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

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBERS
(meeting held on-line)

JULY 2, 2020

1:30 P.M.

1. Approve the minutes of the June 4, 2020 Planning and Zoning Commission meeting

2. CASE FILE NO. 2020-15-Z
Open a public hearing to consider approval of the request by Stacey James and Donna Bell, owners, to rezone from Single Family-Two District (SF-2) to Neighborhood Services District (NS) on approx. 0.48 acre, Lots 18 and 19, Block 106, Crescent Park, Odessa, Ector County, Texas (southeast of the intersection of N. Grandview Ave. and Oakwood Dr.)

3. CASE FILE NO. 2020-16-Z
Open a public hearing to consider approval of the request of James R Hurt Et al., owners, City of Odessa/Kirk Strahan, agents to rezone from Single Family-Three District-Drill Reservation (SF-3-DR) to Single Family-Three District (SF-3), south 3.67 acre of Lot 2, Block 1 Ratliff Ranch 38-1 (southeast of the intersection of E. 87th St. & Dawn Ave.)

4. CASE FILE NO. 2020-45-P
Consider approval of the vacation of Lot 2, Block 1 Ratliff Ranch 38-1 (southeast of the intersection of E. 87th St. & Dawn Ave.)

5. CASE FILE NO. 2020-46-P
Consider approval of the short form plat of Station 9 Addition, being approx. 2.5 acre tract in Section 38, Block 42, T-1-S T&P RR Co. Survey, Odessa, Ector County, Texas (east of the intersection of E. 87th St. & Dawn Ave.)

6. CASE FILE NO. 2020-17-Z
Open a public hearing to consider approval of the request by PPR Properties LLC, owner, for original zoning of Light Commercial (LC) on 13.36 ac. tract located in Section 39, Block 42, T-2-S, T&P RY. Co. Survey, Ector County, Texas (west of the intersection of S. Hwy 385 and Mercer Rd.)

7. CASE FILE NO. 2020-47-P
Open a public hearing to consider approval of the PPR Place being a replat of Lot 1, Block 1, Platinum Subdivision and a Subdivision of 30.5 acres out of Sections 39 and 40, Block 42, T-2-S, T&P Ry Co., Ector County Texas. (west of the intersection of S. Hwy 385 and Mercer Rd.)

8. CASE FILE NO. 2020-15-P
Open a public hearing to consider approval of the replat of 2.00 acres out of Lot 17, Block 26, Henderson Heights, 1st Filing. (on the northeast corner of W. 8th St. and W. Loop 338)

9. CASE FILE NO. 2020-48-SP
Consider the approval of the request for a site plan approval to permit an apartment project (approx. 288 units) in Lot 1, Block 1, Cardinal Homes (east of the intersection of Hwy 191 and Faudree Rd.)

10. Other business

11. Adjourn

Be it said and remembered that at 1:30 p.m. on the 4th day of June, 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

MEMBERS ABSENT: Jimmy Peacock
Jim Rector
Gary Sims

OTHERS PRESENT: Randy Brinlee, Director of Development, Armando Rodriguiz, County Commissioner, Lorrine Quimiro, Planning Manager; Tim McDaniel, Planner; Maria Prieto and Cory Maxwell, Planning Techs; Joe Tucker, Assistant City Engineer; and Anne Roney, Secretary.

The minutes of the June 4, 2020 Planning and Zoning Commission meeting were approved, motion for approval being made by Member Byrd, seconded by Member Coots, with the vote being a unanimous "aye".

CASE FILE NO. 2020-15-Z (approved)
Open a public hearing to consider approval of the request by Stacey James and Donna Bell, owners, to rezone from Single Family-Two District (SF-2) to Neighborhood Services District (NS) on approx. 0.48 acre, Lots 18 and 19, Block 106, Crescent Park, Odessa, Ector County, Texas (southeast of the intersection of N. Grandview Ave. and Oakwood Dr.)

Mr. McDaniel gave the following presentation: There were 19 notices mailed to surrounding property owners, with no notices returned, no written protests and 2 written approvals.

The property involved in this request is located southeast of the intersection of N. Grandview Ave. and Oakwood Dr. The site is currently zoned Single Family-Two District (SF-2) and is occupied by single family residential development.
Land use in the area consists of single-family residential, and a mix of office/retail.

The applicants are Stacey James and Donna Bell, owners, and the purpose of the rezone request is to operate a children's clothing boutique.

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.

