in any residential district have observed an average setback for that block which is greater or lesser in dimension than the minimum front yard or setback established for the district in which the street frontage is located, then the average setback of all buildings fronting upon such street between two intersecting streets shall establish the minimum front yard requirement. All vacant lots shall be assumed to have a minimum front yard specified for the district in computing the average front yard. These provisions shall not be interpreted as requiring a setback or front yard greater than fifty (50) feet nor shall they be interpreted as requiring any building to observe a front yard of more than ten (10) feet greater than the front setback observed by any building on a contiguous lot. These provisions shall be superseded on any lot where a minimum building line has been established by a plat, site plan, or ordinance filed after December 28, 1971.

Amend 14-7-13 (c) to read:

There need be no rear yard for accessory buildings or structures except that, if no alley exists, the rear yard shall not be less than five (5) feet as measured from the rear lot line.

Amend Sec. 14-12-1 to read

No permit for the construction of a building or buildings upon any tract...

Change "if" to "of" in 14-10-1(b)(1)

Change 14-10-1(b)(6) chart to read "See 14-19-1(d)(16) and 14-10-1(c)

Edit Sec. 14-9-1 (c)(23) to read as

Retail or Personal Service, General - One (1) space for every 400 square feet of floor area in establishments with 20,000 sf or fewer. One (1) space for every 300 square feet of floor area in establishments with greater than 20,000 sf.

14-7-10

MC should be 70%, 80%, 90%.

Added line in chart for Outdoor Market

Allowed in CB-1, CB-2, LC, HC, LI, and PD, and with SUP in R and R-1.

Added definition (186) to definitions:

Market (Outdoor)- An outdoor area with spaces for short-term or long-term lease by vendors such as food trucks, farm fresh produce vendors, cottage foods, etc.

Sec. 14-9-2(B) should read:

Mobile Recreation equipment shall not be used for living, sleeping, or housekeeping purposes or office space when parked or stored in the following districts, or in any location not approved for such a use: SF-E, SF-1, SF-2, SF-3, SF-4, SPD, 2F-1, 2F-2, GR, MF-1, MF-2, MH-E, O, R, R-1, LC, MU, NS

Add Sec. 14-9-2(5)

In instances where deemed appropriate by the Director of Planning, parking minimums may be reduced by up to 10%.

Outside changes to the Code of Ordinances:

Sec. 6-6-6(c)(11) should read:

(11) Mobile food units shall be prohibited from remaining stationary at any given location for longer than a 24-hour period unless:

(A) operating as part of a city-sponsored event and given permission to stay longer than a 24-hour period; or

(B) operating in an Outdoor Market as defined in Sec. 14-19-1(a)(186).

12-3-8(a)(5) should read:

On unpaved surfaces of an exterior front yard in zoning districts SF-E, SF-1, SF-2, SF-3, SF-4, SPD, 2F-1, 2F-2, GR, 4-F, MF-1, MF-2, MH-E, MH, and MU; unless otherwise stated in Sec. 14-9-5.

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2020-04-P

APPLICANT: Peach Sky Capital, Ltd, owner
Parkhill, Smith, and Cooper, consultant

REQUEST: Replat

PROPERTY INVOLVED: Winwood Addition, 7th Filing, being a replat of a 7.54 acre tract of land out of Lot 1, Block 13, Winwood Addition, 5th Filing, City of Odessa, Ector County, Texas (Southeast of the intersection of Penbrook Dr. and Wendover Ave.)

The property involved in this request is located southeast of the intersection of Penbrook Dr. and Wendover Ave. The site is currently zoned Retail (R) and is occupied by an office park and related uses. Land use in the area consists of office and commercial development.

The applicant is Peach Sky Capital, Ltd, owner, Parkhill, Smith, and Cooper, consultant, and the purpose of this replat is to create three (3) lots for retail/commercial development and ownership purposes.

A platting conference was held on January 7, 2020 with the applicant's consultant and city staff present.

Staff Comments:

-- Original tax certificates needed prior to filing the plat.

-- A blanket refuse collection easement is needed on the plat.

-- Utility and access easements shown on the plat need to be dimensioned.

-- Ghost lines of existing buildings will not be necessary on the filed plat.

-- Signature blocks for Director of Public Works and Director of Planning need to read "for Director of Public Works" and "Director of Development" respectively.

-- Water and sewer are available. No pro rata is due.

-- Drainage report needs to be submitted.

-- Lot 8 does not have street frontage. Access is from access easements.

-- 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.

