

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

FEBRUARY 20, 2020

1:30 P.M.

1. CASE FILE NO. 2020-06-Z
Open a public hearing to consider approval of the request by MCM Properties LTD and MCM Properties II LLC, owners, to rezone from Light-Commercial-Drill Reservation (LC-DR) to Light Commercial (LC) approximately 13.5 ac. [four (4) drill sites] in Section 12, Block 42, T-2-S T&P RR Co. Survey, Odessa, Ector County, Texas (northeast intersection of Tanglewood Ln. and E. 42nd St.)
2. CASE FILE NO. 2020-07-Z
Open a public hearing to consider approval of the rezone request by Leeco Properties, owner, LCA, agent, from Special Dwelling District-Drill Reservation (SPD-DR) to Special Dwelling District (SPD), on Lot 8, Block 14, Desert Ridge, 2nd Filing, Phase 3. (Southeast of the intersection of Palo Duro Dr. and Boise Dr.)
3. CASE FILE NO. 2020-12-P
Open a public hearing to consider approval of Desert Ridge, 2nd Filing, Phase 5, being a replat of Lot 8, Block 14, Desert Ridge, 2nd Filing, Phase 3 (Southeast of the intersection of Palo Duro Dr. and Boise Dr.)
4. CASE FILE NO. 2020-08-Z
Open a public hearing to consider approval of the original zoning request by Champs Trucking, owner, SW Howell, agent, of Light Commercial (LC) on an approx. 2.7 ac tract in Section 45, Block 42, T-2-S T&P Ry. Co., Odessa, Ector County, Texas. (South of the intersection of Crane Ave. and US. Hwy. 385)

5. CASE FILE NO. 2020-13-P
Consider approval of the short form plat of Champs Trucking Addition, being a 2.69 ac. tract in Sec. 45, Block 42, T-2-S T&P Ry. Co., Odessa, Ector County, Texas (South of the intersection of Crane Ave. and U.S. Hwy 385.)
6. CASE FILE NO. 2020-09-Z
Open a public hearing to consider approval of the request by Wineglass Holdings, LLC, owner, for original zoning of Light Industrial (LI) on 24.29 ac tract in SEC 40, Block 42, T-2-S T&P RY. Co. (southeast of the intersection of W. Interstate 20 and S. County Rd. West).
7. CASE FILE NO. 2020-14-P
Consider approval of the short form plat of Tricor Additon, being an approximately 10.00 ac. tract in Section 40, Block 42, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (southeast of the intersection of W Interstate 20 and S County Rd West.)
8. CASE FILE NO. 2020-15-P
Open a public hearing to consider approval of the replat of Lot 17, Block 26, Henderson Heights, 1st Filing. (on the northeast corner of W. 8th St. and W. Loop 338)
9. CASE FILE NO. 2020-16-P(ETJ)
Consider approval of the short form plat of Odessa Pugh DTP Addition, being an approximately 1.5 acre tract in Section 4, Block 41, T-2-S, Pacific RR Co. Survey, Abstract No. 518, Ector Co., Texas (south of the intersection of N Lagow Ln and N Faudree Rd.)
10. CASE FILE NO. 2019-123-P (ETJ)
Consider approval of the final plat of Motley Business Park, 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)
11. Other business
12. Adjourn

TO: PLANNING AND ZONING COMMISSION
FROM: RANDY BRINLEE, PLANNING DIRECTOR
SUBJECT: CASE FILE NO. 2020-06-Z

APPLICANT: MCM Properties LTD, owner
MCM Properties II LLC, Owner
LCA, agent

REQUEST: Rezone from Light Commercial Drill
Reservation (LC-DR) to Light Commercial
(LC).

PROPERTY INVOLVED: Four (4) drill sites approximately 13.5 acres in
Section 12, Block 42, T-2-S T&P RR Co.
Survey, Odessa, Ector County, Texas
(northeast intersection of Tanglewood Ln. and
E. 42nd St.)

The property involved in this request is located northeast of the intersection of Tanglewood Ln. and E. 42nd St. The sites are currently zoned Light Commercial-Drill Reservation (LC-DR) and are vacant. Land use in the general area consists of retail/commercial use development.

The applicant is MCM Properties LTD & MCM Properties II LLC., owners, LCA, agent, and the purpose of the rezone request is to remove the DR designation from four (4) drill reservations and facilitate retail/commercial development and related uses on the property. Documentation related to the release of the drill sites has been provided.

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 to Light Commercial (LC) is not contrary to the established zoning and land uses in the general area or the land use plan of the City of Odessa's Master Plan.

Livability: The proposed rezoning would not have a negative impact on the sites or surrounding properties. The existing development and proposed future development in the area will be similar retail/commercial type uses.

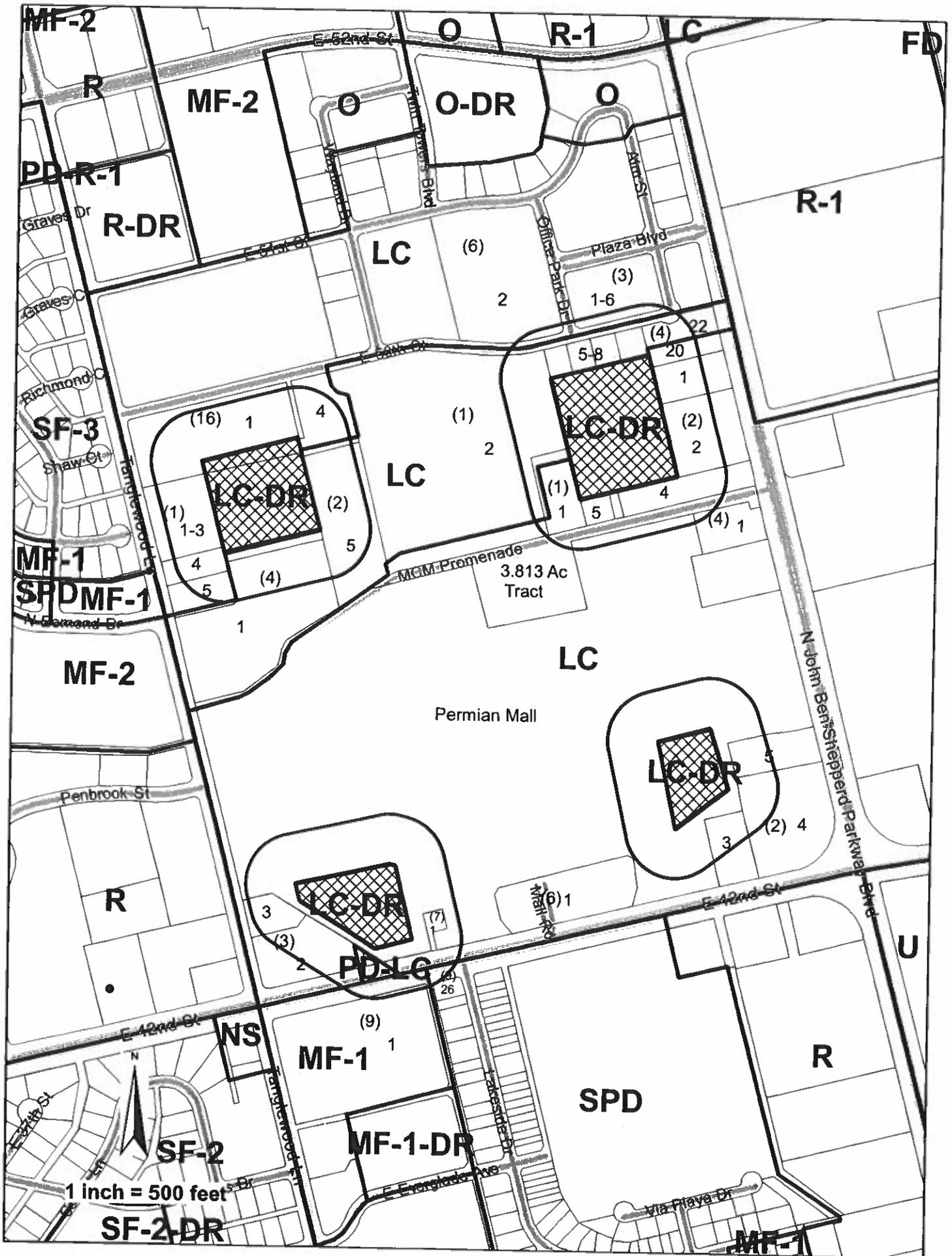
Reasonableness: The proposed rezoning of the sites would be consistent with surrounding zoning districts in the area, and the proposed retail/commercial use development is an allowed use in the Light Commercial (LC) zoning district.

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 Light Commercial (LC) Zoning District



MF-2

O

R-1

LC

FD

R

MF-2

O

O-DR

O

PD-R-1

R-DR

LC

(6)

(3)

R-1

Graves Dr

Graves Ct

Richmond Ct

Shaw Ct

MF-1

SPDMF-1

N Diamond Dr

(16)

1

4

(1)

2

5-8

(4)

22

1

(2)

2

LC-DR

(2)

LC

LC-DR

(1)

1

5

4

(4)

1

MCM Promenade

3.813 Ac Tract

MF-2

LC

Permian Mall

LC-DR

3

(2)

4

Penbrook St

R

LC-DR

3

(3)

PD-LC

(7)

(6)

1

E-42nd St

U

E-42nd St

NS

MF-1

(9)

1

SPD

R

SF-2

MF-1-DR

1 inch = 500 feet

SF-2-DR

Via Playa Dr

MF-1

LIGHT COMMERCIAL

The following uses are allowed in the Light Commercial (LC) District:

PRIMARY RESIDENTIAL USES (14-2-2.1)

Single-Family Dwelling, Detached
Single-Family Dwelling, Attached
Two-Family Dwelling, (Duplex)
Three or Four Family Dwelling
Multiple-Family Dwelling (Apartment)
Boarding or Tourist House
Residence Home for the Elderly
Mobile or HUD-Manufactured Home Dwelling
Mobile or HUD-Manufactured Home Park
RV Park
Housing, Special Arrangement and Types
Hostel-Living Quarters (Other) (by Specific Use Permit)
Hotel or Motel

ACCESSORY AND INCIDENTAL USES (14-2-2.2)

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

UTILITY AND SERVICE USES (14-2-2.3)

Electric Substation (High Voltage Bulk Power)
Electrical Transmission Line (High Voltage)
Fire Station or Similar Public Safety Building
Gas Line and/or Regulating Station
Library, Public
Local Utility Line
Municipal Office Building or City Hall
Public Building, Shop or Yard of Local, State or Federal Agency
Wireless Communications Systems

(Light Commercial -- Cont.)
Page 2

(Utility and Service Uses -- Cont.)

