

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

APRIL 16, 2020

1:30 P.M.

1. Approve the minutes of the March 19, 2020 Planning and Zoning Commission meeting
2. CASE FILE NO. 2020-10-Z
Open a public hearing to consider approval of the rezone request by Ed Krahrmer/Smokin J's LLC, owner, John Gannon, Inc., agent, from Light Commercial (LC) to Heavy Commercial (HC) on the West 25' of Lot 17 and all of Lot 18, Block 1, Buchanan North (on the southeast corner of Kermit Hwy. and University Blvd.)
3. CASE FILE NO. 2020-11-Z
Open a public hearing to consider approval of the request by 2012 Cross B, LLC, owner, for original zoning of Retail (R) on 4.14 ac tract located in SEC 46, Block 41, T-1-S T&P RR Co. (northwest of the intersection of P Bar Ranch Rd and Legacy Rd.)
4. CASE FILE NO. 2020-26-P
Consider approval of the short form plat of Parks Bell Ranch East, being approximately 4.14 AC Tract in SEC 46, BLK 41, T-1-S, T&P RR Co. Survey, Ector and Midland Counties, Texas (northwest of the intersection of P Bar Ranch Rd and Legacy Rd.)
5. CASE FILE NO. 2020-27-P (ETJ)
Open a public hearing to consider approval of the replat of a portion of Tracts 17 and 25, Lakeview Addition, and 3.17 acre tract located in Section 4, Block 42, T-2-S, T&P Ry Co Survey, Ector County Texas. (Southwest of the intersection of Yukon Road and Andrews Hwy.)

6. CASE FILE NO. 2019-96-P
Consider the approval of the final plat of The Haven at Mission, an approximately 30 acre tract in Section 15, Block 41, T-2-S, T&P RY CO Survey, Midland County, Texas (east of the intersection of Mission Dr and San Marino Dr)
7. CASE FILE NO. 2020-12-Z
Open a public hearing to consider approval of the request of Tar Heel Holdings, LLC, owners, to rezone from Single Family-Four (SF-4) to Four-Family Residence (4F) Lots 37-43, Block 2, Galindo Estates (southwest corner of the intersection of S. Crane Ave. and Martines Pl.)
8. CASE FILE NO. 2020-13-Z
Open a public hearing to consider approval of the request of City of Odessa, owner, for original zoning of Light Industrial (LI) on approximately 38 ac. tract in Section 45, Block 42, T-1-S, T&P Ry. Co. Survey, Ector Co., Texas (southwest of the intersection of Golder Ave. and Oregon St.)
9. CASE FILE NO. 2020-28-P
Consider approval of the short form plat of Hackleman Subdivision, 3rd Filing, being approximately 38 ac. tract in Section 45, Block 42, T-1-S, T&P Ry. Co. Survey, Ector Co., Texas (southwest of the intersection of Golder Ave. and Oregon St.)
10. CASE FILE NO. 2020-29-P
Open a public hearing to consider approval of the replat of Lot 3, Block 22, replat of the Estates of Shiloh, 2nd Filing, and a subdivision of 6,570 sq. ft. of land out of Section 4, Block 41, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest of the intersection of Castle Oaks Dr. and Chateau Ln.)
11. CASE FILE NO. 2020-30-P
Consider approval of the short form plat of Cardinal Homes, being a 12.96 ac. tract in Section 3, Block 41, T-2-S, T&P Ry. Co. Survey, Midland Co., Texas (east of the intersection of Hwy. 191 and Faudree Rd.)

12. CASE FILE NO. 2020-31-P

Consider approval of the short form plat of Faudree Road Development, 6th Filing, being a 4.15 ac. tract in Section 15, Block 41, T-2-S, T&P Ry. Co. Survey, Midland Co., Texas (northwest of the intersection of Faudree Rd. and Rolling Winds Cir.)

13. CASE FILE NO. 2020-32-P

Consider approval of the short form plat of Dorado Medical Addition, being a 1.0 ac. tract in Section 10, Block 41, T-2-S, T&P Ry. Co. Survey, Midland Co., Texas (southeast of the intersection of Medical Park Dr. and Brownstone Rd.)

14. CASE FILE NO. 2018-01-P

Consider approval of the final plat of Homestead at Parks Bell Ranch 4th Filing, Phase 3, being approximately a 35.24 acre tract in Section 46, Block 41, T-1-S, T&P RR. Co. Survey, Ector County, Texas (northeast of the intersection of Aaron Parker Rd. and proposed extension of P Bar Ranch Rd.)

15. Other business

16. Adjourn

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, 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.)

3. CASE FILE NO. 2020-22-P
Consider approval of the short form plat of 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.)

4. Other business

5. Adjourn

Be is said and remembered that at 1:30 p.m. on the 19th day of March 2020 there came on and was held a Planning and Zoning Commission meeting in the Council Chamber, 5th Floor, 411 W. 8th Street, Odessa, Texas.

MEMBERS PRESENT: Steve Tercero, Vice Chairman
Lennerd Byrd
Connie Coots
Renee Earls
Jimmy Peacock
Jim Rector

MEMBERS ABSENT: Gary Sims

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

The minutes of the January 16, 2020, February 6, 2020, February 20, 2020 and March 5, 2020 Planning and Zoning Commission meetings were approved, motion for approval being made b Member Peacock, seconded by Member Coots, with the vote being a unanimous "aye".

CASE FILE NO. 2020-21-P (approved with conditions)

Open a public hearing to consider approval of 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.)

Ms. Prieto gave the following presentation: 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)

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 Rector moved the replat be approved with the following conditions:

1. Easements for water and sewer lines, and other utilities need to be shown on the plat.
2. A Blanket Refuse Collection Easement Agreement will be required.

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

CASE FILE NO. 2020-22-P (approved with conditions)

Consider approval of the short form plat of 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.)

Ms. Prieto gave the following presentation: 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)

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

1. Indicate allowed access on plat. One shared driveway on 87th Street and one driveway on north side of plat to Evans Blvd.
2. A Blanket Refuse Collection Easement Agreement will be required.
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.

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

There being no further business to come before the Commission, the meeting was adjourned at 1:34 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on March 19, 2020.

Steve Tercero, Vice Chairman

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF DEVELOPMENT

SUBJECT: CASE FILE NO. 2020-10-Z

APPLICANT: Ed Krahmer/Smokin J's, LLC, owner
John Gannon, Inc., agent

REQUEST: Rezone from Light Commercial (LC) to Heavy Commercial (HC)

PROPERTY INVOLVED: The West 25' of Lot 17 and all of Lot 18, Block 1, Buchanan North (on the southeast corner of Kermit Hwy. and University Blvd.)

The property involved in this request is located on the southeast corner of Kermit Hwy. and University Blvd. The site is currently zoned Light Commercial (LC) and is occupied by retail development.

The applicant is Ed Krahmer/Smokin J's LLC, owner, John Gannon, Inc., agent, and the purpose of the rezone request of Heavy Commercial (HC) is to facilitate construction of an electronic billboard on the property.

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

Comprehensiveness: The proposed rezoning to Heavy Commercial (HC) is contrary to the established zoning and land uses in the area. The rezoning of this one (1) property is a "spot" zoning of a property which is contrary to the zoning practices and principles recommended in the City of Odessa Master Plan.

Livability: While the impacts of the proposed use (electronic billboard) would be mostly restricted to light pollution, many allowed uses in a Heavy Commercial (HC) zone (body shop, truck parking, heavy equipment and oilfield equipment storage and repair, etc.) may have a negative impact on the surrounding properties and the single family residential development in the area.

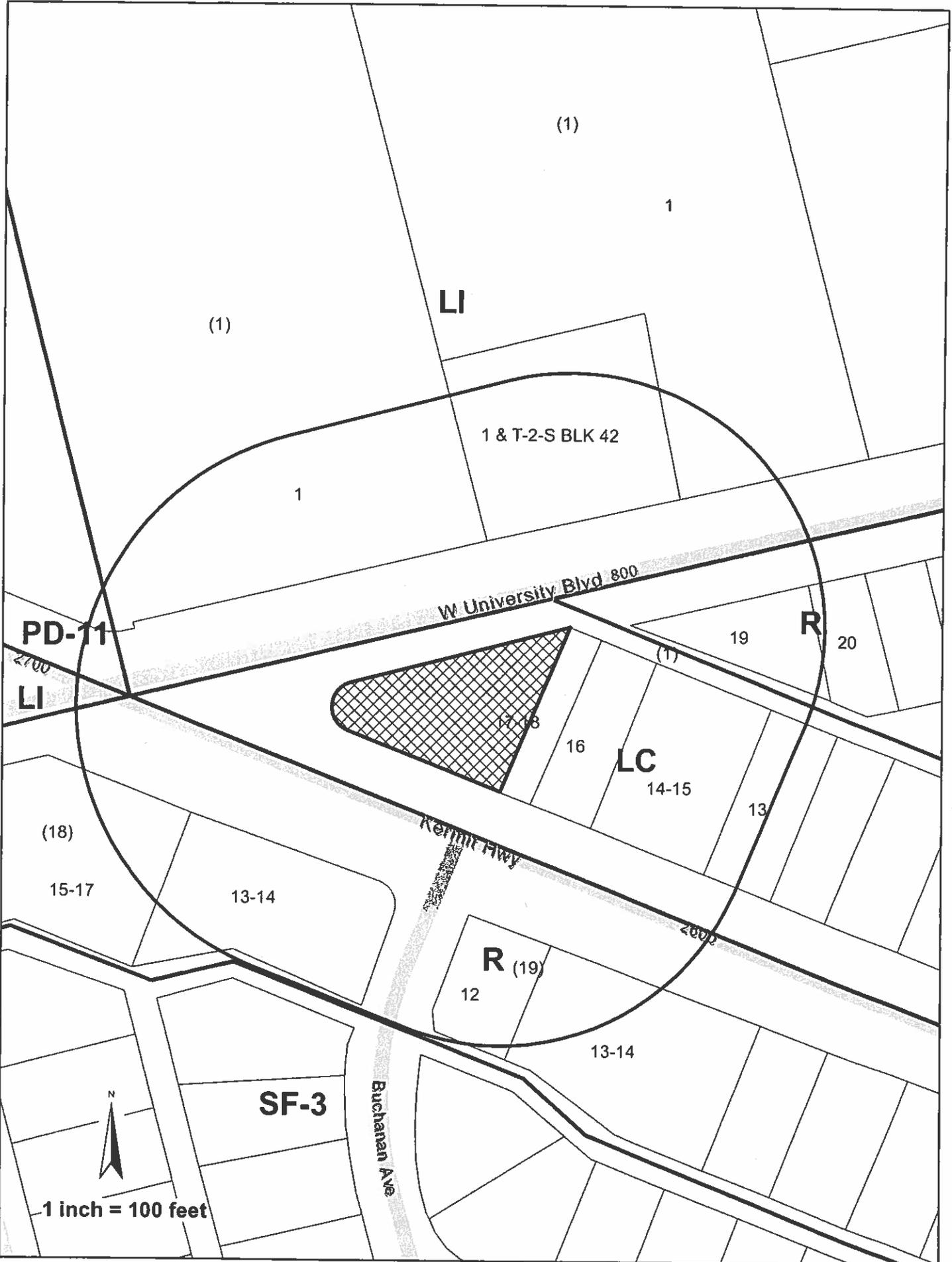
Reasonableness: The intent of this request is to facilitate the placement of an electronic billboard. Regulations related to the electronic billboard use require a separation distance of 300' from the billboard structure to a residential district line. The property involved in this request is not able to maintain said separation without encroaching upon building/structural setbacks along a major thoroughfare (Kermit Hwy. and University Blvd). Also, the allowed use of a billboard in certain zoning districts is designed to regulate the proliferation and location of such structures within the City.