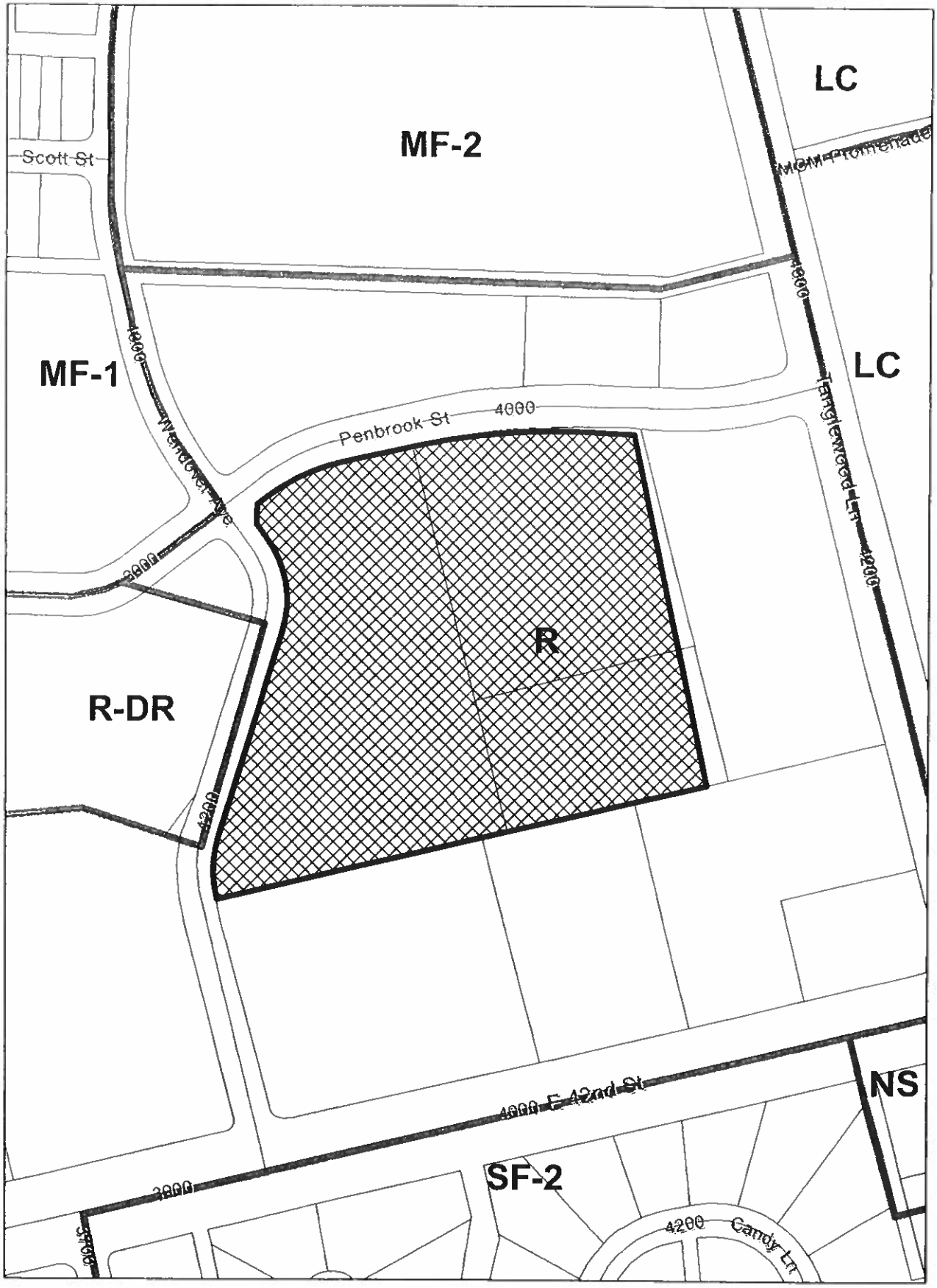
<u>Commission action is requested on the following item:</u>