Radio or Television Transmitting Station
Sewage Pumping Station
Storm Water Retention Basin or Pumping Station
Telephone Business Office
Telephone Exchange-Switching, Relay or Transmitting Station Only
Utility Shops, Storage Yards or Building (Private)
Water Reservoir, Water Well or Pumping Station
Water Stand Pipe and Elevated Storage Tank
Water Treatment Plant
Wind Energy Conversion Center

RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Amusement, Commercial (Indoor)
Amusement, Commercial (Outdoor)
Carnival or Circus
Country Club (Private)
Dance Hall or Night Club
Golf Course (Commercial)
Park or Playground (Public)
Park or Playground (Other than Public)
Playfield or Stadium (Public)
Private Club
Rodeo Grounds
Roller or Ice Skating Rink
Sexually Oriented Businesses
Swim or Tennis Club
Swimming Pool or Tennis Complex (Commercial)
Tavern or Lounge
Theater or Playhouse (Indoor)
Theater, Drive-In (Outdoor)
Zoo (Public)

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

Art Gallery or Museum
Cemetery or Mausoleum (by Specific Use Permit)
Church or Rectory
College or University
Convent or Monastery

(Light Commercial -- Cont.)
Page 3

(Educational, Institutional and Special Uses -- Cont.)

Day Care Center
Detention Halfway House (by Specific Use Permit)
Fairgrounds or Exhibition Area
Fraternal Club or Lodge
Home for Senior Citizens or Nursing Home
Hospital, Acute Care
Hospital, Chronic Care
Institution or Center for Alcoholic, Narcotic or Psychiatric Patients
Institution of Religious, Charitable or Philanthropic Nature
Institutional Out-Patient Medical Clinic
Kindergarten or Nursery School
School, Business
School, Public or Denominational
School, Trade, Technical or Commercial

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

Airport or Landing Field
Auto Glass, Seat Cover or Muffler Shop
Auto Laundry or Car Wash
Auto Painting and Body Rebuilding Shop (by Specific Use Permit)
Auto Parts and Accessory Sales (Indoor)
Bicycle Sales and Service
Boat Sales or Display
Gasoline Sales
Gasoline or Motor Fuel Service Station
Heliport (by Specific Use Permit)
Helistop
Motorcycle or Scooter Sales or Service
Motor Freight Terminal
New Auto Display and Sales (Indoor)
New or Used Auto Sales (Outdoor Lot)
Parking Lot or Structure Commercial (Primary Use)
Parking Lot or Structure Non-Commercial
Railroad Freight Terminal
Railroad Passenger Station
Railroad Team Track
Railroad Track or Right-Of-Way
Repair Garage
Tire Retreading or Capping (by Specific Use Permit)

(Light Commercial -- Cont.)

Page 4

Truck or Trailer Rental

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
Cleaning Plant (Commercial) (by Specific Use Permit)
Clinic, Medical or Dental
Custom Personal Service Shop
Department, Variety or Discount Store
Drapery, Needlework, Fabric or Weaving Shop
Drug Store or Pharmacy
Florist or Garden Shop
Food and Beverage Sales
Furniture or Appliance Store
Greenhouse or Plant Nursery (Retail Sales)
Hardware Store
Household Appliance Service or Repair
Incidental or Accessory Retail or Service Use
Key Shop
Laboratory, Medical or Dental
Laundry and Cleaning Shop (Self-Service)
Medical Appliances and Fitting, Sales or Rental
Mortuary or Funeral Home
Office, General Business or Professional
Pawn Shop
Pet Grooming
Pet Shop
Reprographic Service
Restaurant or Cafeteria (Not Drive-In) (With Dining Room)
Restaurant or Eating Place (Drive-In Service)
Retail Shop, Apparel, Gifts, Accessories and Similar Items
Retail Shop or Store (General Items)
Sales, Outdoor Temporary
Studio-Decorator, Artist or Photographer
Studio, Health, Exercise and Reducing
Studio-Music, Dance or Drama
Tool Rental, Domestic, Small Equipment

(Light Commercial -- Cont.)
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(Retail and Service Type Uses -- Cont.)

Travel Bureau or Travel Consultant
Veterinarian Hospital (Indoor Animal Pens)
Veterinarian Hospital (Outdoor Animal Pens)
Veterinarian Office Only (No Animal Pens)

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

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

COMMERCIAL TYPE USES (14-2-2.9)

Bakery or Confectionery Plant (Wholesale)
Bottling Works
Building Material Sales (Outdoor or Open Shed Storage)
Building Material and Home Supply Sales (Indoor Storage)
Cabinet and Upholstery Shop
Clothing or Similar Light Manufacturing
Laboratory Manufacturing
Laboratory, Scientific or Research
Lithographic Shop or Commercial Printer
Maintenance and Repair Service for Buildings
Milk Depot, Dairy or Ice Cream Plant
Mini-Warehouse
Paint Shop
Plumbing Shop
Sales Space Contracting (by Specific Use Permit)
Storage Warehouse
Trailer or Mobile Home Sales or Rental
Wholesale Storage and Sales

AGRICULTURAL TYPE USES (14-2-2.10)

Animal Pound (Public or Private) (by Specific Use Permit)
Farm, Garden or Orchard
Greenhouse or Nursery (Commercial)
Hatchery, Poultry (by Specific Use Permit)
Kennel

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

Caliche Pit and Caliche Storage (by Specific Use Permit)
Petroleum or Gas Well (permitted in any district carrying Drill Reservation "DR"
suffix subject to Oil and Gas Ordinance)
Petroleum Storage and Collecting Facilities (by Specific Use Permit)
Sand or Gravel Extraction or Storage (by Specific Use Permit)
Top Soil, Earth, Clay or Stone Extraction or Storage (by Specific Use Permit)

SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

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

TO: PLANNING AND ZONING COMMISSION
FROM: RANDY BRINLEE, PLANNING DIRECTOR
SUBJECT: CASE FILE NO. 2020-07-Z

APPLICANT: Leeco Properties, owner
LCA, agent

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

PROPERTY INVOLVED: Lot 8, Block 14, Desert Ridge, 2nd Filing, Phase 3. (Southeast of the intersection of Palo Duro Dr. and Boise Dr.)

The property involved in this request is located southeast of the intersection of Palo Duro Dr. and Boise Dr. The site is currently zoned Special Dwelling District-Drill Reservation (SPD-DR) and is occupied by vacant land. Land use in the area consists of single-family residential development and vacant land.

The applicant is Leeco Properties, owner, LCA, agent, and the purpose of the rezone request from Special Dwelling District-Drill Reservation (SPD-DR) to Special Dwelling District (SPD) is to facilitate residential development of twenty (20) single-family residential lots (approx. 6,000 sq. ft./lot) and related uses on the property. Documentation related to the release of the drill site has been provided.

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 zoning would not have a negative impact on this site or surrounding properties. The proposed single-family development is not out of line and consistent with development in the area.

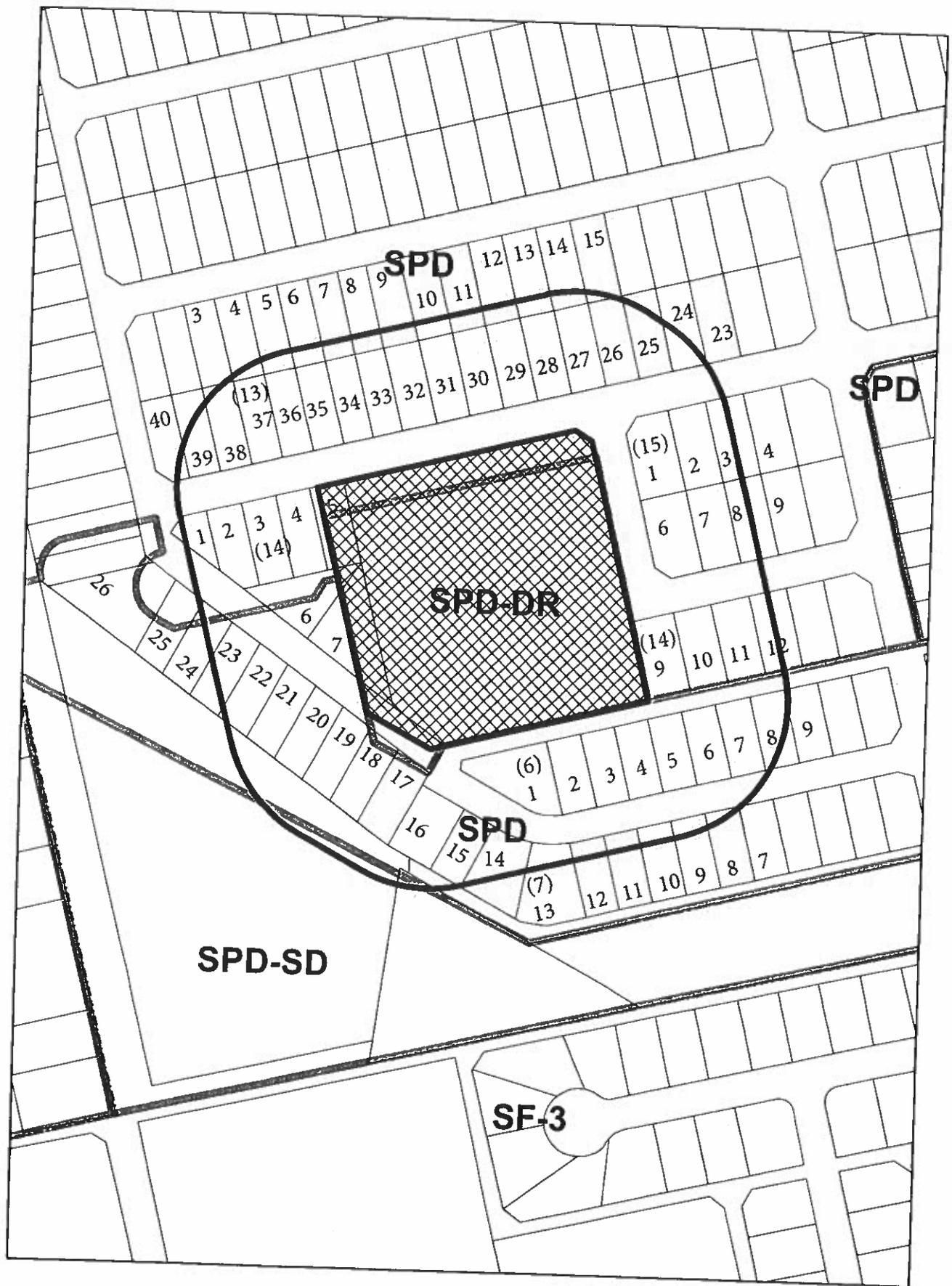
Reasonableness: The proposed zoning district will be encircled by existing single-family housing and will facilitate a compatible development to the existing land uses in the area.

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) Zoning District



1 inch = 200 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)

(Special Dwelling -- Cont.)
Page 2

(Recreational and Entertainment Uses -- Cont.)

