

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER
(meeting held on-line)

JUNE 4, 2020

1:30 P.M.

1. Approve the minutes of the May 21, 2020 Planning and Zoning Commission meeting
2. CASE FILE NO. 2020-14-Z
Open a public hearing to consider approval of the request by Investment Corporation of America, owners, to rezone Windsor Height Addition 6th Filing, Block 55 Drill Site No.7 (5.27 acres), from Single Family-Two District-Drill Reservation (SF-2-DR) to Office District (O) approximately 5.27 ac. Odessa, Ector County, Texas (southeast of the intersection of E. 37th St. and Englewood Ln.)
3. CASE FILE NO. 2020-42-P(ETJ)
Open a public hearing to consider approval of the replat of Lot 8, Block 1, Western Industrial Sites Subdivision, Ector County Texas. (southeast of the intersection of FM 1936 and W. 42nd St.)
4. Other business
5. Adjourn

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

MAY 21, 2020

1:30 P.M.

1. Approve the minutes of the May 7, 2020 Planning and Zoning Commission meeting
2. CASE FILE NO. 2020-39-P
Open a public hearing to consider approval of the replat of Lots 1, 2, 3, & 4, Block 1, Valley Apple Addition, Odessa, Ector County Texas (south of the intersection of E. Loop 338 and E. 52nd St.)
3. Other business
4. Adjourn

Be it said and remembered that at 1:30 p.m. on the 21st day of May, 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: Steve Tercero, Vice Chairman
Lennerd Byrd
Connie Coots
Renee Earls
Jimmy Peacock

MEMBERS ABSENT: Jim Rector
Gary Sims

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

Vice Chairman Tercero expressed his condolences on behalf of the Planning and Zoning Commission to Mr. Sims in the loss of Mr. Sims's father.

The minutes of the May 7, 2020 Planning and Zoning Commission were approved, motion for approval being made by Member Peacock, seconded by Member Coots, with the vote being a unanimous "aye".

CASE FILE NO. 2020-39-P (approved with conditions)

Open a public hearing to consider approval of the replat of Lots 1, 2, 3, & 4, Block 1, Valley Apple Addition, Odessa, Ector County Texas (south of the intersection of E. Loop 338 and E. 52nd St.)

Ms. Prieto gave the following presentation: The property involved in this replat request is located South of the intersection of E. Loop 338 and E. 52nd St. The site is currently zoned Planned Development-Retail-One (PD-R-1) and occupied by vacant land.

The applicant is Nakia Ventures II, LLC, Owner, and Maverick Engineering, Consultant and the purpose of the replat is to create one (1) lot for retail ownership purposes.

A platting conference was held May 12, 2020, comments were sent to the applicant's consultant.

Staff Comments:

- Water is available, sewer needs to be extended to the north end of the property. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Submit plans for sewer extension 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

Commission action is requested on the following item:

1. Show driveway access to E. Loop 338. Access should be in compliance with TXDOT Access Management Manual. (Public Works)
2. A Blanket Refuse Collection Easement Agreement will be required. (Public Works)

Mr. Peacock asked if the staff knew what was being proposed, being told the applicant is trying to create a retail center. Mr. Peacock stated he remembered when this property as first platted in to the separate lots and asked if the applicant actually had someone going into this area. Ms. Prieto stated the staff has not received any specifics as to who the tenants might be. Mr. Peacock asked if there were any issues on how this would impact traffic in the area, being told there were no issues.

There being no further 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 Coots moved the replat be approved with the following conditions:

1. Show driveway access to E. Loop 338. Access should be in compliance with TXDOT Access Management Manual. (Public Works)
2. A Blanket Refuse Collection Easement Agreement will be required.

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

Vice Chairman Tercero wished everyone a safe holiday weekend and requested everyone remember those service men and women who lost their lives in defense of the country. There being no further business to come before the Commission, the meeting was adjourned at 1:36 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on May 21, 2020.

Steve Tercero, Vice Chairman

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-14-Z

APPLICANT: Investment Corporation of America, owner
LCA, agent

REQUEST: Rezone request from Single Family-Two
District-Drill Reservation (SF-2-DR) to Office
District (O)

PROPERTY INVOLVED: Drill Site 7, Block 55, Windsor Heights,
(Southeast of the intersection of E. 37th St. and
Englewood Ln.)

