

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER
(meeting held on-line)

AUGUST 6, 2020

1:30 P.M.

1. Approve the minutes of the July 16, 2020 Planning and Zoning Commission meeting
2. CASE FILE NO. 2020-18-Z
Open a public hearing to consider approval of the request by C5H Investment Group, owners, to rezone Lot 9, Block 22, Harrisdale Addition, 4th Filing, from Single Family-Three District-Drill Reservation (SF-3-DR) to Single Family-Three (SF-3) approximately 0.5142 ac. Odessa, Ector County, Texas (northwest of the intersection of Tennessee Dr. and Santa Monica Ave.)
3. CASE FILE NO. 2020-51-P
Open a public hearing to consider approval of the replat of a 2.81 acre tract out of Lot 1, Block 13, Winwood Addition, 5th Filing. (on the northeast corner of 42nd St. and Wendover Ave.)
4. CASE FILE NO. 2020-52-P(ETJ)
Open a public hearing to consider approval of Reba Addition 2nd Filing, being a replat of the S 50' of Lot 1, Block 1, Reba Addition 1st Filing (0.59 acres) and 0.39 acre tract out of Section 26, Block 43, T&P Ry. Co. Survey, Ector Co., Texas (northwest of the intersection of W. 3rd St. and N. FM 1936.)
5. Other business
6. Adjourn

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBERS
(meeting held on line)

JULY 16, 2020

1:30 P.M.

1. Approve the minutes of the July 2, 2020 Planning and Zoning Commission meeting
2. CASE FILE NO. 2020-50-P(ETJ)
Consider approval of Southwest Industrial Sites, 2nd Filing, being a replat of Lot 4, Block 13, Southwest Industrial Sites, Ector County, Texas (southwest of the intersection of S. Fulton Ave. and W. Bell St.)
3. Other business
4. Adjourn

Be it said and remembered that at 1:30 p.m. on the 16th day of July, 2020 there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5th Floor, 411 w. 8th Street, Odessa, Texas.

Due to the COVID-19, the meeting was teleconferenced, as allowed by Governor Abbott's executive order. The Planning and Zoning Commission was present through teleconference.

MEMBERS PRESENT: Gary Sims, Chairman
Lennerd Byrd
Connie Coots
Renee Earls
Steve Tercero

MEMBERS ABSENT: Jimmy Peacock

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Lance Marker, Planning & Zoning Commissioner (newly appointed); Tim McDaniel, Planner; Joe Tucker, Assistant City Engineer; and Anne Roney, Secretary.

The minutes of the July 2, 2020 Planning and Zoning Commission meeting were approved, motion for approval being made by Member Tercero, seconded by Member Earls, with the vote being a unanimous "aye".

CASE FILE NO. 2020-50-P(ETJ) (approved with conditions)
Consider approval of Southwest Industrial Sites, 2nd Filing, being a replat of Lot 4, Block 13, Southwest Industrial Sites, Ector County, Texas (southwest of the intersection of S. Fulton Ave. and W. Bell St.)

Mr. McDaniel gave the following presentation: The property involved in this request is located southwest of the intersection of S. Fulton Ave. and W. Bell St. 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. Land use in the area consists of industrial development as well as vacant land.

The applicant is Joel V. Corrales, owner, BRP Odessa Southwest Bess, LLC, optionee, West Company, consultant, and the purpose of the request is to create three (3) lots for commercial/industrial development and ownership purposes.

Platting comments were sent to developers on July 7th, 2020 for review.

Staff Comments:

- Ownership certificates and original tax certificates have been received, however, the tax certificates may expire before the plat is filed. Please check with the County Clerk's office to determine status of tax certificates prior to filing.
- Lots should be numbered 9, 10, and 11.
- Consideration should be given to making 150' x 175' tract a separate lot (with appropriate numbering) if it will continue to be treated as a separate tract.
- Signature line required for Ector County Clerk
- "Director of Public Works" signature line needs to read "for Director of Public Works"
- "Chairman/Director of Planning" needs to be two separate signature lines that say "Chairman" and "Director of Development" respectively.