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

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

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

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

Railroad Track or Right-of-Way

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

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

AGRICULTURAL TYPE USES (14-2-2.10)

Farm, Garden or Orchard

(Special Dwelling -- Cont.)
Page 3

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

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

SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

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

TO: PLANNING AND ZONING COMMISSION
FROM: RANDY BRINLEE, DIRECTOR OF PLANNING
SUBJECT: CASE FILE NO. 2020-12-P

APPLICANT: Leeco Properties, owner
LCA, consultant

REQUEST: Replat

PROPERTY INVOLVED: Desert Ridge, 2nd Filing, Phase 5, being a replat of Lot 8, Block 14, Desert Ridge, 2nd Filing, Phase 5 (Southeast of the intersection of Palo Duro Dr. and Boise Dr.)

The property involved in this request is located southeast of the intersection of Palo Duro Dr. and Boise Dr. The site is currently zoned Special Dwelling District-Drill Reservation (SPD-DR) with a pending rezone request to Special Dwelling District (SPD). Land use in the area consists of single-family residential development.

The applicant is Leeco Properties, owner, LCA, consultant, and the purpose of the replat request is to create twenty (20) lots for residential development and ownership purposes. Documentation related to the release of the drill site has been provided.

A platting conference was held on February 11th, 2020 with the applicant's consultant and city staff present.

Staff Comments:

- Ownership certificates and original tax certificates needed prior to filing the plat.
- Water and sewer are available for extension. No pro rata is due.
- Drainage Letter refers to the Drainage Master Plan for Desert Ridge Subdivision. This tract is not in a special flood hazard area.

- Water, sewer, paving and drainage 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.

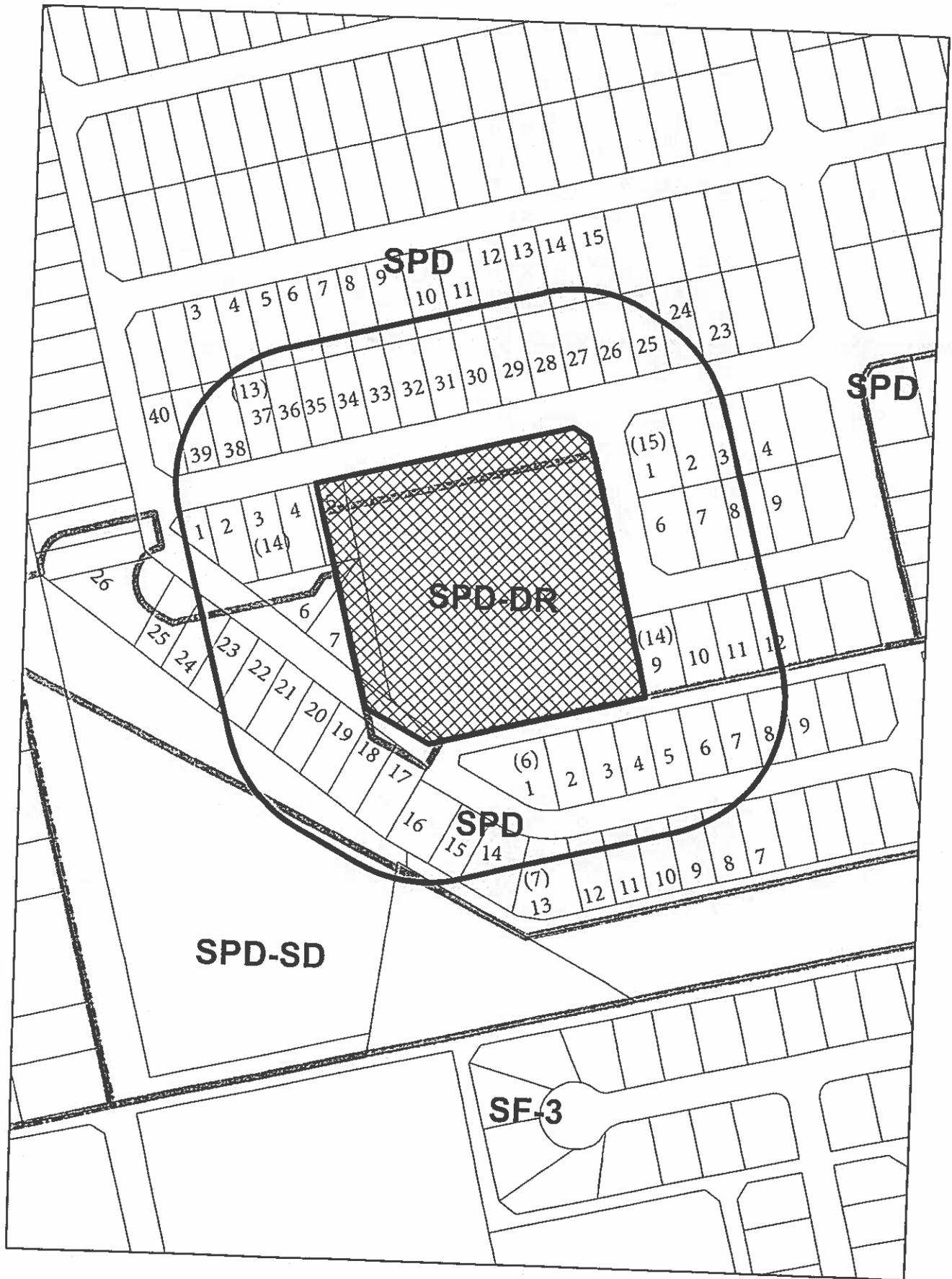
Commission action is requested on the following items:

1. A building setback line needs to be designated along Boise Dr. for proposed Lot 29 (Planning)
2. An improvements agreement will be required. (Public Works)
3. Ebbets Court on the plat is similar in name with Ebbets Drive. Recommendation is for consideration to be given to assign a new street name to avoid confusion for emergency response teams. (Ector County 911)

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

TO: PLANNING AND ZONING COMMISSION
FROM: RANDY BRINLEE, PLANNING DIRECTOR
SUBJECT: CASE FILE NO. 2020-08-Z

APPLICANT: Champs Trucking, owner
SW Howell, agent

REQUEST: Original zoning request by Champs Trucking,
owner, SW Howell, agent, of Light Commercial
(LC)

PROPERTY INVOLVED: An approx. 2.7 ac tract in Section 45, Block 42,
T-2-S T&P Ry. Co., Odessa, Ector County,
Texas. (South of the intersection of Crane Ave.
and US. Hwy. 385)

The property involved in this request is located south of the intersection of Crane Ave. and US. Hwy. 385. The site is currently designated Future Development (FD) and is occupied by vacant land. Land use in the area consists of commercial/industrial development and vacant land.

The applicant is Champs Trucking, owner, SW Howell, agent, and the purpose of the original zoning request of Light Commercial (LC) is to facilitate commercial 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:

Comprehensiveness: This rezone request is located on an entry corridor to the city previously designated by City Council. The proposed original zoning request of Light Commercial (LC) 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 zoning would not have a negative impact on this site or surrounding properties. The existing development in the area and the proposed future development of the site will be compatible and similar type uses.

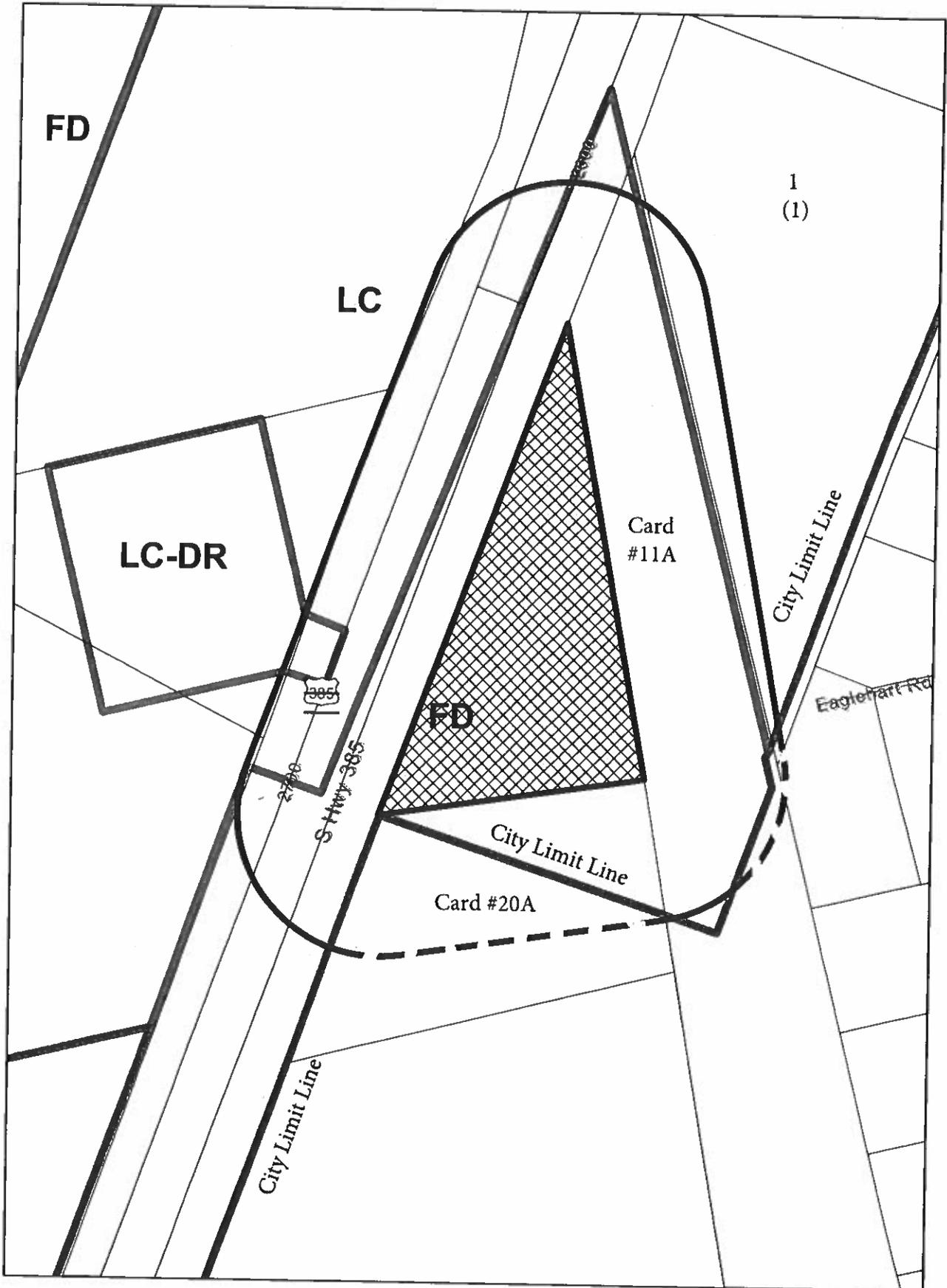
Reasonableness: The proposed original zoning of Light Commercial (LC) would be consistent with the existing zoning in the area and would be in line with the entry corridor designation.

