

# AGENDA

## PLANNING AND ZONING COMMISSION

### COUNCIL CHAMBER

MARCH 19, 2020

1:30 P.M.

1. Approve the minutes of the following Planning and Zoning Commission meetings:
  - A. January 16, 2020
  - B. February 6, 2020
  - C. February 20, 2020
  - D. March 5, 2020
  
2. CASE FILE NO. 2020-21-P  
Open a public hearing to consider approval of Midwest Hose Addition, 2<sup>nd</sup> Filing, being a replat of Lot 1, Block 1, Midwest Hose Addition and approximately 0.60 acre tract in Section 40, Block 42, T-2-S, T&P RR. Co. Survey, Odessa, Ector County, Texas (southwest of the intersection of W. Interstate 20 and S. Crane Ave.)
  
3. CASE FILE NO. 2020-22-P  
Consider approval of the short form plat of Evans Addition, 2<sup>nd</sup> Filing, being approximately a 1.51 acre tract in Section 38, Block 42, T-1-S, T&P RR Co. Survey, Ector County, Texas (northwest corner of the intersection of 87<sup>th</sup> St. and Evans Blvd.)
  
4. Other business
  
5. Adjourn

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 87<sup>th</sup> St.)
2. CASE FILE NO. 2019-84-P  
Consider approval of the preliminary plat of Ratliff Ridge, 4<sup>th</sup> 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. 91<sup>st</sup> 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, 7<sup>th</sup> Filing, being a replat of a 7.54 acre tract of land out of Lot 1, Block 13, Winwood Addition, 5<sup>th</sup> 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, 5<sup>th</sup> 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

Be it said and remembered that at 1:30 p.m. on the 16<sup>th</sup> day of January, 2020, there came on and was held a Planning and Zoning Commission meeting in the Council Chamber, 5<sup>th</sup> Floor, 411 W. 8<sup>th</sup> Street, Odessa, Texas.

MEMBERS PRESENT: Gary Sims, Chairman  
Lennerd Byrd  
Connie Coots  
Renee Earls  
Jim Rector

MEMBERS ABSENT: Jimmy Peacock  
Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Development; Tim McDaniel, Planner; Maria Prieto, Planning Tech; Yervand Hmayakyan, City Engineer; Joe Tucker, Assistant City Engineer; Robert Carroll, Senior Assistant City Attorney; and Anne Roney, Secretary.

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CASE FILE NO. 2020-01-Z (approved)

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 87<sup>th</sup> St.)

Mr. McDaniel gave the following presentation: There were 2 notices mailed to surrounding property owners, with no notices returned, 1 written approval and no written protests.

The property involved in this request is along East Loop 338, between 87<sup>th</sup> St and proposed 100<sup>th</sup> St., and is included in the concept plan area for Ratliff Ridge. The site is currently zoned Retail (R) and is currently 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.

There being no questions for City Staff, Chairman Sims opened the public hearing. With no one coming forward to speak for or against the request, Chairman Sims closed the public hearing.

Member Byrd moved the rezoning be approved to Special Dwelling District (SPD). Member Coots seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2019-84-P (approved with conditions)

Consider approval of the preliminary plat of Ratliff Ridge, 4<sup>th</sup> 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. 91<sup>st</sup> St.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northeast of the intersection of Wagon Way and E. 91<sup>st</sup> 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 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 6<sup>th</sup>, 2019 with the applicant's consultant and city staff present.

Staff Comments:

- A blanket refuse collection easement is noted on the plat.
- Pedestrian easements connecting cul-de-sacs at Antelope Ave. and Hawk Ave with 91<sup>st</sup> 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.

Commission action is requested on the following item:

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 96<sup>th</sup> St.  
(Planning)

Mr. Rector mentioned none of the lots indicate any kind of barrier along Loop 338. Mr. McDaniel stated there is a barrier proposed with the concept plan. Mr. Rector stated Musick is against the Loop and has a wall. He wondered what type of protection this proposed development would have.

Mr. Ronnie Wallace, representing Betenbough, approached the lectern. He stated they have been working with City Staff for this area and they will place a 7' fence along Loop 338. Mr. Rector asked what the fence would be made of, with Mr. Wallace stated he did not know for certain. Mr. Rector mentioned it the appears the distance from the Loop

would be 50'. Mr. Brinlee stated there will probably be 100' of right-of-way. The fence will be a 7' high solid masonry fence. The fence is addressed through the concept plat and has been a requirement from the very beginning of this subdivision. Mr. Tucker stated the plans are to have the extension of 91<sup>st</sup> St to the Loop. Mr. Brinlee stated the extension will only go to the Service Road. At the present time 91<sup>st</sup> will be barricaded off and will not connect to the Loop.

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

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 96<sup>th</sup> St.

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

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CASE FILE NO. 2020-03-Z (approved)

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.)

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

The property involved in this request is located 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 zone 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.

There being no questions for City Staff, Chairman Sims opened the public hearing.

Ms. Mackayla Morwood, applicant's representative, approached the lectern. She stated they are working with the City in order to bring this property into compliance. There being no questions, Chairman Sims closed the public hearing.

Ms. Earls asked where the property was located. Mr. McDaniel stated this site is located southeast of Villa Rosa Subdivision. Mr. Byrd asked if this was property that was annexed, being told that was correct.

Member Coots moved the zoning be approved to Future Development-Drill Reservation (FD-DR). Member Rector seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-04-Z (tabled)

Open a public hearing to consider approval of administrative corrections and amendments to the City of Odessa Zoning Ordinance.

Mr. McDaniel gave the following presentation:

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.

Mr. Rector mentioned Section 14-18-1(2) and asked where someone would find this section. Mr. McDaniel stated there were some numbering errors when placing this information in the Code of Ordinances. Mr. Rector asked if the information is not available what do people do. Mr. McDaniel stated what was presented is a guideline the Legal Department had that was not available to the City Staff when the agenda was being prepared. There being no further questions, Chairman Sims opened the public hearing.