The property involved in this request is located southeast of the intersection of E. 37th St. and Englewood Ln. The site is currently zoned Single Family-Two District-Drill Reservation (SF-2-DR) and is vacant. Land use in the area consists of single-family residential, mutli-family residential development and vacant land.

The applicant is Investment Corporation of America, owners, LCA, agent, and the purpose of the rezone request from Single Family-Two District-Drill Reservation (SF-2-DR) to Office District (O) and the purpose of the rezone request is to facilitate office 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 original zoning would not have a negative impact on this site or surrounding properties. The proposed multi-family development is not out of line with development in the area.

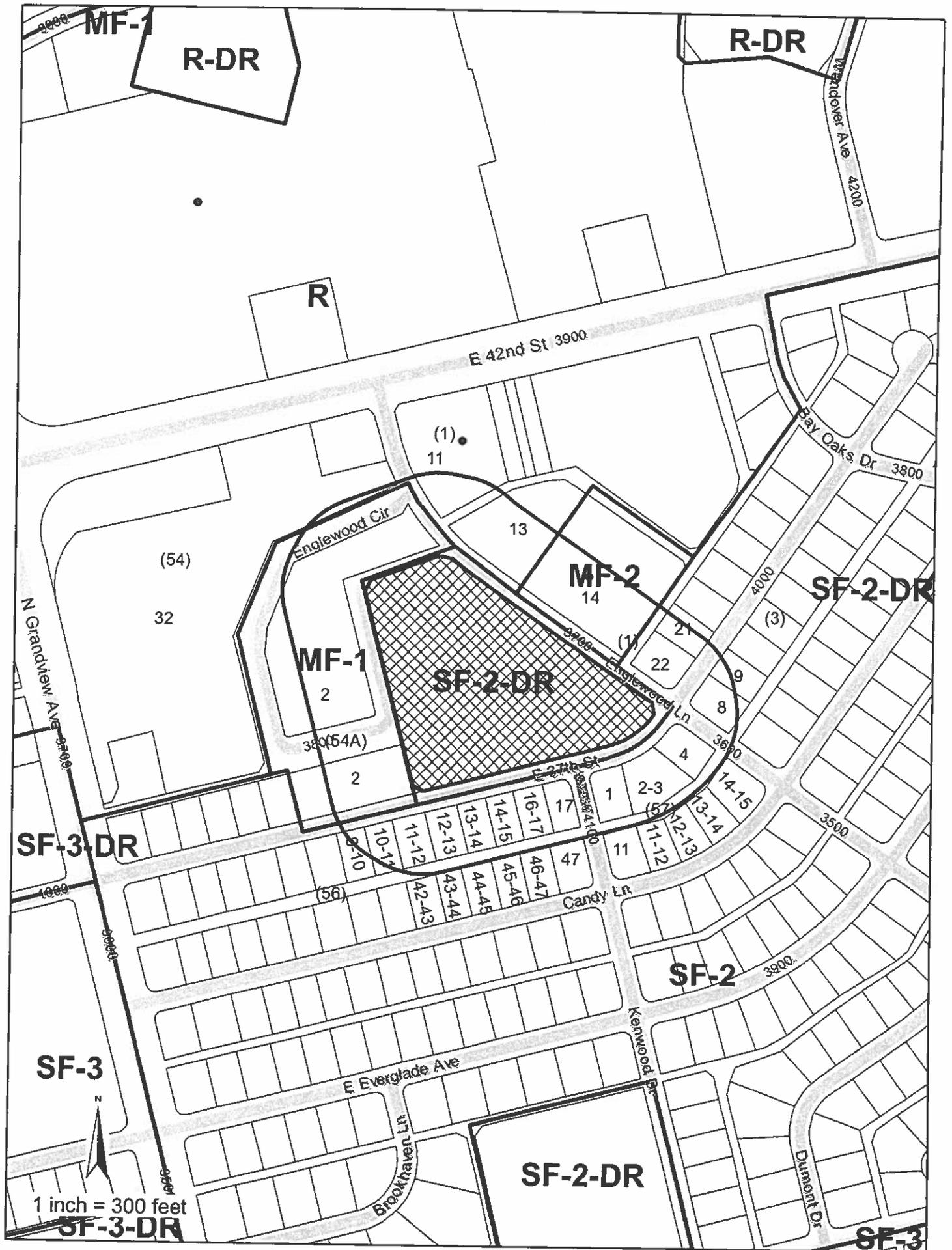
Reasonableness: The proposed zoning district will be encircled by existing single-family and multi-family housing and will facilitate a reasonable transition between land uses of varying intensities and would not create a conflict to the existing land uses in the area.