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 Light Commercial (LC) Zoning District



LIGHT COMMERCIAL

The following uses are allowed in the Light Commercial (LC) District:

PRIMARY RESIDENTIAL USES (14-2-2.1)

Single-Family Dwelling, Detached
Single-Family Dwelling, Attached
Two-Family Dwelling, (Duplex)
Three or Four Family Dwelling
Multiple-Family Dwelling (Apartment)
Boarding or Tourist House
Residence Home for the Elderly
Mobile or HUD-Manufactured Home Dwelling
Mobile or HUD-Manufactured Home Park
RV Park
Housing, Special Arrangement and Types
Hostel-Living Quarters (Other) (by Specific Use Permit)
Hotel or Motel

ACCESSORY AND INCIDENTAL USES (14-2-2.2)

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

UTILITY AND SERVICE USES (14-2-2.3)

Electric Substation (High Voltage Bulk Power)
Electrical Transmission Line (High Voltage)
Fire Station or Similar Public Safety Building
Gas Line and/or Regulating Station
Library, Public
Local Utility Line
Municipal Office Building or City Hall
Public Building, Shop or Yard of Local, State or Federal Agency
Wireless Communications Systems

(Utility and Service Uses -- Cont.)

Radio or Television Transmitting Station
Sewage Pumping Station
Storm Water Retention Basin or Pumping Station
Telephone Business Office
Telephone Exchange-Switching, Relay or Transmitting Station Only
Utility Shops, Storage Yards or Building (Private)
Water Reservoir, Water Well or Pumping Station
Water Stand Pipe and Elevated Storage Tank
Water Treatment Plant
Wind Energy Conversion Center

RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Amusement, Commercial (Indoor)
Amusement, Commercial (Outdoor)
Carnival or Circus
Country Club (Private)
Dance Hall or Night Club
Golf Course (Commercial)
Park or Playground (Public)
Park or Playground (Other than Public)
Playfield or Stadium (Public)
Private Club
Rodeo Grounds
Roller or Ice Skating Rink
Sexually Oriented Businesses
Swim or Tennis Club
Swimming Pool or Tennis Complex (Commercial)
Tavern or Lounge
Theater or Playhouse (Indoor)
Theater, Drive-In (Outdoor)
Zoo (Public)

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

Art Gallery or Museum
Cemetery or Mausoleum (by Specific Use Permit)
Church or Rectory
College or University
Convent or Monastery

(Light Commercial -- Cont.)
Page 3

(Educational, Institutional and Special Uses -- Cont.)

Day Care Center
Detention Halfway House (by Specific Use Permit)
Fairgrounds or Exhibition Area
Fraternal Club or Lodge
Home for Senior Citizens or Nursing Home
Hospital, Acute Care
Hospital, Chronic Care
Institution or Center for Alcoholic, Narcotic or Psychiatric Patients
Institution of Religious, Charitable or Philanthropic Nature
Institutional Out-Patient Medical Clinic
Kindergarten or Nursery School
School, Business
School, Public or Denominational
School, Trade, Technical or Commercial

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

Airport or Landing Field
Auto Glass, Seat Cover or Muffler Shop
Auto Laundry or Car Wash
Auto Painting and Body Rebuilding Shop (by Specific Use Permit)
Auto Parts and Accessory Sales (Indoor)
Bicycle Sales and Service
Boat Sales or Display
Gasoline Sales
Gasoline or Motor Fuel Service Station
Heliport (by Specific Use Permit)
Helistop
Motorcycle or Scooter Sales or Service
Motor Freight Terminal
New Auto Display and Sales (Indoor)
New or Used Auto Sales (Outdoor Lot)
Parking Lot or Structure Commercial (Primary Use)
Parking Lot or Structure Non-Commercial
Railroad Freight Terminal
Railroad Passenger Station
Railroad Team Track
Railroad Track or Right-Of-Way
Repair Garage
Tire Retreading or Capping (by Specific Use Permit)

Truck or Trailer Rental

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
Cleaning Plant (Commercial) (by Specific Use Permit)
Clinic, Medical or Dental
Custom Personal Service Shop
Department, Variety or Discount Store
Drapery, Needlework, Fabric or Weaving Shop
Drug Store or Pharmacy
Florist or Garden Shop
Food and Beverage Sales
Furniture or Appliance Store
Greenhouse or Plant Nursery (Retail Sales)
Hardware Store
Household Appliance Service or Repair
Incidental or Accessory Retail or Service Use
Key Shop
Laboratory, Medical or Dental
Laundry and Cleaning Shop (Self-Service)
Medical Appliances and Fitting, Sales or Rental
Mortuary or Funeral Home
Office, General Business or Professional
Pawn Shop
Pet Grooming
Pet Shop
Reprographic Service
Restaurant or Cafeteria (Not Drive-In) (With Dining Room)
Restaurant or Eating Place (Drive-In Service)
Retail Shop, Apparel, Gifts, Accessories and Similar Items
Retail Shop or Store (General Items)
Sales, Outdoor Temporary
Studio-Decorator, Artist or Photographer
Studio, Health, Exercise and Reducing
Studio-Music, Dance or Drama
Tool Rental, Domestic, Small Equipment

(Light Commercial -- Cont.)
Page 5

(Retail and Service Type Uses -- Cont.)

Travel Bureau or Travel Consultant
Veterinarian Hospital (Indoor Animal Pens)
Veterinarian Hospital (Outdoor Animal Pens)
Veterinarian Office Only (No Animal Pens)

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

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

COMMERCIAL TYPE USES (14-2-2.9)

Bakery or Confectionery Plant (Wholesale)
Bottling Works
Building Material Sales (Outdoor or Open Shed Storage)
Building Material and Home Supply Sales (Indoor Storage)
Cabinet and Upholstery Shop
Clothing or Similar Light Manufacturing
Laboratory Manufacturing
Laboratory, Scientific or Research
Lithographic Shop or Commercial Printer
Maintenance and Repair Service for Buildings
Milk Depot, Dairy or Ice Cream Plant
Mini-Warehouse
Paint Shop
Plumbing Shop
Sales Space Contracting (by Specific Use Permit)
Storage Warehouse
Trailer or Mobile Home Sales or Rental
Wholesale Storage and Sales

AGRICULTURAL TYPE USES (14-2-2.10)

Animal Pound (Public or Private) (by Specific Use Permit)
Farm, Garden or Orchard
Greenhouse or Nursery (Commercial)
Hatchery, Poultry (by Specific Use Permit)
Kennel

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

Caliche Pit and Caliche Storage (by Specific Use Permit)
Petroleum or Gas Well (permitted in any district carrying Drill Reservation "DR"
suffix subject to Oil and Gas Ordinance)
Petroleum Storage and Collecting Facilities (by Specific Use Permit)
Sand or Gravel Extraction or Storage (by Specific Use Permit)
Top Soil, Earth, Clay or Stone Extraction or Storage (by Specific Use Permit)

SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

Asphalt or Concrete Batching Plant (Permanent) (by Specific Use Permit)
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. 2020-13-P

APPLICANT: Champs Trucking, owner
SW Howell, consultant

REQUEST: Short form plat

PROPERTY INVOLVED: Champs Trucking Addition, being a 2.69 ac. tract in Sec. 45, Block 42, T-2-S T&P Ry. Co., Odessa, Ector County, Texas (South of the intersection of Crane Ave. and U.S. Hwy 385)

The property involved in this request is located south of the intersection of Crane Ave. and U.S. Hwy. 385. The site is currently designated Future Development (FD) with a pending original zoning request of Light Commercial (LC). Land use in the area consists of commercial and industrial uses as well as vacant land.

The applicant is Champs Trucking, Inc., owner, SW Howell, consultant, and the purpose of the short form plat request is to create one (1) lot for commercial development and ownership purposes.

A platting conference was held on February 11th, 2020 with the applicant's consultant and city staff present.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- Access to proposed Mechanical Drive needs to be worked out prior to filing the plat.
- Water is available across US 385 and needs to be worked out prior to filing the plat. Sewer is not available. No pro rata is due.

- Drainage report has been submitted and needs to be worked out prior to filing the plat. Detention will be required. This tract is not in a special flood hazard area.
- 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.

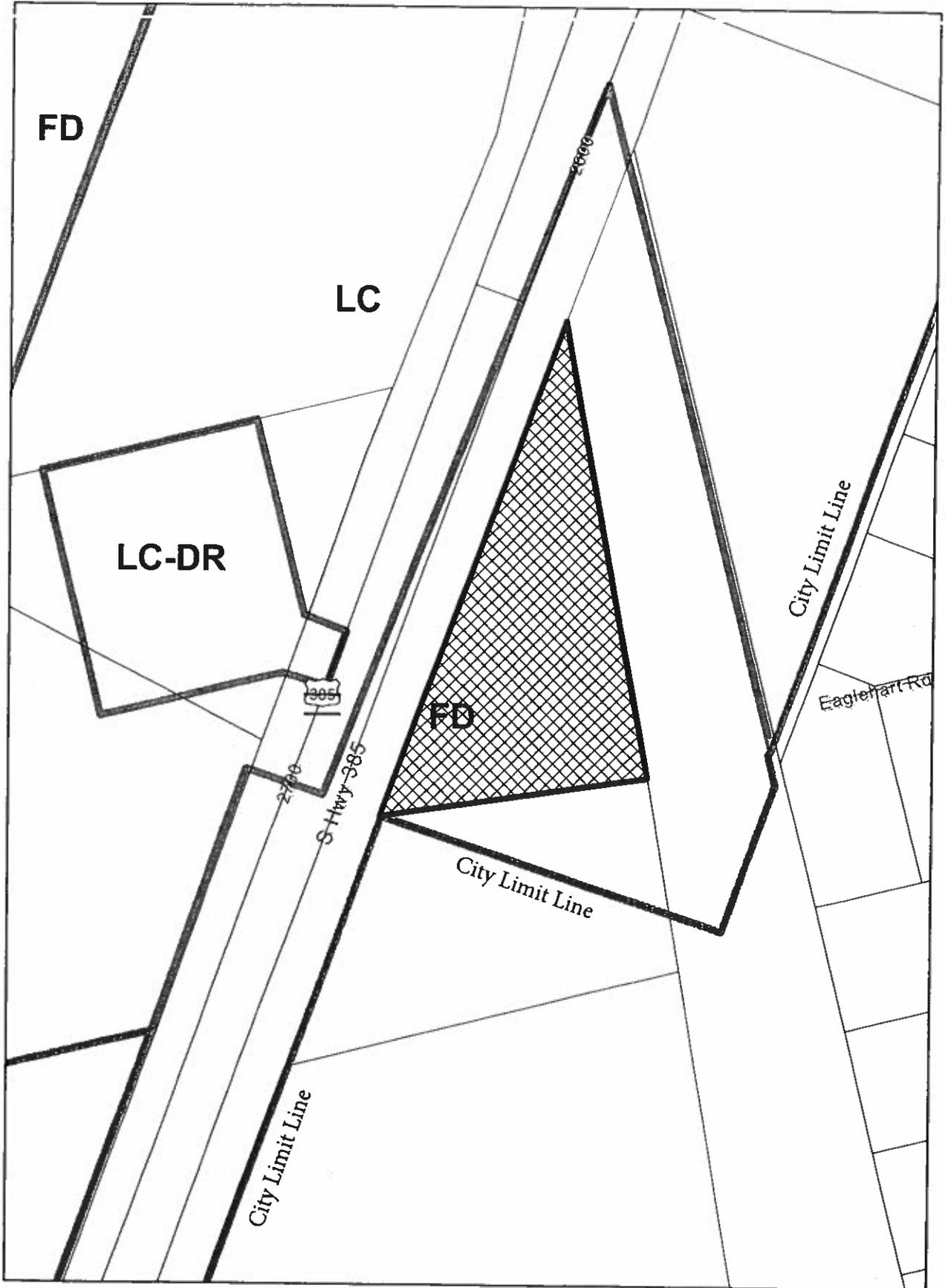
Commission action is requested on the following items:

1. Add a statement to the plat: No direct access to US 385 is allowed from Lot 1, Block 1, Champs Trucking Addition. (Planning/Public Works/TxDOT)
2. An Improvements Agreement will be required for water line extension across US 385 and fire hydrant installation. (Public Works)
3. A Blanket Refuse Collection Easement will be required. (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, 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



1 inch = 200 feet

TO: PLANNING AND ZONING COMMISSION
FROM: RANDY BRINLEE, PLANNING DIRECTOR
SUBJECT: CASE FILE NO. 2020-09-Z

APPLICANT: Wineglass Holdings, LLC, owner

REQUEST: Original Zoning of Light Industrial (LI)

PROPERTY INVOLVED: An approximately 24.29 acre tract in SEC 40, Block 42, T-2-S T&P RY. Co. (southeast of the intersection of W. Interstate 20 and S. County Rd. West).

The property involved in this request is located southeast of the intersection of W. Interstate 20 and S. County Rd. West. The site is currently designated Future Development (FD) and is vacant. Land uses in the area consists of retail development and vacant land.

The applicant is Wineglass Holdings, LLC, owner, SW Howell, Agent and the purpose of the original zoning request of Light Industrial (LI) is to facilitate commercial 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:

Comprehensiveness: The proposed original zoning 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 existing development and proposed future development in the area will be similar commercial/industrial type uses.

Reasonableness: The proposed zoning district would be consistent with surrounding zoning districts in the area, and the existing development is an

Reasonableness: The proposed zoning district would be consistent with surrounding zoning districts in the area, and the existing development is an allowed use in this zoning district and an appropriate use of land adjacent to a major thoroughfare (IH-20).

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 Light Industrial (LI) district

SF 3

FD

R

Windcrest Rd

Windway St

LI

FD

FD

W IH 20 WB
W IH 20 EB

20

(42)

(42)

LI

FD

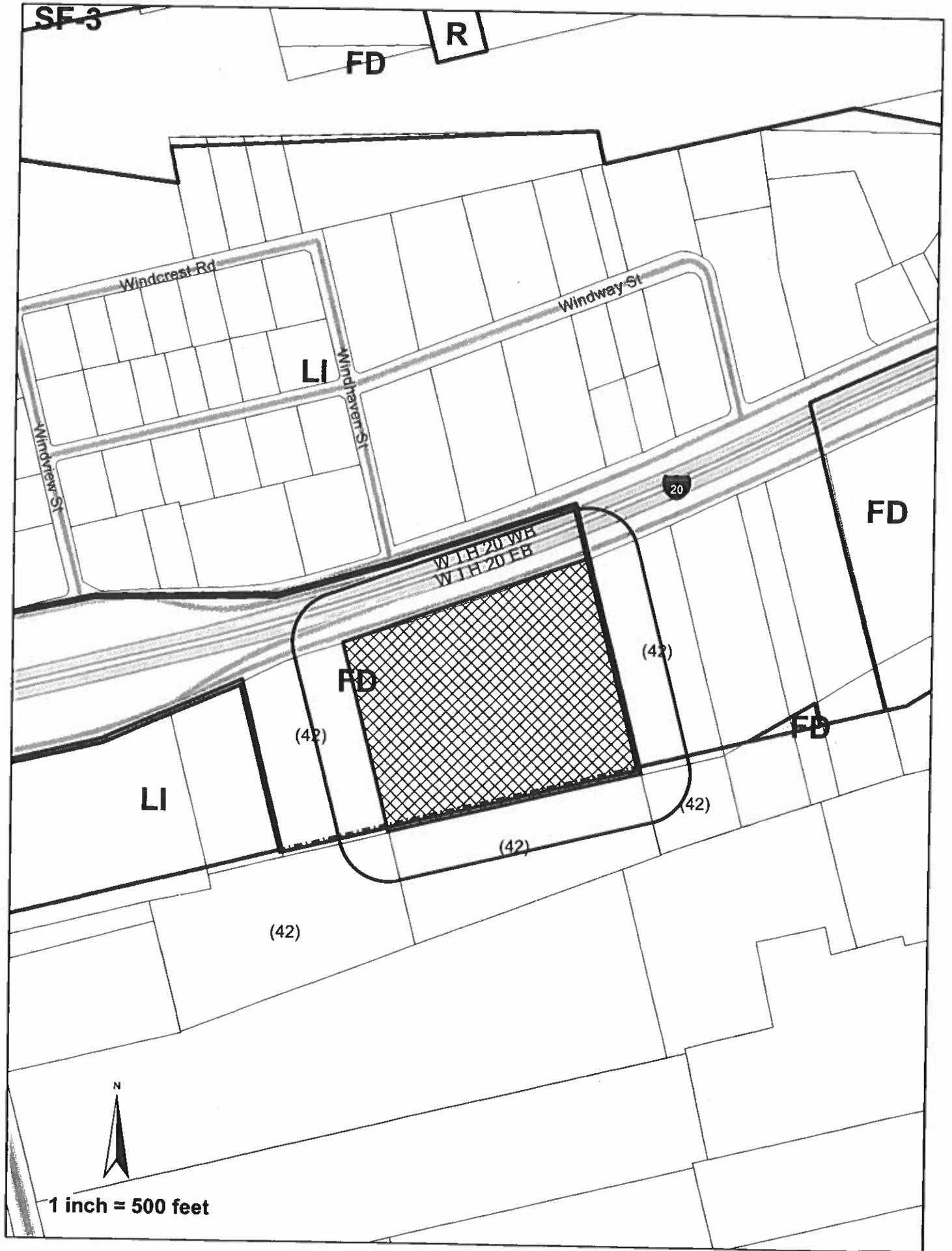
(42)

(42)

(42)



1 inch = 500 feet



LIGHT INDUSTRY

The following uses are allowed in the Light Industry (LI) District:

PRIMARY RESIDENTIAL USES (14-2-2.1)

Multiple-Family Dwelling (Apartment)
Boarding or Tourist House
Mobile or HUD-Manufactured Home Dwelling
Mobile or HUD-Manufactured Home Park
RV Park
Hotel or Motel
Workforce Housing (by Specific Use Permit)

ACCESSORY AND INCIDENTAL USES (14-2-2.2)

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

UTILITY AND SERVICE USES (14-2-2.3)

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

(Light Industry -- Cont.)

Page 2

(Utility and Service Uses -- Cont.)

Telephone Business Office

Telephone Exchange-Switching, Relay or Transmitting Station Only

Utility Shops, Storage Yards or Building (Private)

Water Reservoir, Water Well or Pumping Station

Water Stand Pipe and Elevated Storage Tank

Water Treatment Plant

Wind Energy Conversion Center

RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Amusement, Commercial (Indoor)

Amusement, Commercial (Outdoor)

Carnival or Circus

Country Club (Private)

Dance Hall or Night Club

Fire Arms Range (by Specific Use Permit)

Golf Course (Commercial)

Park or Playground (Public)

Park or Playground (Other than Public)

Playfield or Stadium (Public)

Private Club

Rodeo Grounds

Roller or Ice Skating Rink

Sexually Oriented Businesses

Swim or Tennis Club

Swimming Pool or Tennis Complex (Commercial)

Tavern or Lounge

Theater or Playhouse (Indoor)

Theater, Drive-In (Outdoor)

Zoo (Public)

Zoo (Private)

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

Art Gallery or Museum

Cemetery or Mausoleum (by Specific Use Permit)

Church or Rectory

College or University

Convent or Monastery

Detention Halfway House (by Specific Use Permit)

(Light Industry -- Cont.)

Page 3

(Educational, Institutional, and Special Uses -- Cont.)

Fairgrounds or Exhibition Area

Fraternal Club or Lodge

Hospital, Acute Care

Institution or Center for Alcoholic, Narcotic or Psychiatric Patients

Institution or Religious, Charitable or Philanthropic Nature

Institutional Out-Patient Medical Clinic

Jail or Prison Facility (by Specific Use Permit)

Kindergarten or Nursery School

School, Business

School, Trade, Technical or Commercial

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

Airport or Landing Field

Auto Glass, Seat Cover or Muffler Shop

Auto Laundry or Car Wash

Auto Painting and Body Rebuilding Shop

Auto Parts and Accessory Sales (Indoor)

Auto Storage or Auto Auction

Bicycle Sales and Service

Boat Sales or Display

Gasoline Sales

Gasoline or Motor Fuel Service Station

Heliport

Helistop

Motorcycle or Scooter Sales or Service

Motor Freight Terminal

New Auto Display and Sales (Indoor)

New or Used Auto Sales (Outdoor Lot)

Parking Lot or Structure Commercial (Primary Uses)

Parking Lot or Structure Non-Commercial

Parking Lot, Trucks and Trailers

Railroad Freight Terminal

Railroad Passenger Station

Railroad Team Track

Railroad Track or Right-of-Way

Railroad Yard or Roundhouse

Repair Garage

Tire Retreading or Capping

Truck or Trailer Rental

(Light Industry -- Cont.)