1. Mylar will not be filed until the access easements are cleared of obstructions. (Public Works/Planning)

2. A Blanket Refuse Collection Easement Agreement will be required. (Public Works/Planning)

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

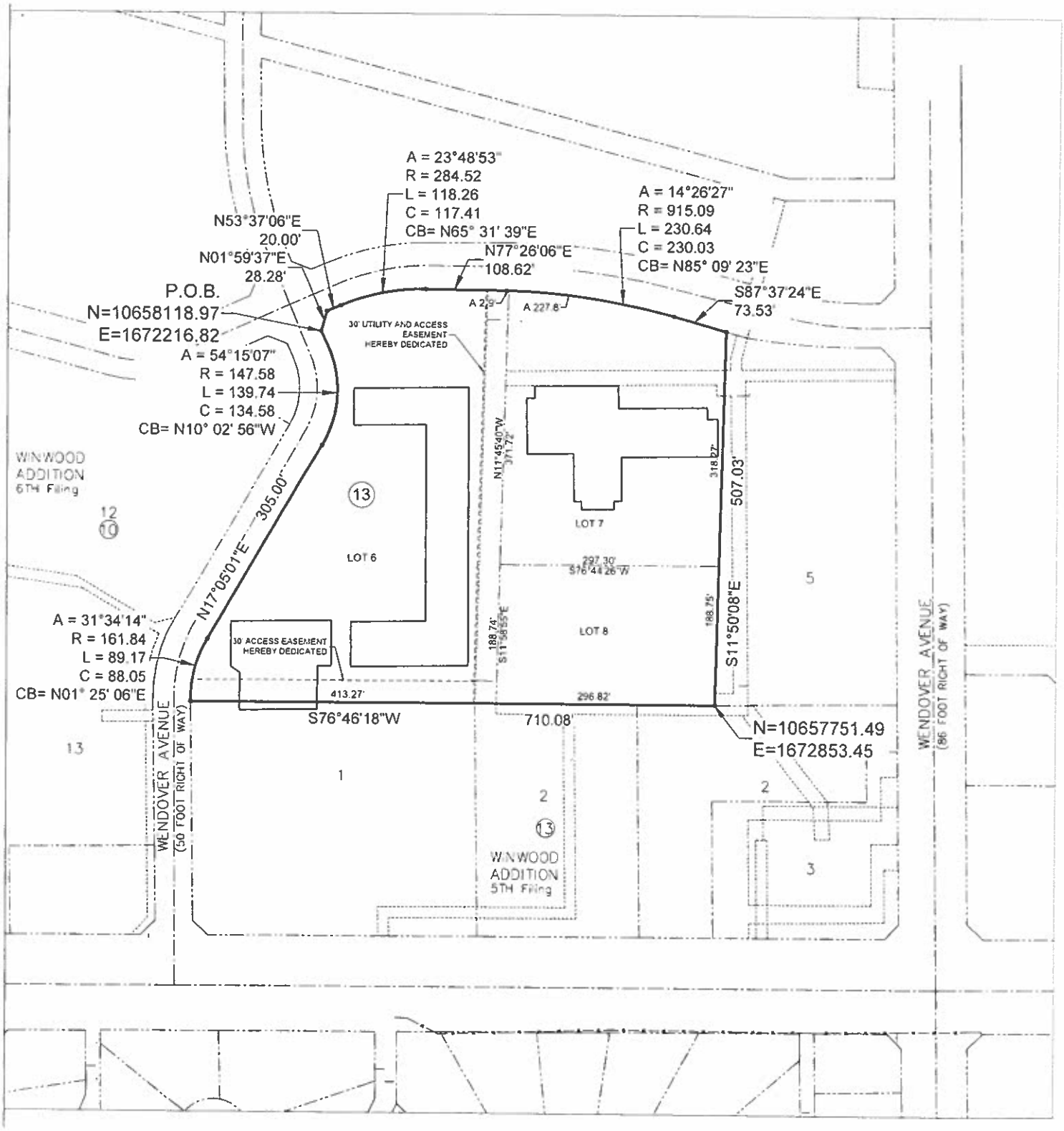
Information in order of inclusion:
-- Area zoning map
-- Copy of proposed replat



1 inch = 200 feet

WINWOOD ADDITION
7TH FILING

BEING A 7.54 ACRE TRACT OF LAND
OUT OF LOT 1, BLOCK 13, WINWOOD
ADDITION, 5TH FILING, AN ADDITION
TO THE CITY OF ODESSA, ECTOR
COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2020-05-P

APPLICANT: Apollo Perforators, Owner,
LCA, Consultant

REQUEST: Short Form Plat

PROPERTY INVOLVED: Faudree Road Development 5th Filing, being an approximately 1.45 acre tract located in Section 15, Block 41, T-2-S T&P RR Co. Survey City of Odessa, Midland County Texas. (Southwest corner of Rolling Winds Cir. and N Faudree Rd.)

The property involved in this replat request is located southwest corner of Rolling Winds Cir. and N Faudree Rd. The site is zoned Retail District (R) and currently is vacant land. Land uses in the area consist of retail development to the north and south and family residential development to the east and west.

The applicant is Apollo Perforators, Inc, owner, LCA, consultant, and the purpose of the replat is to create one (1) lot to facilitate retail/commercial development and related uses on the property.

A platting conference was held January 7, 2020 with the applicant's consultant and city staff present.

Staff Comments:

-- Ownership certificates and original tax certificates needed prior to filing the plat.

-- Various easements noted on the plat need to be dimensioned.

-- Water and sewer are available. No pro rata is due.

-- Drainage report needs to be submitted. This tract is not in a special flood hazard area.

-- An Improvements Agreement will not be required.

-- A Blanket Refuse Collection Easement 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.