Based upon the preceding analysis, Staff recommends denial of the rezoning request to Heavy Commercial (HC).

Information in order of inclusion:

--Area zoning/notification map

--List of uses in a Heavy Commercial (HC) Zoning District



(1)

1

LI

(1)

1 & T-2-S BLK 42

1

W University Blvd 800

PD-11

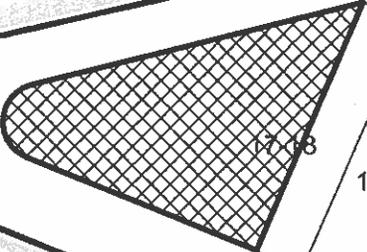
R

19

20

LI

(1)



17-18

16

LC

14-15

13

Kermit Hwy

(18)

15-17

13-14

2000

R (19)

12

13-14

SF-3

Buchanan Ave



1 inch = 100 feet

HEAVY COMMERCIAL

The following uses are allowed in the Heavy Commercial (HC) 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
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

(Heavy Commercial -- Cont.)

Page 2

(Utility and Service Uses -- Cont.)

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

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 & SPECIAL USES (14-2-2.5)

Art Gallery or Museum

Cemetery or Mausoleum (by Specific Use Permit)

(Heavy Commercial -- Cont.)

Page 3

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

Church or Rectory

College or University

Convent or Monastery

Day Care Center

Detention Halfway House (by Specific Use Permit)

Fairground 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

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 Use)

Parking Lot or Structure Non-Commercial

Parking Lot Trucks and Trailers

Railroad Freight Terminal

(Heavy Commercial -- Cont.)

Page 4

(Automotive and Transportation Related Uses -- Cont.)

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

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)

(Heavy Commercial -- Cont.)

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(Retail and Service Type Uses -- Cont.)

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

(Heavy Commercial -- Cont.)

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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)
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)
Open Salvage Yard for Vehicles, Machinery or Materials (by Specific Use Permit)
Solid Waste Dump or Sanitary Land Fill (by Specific Use Permit)

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF DEVELOPMENT

SUBJECT: CASE FILE NO. 2020-11-Z

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

REQUEST: Original zoning of Retail (R)

PROPERTY INVOLVED: An approx. 4.14 ac tract in Section 46, Block 41, T-1-S T&P Ry. Co., Odessa, Ector and Midland Counties, Texas. (Northwest of the intersection of P Bar Ranch Rd. and Legacy Rd.)

The property involved in this request 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 single-family residential development and vacant land.

The applicant is 2012 Cross B, LLC, owner, LCA, agent, and the purpose of the original zoning request of Retail (R) is to facilitate development of a mini-warehouse and related uses.

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 zoning 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.

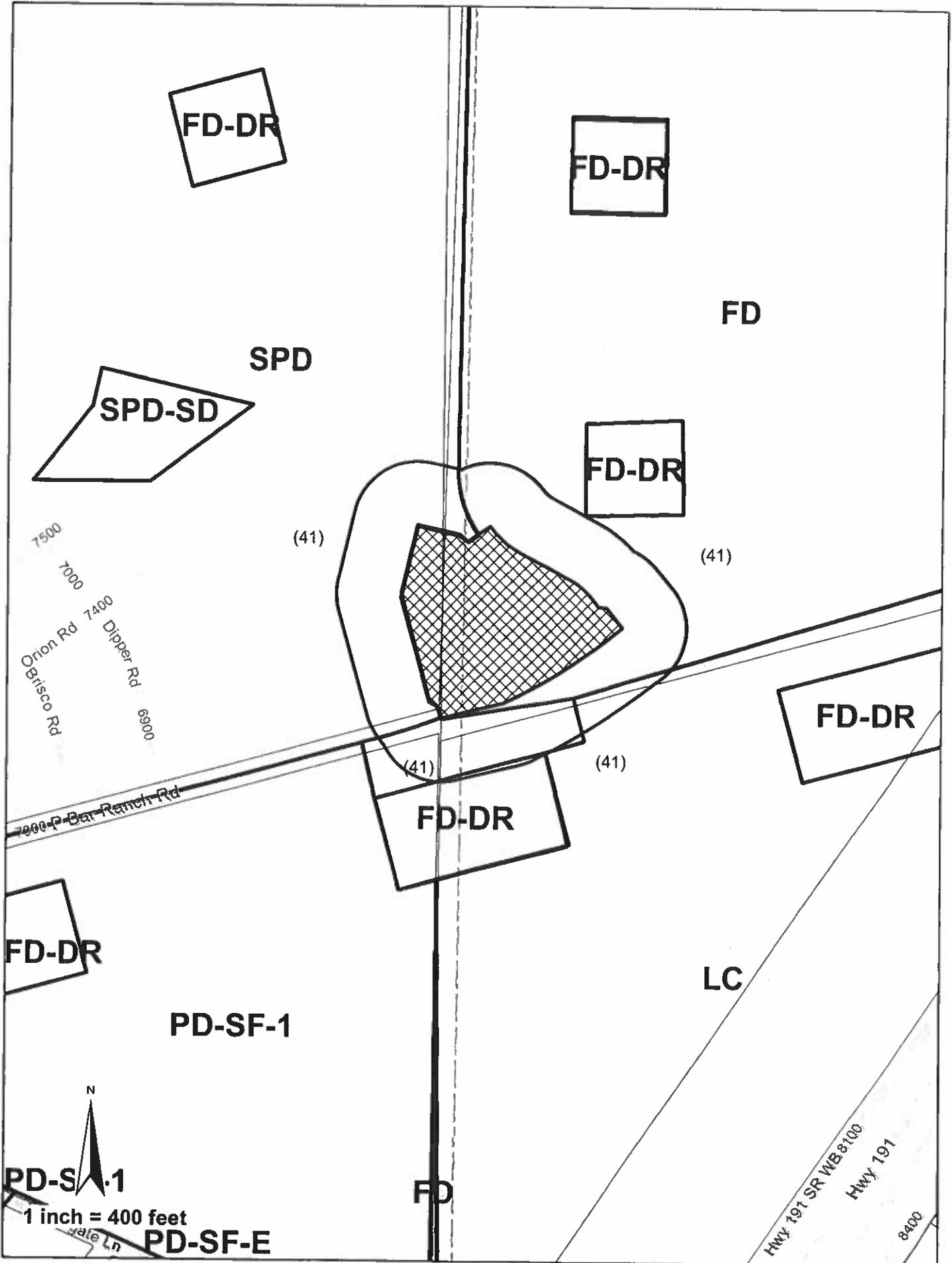
Livability: The proposed zoning would not have a negative impact on this site or surrounding properties. The proposed use would be an appropriate complimentary use to the surrounding neighborhood.

Reasonableness: The proposed original zoning of Retail (R) would facilitate the development of a neighborhood support service use and is located at the intersection of collector streets (P Bar Ranch Rd. and Legacy Rd.).

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

Information in order of inclusion:

- Area zoning/notification map
- List of uses in a Retail (R) Zoning District



RETAIL

The following uses are allowed in the Retail (R) 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)
Residence Home for the Elderly
Mobile or HUD-Manufactured Home Dwelling
RV Park
Housing, Special Arrangement and Types
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)

Electrical Energy Generating Plant (by Specific Use Permit)
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
Storm Water Retention Basin or Pumping Station

(Retail -- 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

RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Amusement, Commercial (Indoor)

Country Club (Private)

Dance Hall or Night Club (by Specific Use Permit)

Golf Course (Commercial) (by Specific Use Permit)

Park or Playground (Public)

Park or Playground (Other Than Public)

Playfield or Stadium (Public)

Private Club (by Specific Use Permit)

Roller or Ice Skating Rink (by Specific Use Permit)

Swim or Tennis Club

Swimming Pool or Tennis Complex (Commercial) (by Specific Use Permit)

Tavern or Lounge (by Specific Use Permit)

Theater or Playhouse (Indoor)

EDUCATIONAL, INSTITUTIONAL & 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

Day Care Center

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

(Retail -- Cont.)

Page 3

Kindergarten or Nursery School
School, Business
School, Public or Denominational
School, Trade, Technical or Commercial

AUTOMOTIVE & TRANSPORTATION RELATED USES (14.2-2.6)

Auto Glass, Seat Cover or Muffler Shop
Auto Laundry or Car Wash
Auto Parts and Accessory Sales (Indoor)
Bicycle Sales and Service
Gasoline Sales
Gasoline or Motor Fuel Service Station
Helistop (by Specific Use Permit)
New Auto Display and Sales (Indoor)
Parking Lot or Structure Commercial (Primary Use) (by Specific Use Permit)
Parking Lot or Structure Non-Commercial
Railroad Track or Right-of-Way
Repair Garage (by Specific Use Permit)

RETAIL AND SERVICE TYPE USES (14-2-2.7)

Antique Shop
Art Supply Store
Bakery or Confectionery Shop (Retail)
Bank or Savings and Loan Office
Book or Stationery Shop
Cleaning and Pressing, Small Shop and Pick-Up
Clinic, Medical or Dental
Custom Personal Service Shop
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

(Retail -- Cont.)

Page 4

(Retail and Service Type Uses -- Cont.)

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 Office Only (No Animal Pens)

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
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)

Building Material and Home Supply Sales (Indoor Storage)
Laboratory, Scientific or Research
Mini-Warehouse

AGRICULTURAL TYPE USES (14-2.2.10)

Greenhouse or Nursery (Commercial)

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 DEVELOPMENT

SUBJECT: CASE FILE NO. 2020-26-P

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

REQUEST: Short Form Plat

PROPERTY INVOLVED: Parks Bell Ranch East, being approximately 4.14 AC Tract in SEC 46, BLK 41, T-1-S, T&P RR Co. Survey, Ector and Midland Counties, Texas (northwest of the intersection of P Bar Ranch Rd and Legacy Rd.)

The property involved in this request is located northwest of the intersection of P Bar Ranch Rd and Legacy Rd. The site is currently designated as Future Development (FD). Land use in the area consists of single-family residential development as well as vacant land.

The applicant is 2012 Cross B, LLC, owner, LCA, consultant, and the purpose of the short form plat request is to create one (1) lot for retail/commercial development (mini-warehouse) and ownership purposes.

Comments were sent to the applicant on March 24th, 2020.

Staff Comments:

- Ownership and original tax certificates needed prior to filing the plat.
- Water and sewer are available for extension. No pro rata is due.
- Drainage letter has been submitted. This tract is not in a special flood hazard area.
- Water, sewer, paving, and drainage plans have been accepted as part of Homestead, 4th Filing, Phase 4 and are currently under construction.
- 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.