Page 4

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
Cleaning Plant (Commercial)
Clinic, Medical or Dental
Custom Personal Service Shop
Department, Variety or Discount Store
Drapery, Needlework, Fabric or Weaving Shop
Drug Store or Pharmacy
Florist or Garden Shop
Food and Beverage Sales
Furniture or Appliance Store
Greenhouse or Plant Nursery (Retail Sales)
Hardware Store
Household Appliance Service or Repair
Incidental or Accessory Retail or Service Use
Key Shop
Laboratory, Medical or Dental
Laundry and Cleaning Shop (Self-Service)
Medical Appliances and Fitting, Sales or Rental
Mortuary or Funeral Home
Office, General Business or Professional
Pawn Shop
Pet Grooming
Pet Shop
Reprographic Service
Restaurant or Cafeteria (Not Drive-In) (With Dining Room)
Restaurant or Eating Place (Drive-In Service)
Retail Shop, Apparel, Gifts, Accessories and Similar Items
Retail Shop or Store (General Items)
Sales, Outdoor Temporary
Studio-Decorator, Artist or Photographer
Studio, Health, Exercise and Reducing
Studio-Music, Dance or Drama
Tool Rental, Domestic, Small Equipment
Travel Bureau or Travel Consultant

Veterinarian Hospital (Indoor Animal Pens)
Veterinarian Hospital (Outdoor Animal Pens)
Veterinarian Office Only (No Animal Pens)

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

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

COMMERCIAL TYPE USES (14-2-2.9)

Bakery or Confectionery Plant (Wholesale)
Bottling Works
Building Material Sales (Outdoor or Open Shed Storage)
Building Material and Home Supply Sales (Indoor Storage)
Cabinet and Upholstery Shop
Clothing or Similar Light Manufacturing
Contractor Storage or Equipment Yard
Heavy Machinery Sales, Storage or Repair
Laboratory Manufacturing
Laboratory, Scientific or Research
Lithographic Shop or Commercial Printer
Maintenance and Repair Service for Buildings
Milk Depot, Dairy or Ice Cream Plant
Mini-Warehouse
Oil Field Equipment Rental and Storage Yard
Open Storage of Furniture, Appliances or Equipment
Paint Shop
Plumbing Shop
Pipe or Oil Field Equipment Repair Yard
Sales Space Contracting (by Specific Use Permit)
Storage Warehouse
Trailer or Mobile Home Sales or Rental
Welding or Machine Shop
Wholesale Storage and Sales

AGRICULTURAL TYPE USES (14-2-2.10)

Animal Pound (Public or Private)
Farm, Garden or Orchard
Greenhouse or Nursery (Commercial)
Hatchery, Poultry
Kennel
Livestock Auction

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

Caliche Pit and Caliche Storage (by Specific Use Permit)
Mining and Storage of Mining Waste (by Specific Use Permit)
Petroleum or Gas Well (permitted in any district carrying Drill Reservation "DR" suffix subject to Oil and Gas Ordinance)
Petroleum Storage and Collecting Facilities
Sand or Gravel Extraction or Storage
Top Soil, Earth, Clay or Stone Extraction or Storage

SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

Asphalt or Concrete Batching Plant (Permanent)
Asphalt or Concrete Batching Plant (Temporary)
Cement or Hydrated Lime Plant (by Specific Use Permit)
Open Salvage Yard for Vehicles, Machinery or Materials (by Specific Use Permit)
Slaughter House or Meat Packing Plant (by Specific Use Permit)
Solid Waste Dump or Sanitary Land Fill (by Specific Use Permit)

GENERAL MANUFACTURING AND INDUSTRIAL USES (14-2-2.13)

Light Manufacturing or Industrial Uses as Defined by Section 14-4-1 Thru 14-4-2

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2020-14-P

APPLICANT: Wineglass Holding, LLC owner,
SW Howell, consultant

REQUEST: Short Form Plat

PROPERTY INVOLVED: Tricor Additon, being an approximately 10.00 ac. tract in Section 40, Block 42, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (southeast of the intersection of W Interstate 20 and S County Rd West.)

The property involved in this request is located southeast of the intersection of W Interstate 20 and S County Rd West. The site is currently designated Future Development (FD) with a pending application for original zoning of Light Industrial (LI) and is currently vacant.

The applicant is Wineglass Holdings, LLC, owner, SW Howell, Consultant and the purpose of the plat is to create one (1) lot to facilitate industrial development (truck repair shop) and related uses on the property.

A platting conference was held February 11, 2020 with the applicant's consultant and city staff present.

Staff Comments:

- Original ownership and tax certificates need to be submitted prior to filing the plat.
- Water and sewer needs to be extended along frontage of the property. No pro rata is due.
- Drainage report has been submitted. Detention is required. This tract is not in a special flood hazard area

- Curb & gutter needs to be constructed on the frontage road across the frontage.
- Water, sewer, paving and drainage 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.

Commission action is requested on the following items:

1. A 25' utility easement needs to be shown on the plat. (Public Works)
2. One access point to the frontage road is allowed at the center of the lot. Show access point on the plat. (Public Works)
3. An Improvements Agreement will be required. (Public Works)
4. A Blanket Refuse Collection Easement will be required. (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, 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

R

LC

FD

Windcrest Rd

Windway St

Sanson Rd

Windhaven St

LI

20

FD

W. H. 20 WB
W. F. 20 EB

20

FD

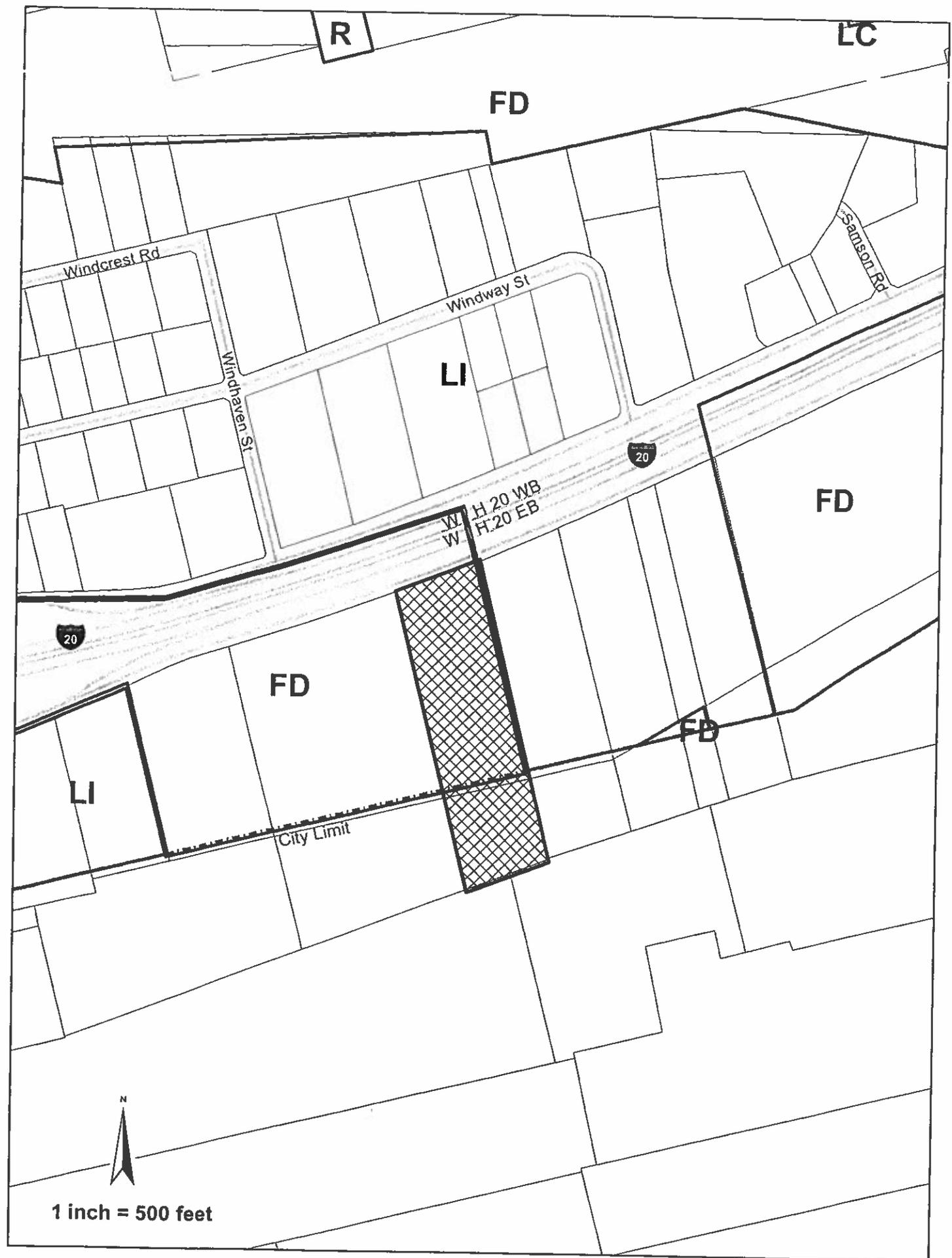
LI

FD

City Limit



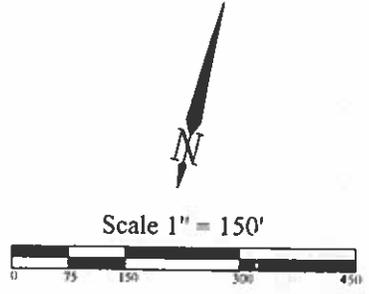
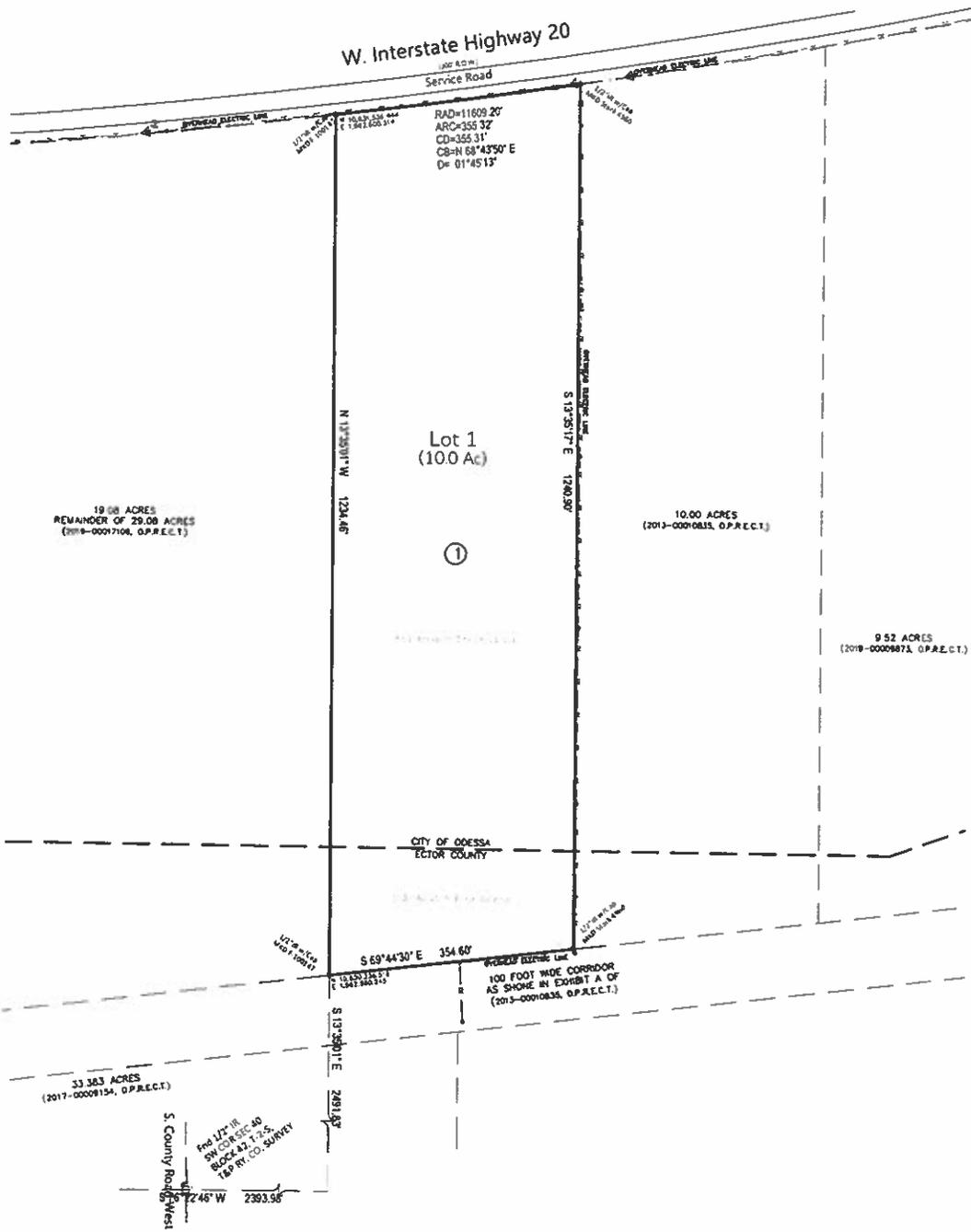
1 inch = 500 feet