Reasonableness: The proposed zoning district is located between Office and Church uses and facing a main thoroughfare in the area. Neighborhood Services would be a good compliment to the neighborhood.

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

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

Mr. Austin Jones, applicant's representative, stated they are wanting to place a store on this property. They have spoken with a few of the neighbors and did not receive any objections. He also mentioned they have a store in another location that is open Tuesday thru Saturday from 11-3. Mr. Jones stated they are trying to expand. The parking has been taken care of. There is enough room for 6 spaces in the rear of the property. There will also be side parking and front parking. The front parking will be perpendicular. There being no questions or comments, Vice Chairman Tercero closed the public hearing.

Member Coots moved the rezoning be approved to Neighborhood Services (NS)., Member Byrd seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2020-16-Z (approved)
Open a public hearing to consider approval of the request of James R Hurt Et al., owners, City of Odessa/Kirk Strahan, agents to rezone from Single Family-Three District-Drill Reservation (SF-3-DR) to Single Family-Three District (SF-3), south 3.67 acre of Lot 2, Block 1 Ratliff Ranch 38-1 (southeast of the intersection of E. 87th St. & Dawn Ave.)

Mr. McDaniel gave the following presentation: There was 1 notice mailed to surrounding property owners, with no notices returned, no written protests and no written approvals.

The property involved in this request is located southeast of the intersection of E. 87th St. and Dawn 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 an elementary school and vacant land.

The applicant is James R Hurt Et al., owners, City of Odessa/Kirk Strahan, agents and the purpose of the zone change request to Single Family-Three District (SF-3), is to remove the Drill Reservation designation use from the property.

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

Comprehensiveness: This rezone request is not out of line with the City of Odessa's Comprehensive Plan, and is part of a deal for a new fire station to be placed in a rapidly growing part of Odessa.

Livability: The proposed zoning would not have a negative impact on this site or surrounding properties. Removal of the DR designation would remove the ability for drilling activities on this site and would improve the quality of any future neighborhood. Based upon the preceding analysis, Staff recommends approval of the request.

Mr. McDaniel noted the city has received documentation for the release of the drill site. 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 Earls moved the rezoning be approved to Single Family-Three (SF-3). Member Byrd seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2020-45-P (approved)
Consider approval of the vacation of Lot 2, Block 1 Ratliff Ranch 38-1 (southeast of the intersection of E. 87th St. & Dawn Ave.)

Mr. McDaniel gave the following presentation: The property involved in this request is located southeast of the intersection of E. 87th St. and Dawn Ave. The site is currently

zoned Single Family-Three District Drill Reservation (SF-3-DR), with an application for a zone change to Single Family-Three District (SF-3) pending, and is vacant.

The applicant is James R Hurt Et al., owners, Newton Engineering, consultant and the purpose of the request is to vacate the lot and remove drill reservation use from the property.

Mr. Tercero asked if it would be necessary to make any entrances or exists for this property, being told it would not be necessary.

Member Byrd moved the plat be vacated as presented. Member Earls seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2020-46-P (approved with conditions)
Consider approval of the short form plat of Station 9 Addition, being approx. 2.5 acre tract in Section 38, Block 42, T-1-S T&P RR Co. Survey, Odessa, Ector County, Texas (east of the intersection of E. 87th St. & Dawn Ave.)

Mr. McDaniel gave the following presentation: The property involved in this request is located east of the intersection of E. 87th St. and Dawn Ave. The site is zoned Single Family-Three (SF-3) and is currently vacant. Land use in the area consists of an elementary school as well as vacant land.

The applicants are James R Hurt Et al., owners, City of Odessa, optionee, and the purpose of the plat is to create one (1) lot for ownership purposes and facilitate development of a fire station on the property.

A platting conference was held on June 23, 2020 with the applicant's consultant and city staff present.

Staff Comments:

-- Ownership and original tax certificates needed prior to filing the plat.

-- A Blanket Refuse Collection Easement will be required and is noted on the plat.

-- Water is available in the north side of 87th Street. Sewer is available for extension. No pro rata is due.

-- Drainage report has been submitted. Pre vs. Post volume needs to be excavated from the Mardi Gras basin. This needs to be stated in the drainage report. This tract is not in a special flood hazard area

-- Water and sewer plans need to be submitted for review and acceptance.

-- $39,652.82 street pro-rata for 300.15' of 87th Street frontage is due.