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

Information in order of inclusion:

--Area zoning/notification map

--List of uses allowed in an Office District (O) Zoning District



MF-1

R-DR

R-DR

R

E 42nd St 3900

(1)
11

Englewood Cir

13

MF-2
14

SF-2-DR

(54)

32

MF-1
2

SF-2-DR

38(54A)

2

N Grandview Ave 3900

SF-3-DR

10-11

(56)

11-12

12-13

13-14

14-15

16-17

17

42-43

43-44

44-45

45-46

46-47

47

Candy Ln

1

2-3

4

8

9

14-15

11-12

12-13

13-14

11-12

13-14

12-13

SF-2

SF-3

E Everglade Ave

SF-2-DR

1 inch = 300 feet

SF-3-DR

SF-3

OFFICE

The following uses are allowed in the Office (O) 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
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 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 (by Specific Use Permit)
Radio or Television Transmitting Station
Sewage Pumping Station
Storm Water Retention Basin or Pumping Station
Telephone Business Office
Telephone Exchange--Switching, Relay or Transmitting Station Only
Water Reservoir, Water Well or Pumping Station
Water Stand Pipe and Elevated Storage Tank
Water Treatment Plant (by Specific Use Permit)

RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Country Club (Private)
Golf Course (Commercial) (by Specific Use Permit)
Park or Playground (Public)
Park or Playground (Other Than Public) (by Specific Use Permit)
Private Club (by Specific Use Permit)
Swim or Tennis Club (by Specific Use Permit)
Swimming Pool or Tennis Complex (Commercial) (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
Fraternal Club or Lodge (by Specific Use Permit)
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

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

Heliport (by Specific Use Permit)
Helistop (by Specific Use Permit)
Parking Lot or Structure Commercial (Primary Use) (by Specific Use Permit)
Parking Lot or Structure Non-Commercial
Railroad Track or Right-of-Way

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

Bank or Savings and Loan Office
Book or Stationery Shop
Clinic, Medical or Dental
Custom Personal Service Shop (by Specific Use Permit)

(Office -- Cont.)
Page 3

(Retail and Service Type Uses -- Cont.)

Incidental or Accessory Retail or Service Use
Laboratory, Medical or Dental
Mortuary or Funeral Home
Office, General Business or Professional
Reprographic Service
Restaurant or Cafeteria (Not Drive-In) (With Dining Room) (by Specific Use Permit)
Studio -- Decorator, Artist or Photographer
Studio, Health, Exercise and Reducing
Studio, -- Music, Dance or Drama
Travel Bureau or Travel Consultant
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)

Laboratory, Scientific or Research

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. 2020-42-P(ETJ)

APPLICANT: Odessa (Hallas) DTP, owner
John Cowan and Associates, consultant

REQUEST: Replat

PROPERTY INVOLVED: Replat of Lot 8, Block 1, Western Industrial Sites Subdivision, Ector County Texas. (Southeast of the intersection of FM 1936 and W. 42nd St.)

The property involved in this request is located southeast of the intersection of FM 1936 and 42nd 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 commercial/multi-family development as well as vacant land.

The applicant is Odessa (Hallas) DTP, LLC, owner, John Cowan and Associates, 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 developers on May 26, 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.
- This tract is outside the City limits and is in the ETJ.
- Water is available through ECUD. Sewer is not available.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- Label the 10' waterline easement as a 10' private waterline easement.

- Lot 10 does not have access to a paved street. Submit construction plans to pave 40th St. for Ector County review and acceptance.
- Pre- and post-development peak storm water runoff should match.

Commission action is requested on the following item:

1. Access to FM 1936 needs to be worked out with Public Works and TxDOT prior to filing the plat. (Public Works/TxDOT/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

