

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

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

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: Gary Sims, Chairman
Lennerd Byrd
Connie Coots
Renee Earls
Jimmy Peacock
Jim Rector
Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Development; Michael K. Shelton, Sr., Councilmember; Lorraine Quimiro, Planning Manager; Tim McDaniel, Planner; Maria Prieto, Planning Tech; Joe Tucker, Assistant City Engineer; Robert Carroll, Senior Assistant City Attorney; and Anne Roney, Secretary.

The minutes of the May 21, 2020 Planning and Zoning Commission meeting were approved, motion for approval being made by Member Peacock, seconded by Member Tercero, with the vote being a unanimous "aye".

CASE FILE NO. 2020-14-Z (approved)

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.)

Ms. Prieto gave the following presentation: There were 19 notices mailed to surrounding property owners, with one notice returned, 1 written protest and no written approvals.

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, multi-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) is to facilitate office development uses on the property. Documentation for the release of the drill site has been provided to the City.

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 office 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.

Ms. Earls asked about Chevron, being told Chevron has released the drill site. Mr. Tercero asked about the protest. Ms. Prieto said the comment on the protest card stated it would decrease the value of their property. Mr. Brinlee stated this request will not lower the property values and could possibly increase the value of the property.

There being no further questions for City Staff, Chairman Sims opened the public hearing. Mr. John Landgraf, applicant's representative, indicated he was available to answer any questions. There being no questions for Mr. Landgraf, Chairman Sims closed the public hearing.

Member Peacock moved the rezoning request be approved to Office (O). Member Coots seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2020-42-P(ETJ) (approved with conditions)

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.)

Mr. McDaniel gave the following presentation: 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)

Mr. McDaniel noted there were conflicting comments about access. There being no questions for City Staff, Chairman Sims opened the public hearing. With no one to speak for or against the request, Chairman Sims closed the public hearing.

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

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

Member Tercero 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 1:39 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on June 4, 2020.

Gary Sims, Chairman

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-15-Z

APPLICANT: Stacey James and Donna Bell, owners

REQUEST: Rezone request from Single Family-Two District (SF-2) to Neighborhood Services District (NS)

PROPERTY INVOLVED: Lots 18 and 19, Block 106, Crescent Park, Odessa, Ector County, Texas (southeast of the intersection of N. Grandview Ave. and Oakwood Dr.)

The property involved in this request southeast of the intersection of Palo Duro Dr. and Boise Dr. The site is currently zoned Special Dwelling District-Drill Reservation (SPD-DR) and is occupied by vacant land. Land use in the area consists of single-family residential development and vacant land.

The applicants are Stacey James and Donna Bell, owners, and the purpose of the rezone request is to operate a children's clothing boutique. Land use in the area consists of single-family residential, and a mix of office/retail.

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.

Information in order of inclusion:

--Area zoning/notification map

--List of uses in Neighborhood Services (NS) district

SF-3

LOTS 6-7 & S 55 OF LOT 5
LESS 3684.8 SQ FT

SF-2

2F-1

4-F

SPD

SF-3

1200 Redbud Ave

N Grandview Ave

Mesa St

Oakwood Dr

Oakwood Dr

N Grandview Ave

Cambridge St

Beechwood St

LOT 2 LESS S 41.92

LOT 20 REPLAT
OF LOT 2

S 4 OF LOT 2 &
LOT 3 LESS S 50

S 50 of LOT 3

N PART OF LOT 15

S PART OF LOT 15 &
N 12.5 OF LOT 14



1 inch = 100 feet

O

(106)

1

LOT 2 LESS S 41.92

LOT 20 REPLAT
OF LOT 2

S 4 OF LOT 2 &
LOT 3 LESS S 50

S 50 of LOT 3

2

3

(107)

4

5

6

7

8

9

(87)

10

8

9

(88)

5

(106)

16-17

(106)

(106)

NEIGHBORHOOD SERVICE

The following uses are allowed in the Neighborhood Service (NS) 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)

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

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

Wireless Communications Systems (by Specific Use Permit)

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

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)

Swim or Tennis Club (by Specific Use Permit)

EDUCATIONAL, INSTITUTIONAL & SPECIAL USES (14-2-2.5)