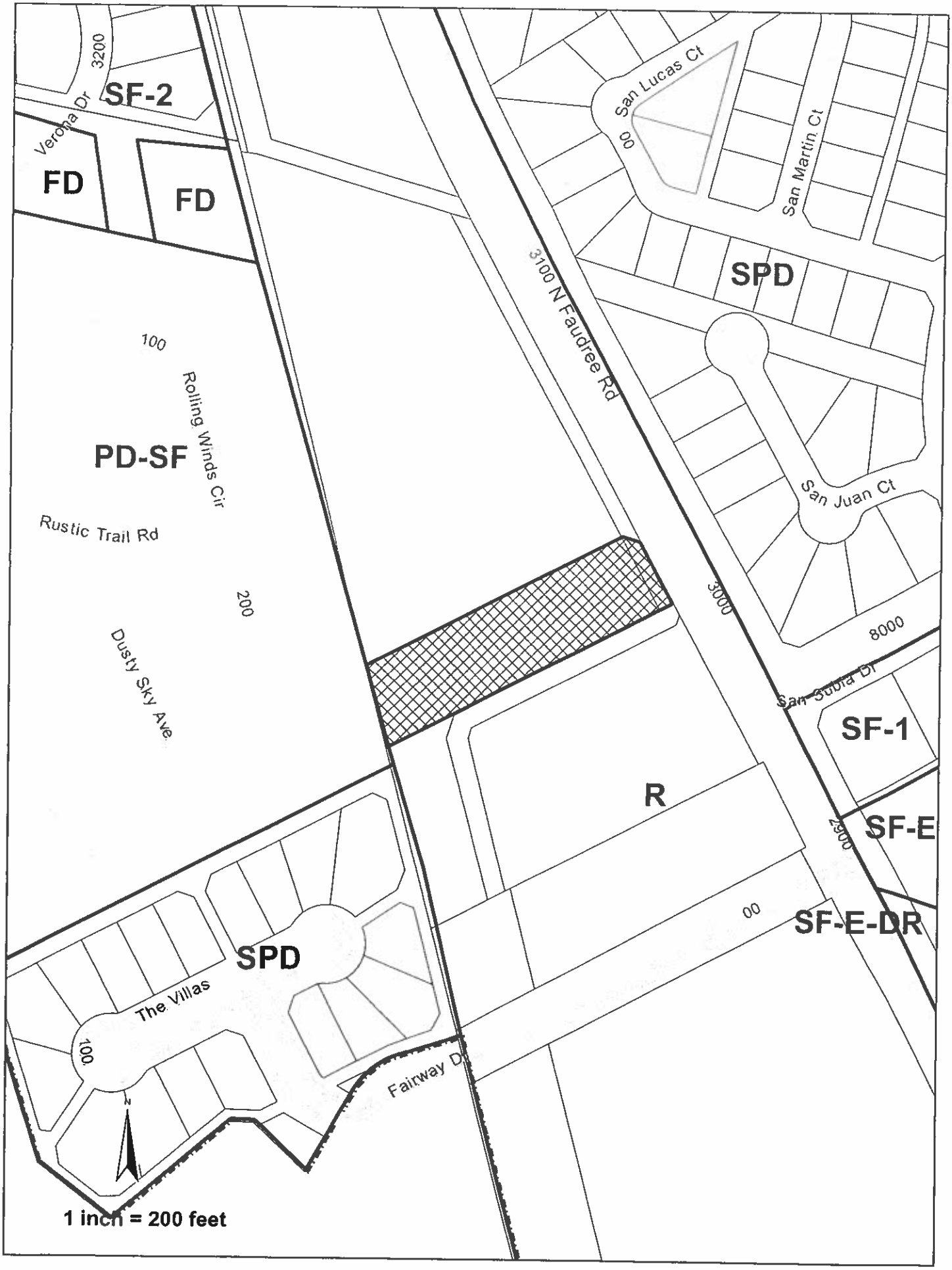
Commission action is requested on the following items:

1. Add a note to the plat: No direct access to Faudree Road from Lot 1, Block 4 is allowed. (City of Odessa Public Works)

2. Access should only be allowed to what is being shown as public street (Rolling Winds Circle). No additional access to Faudree should be allowed. Post-development runoff should not be increased from pre-development conditions. (TxDOT)