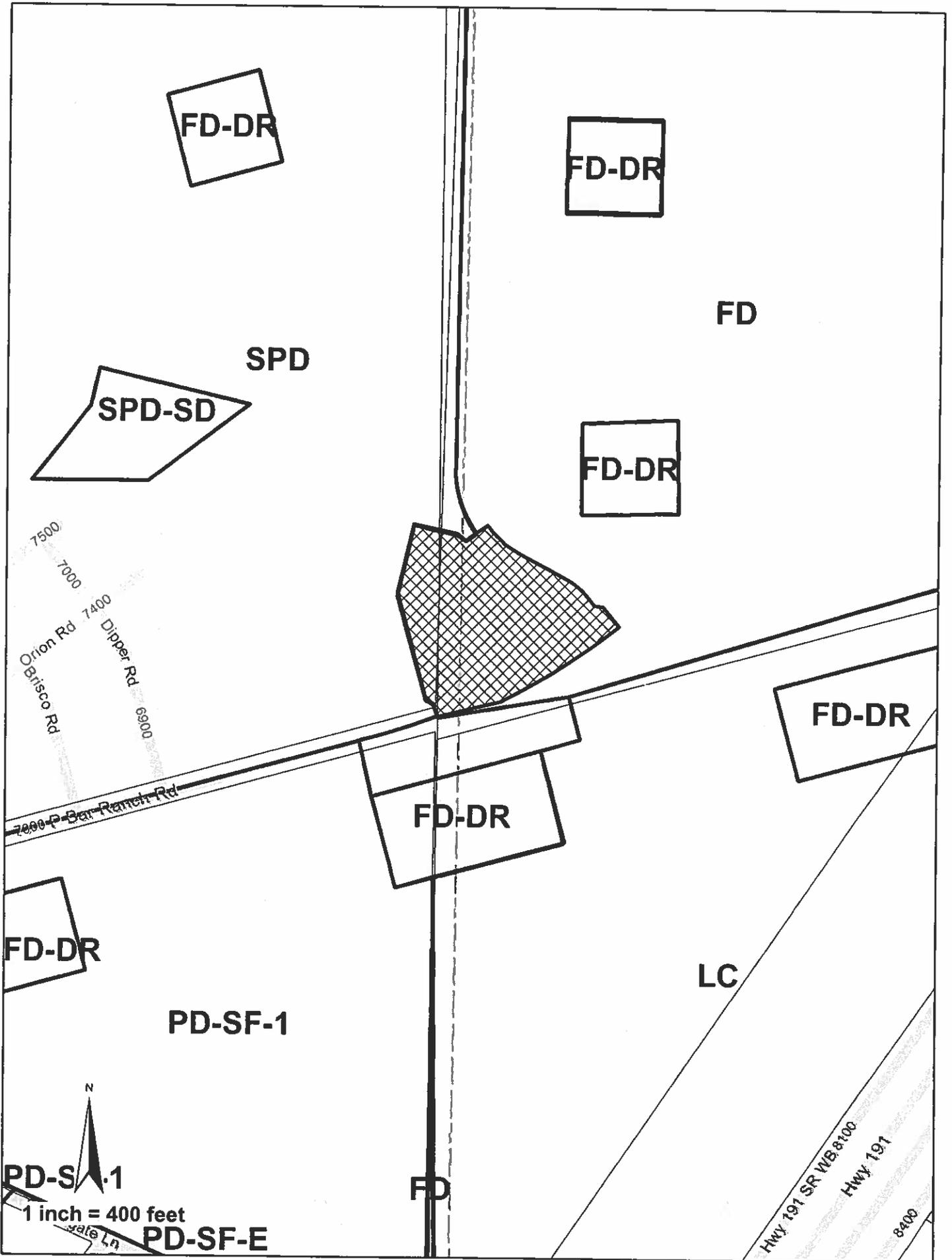
Commission action is requested on the following items:

1. A blanket refuse collection easement needs to be noted on the plat. (Public Works and Planning)
2. Show allowed access center lines on 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



TO: PLANNING AND ZONING COMMISSION
FROM: RANDY BRINLEE, DIRECTOR OF DEVELOPMENT
SUBJECT: CASE FILE NO. 2020-27-P(ETJ)

APPLICANT: Via Real Estate, LLC, owner
Barron Stark Engineers, consultant

REQUEST: Replat

PROPERTY INVOLVED: Replat of a portion of Tracts 17 and 25, Lakeview Addition, and 3.17 acre tract located in Section 4, Block 42, T-2-S, T&P Ry Co Survey, Ector County Texas. (Southwest of the intersection of Yukon Road and Andrews Hwy.)

The property involved in this request is located southwest of the intersection of Yukon Road and Andrews Hwy. The site is outside of the City limits, has no zoning designation, and is in the City of Odessa ETJ. The site is occupied by industrial and related development.

The applicant is Via Real Estate, LLC, owner, Barron Stark Engineers, consultant, and the purpose of the request is to create two (2) lots for commercial/industrial development and ownership purposes.

Platting comments were sent to the consultant on March 24, 2020.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.
- Water and sewer are not available.
- Drainage report has been submitted. On-site detention will be required. This tract is in a special flood hazard area.
- An Improvements Agreement will not be required.

- Runoff to TxDOT ROW shall not increase from previous conditions. Developer has agreed to on-site detention to meet this requirement.

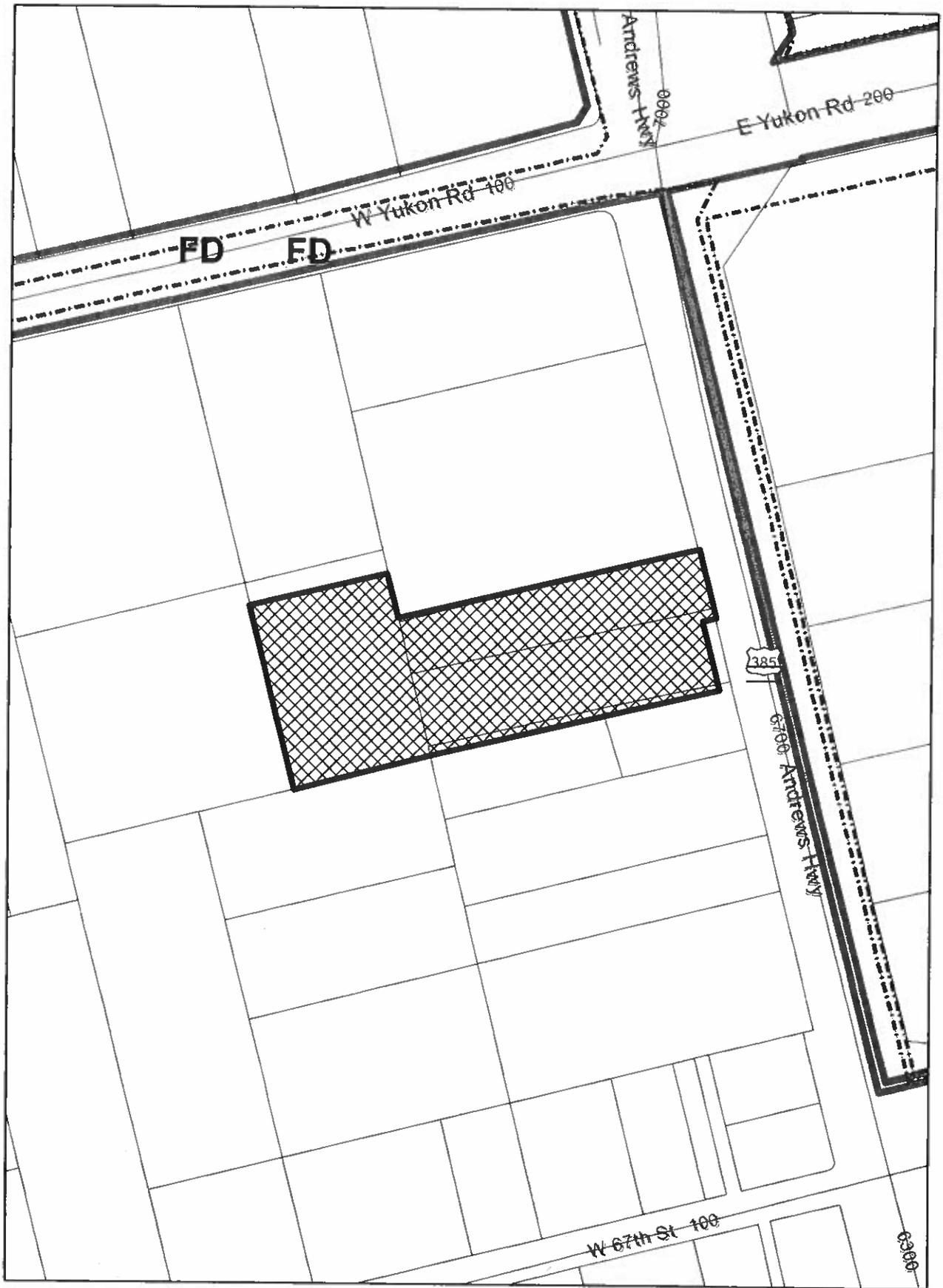
Commission action is requested on the following item:

1. Access to U.S. 385 shall be from one shared access point. Show access on the plat. (Public Works and Planning)

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

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



1 inch = 200 feet

Being a Replat of a Portion of Tracts 17 & 25
LAKEVIEW ADDITION

And Being 3.17 Acres Situated in the
 T. & P. RR. CO. SURVEY, SECTION NO. 4, BLOCK 42, T2S
ABSTRACT No. 327
 Ector County, Texas

U.S. HIGHWAY 385-ANDREWS HIGHWAY
 (120' RIGHT-OF-WAY)

EAST YUKON ROAD

100' W/4" NAIL
 W/SHANK STAMPED
 TCS 2410

LAKEVIEW ADDITION
 VOL. 2, PG. 32
 P.P.E.C.T.

OAK CREEK HOUSING PROPERTIES, L.P.
 INST. NO. 2014-9441
 O.P.R.E.C.T.

ZONE AE
 FEMA PANEL NO. 48155C0220E
 DATED MARCH 15, 2012



STATE OF TEXAS
 VOL. 282, PG. 116, D.R.E.C.T.

STATE OF TEXAS
 VOL. 282, PG. 145, D.R.E.C.T.

POINT OF BEGINNING
 NORTH: 10663805.40
 EAST: 1657290.8169
 NAD 83, ZONE 4203 (GRID)

ZONE AE
 FEMA PANEL NO. 48155C0220E
 DATED MARCH 15, 2012

RANDY ELAM
 INST. NO. 2014-8371
 O.P.R.E.C.T.
 (DOC. NOT LEGIBLE)

LAKEVIEW ADDITION
 VOL. 2, PG. 32
 P.P.E.C.T.

17

LOT 2
 1.11 AC.
 (48,372 S.F.)

LOT 3
 2.01 AC
 (87,705 S.F.)

1CP ENTERPRISES
 (REMAINDER)
 INST. NO. 2012-251
 O.P.R.E.C.T.

LAKEVIEW ADDITION
 VOL. 2, PG. 32
 P.P.E.C.T.

ZONE AE
 FEMA PANEL NO. 48155C0220E
 DATED MARCH 15, 2012

RANDY ELAM
 INST. NO. 2014-8371
 O.P.R.E.C.T.
 (DOC. NOT LEGIBLE)

LAKEVIEW ADDITION
 VOL. 2, PG. 32
 P.P.E.C.T.

CLEO J. THOMPSON ET AL
 VOL. 2042, PG. 329
 D.R.E.C.T.