Cemetery or Mausoleum (by Specific Use Permit)
Church or Rectory
Convent or Monastery
Day Care Center
Home for Senior Citizens or Nursing Home
Hospital, Acute Care
Hospital, Chronic Care
Institutional Out-Patient Medical Clinic
Kindergarten or Nursery School
School, Public or Denominational

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

Bicycle Sales and Service
Gasoline Sales
Helistop (by Specific Use Permit)
Railroad Track or Right-of-Way

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
Drapery, Needlework, Fabric or Weaving Shop
Drug Store or Pharmacy
Florist or Garden Shop
Food and Beverage Sales
Greenhouse or Plant Nursery (Retail Sales)
Household Appliance Service or Repair
Incidental or Accessory Retail or Service Use
Key Shop
Laboratory, Medical or Dental (by Specific Use Permit)
Laundry and Cleaning Shop (Self-Service)
Office, General Business or Professional

(Neighborhood Service -- Cont.)

Page 3

(Retail and Service Type Uses -- Cont.)

Pet Grooming

Restaurant or Cafeteria (Not Drive-In) (With Dining Room)

Retail Shop, Apparel, Gifts, Accessories and Similar Items

Studio -- Decorator, Artist or Photographer (by Specific Use Permit)

Studio -- Music, Dance or Drama

Travel Bureau or Travel Consultant

SIGN AND IDENTIFICATION USES (14-2-2.8)

(see Section 14-10-1)

Construction Sign Temporary

Development Sign Temporary

General Business Sign

Institutional Identification Sign

Institutional Information Sign

Name Plate

Office Identification Sign

Real Estate Sign (Temporary)

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. 2020-16-Z

APPLICANT: James R Hurt Et al. owners
City of Odessa/Kirk Strahan, agents

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

PROPERTY INVOLVED: South 3.67 acres of Lot 2, Block 1 Ratliff Ranch
38-1 (southeast of the intersection of E. 87th St.
& Dawn Ave.)

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 commercial/industrial development 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.

Information in order of inclusion:

--Area zoning/notification map

--List of uses in a Single Family-Three (SF-3) district

SPD

1800 Cajun St

R

SPD-DR

R

8700

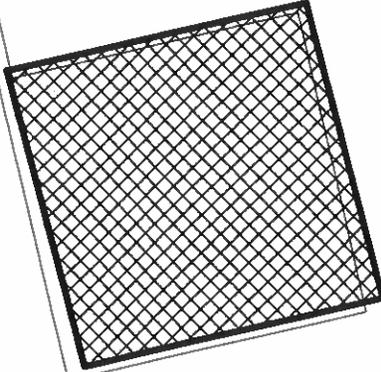
E 87th St 1800

SEC 37 & 38 BLK 42 T-1-S

SF-3

(1)

1



FD



1 inch = 250 feet

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. 2020-45-P

APPLICANT: James R. Hurt Et al., owner
Newton Engineering, consultant

REQUEST: Plat Vacation

PROPERTY INVOLVED: Lot 2, Block 1 Ratliff Ranch 38-1 (southeast of the intersection of E. 87th St. & Dawn Ave.)

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.

Information in order of inclusion:

- Area zoning map
- Copy of plat to be vacated
- Copy of existing plat

SPD-DR

R

E 87th St 1800

SF-3

SF-3-DR

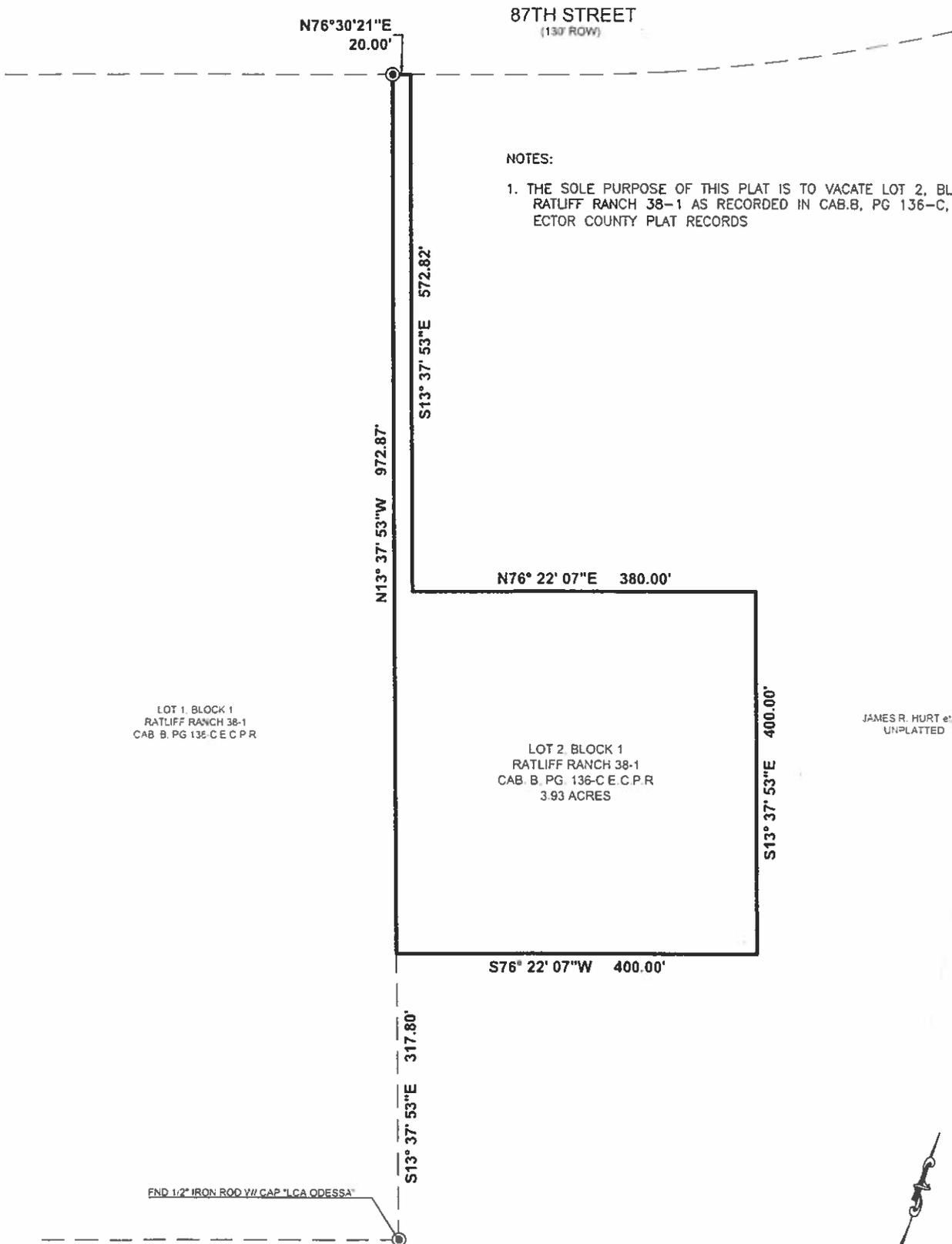
7200
Daw Ave



1 inch = 200 feet

PLAT VACATION

OF LOT 2, BLOCK 1, RATLIFF RANCH 38-1
LOCATED IN SECTION 38, BLOCK 42, T-1-S, T&P R.R. CO. SURVEY
ODESSA, ECTOR COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2020-46-P

APPLICANT: James R Hurt, Et al, owner
City of Odessa, optionee
Newton Engineering, consultant

REQUEST: Short form plat

PROPERTY INVOLVED: 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.)

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)

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, TxDOT, 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