Mr. Cliff DeArmand, owner of a local food truck, approached the lectern. He stated he was in favor of the proposed changes in adding the changes in the ordinance for food trucks. Ms. Coots asked what options were available to the Commission at this time. Mr. Brinlee recommended the request be tabled.

Member Earls moved the request for administrative changes/corrections be tabled to correct any clerical errors. Member Rector seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-04-P (approved with conditions)

Open a public hearing to consider approval of Winwood Addition, 7<sup>th</sup> Filing, being a replat of a 7.54 acre tract of land out of Lot 1, Block 13, Winwood Addition, 5<sup>th</sup>

Filing, City of Odessa, Ector County, Texas (southeast of the intersection of Penbrook Dr. and Wendover Ave.)

Mr. McDaniel gave the following presentation: 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.

Commission action is requested on the following item:

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)

There being no questions for City Staff, Chairman Sims opened the public hearing.

Mr. Josh Wallender with Parkhill, Smith and Cooper approached the lectern. He stated he understood the plat would not be filed until the access easements are cleared. He indicated he was available to answer any questions. Mr. Joe Tucker stated there was not street access to one of the lots. Mr. Brinlee stated an access easement will be provided from the north. Mr. Wallender stated the existing buildings will be demolished. Mr. Brinlee stated the plat would not be filed until the building is removed and access is cleared of obstructions.

Member Coots moved the replat be approved with the following conditions:

1. Mylar will not be filed until the access easements are cleared of obstructions.
2. A Blanket Refuse Collection Easement Agreement will be required.

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

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CASE FILE NO. 2020-05-P (approved with conditions)

Consider approval of the short form plat of Faudree Road Development, 5<sup>th</sup> 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.)

Ms. Prieto gave the following presentation: 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)

Ms. Coots asked if the only access would be from Rolling Wind, being told that was correct.

Member Byrd moved the short form plat be approved with the following conditions:

1. Add a note to the plat: No direct access to Faudree Road from Lot 1, Block 4 is allowed.
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.

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

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CASE FILE NO. 2020-06-P (ETJ) (approved with conditions)

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.)

Ms. Prieto gave the following presentation: 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)

There being no questions for City Staff, Chairman Sims opened the public hearing. With no one coming forward to speak for or against the request, Chairman Sims closed the public hearing.

Mr. Byrd asked about the change in the street name. Mr. Brinlee indicated the plat would not be filed until the street name is changed.

Member Earls moved the replat be approved with the following condition:

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.

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

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CASE FILE NO. 2020-07-P(ETJ) (approved with conditions)

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.)

Ms. Prieto gave the following presentation: 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 development to the northwest 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.
- 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 items:

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)

There being no questions or comments for City Staff, Member Coots moved the short form plat be approved with the following conditions:

1. Blanket refuse collection easement and access easement for oilfield use is needed
2. Dedicate a 20' cutback at University and Mercedes.

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

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There being no further business to come before the Commission the meeting was adjourned at 2:00 p.m.

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Anne Roney, Secretary, placed the minutes in the Minute Book on January 16, 2020.

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Gary Sims, Chairman

AGENDA  
PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBER  
FEBRUARY 6, 2020

1:30 P.M.

1. Approve the minutes of the following Planning and Zoning Commission meetings:
  - a. November 21, 2019
  - b. December 5, 2019
  - c. December 19, 2019
  - d. January 2, 2020
  
2. CASE FILE NO. 2020-01-AZ  
Open a public hearing to consider approval of the request by Tommy Pugh, owner, Odessa (Pugh) DTP, LLC, optionee, John Cowan and Associates, agent, for annexation and original zoning of Retail-One (R-1) on an approx. 3 acre tract in Section 4, Block 41, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (southeast of the intersection of Lagow Ln. and Faudree Rd.)
  
3. CASE FILE NO. 2020-09-P  
Open a public hearing to consider approval of the replat of Lot 6, Block 1, Stafford Addition, Odessa, Ector County, Texas (east of the intersection of 52<sup>nd</sup> St and Andrews Hwy.)
  
4. CASE FILE NO. 2020-08-P  
Consider approval of the short form plat of KAW Addition, being approximately 4.2 AC Tract in SEC 10, BLK 42, T-2-S, T&P RR Co. Survey, Ector County, Texas (SE of the intersection of Andrews Hwy. and E 52<sup>nd</sup> St.)
  
5. CASE FILE NO. 2019-114-P  
Consider approval of the final plat of Mesquite Crossing, 3<sup>rd</sup> Filing, being approximately 24.467 ac. tract in Section 9, Block 41, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (east of the intersection of Hwy. 191 and Billy Hext Rd.)
  
6. CASE FILE NO. 2020-04-Z  
Remove from the table and open a public hearing to consider approval of administrative corrections and amendments to the City of Odessa Zoning Ordinance.
  
7. Other business
  
8. Adjourn

Be it said and remembered that at 1:30 p.m. on the 6<sup>th</sup> day of February, 2020, there came on and was held a Planning and Zoning Commission meeting in the Council Chamber, 5<sup>th</sup> Floor, 411 W. 8<sup>th</sup> Street, Odessa, Texas.

MEMBERS PRESENT: Steve Tercero, Vice Chairman  
Lennerd Byrd  
Connie Coots  
Jim Rector

MEMBERS ABSENT: Renee Earls  
Jimmy Peacock  
Gary Sims

OTHERS PRESENT: Tim McDaniel, Planner; Maria Prieto and Cory Maxwell, Planning Techs; Yervand Hmayakyan, City Engineer; Joe Tucker, Assistant City Engineer; Robert Carroll, Senior Assistant City Attorney; and Anne Roney, Secretary.

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CASE FILE NO. 2020-01-AZ (approved with service plan)

Open a public hearing to consider approval of the request by Tommy Pugh, owner, Odessa (Pugh) DTP, LLC, optionee, John Cowan and Associates, agent, for annexation and original zoning of Retail-One (R-1) on an approx. 3 acre tract in Section 4, Block 41, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (southeast of the intersection of Lagow Ln. and Faudree Rd.)