- Language for ETJ block will need to be updated. Language will be supplied upon request.
- This tract is outside the City limits and is in the ETJ.
- Water and sewer are not available.
- 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 items:

1. The proposed access easement needs to be named for addressing purposes. (Ector County Public Works)
2. Proposed access easement needs to be 50' wide and have a 100' diameter cul-de-sac at the dead end.

Mr. McDaniel indicated the second Commission action item would not be necessary. There being no questions or comments for city staff. Member Tercero moved the replat be approved with the following condition:

1. The proposed access easement needs to be named for addressing purposes.

Member Coats 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 July 16, 2020.

Gary Sims, Chairman

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2020-18-Z

APPLICANT: C5H Investment Group, owners

REQUEST: Rezone request from Single Family-Three District-Drill Reservation (SF-3-DR) to Single Family-Three (SF-3).

PROPERTY INVOLVED: Harrisdale Addition 4th Filing, Block 22, Lot 9, approximately 0.5142 ac. Odessa, Ector County, Texas (northwest of the intersection of Tennessee Dr. and Santa Monica Ave.)

The property involved in this request is located northwest of the intersection of Tennessee Dr. and Santa Monica Ave. The site is currently zoned Single Family-Three District-Drill Reservation (SF-3-DR) and is vacant. Land use in the area consists of single-family residential.

The applicant is C5H Investment Group, owners, and the purpose of the rezone request from Single Family-Three District-Drill Reservation (SF-3-DR) to Single Family-Three (SF-3) is to facilitate residential development 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 rezone request is not contrary to the established land uses in the general area or the land use plan of the City of Odessa's Master Plan.

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

Reasonableness: The proposed zoning district will be located near other single family development and will be an extension of the existing zoning.

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

Information in order of inclusion:

--Area zoning/notification map

--List of uses allowed in a Single Family-Three (SF-3) Zoning District

SINGLE FAMILY RESIDENCE-3

The following uses are allowed in the Single Family Residence-Three (SF-3) District:

PRIMARY RESIDENTIAL USES (14-2-2.1)

Single Family Dwelling Detached

ACCESSORY AND INCIDENTAL USES (14-2-2.2)

Accessory Building or Use (Residential)

Beauty Shop - One Chair Accessory Use (by Specific Use Permit)

Garage or Estate Sale Accessory Use

Home Occupation

Off-Street Parking Required for Primary Use

Stable, Private (by Specific Use Permit)

Swimming Pool (Private)

Temporary Field Office, Construction Yard or Office (Subject to temporary permit issued by Building Official)

UTILITY AND SERVICE USES (14.2-2.3)

Electrical Substation (High Voltage Bulk Power) (by Specific Use Permit)

Electrical Transmission Line (High Voltage) (by Specific Use Permit)

Fire Station or Similar Public Safety Building

Gas Line and/or Regulating Station

Library, Public (by Specific Use Permit)

Local Utility Line

Municipal Office Building or City Hall (by Specific Use Permit)

Sewage Pumping Station

Storm Water Retention Basin or Pumping Station

Telephone Exchange--Switching, Relay or Transmitting Station Only

Water Reservoir, Water Well or Pumping Station

Water Stand Pipe and Elevated Storage Tank

RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Country Club (Private) (by Specific Use Permit)

Golf Course (Commercial) (by Specific Use Permit)

Park or Playground (Public)

Park or Playground (Other Than Public) (by Specific Use Permit)

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
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)

Construction Sign Temporary
Development Sign Temporary
Institutional Identification Sign
Institutional Information Sign
Name Plate
Real Estate Sign (Temporary)

AGRICULTURAL TYPE USES (14-2-2.10)

Farm, Garden or Orchard

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

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

SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

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

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2020-51-P

APPLICANT: Peach Sky Capital, Ltd, owner
SW Howell, consultant

REQUEST: Replat

PROPERTY INVOLVED: Replat of a 2.81 acre tract out of Lot 1, Block 13, Winwood Addition, 5th Filing (on the northeast corner of 42nd St. and Wendover Ave.)

The property involved in this request is located on the northeast corner of 42nd St. and Wendover Ave. The site is currently zoned Retail (R) and is occupied by office development. Land use in the area consists of commercial and retail development.