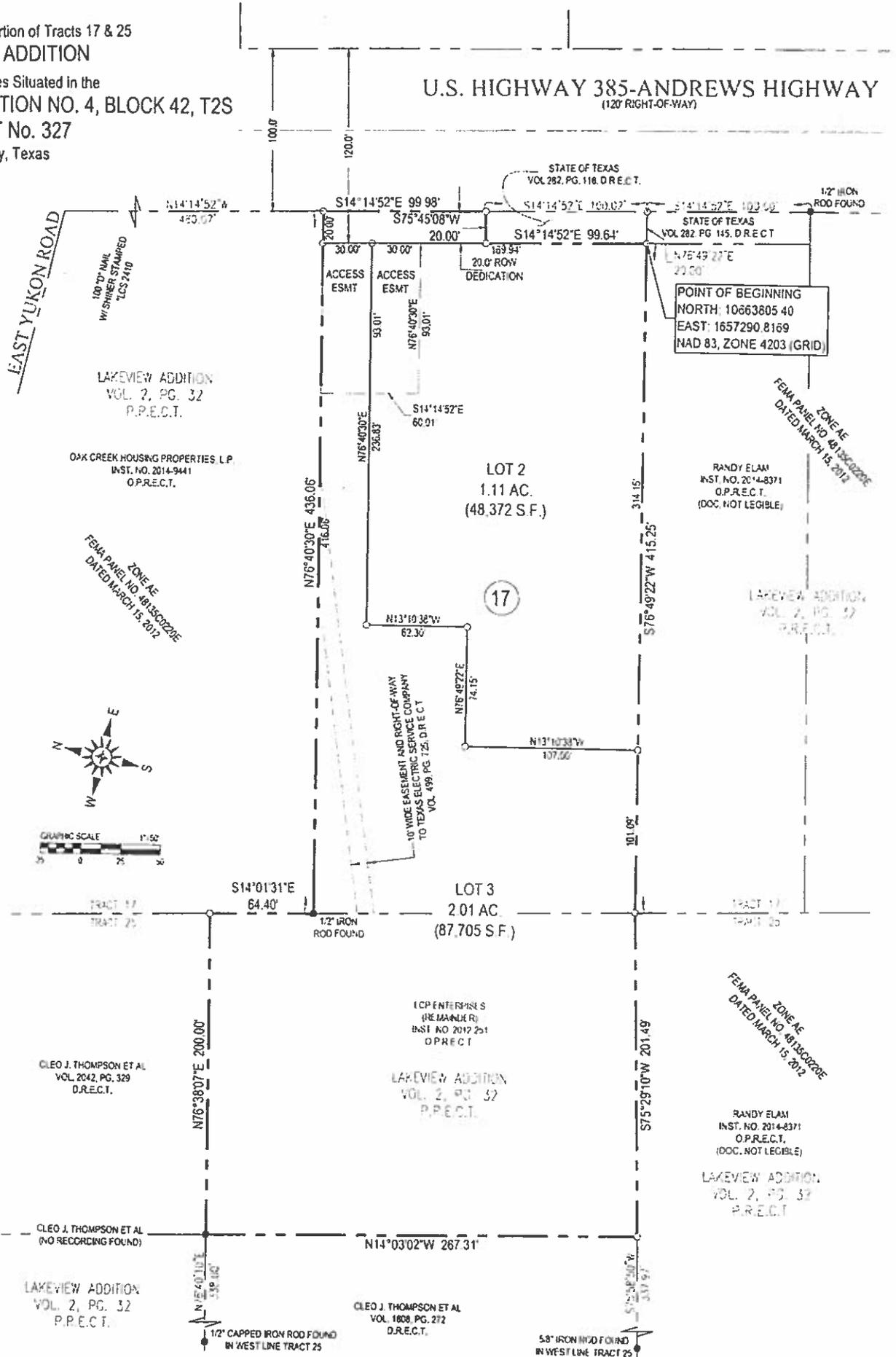
CLEO J. THOMPSON ET AL
 (NO RECORDING FOUND)

LAKEVIEW ADDITION
 VOL. 2, PG. 32
 P.P.E.C.T.

CLEO J. THOMPSON ET AL
 VOL. 1808, PG. 212
 D.R.E.C.T.

1/2" CAPPED IRON ROD FOUND
 IN WEST LINE TRACT 25

5/8" IRON ROD FOUND
 IN WEST LINE TRACT 25



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF DEVELOPMENT

SUBJECT: CASE FILE NO. 2019-96-P

APPLICANT: LOA Land Development, LLC, owner
Maverick Engineering, consultant

REQUEST: Final Plat

PROPERTY INVOLVED: The Haven at Mission, an approximately 30 acre tract in Section 15, Block 41, T-2-S, T&P RY CO Survey, Midland County, Texas (east of the intersection of Mission Dr. and San Marino Dr.)

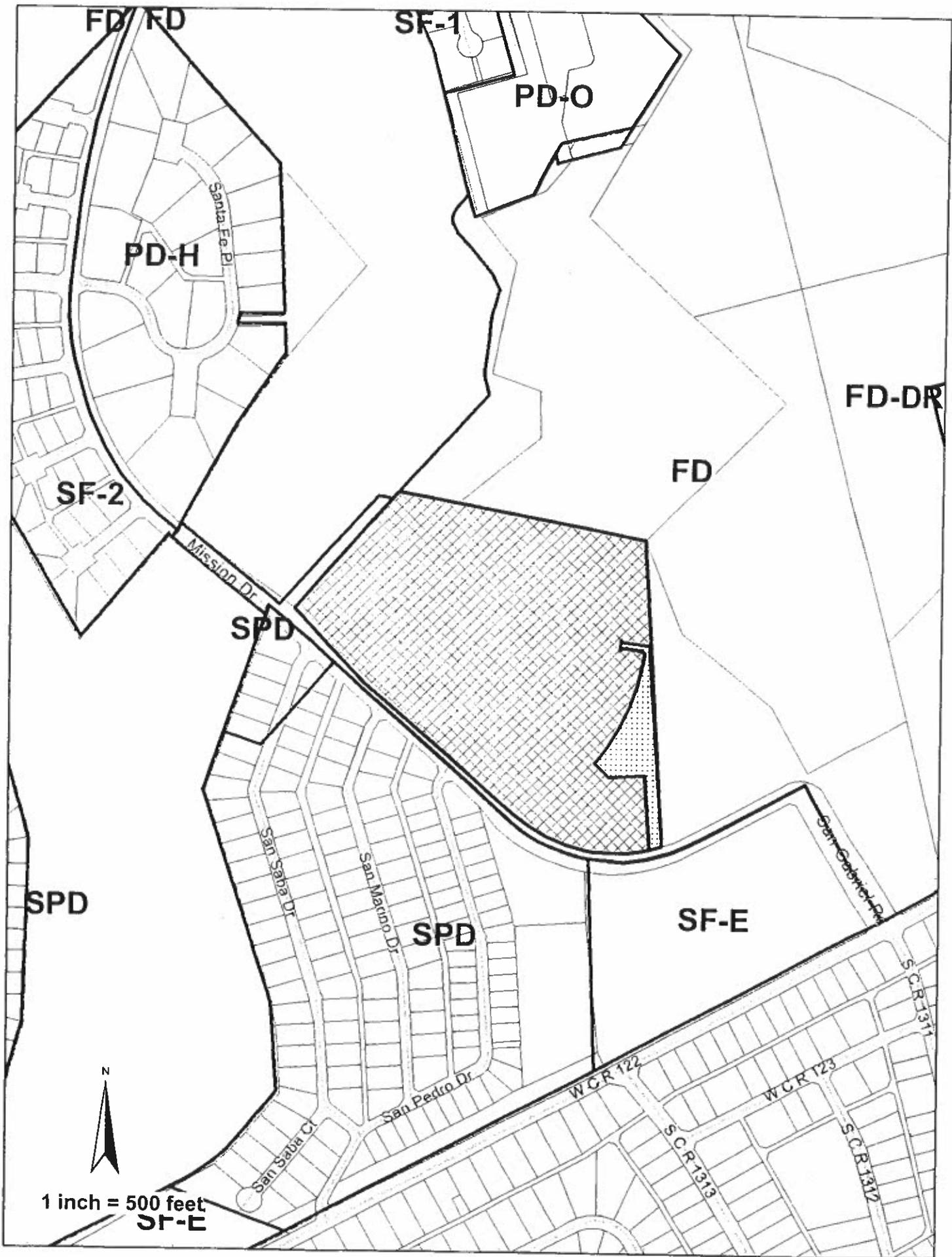
The property involved in this final plat request is located east of the intersection of Mission Dr. and San Marino Dr. The site is zoned Single Family-Four (SF-4) (approximately 28.3 ac.) and Single Family-Four-Surface Drainage (SF-4-SD) (approximately 1.8 ac.) and is currently vacant. Land use in the general area consists of single-family residential development and vacant land.

The applicant is LOA Land Development, LLC, owner, and Maverick Engineering, agent and the purpose of the final plat is to create 160 lots (5,000 sq. ft. – 9,000 sq. ft.) for residential development.

The Planning and Zoning Commission gave preliminary approval of this request on September 5th, 2019, and the final plat is ready for approval.

Information in order of inclusion:

- Area zoning map
- Copy of proposed final plat



THE HAVEN AT MISSION

BEING 29,982 ACRES OUT OF SECTION 15, BLOCK 41, T-2-S,
T. & P. RR. CO. SURVEY, CITY OF ODESSA, MIDLAND COUNTY, TEXAS

11.91 ACRES
THE HOBBS GROUP INC
INSTRUMENT
#2008-3488
MCOFR



PORTION OF (71.3) ACRES
ODESSA COUNTY CLUB INC
VOL. 118 PG. 131
MCOFR

S 77°52'24" E - 988.54'

PORTION OF (1485733) ACRES
D.K. INC
VOL. 218 PG. 344
MCOFR

- NOTES**
1. SIDE WALK OR REAR ACCESS TO MISSION DRIVE IS MONUMENTED.
 2. BUILDING SETBACKS ARE AS FOLLOWS:
 - TWENTY FOOT (20') FRONT YARD SETBACK WITH FIFTY FOOT (50') SETBACKS IN CURB SIDE.
 - FIVE FOOT (5') SIDE YARD SETBACK.
 - FIVE FOOT (5') REAR YARD SETBACK WHEN ADJACENT TO SOFT STREETS.
 - FIVE FOOT (5') REAR YARD SETBACK WHEN ADJACENT TO ADJACENT ALLEY.
 3. LOT CORNER MONUMENTS ARE SET (12" - 6" DIA) RODS.
 4. HERETOFOREREMAINED IS A 6' GENERAL UTILITY EASEMENT WITHIN THE BUILDING SETBACK LINE ALONG ALL LOT FRONTAGES ON INTERIOR PUBLIC RIGHTS OF WAY FOR UTILITY INSTALLATION.

P.O.B.
3" PINE FENCE CORNER
POST FOUND
N 10.642493 E
E 1.6814496

LOT 14
DETENTION
AREA
1748 AC

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR DEVELOPMENT

SUBJECT: CASE FILE NO. 2020-12-Z

APPLICANT: Tar Heel Holdings, LLC, owner

REQUEST: Rezone from Single Family-Four (SF-4) to Four-Family Residence (4F)

PROPERTY INVOLVED: Lots 37-43, Block 2, Galindo Estates (southwest corner of the intersection of S. Crane Ave. and Martines Pl.)

The property involved in this request is located on the southwest corner of the intersection of S. Crane Ave. and Martines Pl. The site is currently zoned Single Family-Four (SF-4) and is vacant. Land use in the area consists of single-family residential development, commercial/retail development, and vacant land.

The applicant is Tar Heel Holdings, LLC, owner, and the purpose of the zone change request to Four-Family Residence (4F) is to facilitate two-family residential (duplex) and three-family residential (triplex) development 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 zoning 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.