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

The property involved in this request is located southeast of the intersection of Lagow Ln. and Faudree Rd. Land use in the general area consists of commercial and residential use development and vacant land. The applicant and owner of this property is Tommy Pugh and the purpose of the annexation request is to incorporate approximately 3 acres into the City of Odessa.

The current area of the city limits is approximately 52 square miles. The total area of the site related to this request is approximately 3 acres which puts the area of the request within the annexation statutes that allow a maximum annual annexation of up to 30% of the city limits area.

The City of Odessa Comprehensive Plan states the city should strive for orderly city boundaries and utility service area. Annexing properties adjacent to city limits lines would be considered logical boundary extensions of the city limits lines.

Should the Commission choose to approve this annexation request, a service plan for the proposed annexation has been prepared by the Legal Staff in accordance with State law requirements (see attached copy). The service plans require Commission adoption and accompany the annexation recommendation forwarded to the City Council.

An original zoning of Retail-One (R-1) is also being requested for the site. This requested original zoning is compatible with the adjacent land uses of each site and is not contrary to the land use plan of the City of Odessa's Comprehensive Master Plan.

Based on the preceding analysis, the Planning Staff endorses the annexation requests and recommends approval of the original zoning request of Retail-One (R-1) for the property.

There being no questions for City Staff, Vice Chairman Tercero opened the public hearing. With no one coming forward to speak for or against the request, Vice Chairman Tercero closed the public hearing.

Mr. Rector asked why this property was being annexed. Mr. McDaniel stated this property is being annexed at the request of the property owner in order to obtain utilities and services for a retail use. Mr. Rector asked if this property was west of Faudree Rd., being told that was correct.

Member Rector moved the annexation request be approved with adoption of the service plan and the zoning request be approved to Retail -One (R-1). Member Coats seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-09-P (approved with conditions)

Open a public hearing to consider approval of the replat of Lot 6, Block 1, Stafford Addition, Odessa, Ector County, Texas (east of the intersection of 52<sup>nd</sup> St and Andrews Hwy.)

Mr. McDaniel gave the following presentation: The property involved in this request is located east of the intersection of 52<sup>nd</sup> St and Andrews Hwy. The site is currently zoned Heavy Commercial (HC) and is occupied by an retail/commercial uses. Land use in the area consists of commercial development.

The applicants are Shawn Crouch and Tonya Trower, owners, SW Howell, consultant, and the purpose of this replat is to create four (4) lots for retail/commercial development and ownership purposes.

A platting conference was held on January 30, 2020 with the applicant's consultant and city staff present.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- Signature block for Director of Public Works needs to read "for Director of Public Works".
- Utility and access easements shown on the plat need to be dimensioned.
- Water and sewer are available. Pro-rata is due.
- Drainage report has been 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 item:

1. Mylar will not be filed unless utilities and trash collection are available on existing lot 7 and proposed lot 11. (Public Works/Planning)
2. Pro-rata must be paid prior to filing the plat. (Public Works)

There being no questions for City Staff, Vice Chairman Tercero opened the public hearing. With no one coming forward to speak for or against the request, Vice Chairman Tercero closed the public hearing.

Member Byrd moved the rezone request be approved with the following conditions:

1. Mylar will not be filed unless utilities and trash collection are available on existing lot 7 and proposed lot 11.
2. Pro-rata must be paid prior to filing the plat.

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

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CASE FILE NO. 2020-08-P (approved)

Consider approval of the short form plat of KAW Addition, being approximately 4.2 AC Tract in SEC 10, BLK 42, T-2-S, T&P RR Co. Survey, Ector County, Texas (SE of the intersection of Andrews Hwy. and E 52<sup>nd</sup> St.)

Ms. Prieto gave the following presentation: The property involved in this request is located on the southeast intersection of Andrews Hwy. and E 52nd St. The site is currently zoned Heavy Commercial (HC) and is currently occupied by commercial development. Land uses in the area consist of residential to the north, commercial development to south and a religious institution to the east.

The applicant is KAW Properties, LLC, Owners, and SW Howell, Consultant and the purpose of this short form plat is to create a lot for commercial development and ownership purposes.

A platting conference was held January 28, 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. No pro rata is due.
- Drainage report has been submitted and needs to be discussed. Routing to Lancaster goes between houses. This tract is not in a special flood hazard area.
- An Improvements Agreement will be required for sewer and drainage.
- A Blanket Refuse Collection Easement Agreement will be required.

Commission action is requested on the following items:

1. Closure of the northern access and utilized the southern access only to reduce access points at this site. (TxDOT)

Mr. Byrd asked if there was already a business on this property, being told there was. Mr. Byrd then asked what the difference was between a replat and a short form plat. Ms. Prieto stated a short form plat is when a piece of property is being platted into 3 lots or less. A replat is when there are existing lots and the configuration is being either decreased or increased, for example if 1 lot is being divided into 3 lots. Mr. Tercero asked about the proposed condition. Ms. Prieto stated there are currently 2 entrances for this property and TxDOT is requesting there only be 1 entrance.

Mr. Sam Howell, applicant's representative, approached the lectern. He stated the applicant would like to keep both entrances. There are 2 businesses on this property and if there is a truck making a delivery to the business in the front portion of this lot it would block access to the business in the rear. Ms. Coots asked if the proposed condition was a staff recommendation, being told the proposed condition is from TxDOT. Mr. Rector asked where the entrances were located. Mr. Howell stated the first entrance is close to the northern corner of the lot, with the second entrance approximately 50' from the southern portion of the lot. Mr. Rector then asked about closing one of the entrances. Mr. Howell stated when trucks back into the property next to the warehouse it will block the drive to the business in the rear. The applicant needs to keep both entrances. Mr. Tucker stated since both of the entrances are already existing there will not be a problem. If there is any new development on the property they would ask for only one entrance. Mr. McDaniel stated the Commission can make the motion without the recommendation under the Commission action.