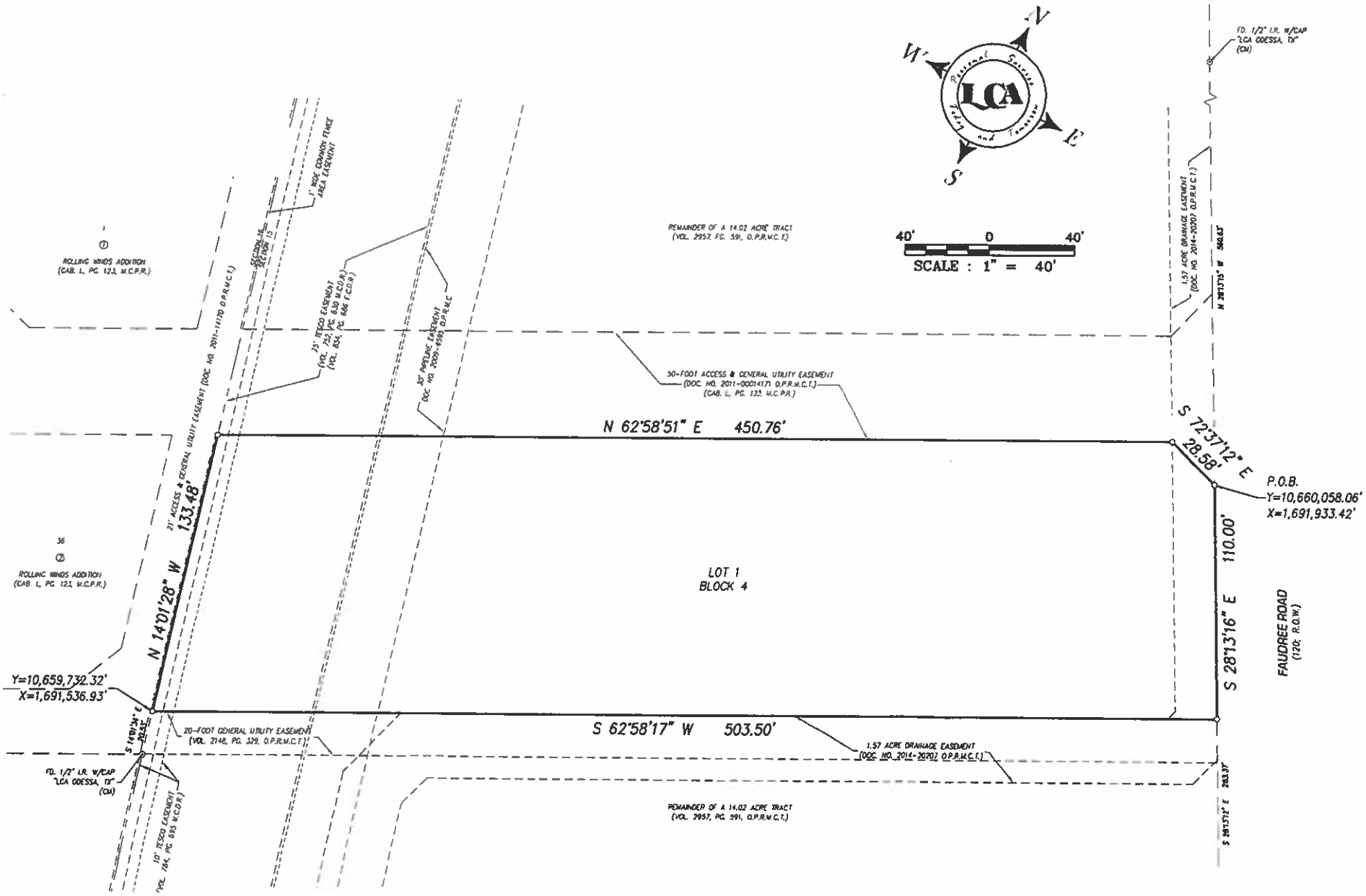
The following agencies submitted no comments or response with regard to this short form plat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal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

Information in order of inclusion:
-- Area zoning map
-- Copy of proposed short form plat


SF-2
3200
Verona Dr
FD
FD
PD-SF
100
Rolling Winds Cir
Rustic Trail Rd
200
Dusty Sky Ave
San Lucas Ct
00
San Martin Ct
SPD
3100 N Faudree Rd
San Juan Ct
3000
8000
San Subia Dr
SF-1
R
2900
SF-E
00
SF-E-DR
SPD
The Villas
100
Fairway Dr
N
1 inch = 200 feet

FAUDREE ROAD DEVELOPMENT 5TH FILING

AN ADDITION TO THE CITY OF ODESSA, TEXAS AND
BEING A 1.45 ACRE TRACT LOCATED IN SECTION 15 BLOCK 41, T-2-S
T&P RR CO. SURVEY
CITY OF ODESSA, MIDLAND COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2020-06-P(ETJ)

APPLICANT: Rodney Johnson, Owner
SW Howell, Consultant

REQUEST: Replat

PROPERTY INVOLVED: Lot 4, Block 7, Westmoor Acres, Odessa, Ector County Texas (Southeast of the intersection of W. Westmoor Rd. and N. Wingate Ave.)

The property involved in this replat request is located southeast of the intersection of W. Westmoor Rd. and N. Wingate Ave. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by a single-family residence. Land use in the area consists of residential development.

The applicant is Rodney Johnson, Owner, and SW Howell, Consultant and the purpose of the replat is to create four (4) lots for ownership purposes.

A platting conference was held January 7, 2020 with the applicants' consultant and city staff present.

Staff Comments:

-- Original tax certificates are needed prior to filing the plat.

-- This tract is outside the City limits and is in the ETJ.

-- Drainage report needs to be submitted. This tract is not in a special flood hazard area.

-- An Improvements Agreement will not be required.

Commission action is requested on the following items:

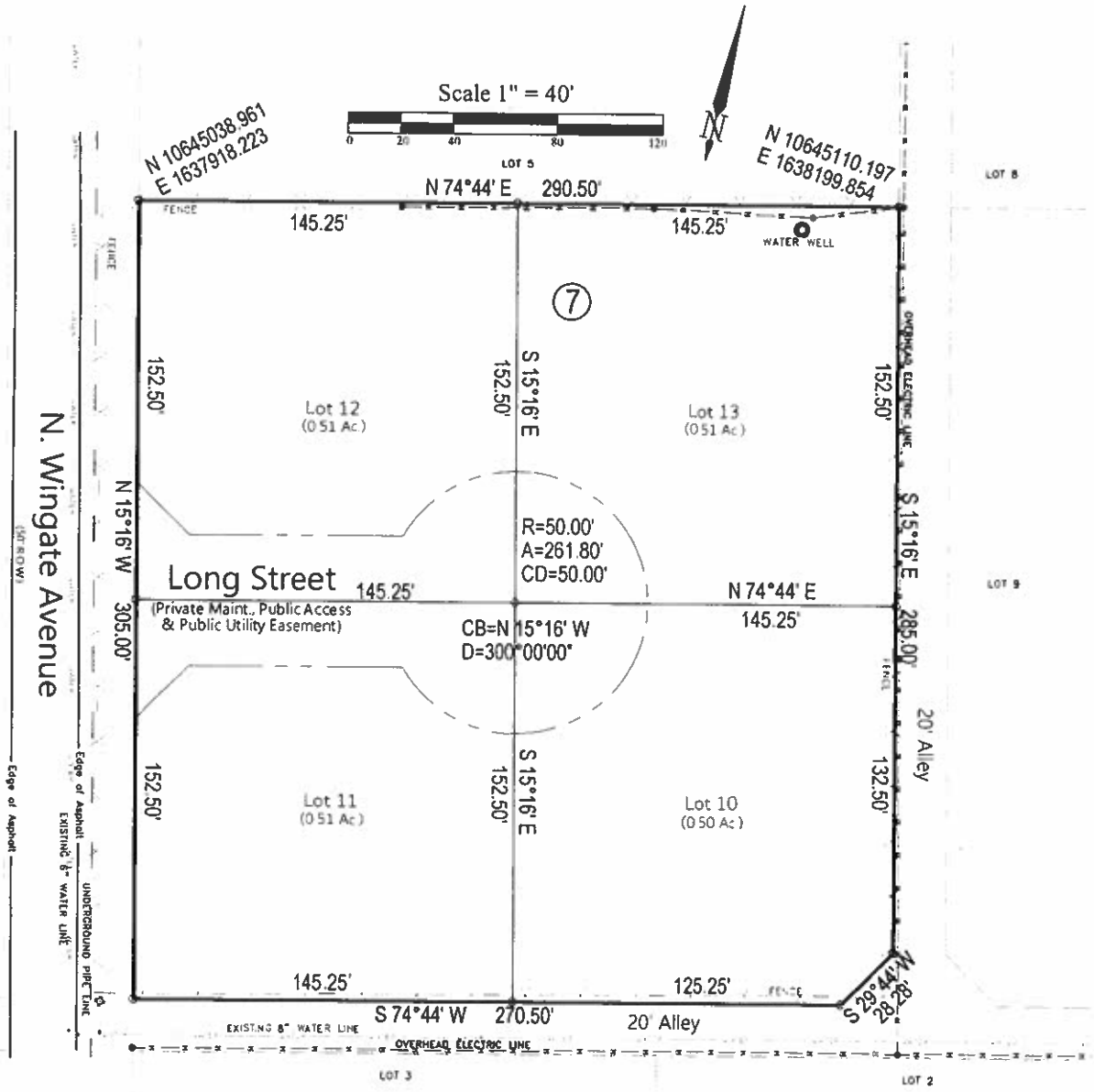
1. Long Street has a direct conflict in street name with Long Avenue located in Ector County. Recommendation is for consideration to be given to assign a new street name to avoid any potential confusion for emergency response teams. (ECDEC))

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, TxDOT, El Paso Natural, Oncor, Appraisal District, Ector County 911 District, Grande Communications, ConocoPhillips Pipeline Company, Chevron, Colorado River Municipal Water District Ector County Health Dept., and Ector County Public Works.

Information in order of inclusion:
-- Area zoning map
-- Copy of proposed replat

N Sooner Ave
3500
6000
6300
6400
6500
W Westmoor Rd
6600
6700
N Eastview Ave
2900
N Wingate Ave
N Alturas Ave
2900
N Torrance Ave
6300
W 29th St
6500
6600
N Blalock Ave
2800
6800
2700
2700
6200
W University Blvd
6400
2600
N
1 inch = 300 feet

REPLAT OF LOT 4, BLOCK 7,
WESTMOOR ACRES
2.03 ACRES IN SECTION 14, BLOCK 43, T-2-S, T&P RY. CO. SURVEY, ECTOR COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2020-07-P (ETJ)

APPLICANT: Odessa Holdings 1, LLC, Owner
LJA Surveying, Inc., Consultant

REQUEST: Short Form Plat

PROPERTY INVOLVED: Odessa Holdings 1 Park, being an approximately 21.260 acre tract in Section 18, Block 42, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northeast of the intersection of N Mercedes Ave and W University Blvd.)

The property involved in this request is located northeast of the intersection of N Mercedes Ave and W University Blvd. 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 area consists of residential to the northwest development and vacant land.

The applicant is Odessa Holdings 1, LLC, Owner, LJA Surveying, Inc., Consultant and the purpose of the plat is to create three (3) lots for ownership purposes.

Comments were sent to the consultant for review on January 7, 2020.

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 is available thru ECUD. No sewer available.

-- Drainage report needs to be submitted. Drainage plan needs to address detention requirements. This tract is not in a special flood hazard area.

-- Various easements and pipelines noted on the plat need to be dimensioned.

-- Access Easement need to be provided for oil field use.

-- An Improvements Agreement will not be required.