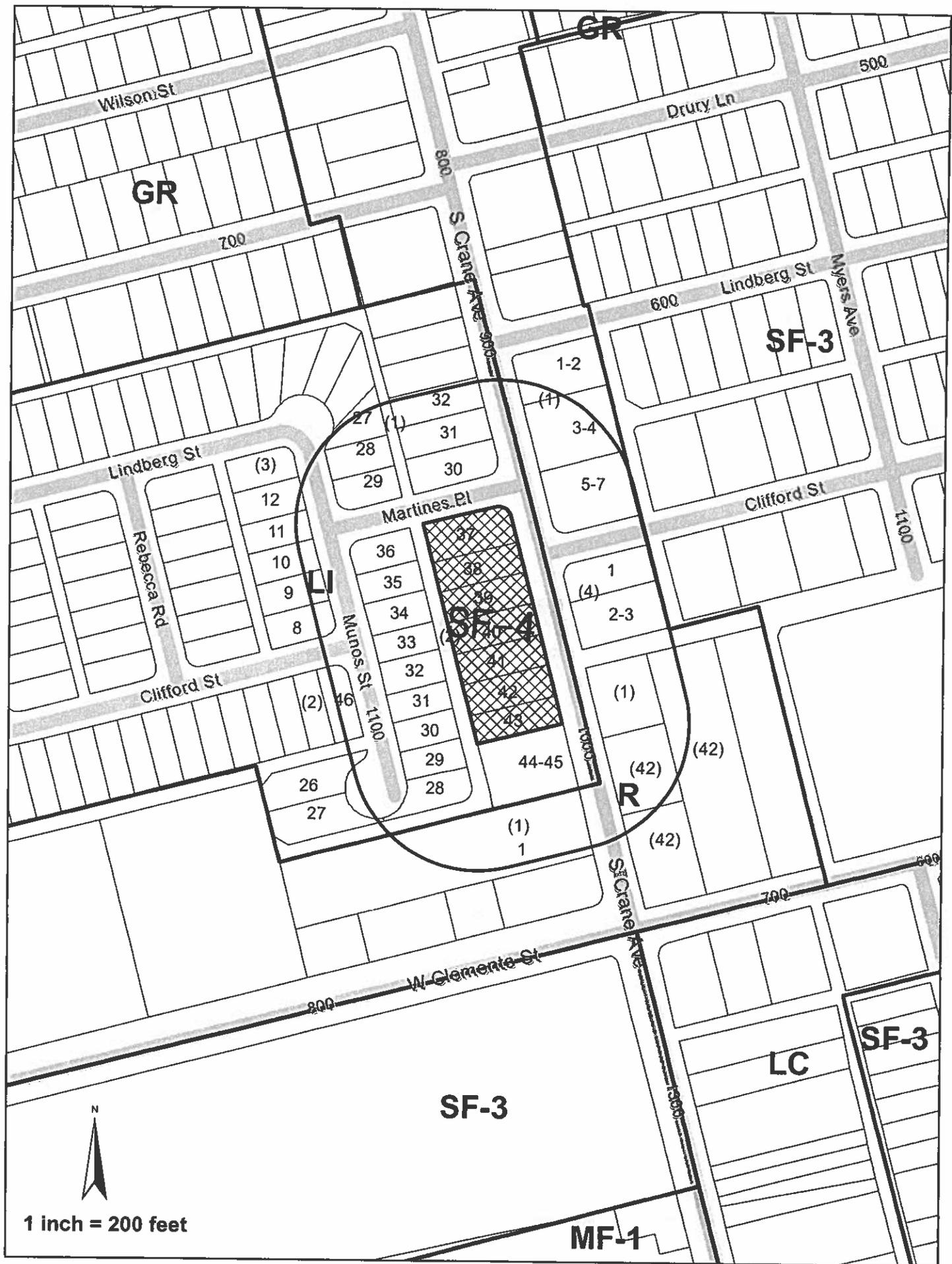
Livability: The proposed zoning would not have a negative impact on this site or surrounding properties. The proposed use would be a good compliment to the surrounding neighborhood.

Reasonableness: The construction of duplexes and triplexes would help to act as a buffer between Crane Ave to the front of this property and the existing mobile home park to the rear of the property.

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

Information in order of inclusion:

- Area zoning/notification map
- List of uses in a Four-Family (4F) Zoning District



1 inch = 200 feet



SF-3

MF-1

LC

SF-3

R

SF-3

GR

GR

FOUR FAMILY RESIDENCE

The following uses are allowed in the Four Family Residence (4-F) 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
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
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)

(Four Family -- 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 (14-2-2.5)

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

(Four Family -- 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 DEVELOPMENT
SUBJECT: CASE FILE NO. 2020-13-Z

APPLICANT: City of Odessa, owner

REQUEST: Original Zoning of Light Industrial (LI)

PROPERTY INVOLVED: approximately 38 ac. tract in Section 45, Block 42, T-1-S, T&P Ry. Co. Survey, Ector Co., Texas (southwest of the intersection of Golder Ave. and Oregon St.)

The property involved in this request is located southwest of the intersection of Golder Ave. and Oregon St. The site is currently designated Future Development (FD) and is vacant. Land uses in the area consists of industrial development to the north, residential development to the east and vacant land to the west and south.

The applicant is City of Odessa, owner, and the purpose of the original zoning request of Light Industrial (LI) is to facilitate the sale of the property and develop oilfield equipment storage use on the 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 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.

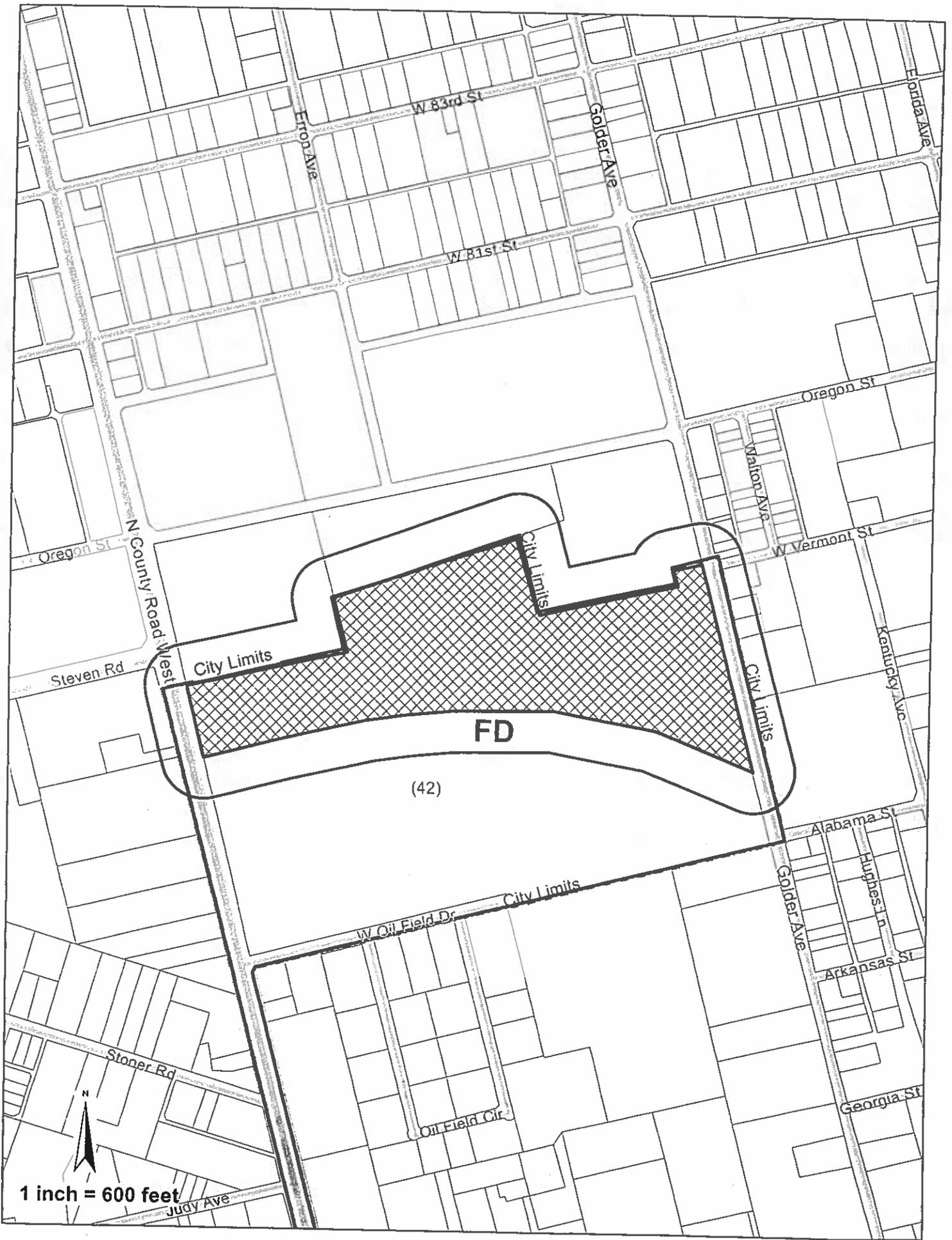
Livability: The proposed original zoning would not have a negative impact on this site or surrounding properties. The existing development and proposed future development in the area will be similar industrial type uses.

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.

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



W 83rd St

W 81st St

Oregon St

Walton Ave

W Vermont St

City Limits

City Limits

City Limits

FD

(42)

City Limits

W Oil Field Dr

Alabama St

Golden Ave

Hughes Ln

Arkansas St

Georgia St

Stoner Rd

Oil Field Cir

Judy Ave

1 inch = 600 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 DEVELOPMENT

SUBJECT: CASE FILE NO. 2020-28-P

APPLICANT: City of Odessa, owner
S. W. Howell, Inc., consultant

REQUEST: Short Form Plat

PROPERTY INVOLVED: Hackleman Subdivision, 3rd Filing being approximately 38 ac. tract in Section 45, Block 42, T-1-S, T&P Ry. Co. Survey, Ector Co., Texas (southwest of the intersection of Golder Ave. and Oregon St.)

The property involved in this request is located southwest of the intersection of Golder Ave. and Oregon St. The site is currently designation Future Development (FD), with an application for original zoning of Light Industrial (LI) pending, and is vacant.

The applicant is City of Odessa, owner, and S. W. Howell, Inc., consultant and the purpose of the plat is to create a lot for ownership purposes and facilitate industrial use development (oilfield equipment storage) on the property.

Comments were sent to the consultant for review on April 6, 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 not available
- Drainage report needs to be submitted. This tract is partially in a special flood hazard area.

- An Improvements Agreement will not be required.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.