Member Coots moved the short form plat be approved with both entrances to remain. Member Rector seconded the motion, with the vote being a unanimous "aye".

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

Consider approval of the final plat of Mesquite Crossing, 3<sup>rd</sup> Filing, being approximately 24.467 ac. tract in Section 9, Block 41, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (east of the intersection of Hwy. 191 and Billy Hext Rd.)

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

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

The preliminary plat was approved on November 7, 2019 with the following conditions:

1. Street needs to be named. (Planning/Public Works/Ector County 911)
2. Add a note: No direct access to State Highway 191 from Lot 6, Block 1 shall be allowed. (Planning/Public Works)
3. Provide a 30' access easement to Lot 4, Block 1. (Planning/Public Works)
4. Prior to finalizing the plat, the location of the CRMWD pipeline needs to be determined. If needed, the easements shall be adjusted to have the pipeline within the easements. Design for improvements may need to keep depth of pipeline in mind. CRMWD requests a copy of the construction plans be provided so they may determine compatibility with their pipeline. (CRMWD)

These conditions have been met, and the final plat is ready for approval.

Mr. Byrd asked about the easement going along the north of the drill site. Mr. McDaniel stated that was a pipeline easement. The drill site will have access from 56<sup>th</sup> St. The remaining portion of the preliminary plat will be submitted for approval at a later date.

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

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CASE FILE NO. 2020-04-Z (approved)

Remove from the table and open a public hearing to consider approval of administrative corrections and amendments to the City of Odessa Zoning Ordinance.

Member Byrd moved the request be removed from the table. Member Rector seconded the motion, with the vote being a unanimous "aye".

Mr. McDaniel then gave the following presentation: 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.

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

Mr. Tercero asked when the proposed amendments will be presented to the City Council. Mr. McDaniel stated the first presentation will be February 25<sup>th</sup> with the second and final presentation going on March 10<sup>th</sup>.

Member Coots moved the proposed amendments be approved as presented. Member Byrd seconded the motion, with the vote being a unanimous "aye".

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Mr. Rector then noted there was a group of people in attendance at this meeting and asked where they were from. It was indicated they worked for Betenbough and are encouraged to attend a P&Z meeting so they could see the process of development. Mr. Tercero asked what field they were in, being told they help build the homes.

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

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Anne Roney, Secretary, placed the minutes in the Minute Book on February 6, 2020.

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Steve Tercero, Vice Chairman

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, 2<sup>nd</sup> 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, 2<sup>nd</sup> Filing, Phase 5, being a replat of Lot 8, Block 14, Desert Ridge, 2<sup>nd</sup> 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 Addition, 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, 1<sup>st</sup> Filing. (on the northeast corner of W. 8<sup>th</sup> 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

Be it said and remembered that at 1:30 p.m. on the 20<sup>th</sup> day of February, 2020, there came on and was held a Planning and Zoning Commission meeting in the Council Chamber, 5<sup>th</sup> Floor, 411 W. 8<sup>th</sup> Street, Odessa, Texas.

MEMBERS PRESENT: Gary Sims , Chairman  
Lennerd Byrd  
Connie Coots  
Renee Earls  
Jimmy Peacock  
Jim Rector

MEMBERS ABSENT: Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Development; Tim McDaniel, Planner; Maria Prieto and Cory Maxwell, Planning Techs; Yervand Hmayakyan, City Engineer; Joe Tucker, Assistant City Engineer; Gary Owens, Assistant Building Official; Robert Carroll, Senior Assistant City Attorney; and Anne Roney, Secretary.

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CASE FILE NO. 2020-06-Z (approved)

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.)

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

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.

Mr. Rector asked if they are abandoning all their drill sites or are they being accumulated into one larger drill site. Mr. Brinlee stated Chevron is abandoning all their drill sites in the city. There will be other drill sites that will come before the Commission in the future.

There being no further questions for City Staff, Chairman Sims opened the public hearing. With no one coming forward to speak for or against the request, Chairman Sims closed the public hearing.

Member Peacock moved the rezoning request be approved to Light Commercial (LC). Member Coats seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-07-Z (approved)

Open a public hearing to consider approval of the rezoning 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, 2<sup>nd</sup> Filing, Phase 3. (Southeast of the intersection of Palo Duro Dr. and Boise Dr.)

Mr. McDaniel gave the following presentation: There were 19 notices mailed to surrounding property owners, with no notices returned, no written protests and no written approvals.

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 rezoning 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 rezoning 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.

There being no questions for City Staff, Chairman Sims opened the public hearing. With no one coming forward to speak for or against the request, Chairman Sims closed the public hearing.

Member Rector moved the rezoning request be approved to Special Dwelling District (SPD). Member Peacock seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-12-P (approved with conditions)

Open a public hearing to consider approval of Desert Ridge, 2<sup>nd</sup> Filing, Phase 5, being a replat of Lot 8, Block 14, Desert Ridge, 2<sup>nd</sup> Filing, Phase 3 (Southeast of the intersection of Palo Duro Dr. and Boise Dr.)

Mr. McDaniel gave the following presentation: There were 19 notices mailed to surrounding property owners, with no notices returned, no written protests and no written approvals.

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 11<sup>th</sup>, 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)

Mr. Byrd asked about the building setback and what it would be. Mr. McDaniel stated if there is not a setback designated the property would be considered as having two front yards.

There being no further questions for City Staff, Chairman Sims opened the public hearing. With no one coming forward to speak for or against the request, Chairman Sims closed the public hearing.

Member Peacock moved the replat be approved with the following conditions:

1. A building setback line needs to be designated along Boise Dr. for proposed Lot 29.
2. An improvements agreement will be required.
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.

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

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Chairman Sims noted Case File Nos. 2020-08-Z and 202-13-P have been postponed at the applicant's request. He continued with the following:

CASE FILE NO. 2020-09-Z (approved)

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)

Ms. Prieto gave the following presentation: There were 3 notices mailed to surrounding property owners, with no notices returned, no written protests and no written approvals.