TxDOT

-- Access to the sites should be managed in accordance with current TxDOT Access Management Standards. For this section of roadway, the posted speed limit is 55 mph and minimum spacing requirement between access points both existing and proposed is 425'. The sites may need to utilize shared access to provide access to all 3 lots. Post-development runoff should not be increased from pre-development conditions. (TXDOT)

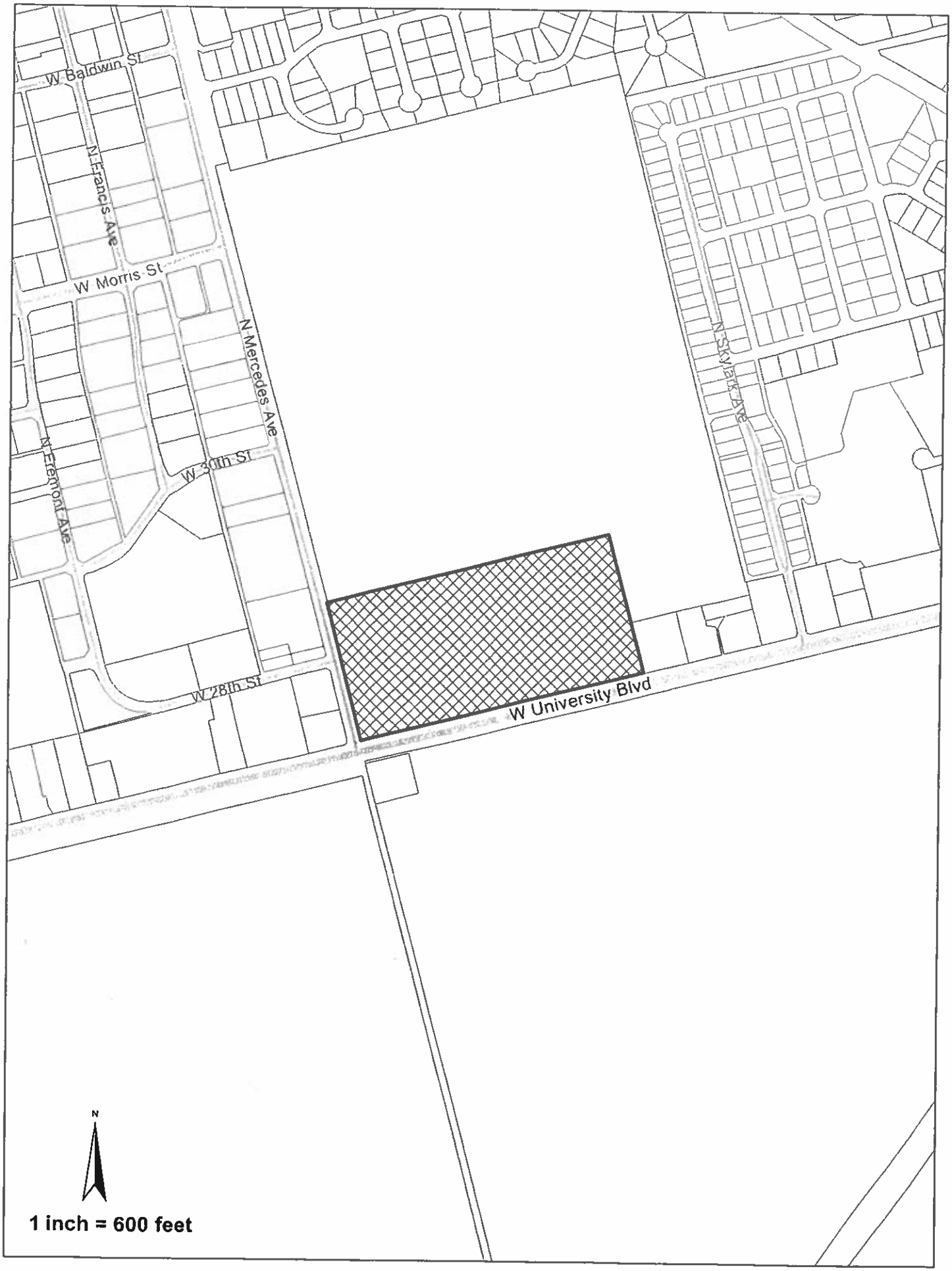
Commission action is requested on the following item:

1. Blanket refuse collection easement and access easement for oilfield use is needed (Public Works/Planning)

2. Dedicate a 20' cutback at University and Mercedes. (Public Works)

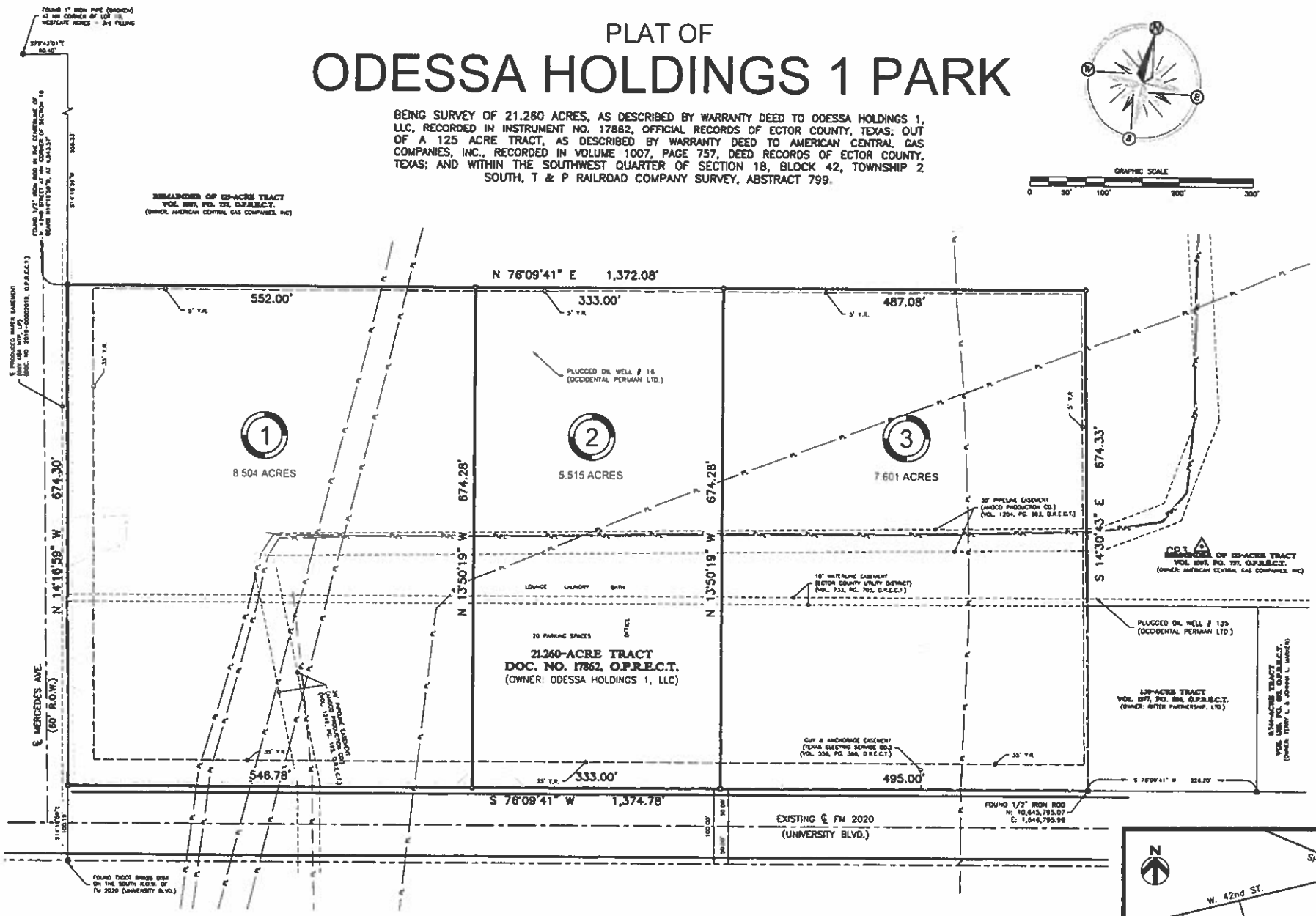
The following agencies submitted no comments or response with regard to this short form plat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Cable One, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, Chevron, Ector County Health Dept., and Ector County Public Works.

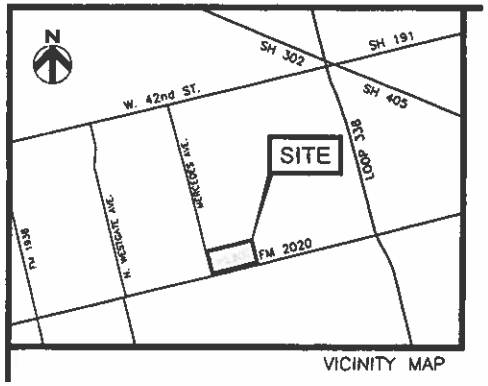
Information in order of inclusion:
-- Area zoning map
-- Copy of proposed short form plat


W Baldwin St
N Francis Ave
W Morris St
N Mercedes Ave
N Skylark Ave
N Fremont Ave
W 30th St
W 28th St
W University Blvd
N
1 inch = 600 feet

PLAT OF
ODESSA HOLDINGS 1 PARK

BEING SURVEY OF 21.260 ACRES, AS DESCRIBED BY WARRANTY DEED TO ODESSA HOLDINGS 1, LLC, RECORDED IN INSTRUMENT NO. 17862, OFFICIAL RECORDS OF ECTOR COUNTY, TEXAS; OUT OF A 125 ACRE TRACT, AS DESCRIBED BY WARRANTY DEED TO AMERICAN CENTRAL GAS COMPANIES, INC., RECORDED IN VOLUME 1007, PAGE 757, DEED RECORDS OF ECTOR COUNTY, TEXAS; AND WITHIN THE SOUTHWEST QUARTER OF SECTION 18, BLOCK 42, TOWNSHIP 2 SOUTH, T & P RAILROAD COMPANY SURVEY, ABSTRACT 799.





VICINITY MAP