-- 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 items:

1. Plat vacation of Lot 2, Block 1, Ratliff Ranch 38-1 (Case file 2020-45-P) must be filed prior to filing this plat. (Public Works/Planning)

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

1. Plat vacation of Lot 2, Block 1, Ratliff Ranch 38-1 (Case file 2020-45-P) must be filed prior to filing this plat.

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

CASE FILE NO. 2020-17-Z (approved)
Open a public hearing to consider approval of the request by PPR Properties LLC, owner, for original zoning of Light Commercial (LC) on 13.36 ac. tract located in Section 39, Block 42, T-2-S, T&P RY. Co. Survey, Ector County, Texas (west of the intersection of S. Hwy 385 and Mercer Rd.)

Ms. Prieto gave the following presentation: There were 2 notices mailed to surrounding property owners, with 1 notice returned, no written protests and no written approvals.

The property involved in this request is located west of the intersection of S Hwy 385 and Mercer Rd. The site is currently designated Future Development (FD) and is occupied by vacant land. Land uses in the area consists of commercial development and vacant land.

The applicant is PPR Properties LLC, owner, SW Howell, agent and the purpose of the original zoning request of Light Commercial (LC) is to facilitate commercial 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 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 proposed commercial development would not be out of line with development in the area.

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.

There being no questions for City Staff, Vice Chairman Tercero opened the public hearing. Ms. Earls asked about the notice that was returned, being told the notice was stamped as "undeliverable". There being no further questions or comments, Vice Chairman Tercero closed the public hearing.

Member Coots moved the original zoning be approved to Light Commercial (LC). Member Byrd seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2020-47-P (approved with conditions)
Open a public hearing to consider approval of the PPR Place being a replat of Lot 1, Block 1, Platinum Subdivision and a Subdivision of 30.5 acres out of Sections 39 and 40, Block 42, T-2-S, T&P Ry Co., Ector County Texas. (west of the intersection of S. Hwy 385 and Mercer Rd.)

Ms. Prieto gave the following presentation: The property involved in this replat request is located west of the intersection of S Hwy 385 and Mercer Rd. The site is designated Future Development (FD) with an application for original zoning of Light Commercial (LC) pending and is currently vacant.

The applicants are PPR Properties, Inc, owner, S W Howell, consultant, and the purpose of the replat is to create one (1) lot to facilitate commercial development and related uses on the property.

A platting conference was held June 23, 2020, with the applicant's consultant and city staff present.

Staff Comments:

-- Water is available, sewer needs to be extended to serve this property. No pro rata is due.

-- Drainage report has been submitted. This tract is not in a special flood hazard area.

-- Detention is required. Submit detention design with the building set.

-- An Improvements Agreement will be required for sewer extension.

-- 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 existing access point on the plat. Add a note to the plat that future access points to 385 shall be in compliance with TxDOT Access Management Manual (Public Works)

2. A Blanket Refuse Collection Easement Agreement will be required. (Public Works)

3. The minimum spacing requirement for this location is 425'. If this is going to be a multi-use site or sold off into smaller plats, shared access or cross access should be included. (TxDOT)

4. Depending on the proposed use of this property and if the amount of traffic utilizing the existing cross-over at Mercer Rd., might recommend adding turn lane for that crossover. (TxDOT)

There being no questions for City Staff, Vice Chairman Tercero opened the public hearing. Mr. Byrd stated the plat does not show the access points, being told the access points will need to be shown on the plat. The plat is for one lot. Ms. Janie Howell, applicant's representative, stated it would not be a problem to show the access. Ms. Earls asked if it was a condition to show the access points, being told that it is. There being no further questions or comments, Vice Chairman Tercero closed the public hearing.

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

1. Show existing access point on the plat. Add a note to the plat that future access points to 385 shall be in compliance with TxDOT Access Management Manual

2. A Blanket Refuse Collection Easement Agreement will be required.

3. The minimum spacing requirement for this location is 425'. If this is going to be a multi-use site or sold off into smaller plats, shared access or cross access should be included.

4. Depending on the proposed use of this property and if the amount of traffic utilizing the existing cross-over at Mercer Rd., might recommend adding turn lane for that crossover.

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

CASE FILE NO. 2020-15-P (approved with conditions)
Open a public hearing to consider approval of the replat of 2.00 acres out of Lot 17, Block 26, Henderson Heights, 1st Filing. (on the northeast corner of W. 8th St. and W. Loop 338)

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

The applicant is Randy Stevenson, owner, SW Howell, consultant, and the purpose of the replat request is to create one (1) lot for retail/commercial development and ownership purposes.