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 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.

There being no questions for City Staff, Chairman Sims opened the public hearing. With no one coming forward to speak for or against the request, Chairman Sims closed the public hearing.

Member Coots moved the original zoning be approved to Light Industrial (LI). Member Rector seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-14-P (approved with conditions)

Consider approval of the short form plat of Tricor Addition, 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.)

Ms. Prieto gave the following presentation: 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)

Mr. Rector asked if this property has already been zoned to Light Industrial or is the request still pending, being told the zoning for this property was the previous request.

Member Byrd moved the short form plat be approved with the following conditions:

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

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

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Chairman Sims stated Case File No. 2020-15-P had also been postponed at the applicant's request. He then continued with the following:

CASE FILE NO. 2020-16-P(ETJ) (approved with conditions)

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.)

Ms. Prieto gave the following presentation: 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)

Member Rector moved the short form plat be approved with the following conditions:

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

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

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CASE FILE NO. 2019-123-P (ETJ) (approved)

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)

Mr. McDaniel gave the following presentation: 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 final 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 21<sup>st</sup>, 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.

Member Peacock moved the final plat be approved as presented. Member Coots seconded the motion, with the vote being a unanimous "aye".

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There being no further business to come before the Commission, the meeting was adjourned at 1:46 p.m.

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Anne Roney, Secretary, placed the minutes in the Minute Book on February 20, 2020.

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Gary Sims, Chairman

AGENDA  
PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBER

MARCH 5, 2020

1:30 P.M.

1. 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)
2. 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.)
3. CASE FILE NO. 2020-19-P  
Consider approval of the preliminary plat of Ratliff Ridge, 5th Filing, being an approximately 19.26 acre tract in Section 35, Block 42, T-1-S, T&P RR Co. Survey, Ector County, Texas (east of E. 89<sup>th</sup> St. and west of Loop 338).
4. CASE FILE NO. 2019-84-P  
Consider approval of the final plat of Ratliff Ridge, 4<sup>th</sup> Filing, Phase 1, being a 20.87 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. 91<sup>st</sup> St.)
5. CASE FILE NO. 2019-71-P(ETJ)  
Consider approval of the final plat of Boles Industrial Site, 2<sup>nd</sup> Filing, being approximately a 57.53 ac. tract in Section 39, Block 43, T-2-S, T&P R. Co. Survey, Ector Co., Texas (northwest of the intersection of W. Boles Rd. and S. Edgewood Ave.)
6. Other business
7. Adjourn

Be it said and remembered that at 1:30 p.m. on the 5<sup>th</sup> day of March, 2020, there came on and was held a Planning and Zoning Commission meeting in the Council Chamber, 5<sup>th</sup> Floor, 411 W. 8<sup>th</sup> Street, Odessa, Texas.

MEMBERS PRESENT: Gary Sims, Chairman  
Lennerd Byrd  
Jimmy Peacock  
Jim Rector  
Steve Tercero

MEMBERS ABSENT: Connie Coots  
Renee Earls

OTHERS PRESENT: Randy Brinlee, Director of Development; Maria Prieto and Cory Maxwell, Planning Techs; Joe Tucker, Assistant City Engineer; Sammy Quiroz, Building Official; Gary Owens, Assistant Building Official; Robert Carroll, Senior Assistant City Attorney; and Anne Roney, Secretary.

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Chairman Sims stated Case File Nos. 2020-08-Z and 2020-13-P have been postponed. He then continued with the following:

CASE FILE NO. 2020-19-P (approved with conditions)

Consider approval of the preliminary plat of Ratliff Ridge, 5th Filing, being an approximately 19.26 acre tract in Section 35, Block 42, T-1-S, T&P RR Co. Survey, Ector County, Texas (east of E. 89<sup>th</sup> St. and west of Loop 338).

Ms. Prieto gave the following presentation: The property involved in this request is located east of 89th St. and west of Loop 338. The site is currently zoned Special Dwelling District (SPD) and is vacant. Land use in the general area consists of single family residential development and vacant land.

The applicant is Betenbough Homes, owner, and the purpose of the request is to create 86 single family residential lots (approx. avg. size of 5,750 sq.ft.).

A platting conference was held February 25, 2020, with the applicant's consultant and city staff present.

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- Site plan approval is required prior to developing the property.
- Water and sewer are available for extension. No pro rata is due.
- Supplemental drainage report for this filing needs to be submitted. This tract is not in a special flood hazard area.
- Water, sewer, paving and drainage plans need to be submitted for review and acceptance.
- An improvements Agreement will be required.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.
- Secondary access for subdivision will be worked out prior to filing final plat.

Commission action is requested on the following items:

1. Lots with double frontage need to have rear yard building setback line (10') on the face of the plat. (Planning)

2. Note on Plat "Access to Loop 338 not allowed for proposed Lots 39 thru 46, Block 18". (Planning)

Internal traffic circulation pattern and street lay-out needs to be worked out prior to filing the final plat.

Mr. Rector asked about the secondary access. Mr. Brinlee stated the applicant is working with the city to get a secondary access into this subdivision. It will be worked out prior to submittal of the final plat.

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

1. Lots with double frontage need to have rear yard building setback line (10') on the face of the plat.
2. Note on Plat "Access to Loop 338 not allowed for proposed Lots 39 thru 46, Block 18".

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

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CASE FILE NO. 2019-84-P (approved)

Consider approval of the final plat of Ratliff Ridge, 4<sup>th</sup> Filing, Phase 1, being a 20.87 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. 91<sup>st</sup> St.)

Ms. Prieto gave the following presentation: The property involved in this request is located northeast of the intersection of Wagon Way and E. 91<sup>st</sup> St. The site is currently zoned Special Dwelling District (SPD) and is vacant. Land use in the general area consists of single-family residential development and vacant land.

The applicant is Betenbough Homes, owner, and the purpose of this final plat is to create approx. 96 lots for single-family residential development, and for ownership purposes.