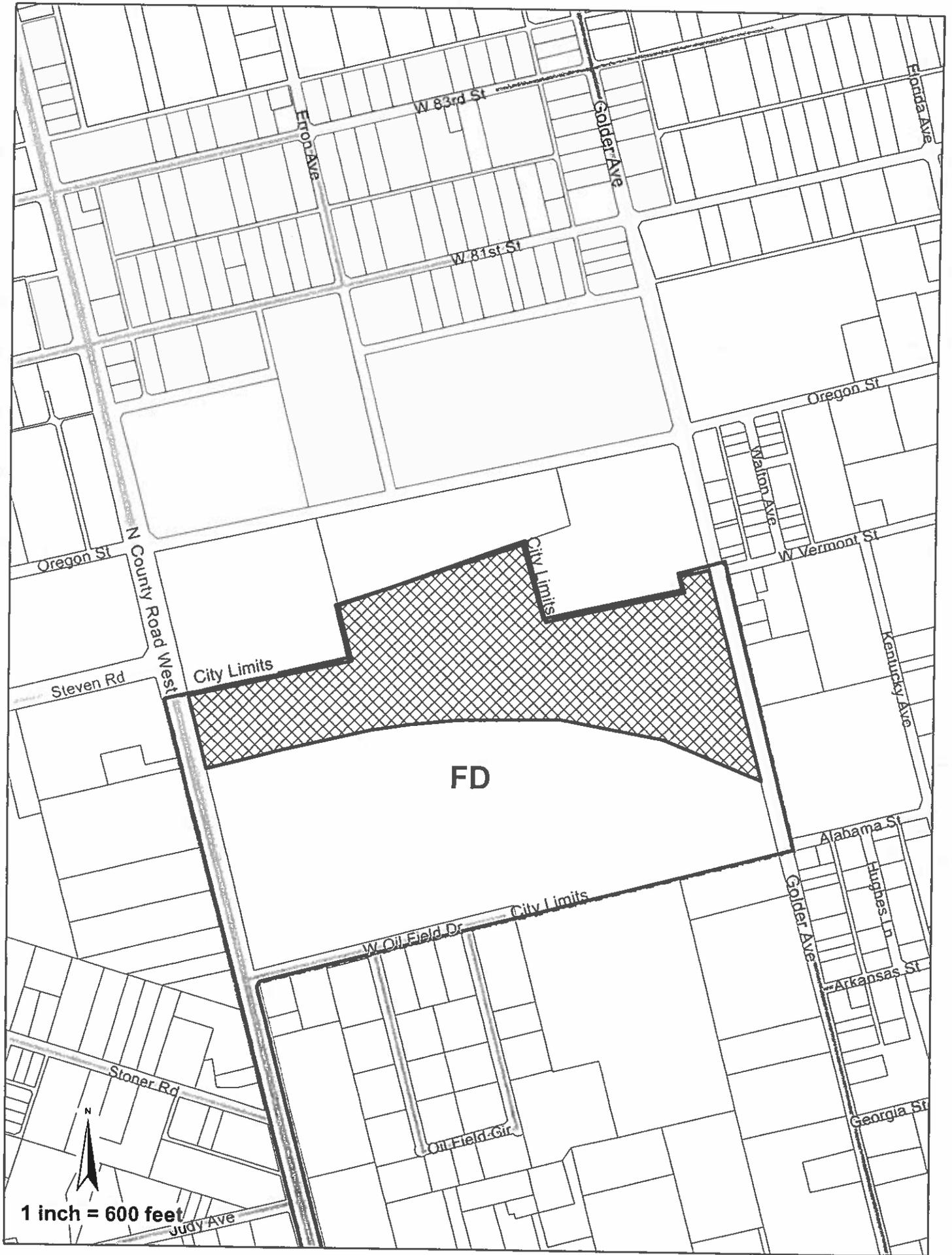
Commission action is requested on the following items:

1. A Blanket Refuse Collection Easement Agreement will be required. (Public Works)
2. The plat is lacking 2 or more GPS points. (GIS)
3. Property is located within a Floodway and all applicable requirements and permits should be obtained. Post-development drainage runoff should not be increased for pre-existing conditions. Access should be managed in accordance with current Access Management Standards. (TxDOT)

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

Information in order of inclusion:

- Area zoning map
- Copy of proposed short form plat



1 inch = 600 feet



TO: PLANNING AND ZONING COMMISSION
FROM: RANDY BRINLEE, DIRECTOR OF DEVELOPMENT
SUBJECT: CASE FILE NO. 2020-29-P

APPLICANT: Christopher & Tiffany Wimberly, owner

REQUEST: Replat

PROPERTY INVOLVED: Lot 3, Block 22, replat of the Estates of Shiloh, 2nd Filing, and a subdivision of 6,570 sq. ft. of land out of Section 4, Block 41, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest of the intersection of Castle Oaks Dr. and Chateau Ln.)

The property involved in this request is located northwest of the intersection of Castle Oaks Dr. and Chateau Ln. The site is zoned Planned Development-Single Family-One (PD-SF-1) and is occupied by single family residential development and vacant land. Land use in the area consists of single-family residential development as well as vacant land.

The applicants are Christopher & Tiffany Wimberly, owners, and the purpose of the plat is to incorporate 6,570 sq. ft. tract of land into an existing lot.

Comments were sent to the applicant on April 7th, 2020.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- A blanket refuse collection easement needs to be noted on the plat.
- Water and sewer are available. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.

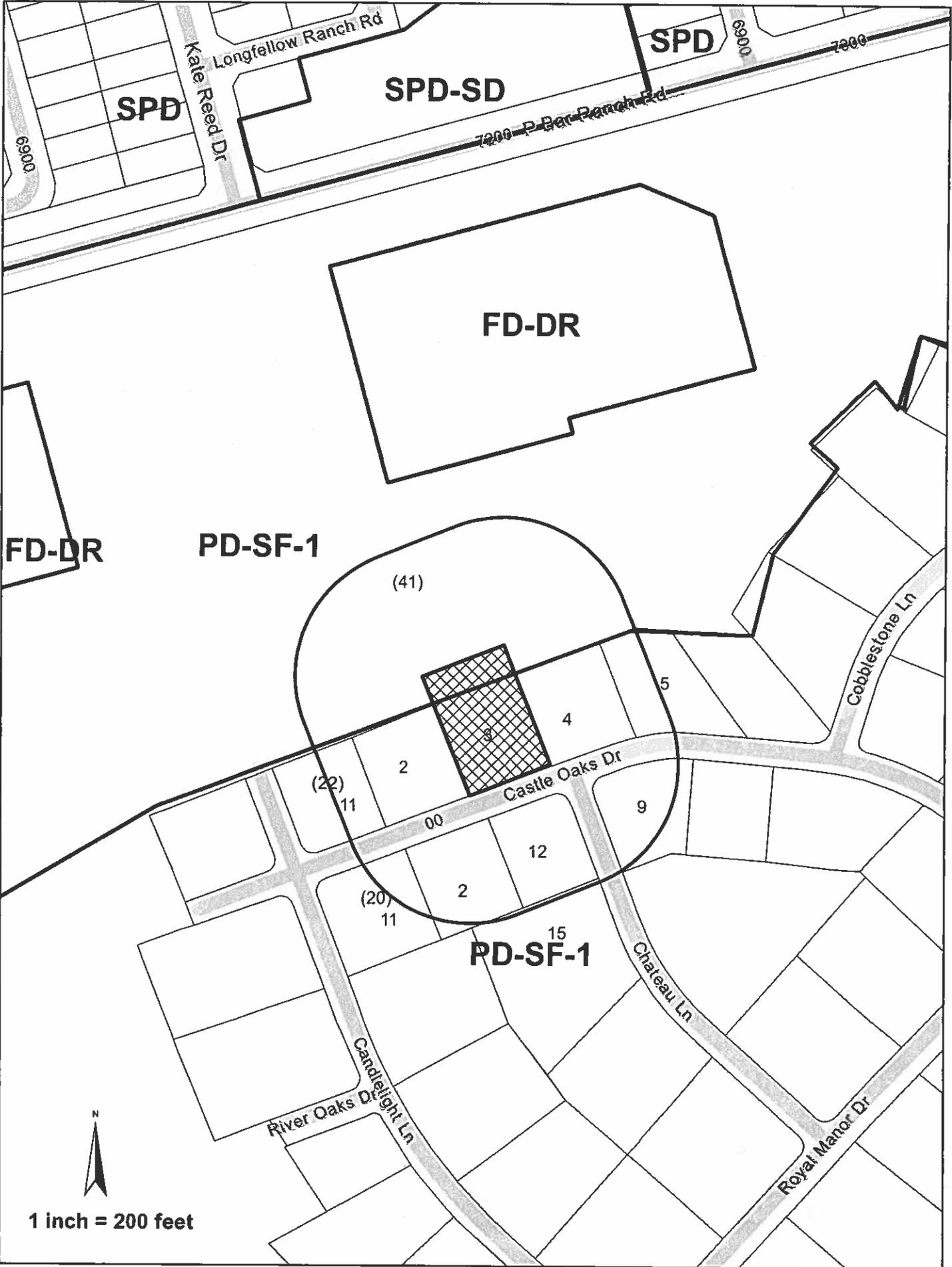
- An Improvements Agreement will not be required.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.
- This plat is lacking 2 or more GPS points

The plat is ready for approval as noted above.

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



TO: PLANNING AND ZONING COMMISSION
FROM: RANDY BRINLEE, DIRECTOR OF DEVELOPMENT
SUBJECT: CASE FILE NO. 2020-30-P

APPLICANT: Wyly & Fredna Brown Family Partnership,
Ltd., owner
LCA, consultant

REQUEST: Short Form Plat

PROPERTY INVOLVED: Cardinal Homes, being a 12.96 ac. tract in
Section 3, Block 41, T-2-S, T&P Ry Co. Survey,
Midland Co., Texas (east of the intersection of
Hwy. 191 and Faudree Rd.)

The property involved in this request is located east of the intersection of Hwy. 191 and Faudree Rd. The site is zoned Light Commercial (LC) and is currently vacant.

The applicants are Wyly & Fredna Brown Family Partnership, Ltd., owner, LCA, consultant, and the purpose of the plat is to create a lot for ownership purposes and facilitate multi-family residential (apartment) development and related uses on the property.

Comments were sent to the consultant for review on April 6, 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.
- Site plan approval is required prior to multi-family residential development.
- Water & Sewer extensions were discussed.
- Drainage report has been submitted. On-site detention will be required.

- Construct curb & gutter on the frontage road.
- An Improvements Agreement will 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.

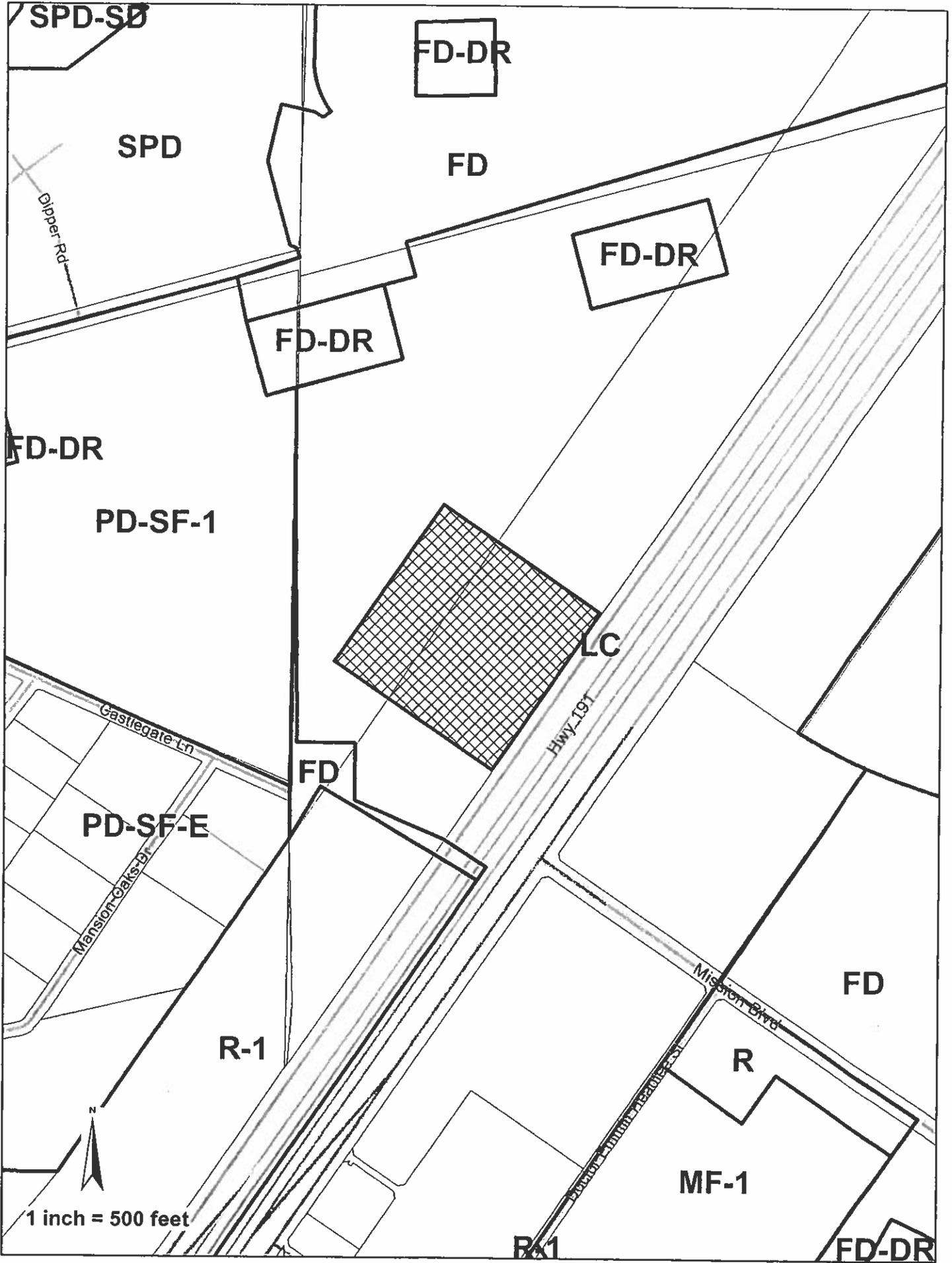
Commission action is requested on the following items:

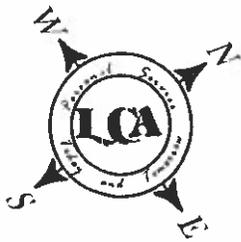
1. Site plan approval is required prior to multi-family residential development. (Planning)
2. Show proposed driveways on the plat. Driveways shall comply with TxDOT Access Management Manual (minimum of 425' edge of drive to edge of drive). (Public Works)
3. An Improvements Agreement will be required. (Public Works)
4. Submit construction plans of P&D and W&S for review and acceptance. (Public Works)
5. This site doesn't appear to be conflict with current or proposed schematic ramp locations, but should meet the required spacing for a one-way frontage road of 425' for any access locations. Post-development drainage runoff should not be increased for pre-existing conditions. (TxDOT)

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

Information in order of inclusion:

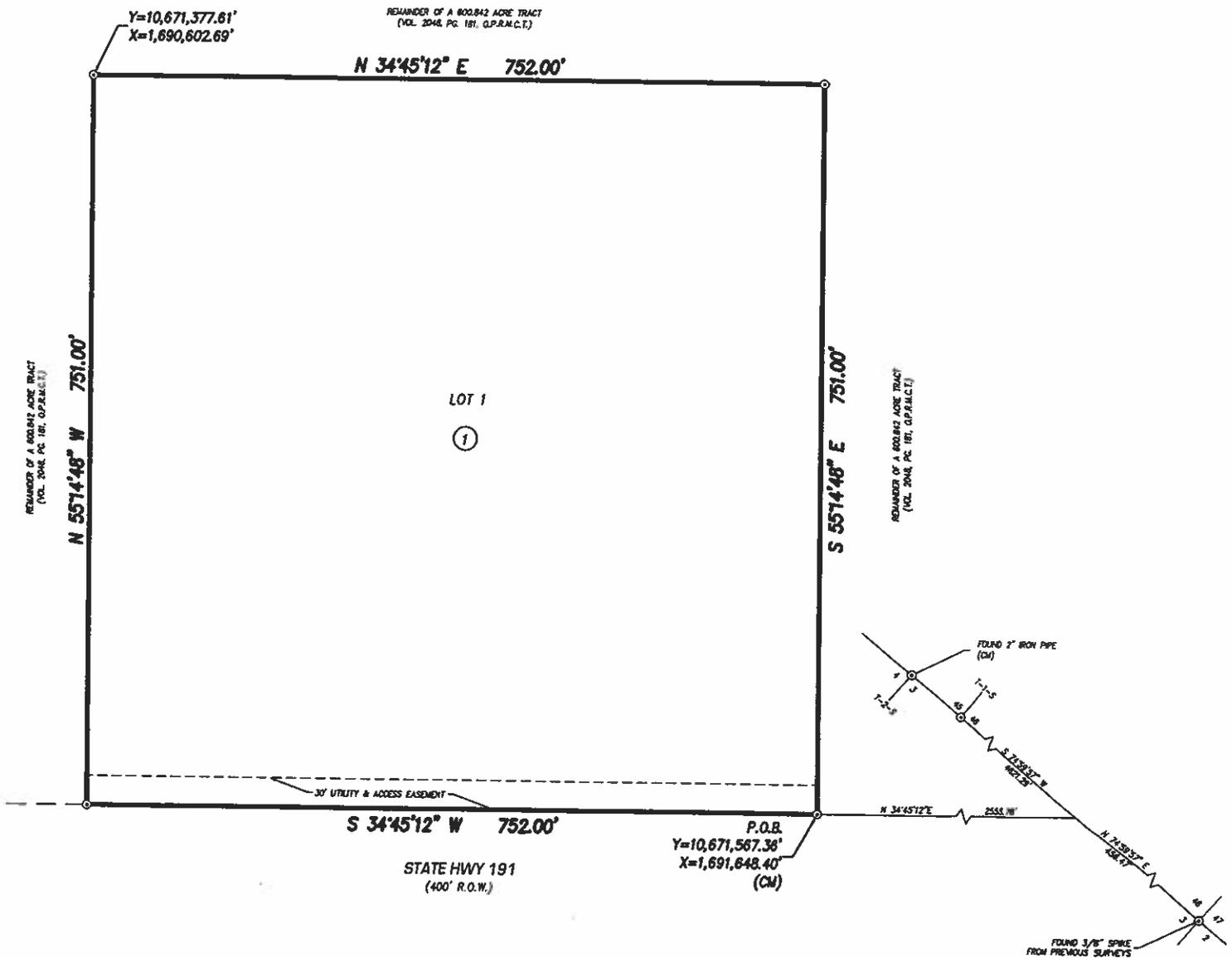
- Area zoning map
- Copy of proposed short form plat





CARDINAL HOMES

BEING A 12.96 ACRE TRACT LOCATED
 IN SECTION 3, BLOCK 41, T-2-S. T&P RR. CO. SURVEY,
 ODESSA, MIDLAND COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION
FROM: RANDY BRINLEE, DIRECTOR OF DEVELOPMENT
SUBJECT: CASE FILE NO. 2020-31-P

APPLICANT: Apollo Perforators, Inc., owner
LCA, consultant

REQUEST: Short Form Plat

PROPERTY INVOLVED: Faudree Road Development, 6th Filing, being a 4.15 ac. tract in Section 15, Block 41, T-2-S, T&P Ry. Co. Survey, Midland Co., Texas (northwest of the intersection of Faudree Rd. and Rolling Winds Cir.)

The property involved in this request is located northwest of the intersection of Faudree Rd. and Rolling Winds Cir. The site is zoned Retail (R) and is currently vacant. Land use in the area consists of single-family residential development, commercial/retail development, and vacant land.

The applicant is Apollo Perforators, Inc., owner, LCA, consultant, and the purpose of the plat is to create a lot for ownership purposes and facilitate retail use development on the property.

Comments were sent to the applicant on April 7, 2020.

Staff Comments:

- Ownership and original tax certificates needed prior to filing the plat.
- A blanket refuse collection easement is noted on the plat.
- Various easements noted on the plat need to be dimensioned.
- Water and sewer are available for extension. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.

- An Improvements Agreement will be required.
- 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.
- Phillips 66 Pipeline operates the MX-30 NGL 8" high pressure steel pipeline.
- A developer pipeline encroachment document has been supplied.
- Phillips 66 must be kept informed of any construction happening within their pipeline ROW.

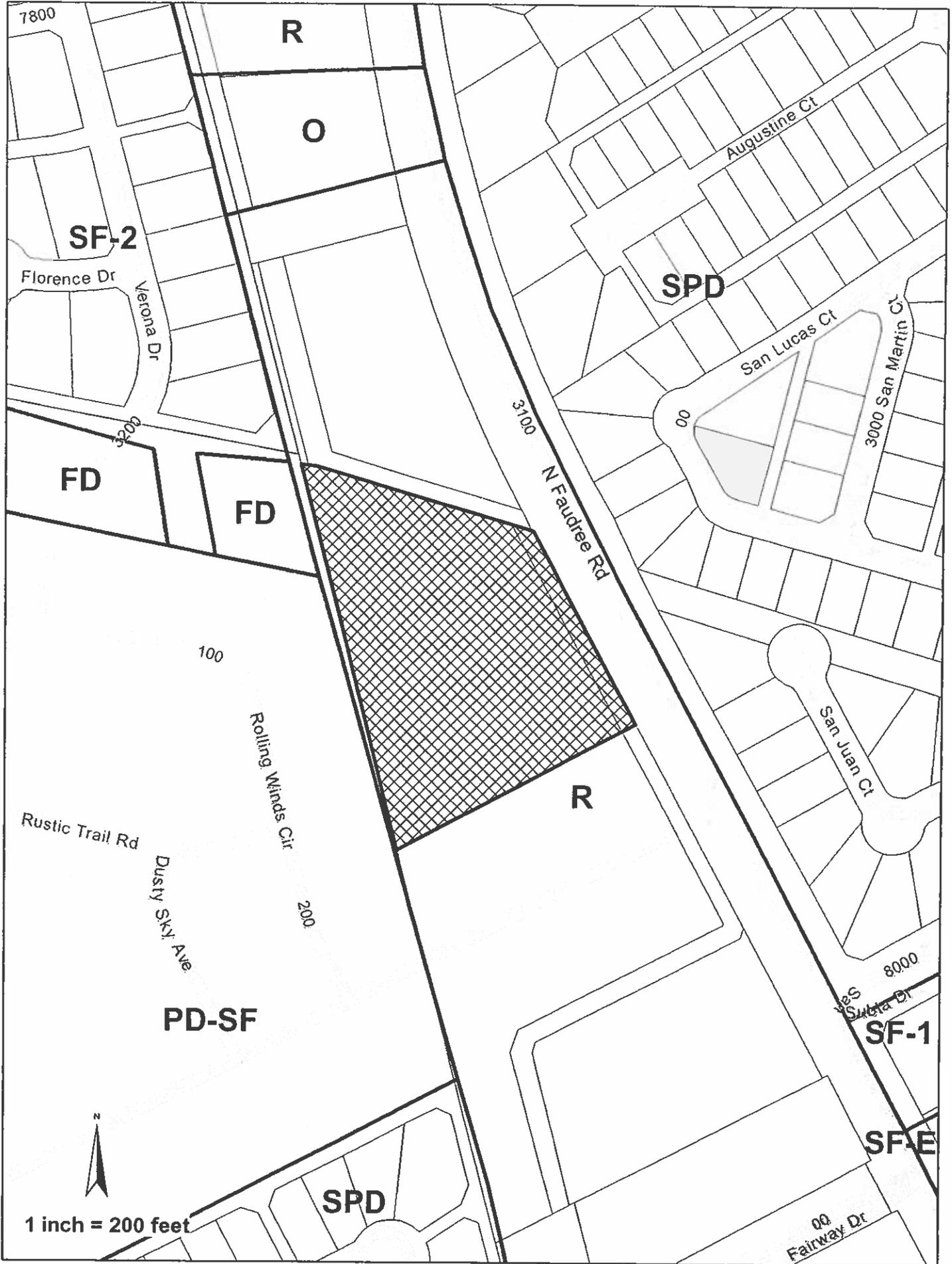
Commission action is requested on the following items:

1. Extend the 8" water line to the south end of the property. Submit plans for review and acceptance. (Public Works)
2. Post-development drainage runoff should not be increased for pre-existing conditions. Access should be managed in accordance with current Access Management Standards. As this is being developed for retail use, recommend shared use and cross access to the site if multiple retails are planned with preference to utilize Rolling Winds Circle for access to SP 588. (TxDOT)

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

Information in order of inclusion:

- Area zoning map
- Copy of proposed short form plat



TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF DEVELOPMENT

SUBJECT: CASE FILE NO. 2020-32-P

APPLICANT: Tanya Manriquez Lujan, owner
Centerline Engineering, consultant

REQUEST: Short Form Plat

PROPERTY INVOLVED: Dorado Medical Addition, being a 1.0 ac. tract in Section 10, Block 41, T-2-S, T&P Ry. Co. Survey, Midland Co., Texas (southeast of the intersection of Medical Park Dr. and Brownstone Rd.)