A platting conference was held on June 23, 2020 with the applicant's consultant and city staff present.

Staff Comments:

-- Original tax certificates needed prior to filing the plat.

-- A site plan approval will be needed for the proposed retail center.

-- Water is available in 8th Street, however fire protection is not adequate. Submit plans for fire hydrant. Sewer is available for extension. Submit plans for review and acceptance. No pro rata is due.

-- Drainage report has been submitted previously. This tract is not in a special flood hazard area.

-- One access is allowed to 8th Street as noted on plat.

-- No access is allowed to Loop 338 as noted on plat.

-- Access to this site should be from 8th street only. Not sufficient frontage on LP 338 to meet current Access Management Standards.

-- Post development runoff should not exceed pre-existing conditions.

-- 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. An Improvements Agreement will be required. (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 Coots moved the replat be approved with the following conditions:

1. An Improvements Agreement will be required.

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. 2020-48-SP (approved with conditions)
Consider the approval of the request for a site plan approval to permit an apartment project (approx. 288 units) in Lot 1, Block 1, Cardinal Homes (east of the intersection of Hwy 191 and Faudree Rd.)

Ms. Prieto gave the following presentation: The property involved in this site plan request is located east of the intersection of Hwy 191 and Faudree Rd. The site is located in a Light Commercial (LC) zoning district and is currently vacant land.

The applicants are Wyly & Fredna Brown Family Partnership, Ltd., owner, LCA, consultant and the purpose of the site plan is to create a lot for ownership purposes and facilitate a 288 unit multi-family residential (apartment) development and related uses on the property.

A platting conference was held June 23, 2020 with the applicant's consultant and city staff present.

Staff Comments:

-- The site plan has been submitted indicating the development of a multi-family complex made up of single-family style units, with a clubhouse, and pool.

-- The building setbacks, separations, parking, and height all meet ordinance requirements.

-- The total lot area is approximately 12.96 acres. Approximate building coverage is 5% of the lot and meets ordinance requirements.

-- A total of 579 parking spaces are provided, with 532 required.

-- Primary and secondary access to the site is from Hwy 191 Service Rd.

-- A centralized trash collection location is proposed for this location.

-- A six (6') feet perimeter metal fence is proposed for this development with controlled entrances.

-- All lighting for this development needs to be designed so that no light will bleed over to adjacent properties.

-- All signage for the site must meet ordinance requirements. Permits are required for all signage.

-- Water and Sewer are not available and needs to be extended to the property prior to building construction.

-- Trash Collection will be by City of Odessa. Revise trash receptacle locations to be accessible for driver's side loading.

Commission action is requested on the following items:

1. Water and sewer need to be available to property in order to be issued a permit for development of a multi-family property (Planning)

2. A Blanket Refuse Collection Easement Agreement will be required. (Public Works)

3. Driveway locations are not acceptable. Revise driveway locations to be in compliance with TxDOT Access Management Manual. (Public Works)

4. Driveway locations shown do not meet current Access Management Standards. Post development runoff should not exceed pre-existing conditions. (TxDOT)

The site plan is ready for Commission approval as noted above.

Ms. Earls asked if the applicant was still on schedule for this project. Mr. Brinlee stated he thought everything was going on schedule. Mr. Byrd mentioned the driveways and if they will need to be adjusted. Mr. Tucker stated a revised site plan has been submitted to Engineering. The driveways have been adjusted and are acceptable. Member Coots mentioned she would have to excuse herself from any vote on this request. Mr. Tercero

asked who was responsible for the water and sewer, being told the developer is responsible. Mr. Tucker stated there is an agreement with Wyly Brown to build this project. Mr. John Landgraf, applicant's representative, stated they are planning on breaking ground on this project at the end of September.

Member Earls moved the site plan be approved with the following conditions:

1. Water and sewer need to be available to property in order to be issued a permit for development of a multi-family property.

2. A Blanket Refuse Collection Easement Agreement will be required.

3. Driveway locations are not acceptable. Revise driveway locations to be in compliance with TxDOT Access Management Manual.

4. Driveway locations shown do not meet current Access Management Standards. Post development runoff should not exceed pre-existing conditions.

Member Byrd 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 2:07 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on July 2, 2020.