The Planning and Zoning Commission gave preliminary approval of this request on January 16<sup>th</sup>, 2020, with the following conditions:

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 96<sup>th</sup> St.  
(Planning)
2. If drainage from this plat is towards LP 338, post-development drainage/runoff should not be changed/increased from pre-existing conditions. (TxDOT)

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

Mr. Rector mentioned the street names, particularly in regards to the previous request, where a horseshoe shaped street had 3 different names. He stated 911 has a lot to say about the street naming convention, however it does not always make sense.

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

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CASE FILE NO. 2019-71-P(ETJ) (approved)

Consider approval of the final plat of Boles Industrial Site, 2<sup>nd</sup> Filing, being approximately a 57.53 ac. tract in Section 39, Block 43, T-2-S, T&P R. Co. Survey, Ector Co., Texas (northwest of the intersection of W. Boles Rd. and S. Edgewood Ave.)

Ms. Prieto gave the following presentation: The property involved in this request is located northwest of the intersection of W. Boles Rd. and S. Edgewood Ave. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. The property is surrounded by industrial development and vacant land.

The applicant is BJSB Property, LLC- Joe Hurt, owner, and the purpose of the plat is to create thirteen (13) lots to facilitate industrial development and related uses on the property and for ownership purposes.

The Planning and Zoning Commission gave preliminary approval of this request on July 18th, 2019, with the following conditions:

1. Turn around needs to be provided every 600 ft. along Edgewood Ave. (Planning)
2. Dedicate 25' of right-of way for Hubnik (1/2 width) (Public Works)

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

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

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There being no further business to come before the Commission, the meeting was adjourned at 1:37 p.m.

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Anne Roney, Secretary, placed the minutes in the Minute Book on March 5, 2020.

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Gary Sims, Chairman

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF PLANNING

SUBJECT: CASE FILE NO. 2020-21-P

APPLICANT: W. Harvey Sparkman, LLC, owner  
LCA, consultant

REQUEST: Replat

PROPERTY INVOLVED: Midwest Hose Addition, 2nd Filing, being a replat of Lot 1, Block 1, Midwest Hose Addition and approximately 0.60 acre tract in Section 40, Block 42, T-2-S, T&P RR. Co. Survey, Odessa, Ector County, Texas (southwest of the intersection of W Interstate 20 and S Crane Ave).

The property involved in this request is located southwest of the intersection of W Interstate 20 and S Crane Ave. The site is currently designated Light Industrial (LI) and is currently vacant.

The applicant is W. Harvey Sparkman, LLC, owner, LCA, Consultant and the purpose of the plat is to create one (1) lot to facilitate industrial development and related uses on the property.

A platting conference was held March 10, 2020 with the applicant's consultant and city staff present.

Staff Comments:

- Original tax/ownership certificates are needed prior to filing the plat.
- Blanket refuse collection easement is noted on the plat.
- Centerline of access drive is noted on the plat.
- Water and sewer plans have been accepted. Sewer has not yet been constructed. No pro rata is due.

- Drainage report has been submitted. This tract is partially in a special flood hazard area.
- No additional runoff to TXDOT right-of-way.
- City Limits line needs to be noted on the plat.
- An Improvements Agreement will be required.
- Property needs to be identified as Lot 2, Block 1.
- 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.

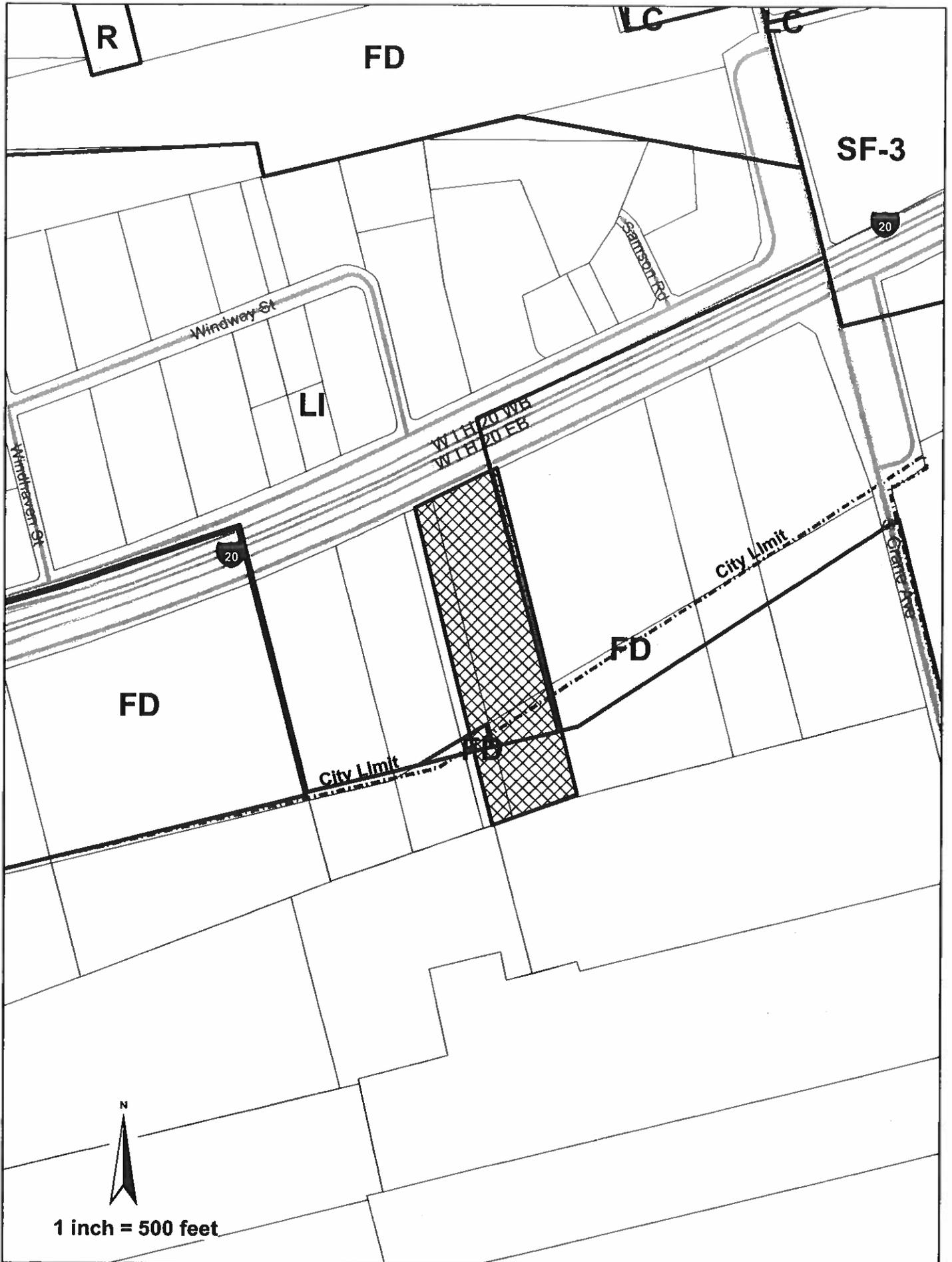
Commission action is requested on the following item:

1. Easements for water and sewer lines, and other utilities need to be shown on the plat. (Public Works)
2. A Blanket Refuse Collection Easement Agreement 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, Sanitation, Building Inspection, Cable One, Atmos Energy, ECISD, SBC, PostMaster, T.H.D., El Paso Natural, Oncor, Huntsman Polymers Corp., Appraisal District, Ector County 911 District, Grande Communications, ConocoPhillips Pipeline Company, Chevron, and Colorado River Municipal Water District.

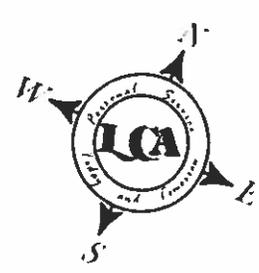
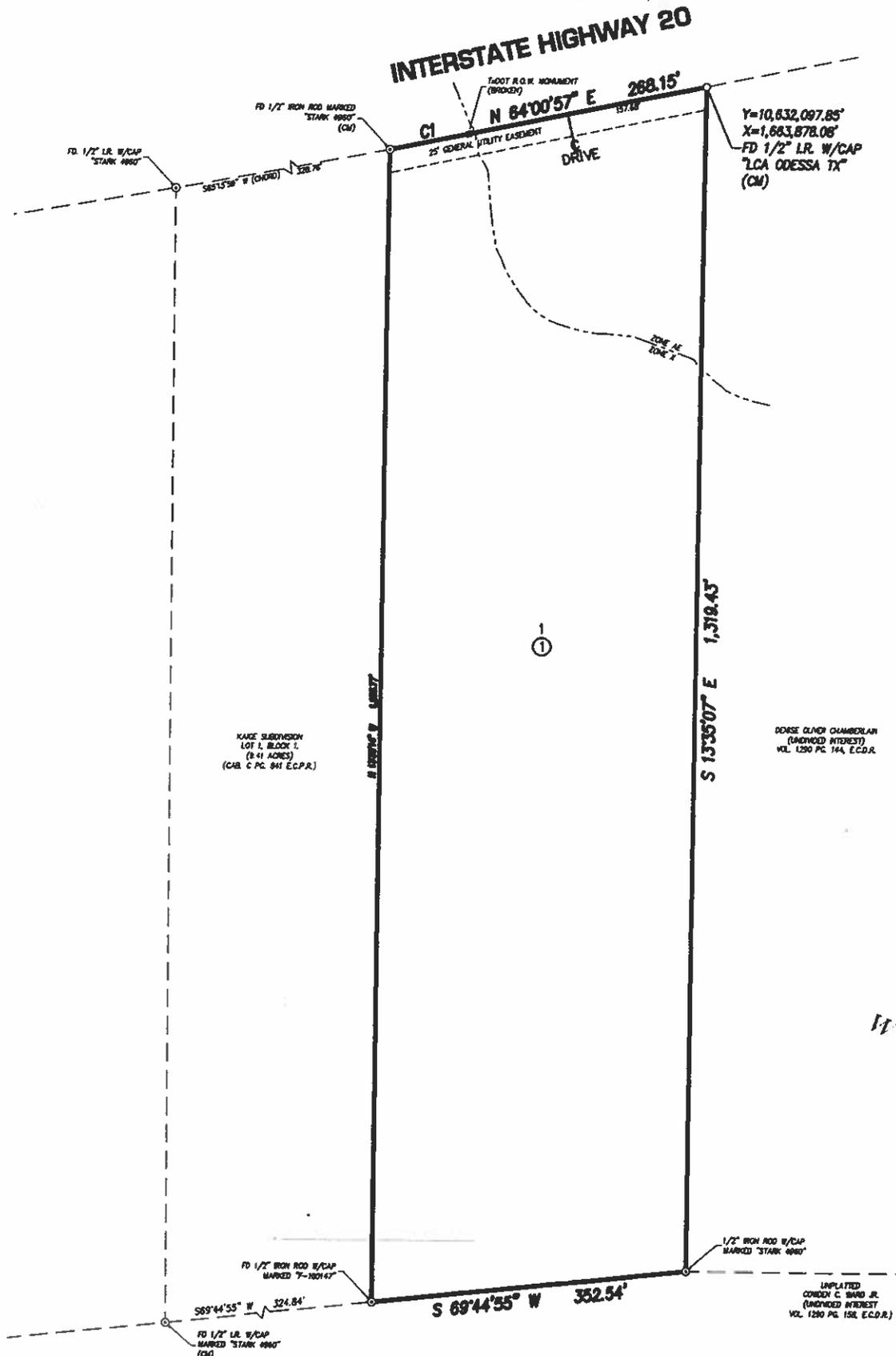
Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



# MIDWEST HOSE ADDITION, 2ND FILING

BEING A REPLAT OF LOT 1 BLOCK 1  
MIDWEST HOSE ADDITION  
& A 0.60 ACRE TRACT  
IN SECTION 10, BLOCK 42, T-2-S. T&P RR. CO. SURVEY,  
ODESSA, ECTOR COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION  
FROM: RANDY BRINLEE, DIRECTOR OF PLANNING  
SUBJECT: CASE FILE NO. 2020-22-P

APPLICANT: Betenbough Homes, owner,

REQUEST: Short Form Plat

PROPERTY INVOLVED: Evans Addition, 2nd Filing, being approximately a 1.51 acre tract in Section 38, Block 42, T-1-S, T&P RR Co. Survey, Ector County, Texas (northwest corner of the intersection of 87th St. and Evans Blvd.)