TRICOR ADDITION

AN ADDITION TO THE CITY OF ODESSA

10.00 ACRES IN SECTION 40, BLOCK 42, 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. 2020-15-P

APPLICANT: Randy Stevenson, owner
SW Howell, consultant

REQUEST: Replat

PROPERTY INVOLVED: Replat of Lot 17, Block 26, Henderson Heights,
1st Filing. (on the northeast corner of W. 8th St.
and W. Loop 338)

The property involved in this request is located on the northeast corner of W. 8th St. and W. Loop 338. The site is currently zoned Retail (R). Land use in the area consists of commercial/multi-family development as well as vacant land.

The applicant is Randy Stevenson, owner, SW Howell, consultant, and the purpose of the replat request is to create two (2) lots for retail/commercial development and ownership purposes.

A platting conference was held on February 11th, 2020 with the applicant's consultant and city staff present.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- A site plan approval will be needed for the proposed retail center as well as for the proposed RV Park.
- Water is available. Sewer needs to be extended to serve Lot 18. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.

- Sewer for Lot 18 and paving & drainage plans for Ave. A need to be submitted for review and acceptance.
- Access to LP 338 should be in accordance with current Access Management Standards. Minimum access spacing for LP 338 is 425'.
- Post-development runoff should not be increased from pre-development conditions through the use of on-site detention or other means.
- 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:

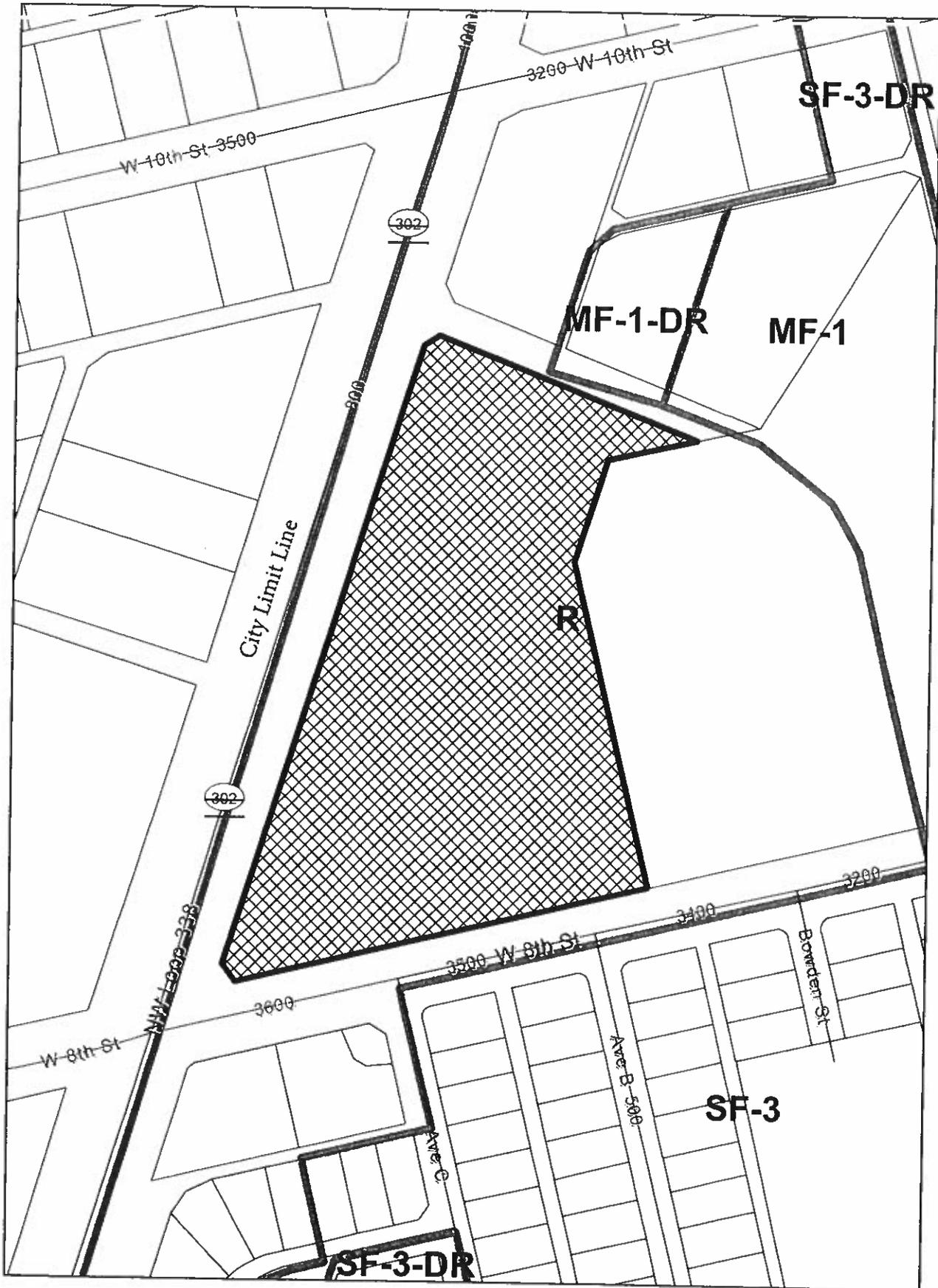
1. Show the existing cul-de-sac dedication on Avenue A. Avenue A needs to be paved. (Planning/Public Works)
2. Add 20' cut-back at NW corner of Lot 19. (Planning/Public Works)
3. Access to 8th Street needs to be restricted to two access points lining up with Ave. B and Ave. C. Indicate this on the plat. (Planning/Public Works)
4. Add note on the plat: Direct access to Loop 338 is not allowed. (Public Works/Planning/TxDOT)
5. Access to LP 338 from LOT 18 does not meet the access spacing requirements and shared access to LOT 18 to LOT 19 should be identified on the plat. (Public Works/TxDOT)
6. An Improvements Agreement will be required. (Public Works)
7. A Blanket Refuse Collection Easement will be required. (Public Works)

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

District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



1 inch = 200 feet

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2020-16-P (ETJ)

APPLICANT: Tommy Pugh, owner
John Cowan & Associates, INC., Consultant

REQUEST: Short Form Plat

PROPERTY INVOLVED: Odessa Pugh DTP Addition, being an approximately 1.5 acre tract in Section 4, Block 41, T-2-S, Pacific RR Co. Survey, Abstract No. 518, Ector Co., Texas (south of the intersection of N Lagow Ln and N Faudree Rd.)

The property involved in this request is located south of the intersection of N Lagow Ln and N Faudree Rd. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation, with an annexation and original zoning Retail-One (R-1) application pending, and is currently vacant.

The applicant is Tommy Pugh, Owner, John Cowan & Associates, INC., Consultant and the purpose of the plat is to create one (1) lot for ownership purposes.

Comments were sent to the consultant for review on February 11, 2020.

Staff Comments:

- Original tax certificates need to be submitted prior to filing the plat.
- Property is in the process of being annexed.
- Water and sewer are available across Faudree Road. No prorate is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area. On-site detention will be provided.

- Utility plans for hydrant lead need to be submitted for review and acceptance.
- On-site septic system is proposed.
- Faudree Road is under design. No Improvements required to Faudree Road. (Public Works)
- 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.

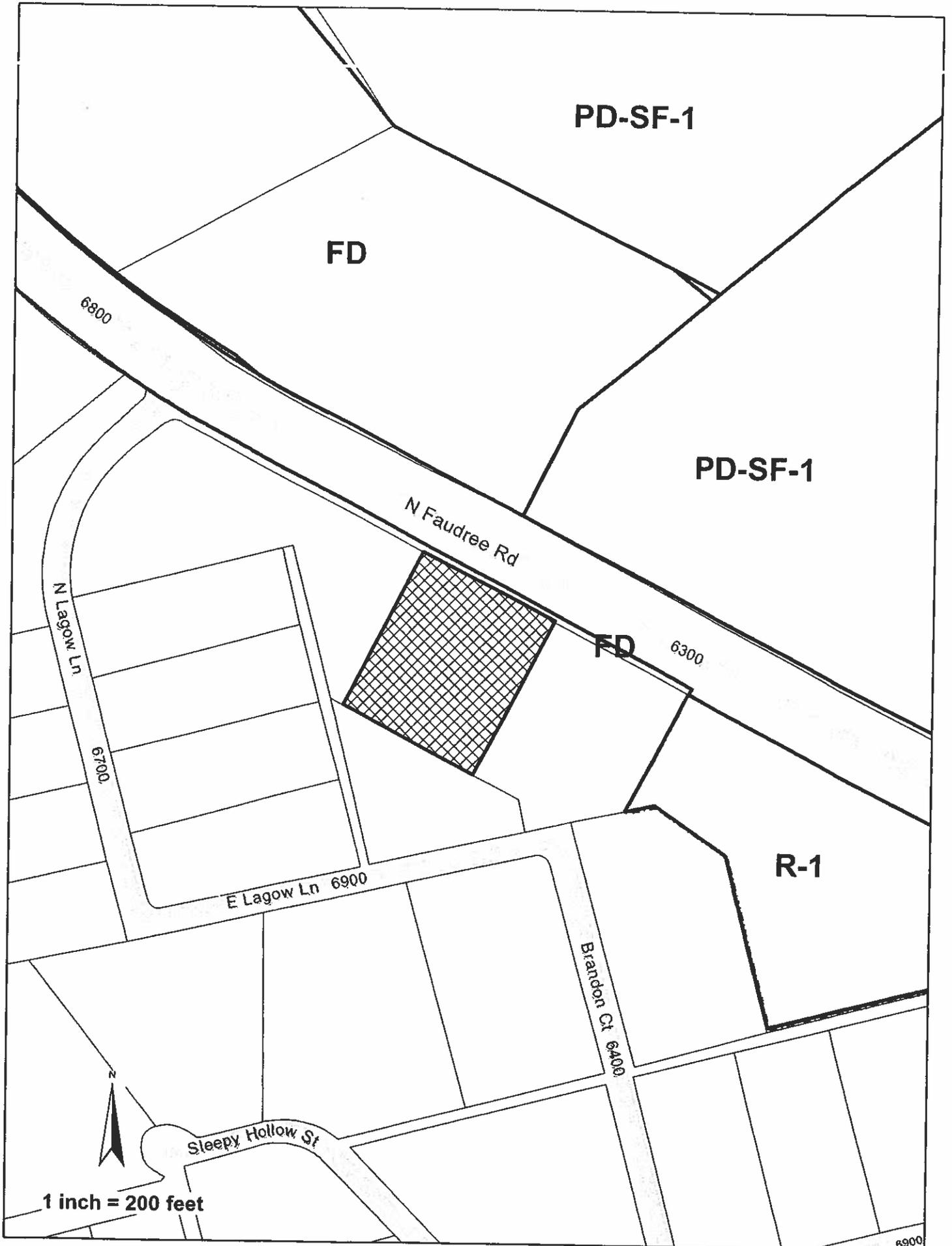
Commission action is requested on the following items:

1. Access to Faudree will be limited to the south end of the property. Access point needs to be noted on the plat. (Public Works)
2. An Improvements Agreement will be required for water extension across Faudree and fire hydrant installation. (Public Works)
3. Blanket Refuse Collection Easement will be required. (Public Works)

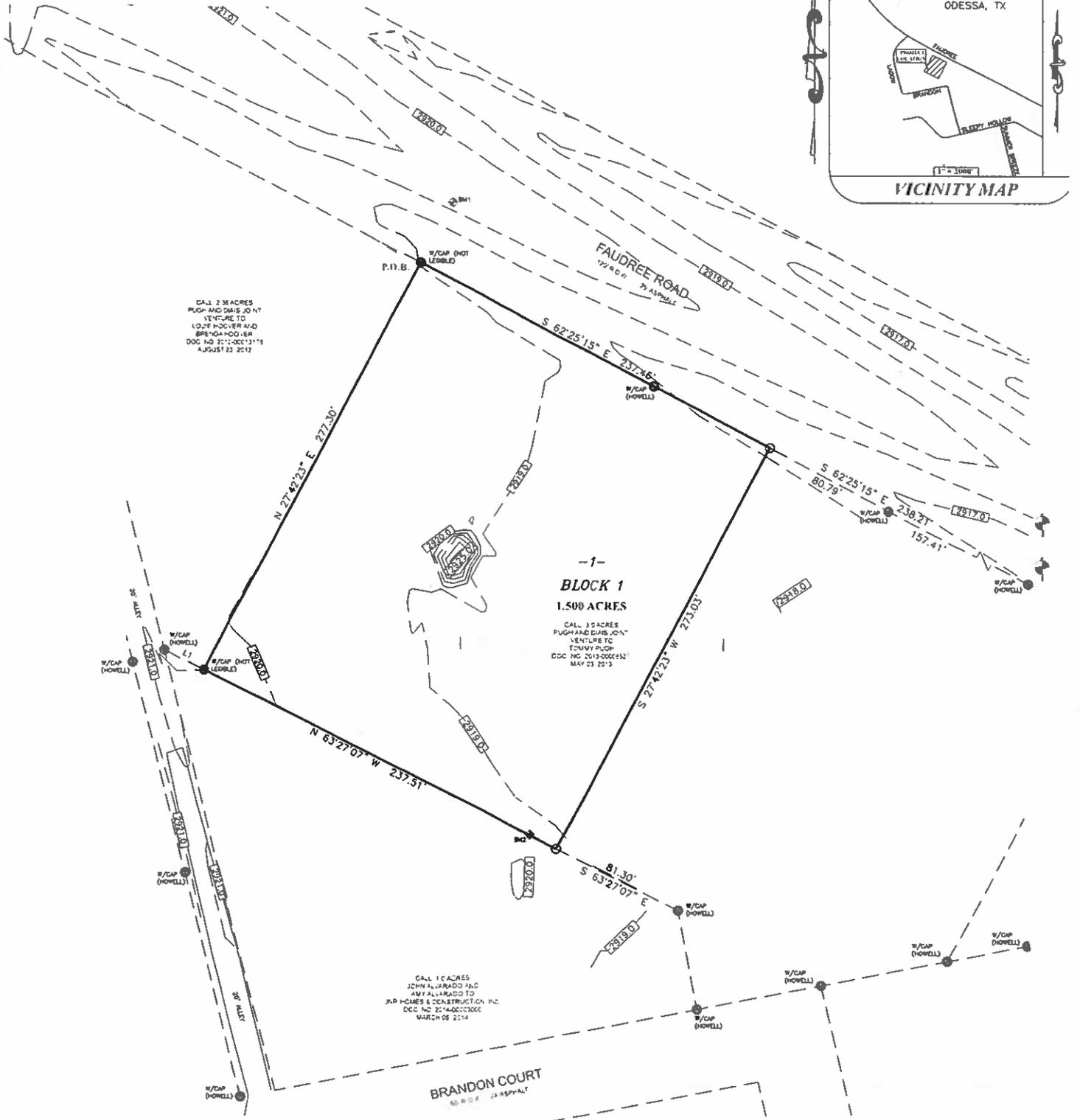
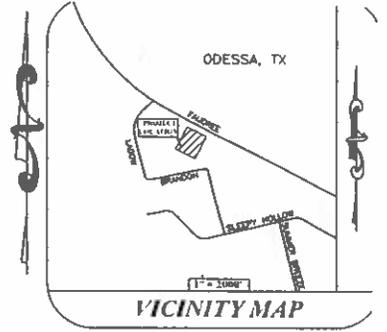
The following agencies submitted no comments or response with regard to this short form plat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Cable One, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal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



ODESSA PUGH DTP ADDITION
 BEING A SUBDIVISION ESTABLISHING LOT 1,
 IN BLOCK 1, CONTAINING 1.500 ACRES, PART
 OF SECTION 4, BLOCK 41, T-2-S, TEXAS AND
 PACIFIC RAILROAD COMPANY SURVEY,
 ABSTRACT NO. 518, ECTOR COUNTY, TEXAS



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: Final 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 located 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.

The planning and zoning commission gave preliminary approval of this request on November 21st, 2019, with the following conditions:

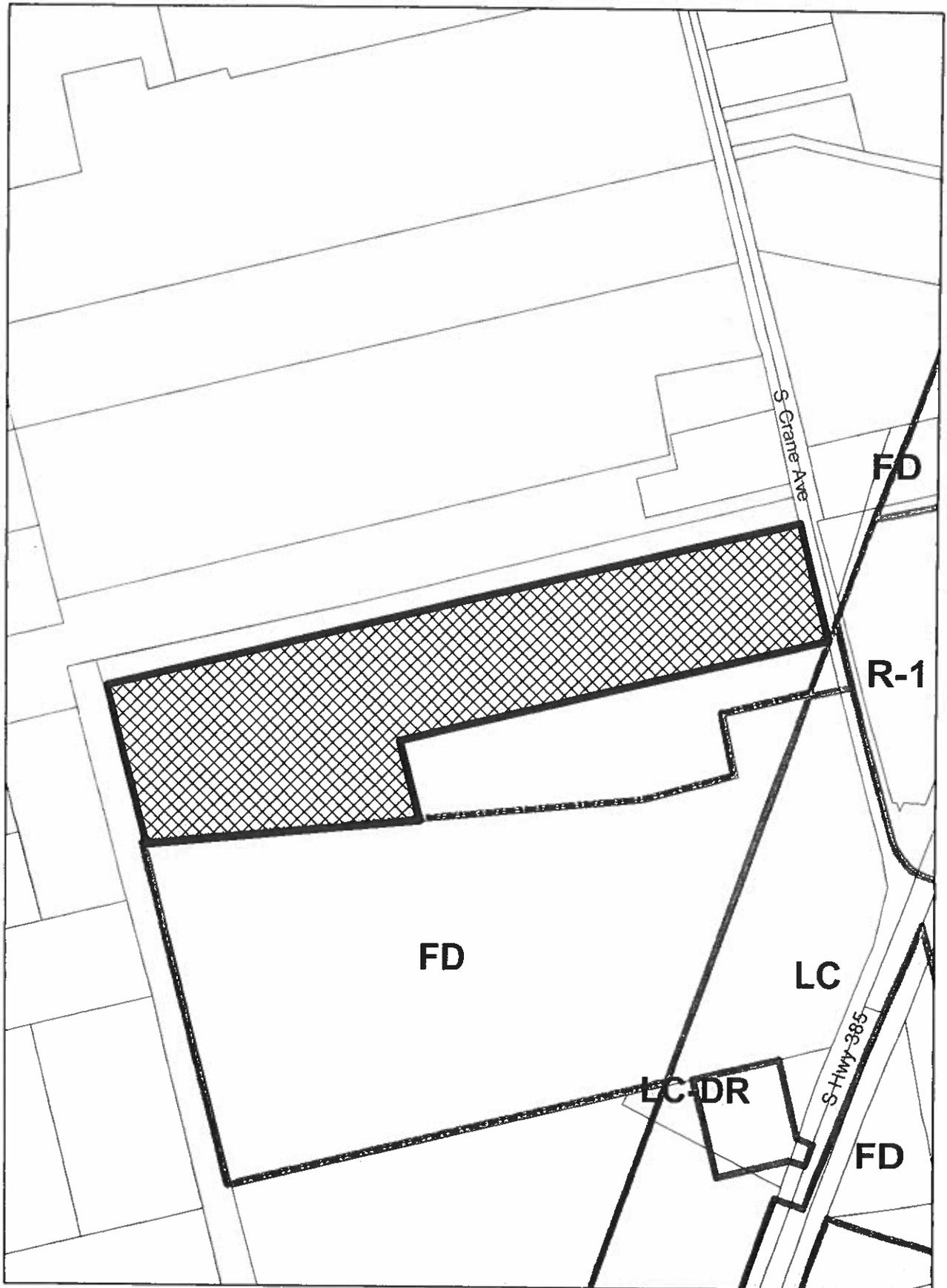
1. Street needs to follow county naming conventions. (W. Motley's Dr.)
2. The subdivision ordinance caps the distance of a cul-de-sac at 600'. Turnarounds need to be provided along Motley's Drive to keep that interval.

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

Information in order of inclusion:

-- Area zoning map

-- Copy of proposed final plat



1 inch = 500 feet

MOTLEY BUSINESS PARK

BEING A 29.15 ACRE TRACT

LOCATED IN SECTION 45, BLOCK 42, T-2-S, T&P RR CO. SURVEY
ECTOR COUNTY, TEXAS