Steve Tercero, Vice Chairman

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-50-P(ETJ)

APPLICANT: Joel V. Corrales, owner
BRP Odessa Southwest Bess, LLC, optionee
West Company, consultant

REQUEST: Replat

PROPERTY INVOLVED: 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.)

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.

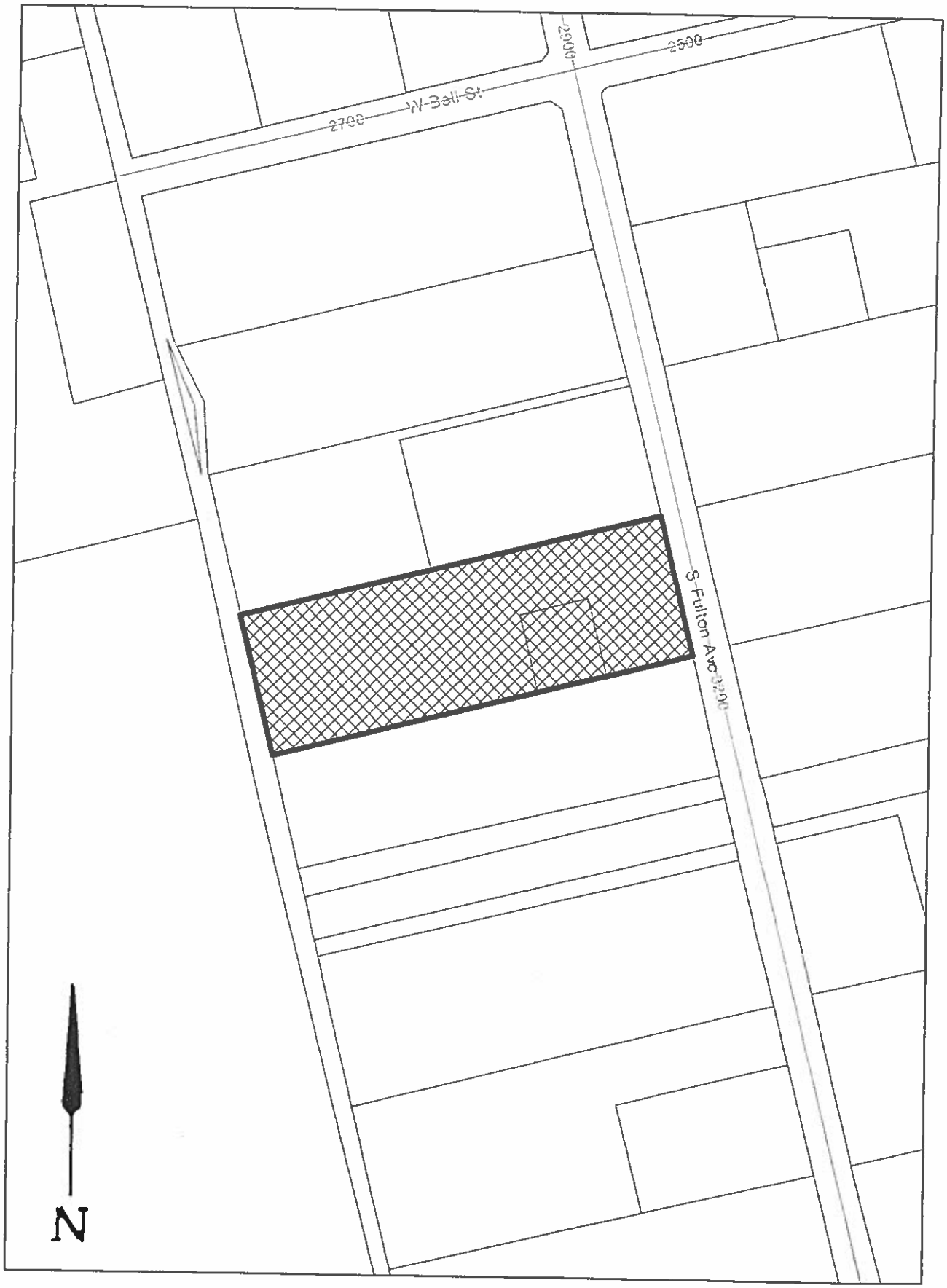
<u>Commission action is requested on the following items:</u>

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.