The property involved in this request is located at the northwest corner of intersection of 87th St. and Evans Blvd. The site is currently zoned Retail (R) and is vacant.

The applicant is Betenbough Homes, owner, and the purpose of the short form plat is to create a lot for a proposed office.

Comments were sent to the consultant for review on March 10, 2020.

Staff Comments:

- Original ownership and tax certificates need to be submitted prior to filing the plat.
- A blanket refuse collection easement is noted on the plat.
- Water and sewer are available. No pro rata is due.
- Drainage report needs to be submitted. On-site or off-site detention will be required. This tract is not in a special flood hazard area.
- Improvements are existing.
- An Improvements Agreement will not be required.

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

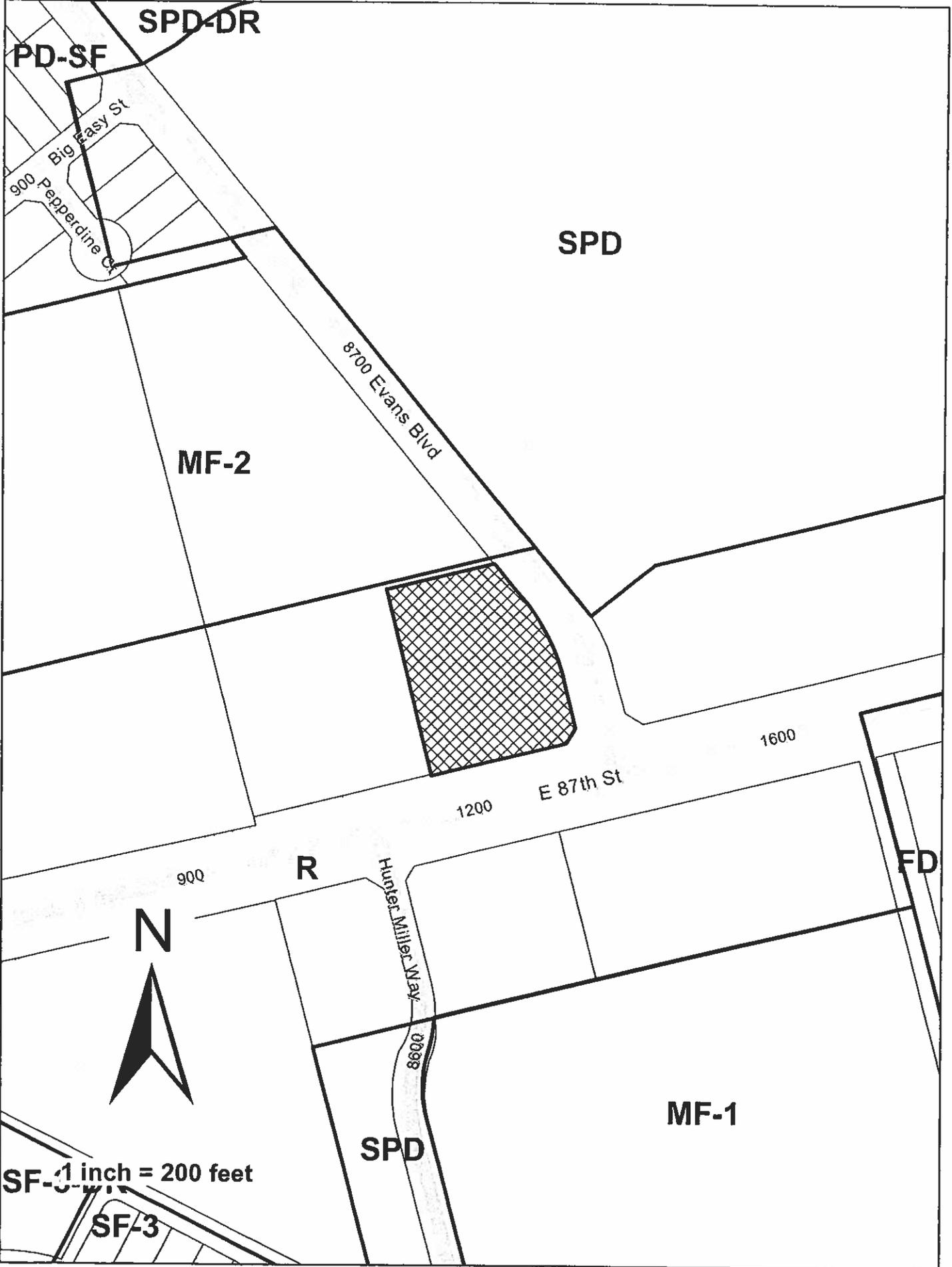
Commission action is requested on the following items:

1. Indicate allowed access on plat. One shared driveway on 87th Street and one driveway on north side of plat to Evans Blvd. (Public Works)
2. A Blanket Refuse Collection Easement Agreement will be required. (Public Works)
3. Street pro-rata is due for 214.97' of frontage on 87th Street. \$28,398.66 needs to be paid before filing the plat. (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



**EVANS ADDITION, 2nd FILING,**  
**An Addition to the City of Odessa,**  
**Being a Subdivision of 1.51 Acres of Land in**  
**Section 38, Block 42, T-1-S,**  
**T & P. RR. Co. Survey, Ector County, Texas**