The property involved in this request is located southeast of the intersection of Medical Park Dr. and Brownstone Rd. The site is zoned Retail (R) and is currently vacant. Land use in the area consists of commercial/retail development as well as vacant land.

The applicant is Tanya Manriquez Lujan, owner, Centerline Engineering, consultant, and the purpose of the plat is to create a lot for ownership purposes and facilitate office use development on the property.

Comments were sent to the applicant on April 7th, 2020.

Staff Comments:

- Ownership and original tax certificates needed prior to filing the plat.
- "Director of Public Works" and Director of Planning" should read "for Director of Public Works" and "Director of Development" respectively.
- Water and sewer are available for extension. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- An Improvements Agreement will not be required.

- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.
- This plat is lacking 2 or more GPS points.

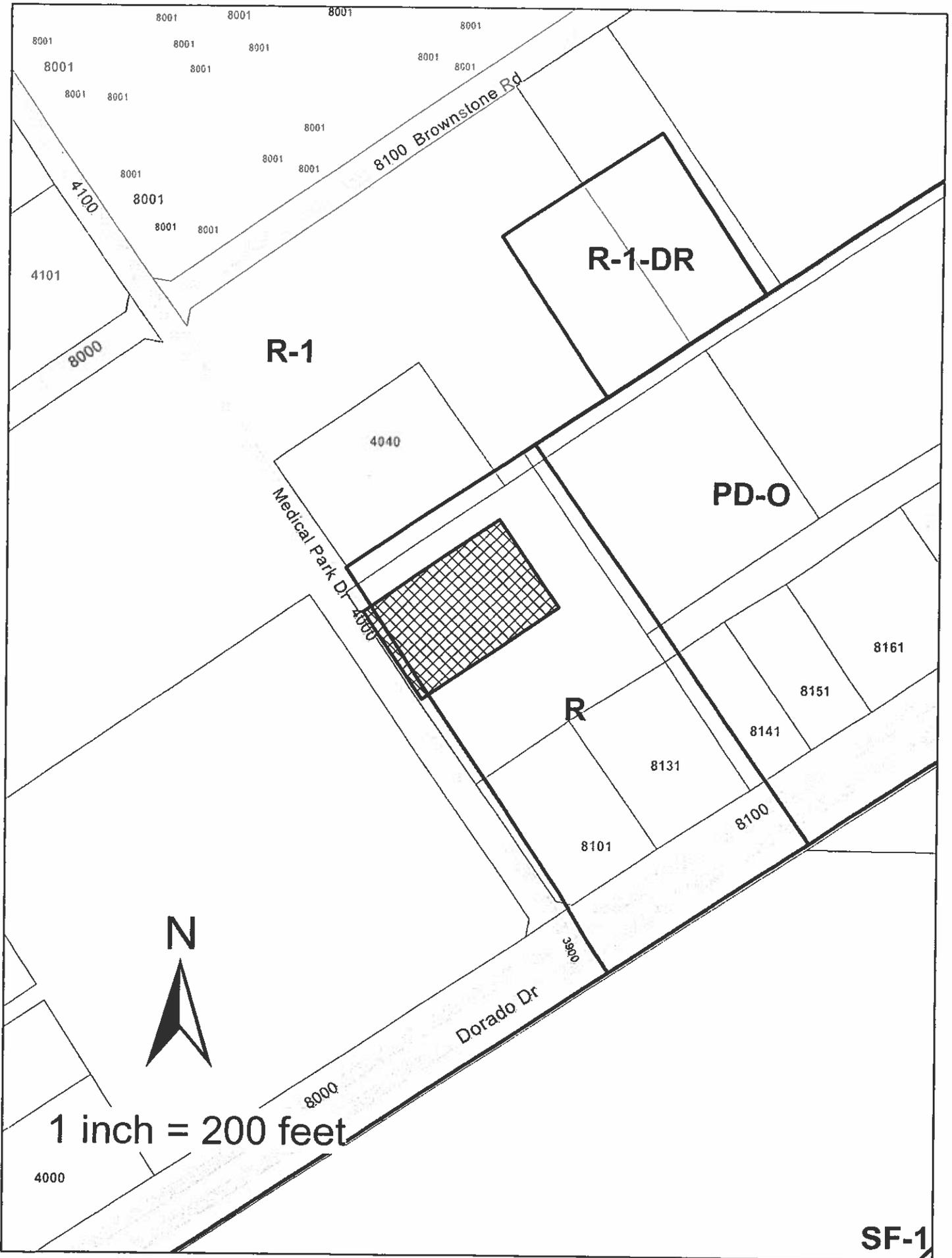
Commission action is requested on the following items:

1. 30' gap at south end of plat does not match 46' private street & general utility easement on Mission Dorado 3rd filing, replat of lot 1, block 5. (Public Works/Planning)
2. A Blanket Refuse Collection Easement Agreement 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



SF-1

TO: PLANNING AND ZONING COMMISSION

FROM: RANDY BRINLEE, DIRECTOR OF DEVELOPMENT

SUBJECT: CASE FILE NO. 2018-01-P

APPLICANT: DR Horton, owner
LCA, agent

REQUEST: Final Plat – Homestead at Parks Bell Ranch,
4th Filing, Phase 3

PROPERTY INVOLVED: Being approximately a 35.24 acre tract in
Sections 45 and 46, Block 41, T-1-S, T&P RR.
Co. Survey, Ector County, Texas (east of the
intersection of Aaron Parker Rd. and Dear
Creek Ranch Rd.)

The property involved in this request is located east of the intersection of Aaron Parker Rd. and Deer Creek Ranch Rd. The site is zoned Special Dwelling District (SPD) and is vacant. Land use in the surrounding area consists of single family residential development to the west and vacant land to the north, south and east.

The applicant is DR Horton, owner, and the purpose of the request is to facilitate development of 134 single-family residential lots (ave. 7,500 sq. ft./lot) and for ownership purposes.

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

1. 06 Ranch Rd. is not consistent with the City of Odessa's street naming conventions. Bruce Ranch Rd. is similar in name to Bruce Ave. currently in the City of Odessa. Hughes Ranch Rd. is similar to Hughes Ln. in the County. Recommendation is for consideration to be given for new street names to avoid potential confusion for emergency response teams.

06 Ranch Rd. has been changed to Desert Rose Ct., Bruce Ranch Rd. has

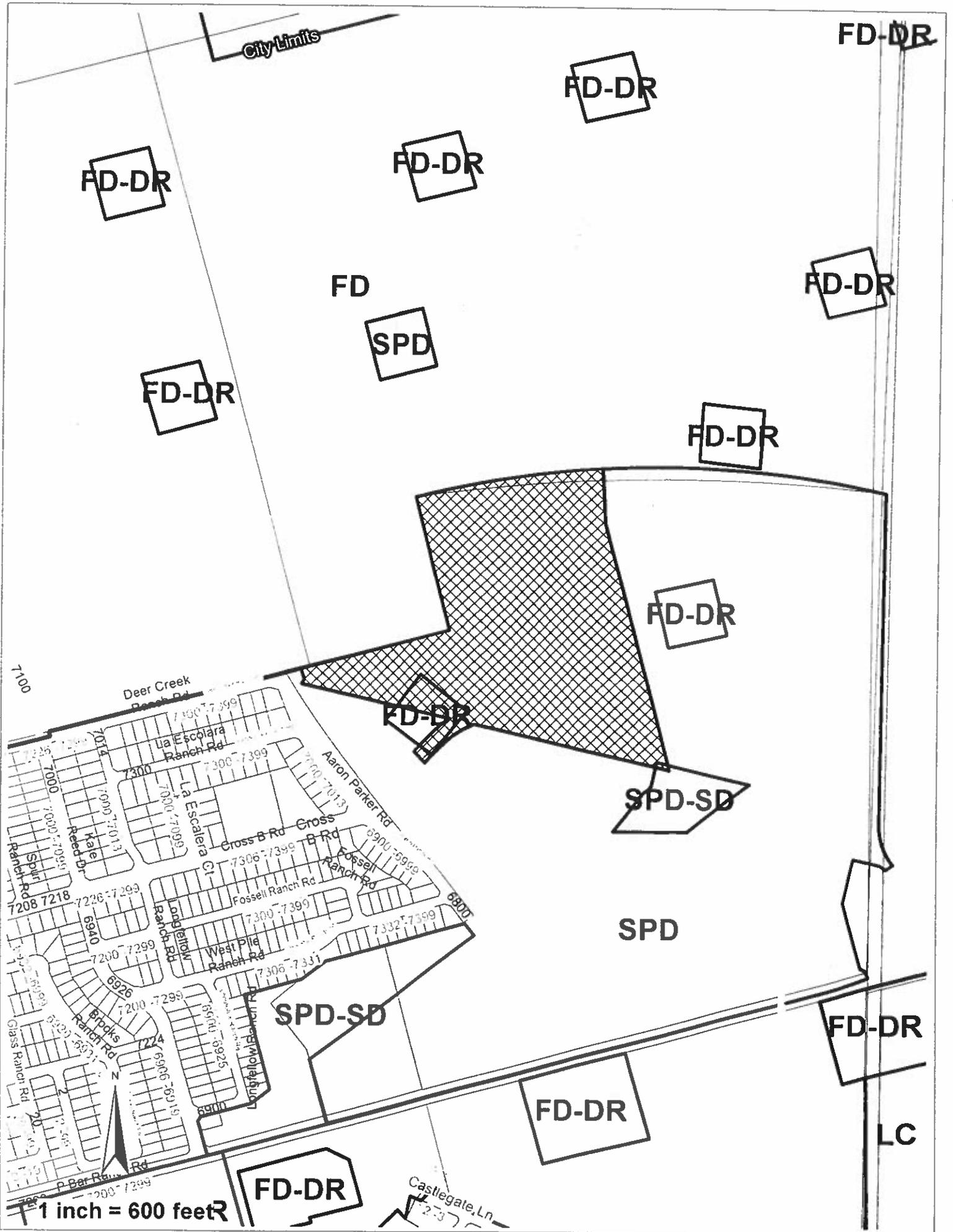
been changed to Bruce Ct. and Hughes Ranch Rd. has been changed to Hughes Rd.

Commission action is requested on the following:

1. Bruce Ct. is in conflict with Bruce Ave. in the City of Odessa and Hughes Rd. is in conflict with Hughes Ln. in the County. Recommendation is for consideration to be given for new street names to avoid potential confusion for emergency response teams prior to submitting the mylar for signatures.

Information in order of inclusion:

- Area zoning map
- Copy of proposed final plat



HOMESTEAD AT PARKS BELL RANCH, 4TH FILING - PHASE 3

BEING A 3.633 ACRE TRACT LOCATED
 IN SECTIONS 45 & 46, BLOCK 41, T-1-S, R-10-P-R, CO. SURVEY;
 ODessa, ECTOR COUNTY, TEXAS