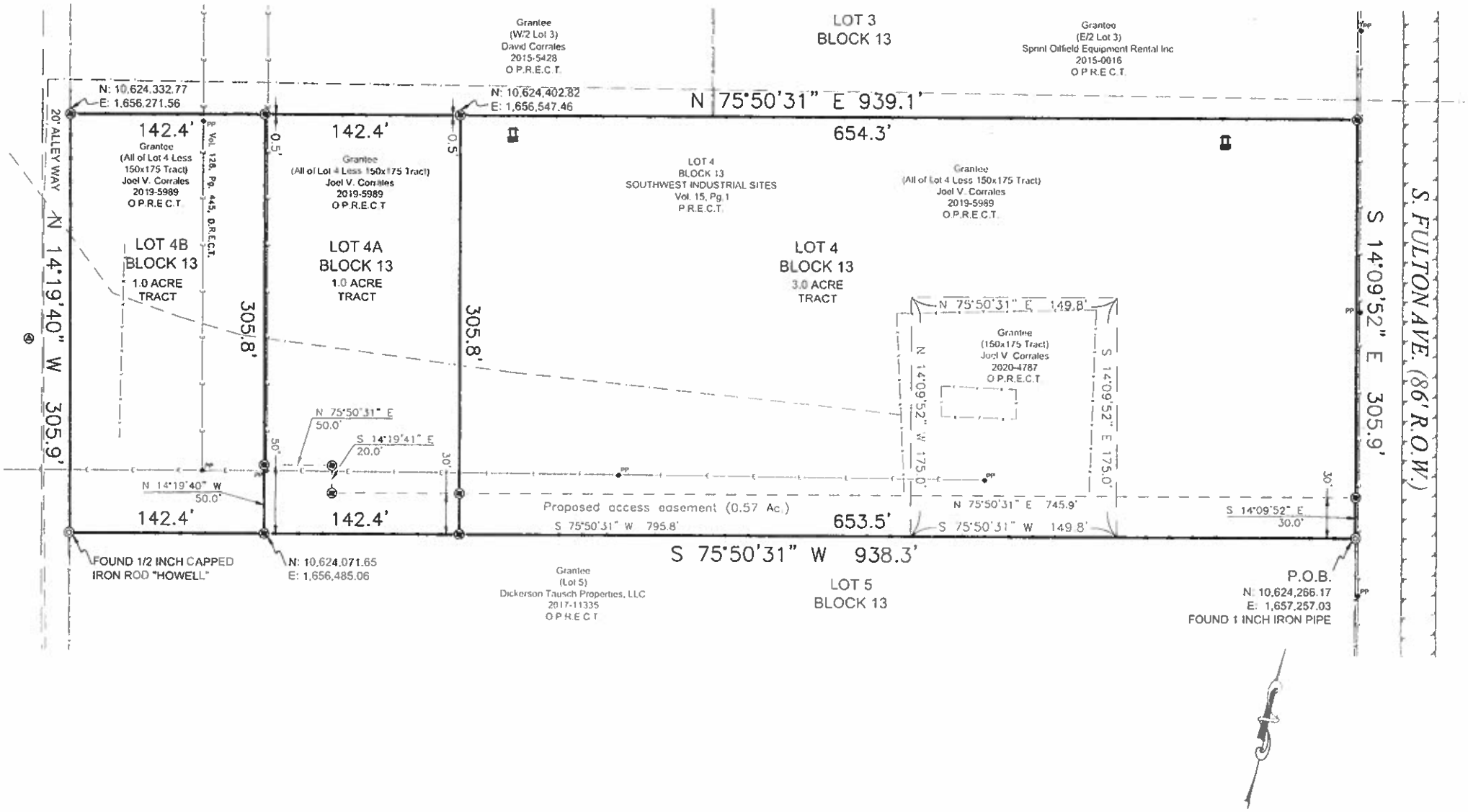
The following agencies submitted no comments or response with regard to this replat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District,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

Information in order of inclusion:
-- Area zoning map
-- Copy of proposed replat



1 inch = 300 feet

REPLAT

SOUTHWEST INDUSTRIAL SITES, 2nd Filing

BEING A REPLAT OF ALL OF LOT 4, AS LOT 4, 4A, & 4B, BLOCK 13, SOUTHWEST INDUSTRIAL SITES, A SUBDIVISION OF ECTOR COUNTY, TEXAS VOL. 15, PG 1. PLAT RECORDS OF ECTOR COUNTY, TEXAS, T-2-S, T. & P. R.R. CO. SURVEY, ECTOR COUNTY, TEXAS