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

Platting comments were sent to the developer on July 28th, 2020 for review.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- Water is available. Sewer needs to be extended. No pro rata is due.
- Easements for water and sewer lines, and other utilities need to be shown on the plat.
- Drainage report has been submitted. This tract is not in a special flood hazard area
- Plans for sewer extension need to be submitted for review and acceptance.

- An access easement across the north side of Lot 7 to Lot 8 is recommended to provide Lot 8 access to Wendover.
- An Improvements Agreement will be required.
- A Blanket Refuse Collection Easement Agreement will be required and is noted on the plat.
- 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.
- Be aware of a CRMWD pipeline running down the north side of 42nd St.

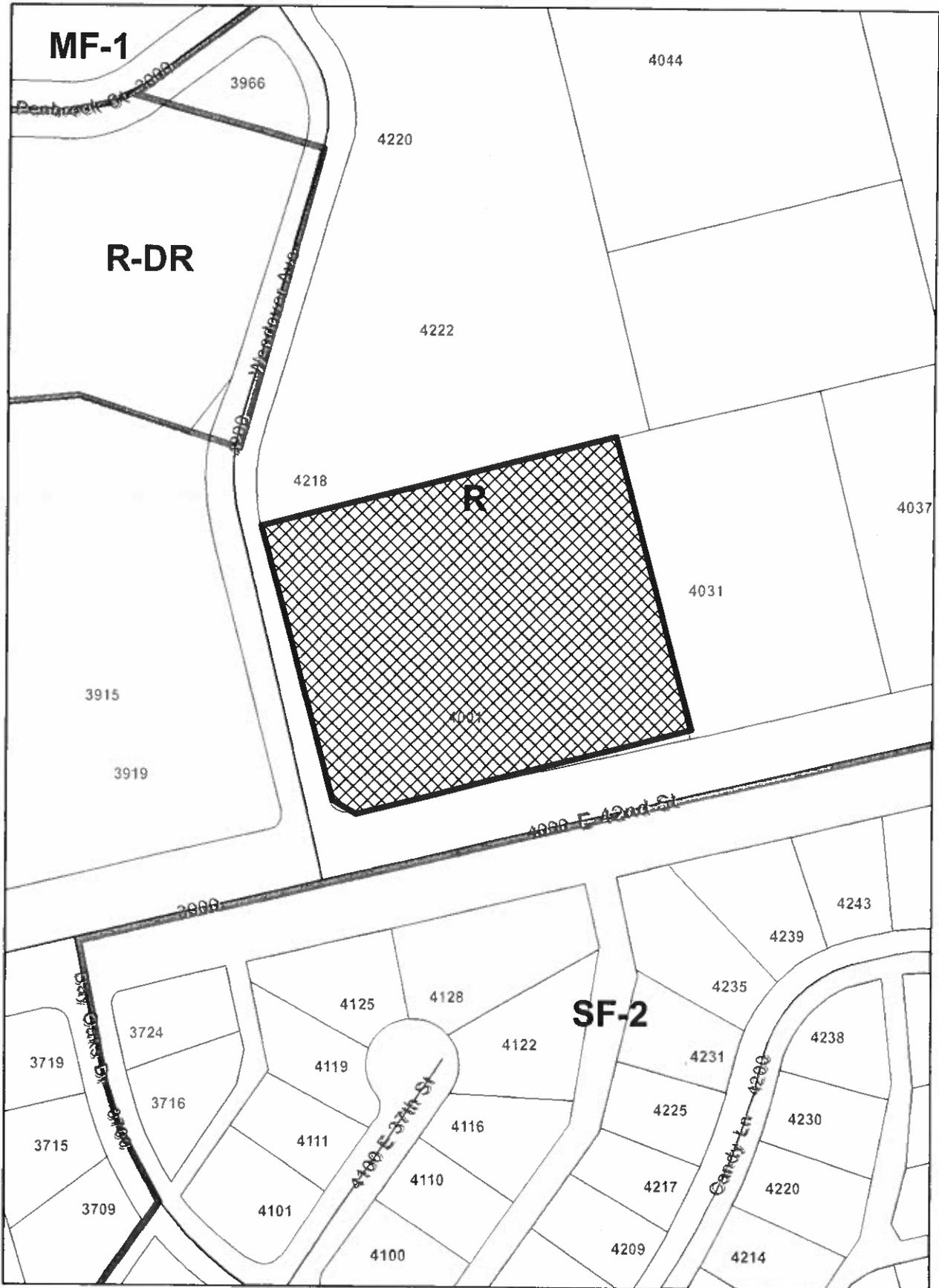
Commission action is requested on the following items:

1. Add any utility easements needed for sewer extension. (Public Works)
2. Add a joint access easement on the lot line providing access to 42nd from both lots, and add a note to the plat: *"Access to 42nd Street will be limited to the joint access easement as shown on the plat."* The existing drive approach on 42nd Street will need to be stood up and removed. (Public Works/TxDOT/Permian Basin MPO)

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 = 150 feet

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-52-P (ETJ)

APPLICANT: Oscar Leonardo Guzman & Bernice Linares,
Owners
S.W. Howell, Consultant

REQUEST: Replat

PROPERTY INVOLVED: Reba Addition 2nd Filing, being a replat of the S 50' of Lot 1, Block 1, Reba Addition 1st Filing (0.59 acres) and 0.39 acre tract out of Section 26, Block 43, T&P Ry. Co. Survey, Ector Co., Texas (northwest of the intersection of W 3rd St. and N FM 1936.)

The property involved in this request is located northwest of the intersection of W 3rd St. and N FM 1936. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by residential development.

The applicant is Oscar Leonardo Guzman & Bernice Linares, Owners, S.W. Howell, 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 July 28, 2020.

Staff Comments:

- This tract is outside the City limits and is in the ETJ.
- Water is available through ECUD.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- The original plat has 50' front yard setback designated.

-- An Improvements Agreement will not be required.

Commission action is requested on the following items:

1. The remainder of Lot 1 should be included with the replat. (Planning)
2. Changes in use of the site may require a reevaluation of access and requirements with TxDOT. No additional access can be accommodated for this site. (Public Works)

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

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



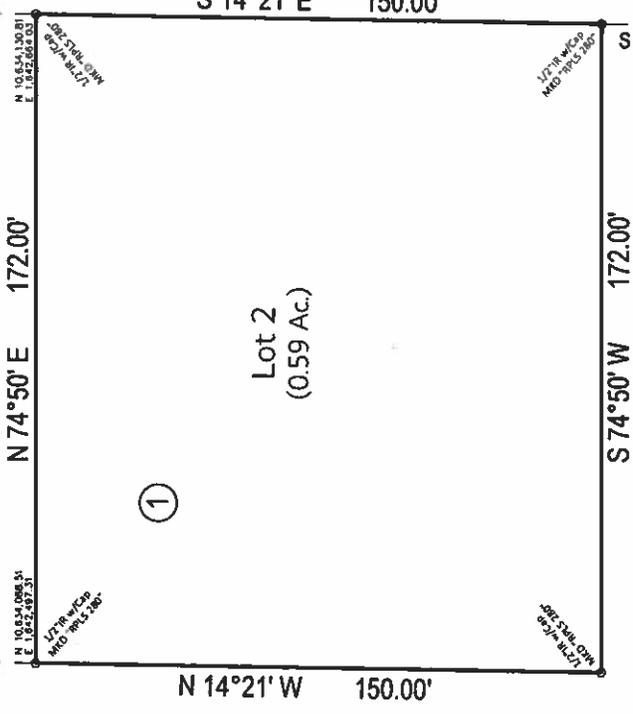
REBA ADDITION, 2ND FILING

BEING A REPLAT OF THE SOUTH 50 FEET OF LOT 1, BLOCK 1, REBA ADDITION, 1ST FILING
AND A 0.39 ACRE TRACT OUT OF
SECTION 26, BLOCK 43, T-2-S, T&P RY. CO. SURVEY, ECTOR COUNTY, TEXAS



LEGEND
—— = PROPERTY LINE
○ = PROPERTY CORNER

REMAINDER OF LOT 1
REBA ADDITION
(Cob. A. P. 37-C, P.R.E.C.T.)



UNPLATTED
REMAINDER OF A 6.07 ACRE TRACT
(V. 1908, P. 527, O.P.R.E.C.T.)