SPD

1800 Cajun St

R

SPD-DR

R

1800

E 87th St

SF-3

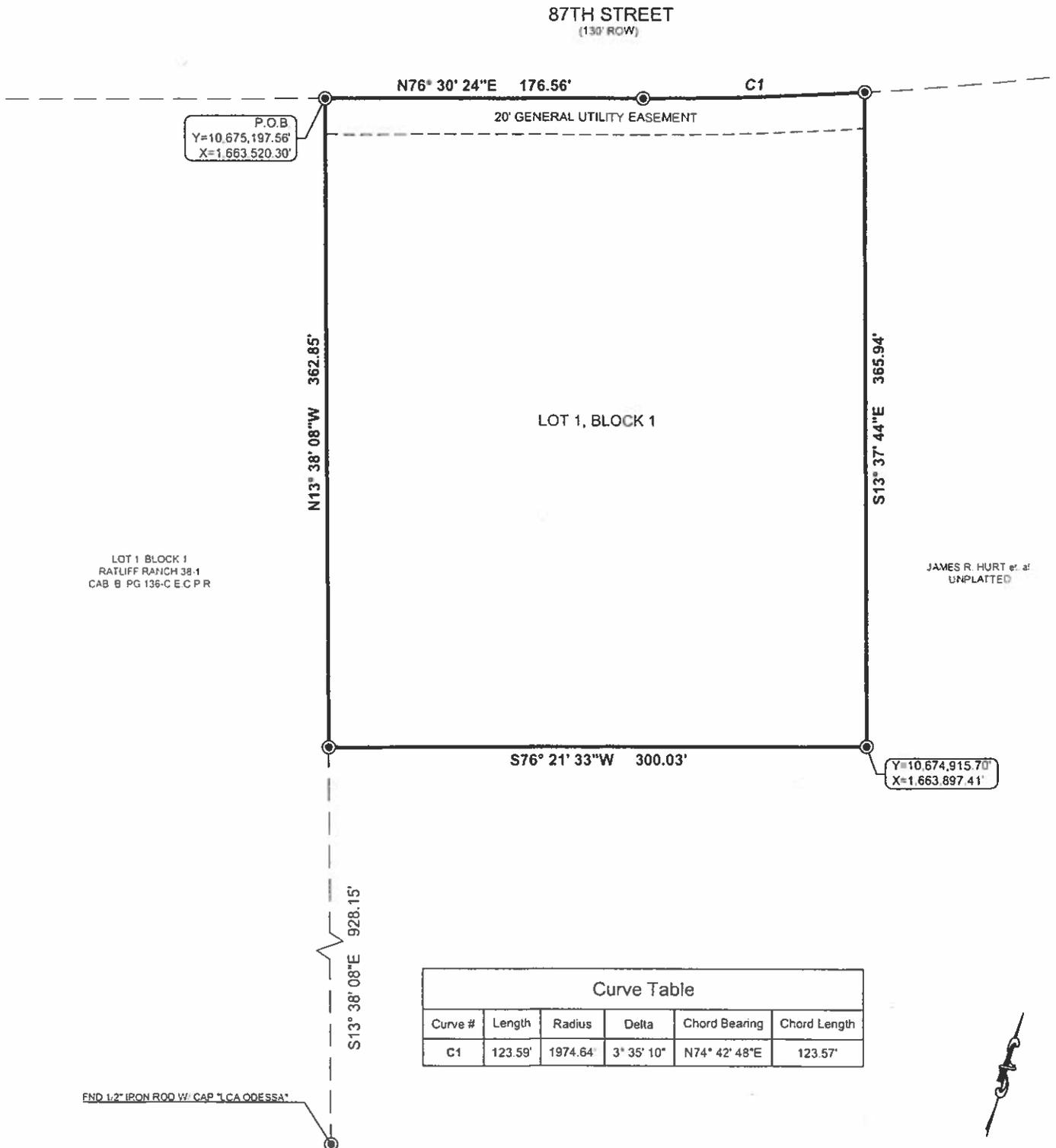
SF-3-DR



1 inch = 150 feet

87TH STREET FIREHOUSE ADDITION

BEING A 2.50 ACRE TRACT LOCATED IN
SECTION 38, BLOCK 42, T-1-S, T&P R.R. CO. SURVEY
ODESSA, ECTOR COUNTY, TEXAS



P.O.B
Y=10,675,197.56'
X=1,663,520.30'

Y=10,674,915.70'
X=1,663,897.41'

LOT 1 BLOCK 1
RATLIFF RANCH 38-1
CAB B PG 136-C-E-C-P-R

JAMES R. HURT et al
UNPLATTED

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	123.59'	1974.64'	3° 35' 10"	N74° 42' 48"E	123.57'

END 1/2" IRON ROD W/ CAP "1 CA ODESSA"



TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-17-Z

APPLICANT: PPR Properties LLC, owner
SW Howell, agent

REQUEST: Original Zoning of Light Commercial (LC)

PROPERTY INVOLVED: An approximately 13.36 ac tract located in SEC 39, Block 42, T-2-S T&P RY Co. Survey, Ector County (west of the intersection of S Hwy 385 and Mercer Rd.)

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.

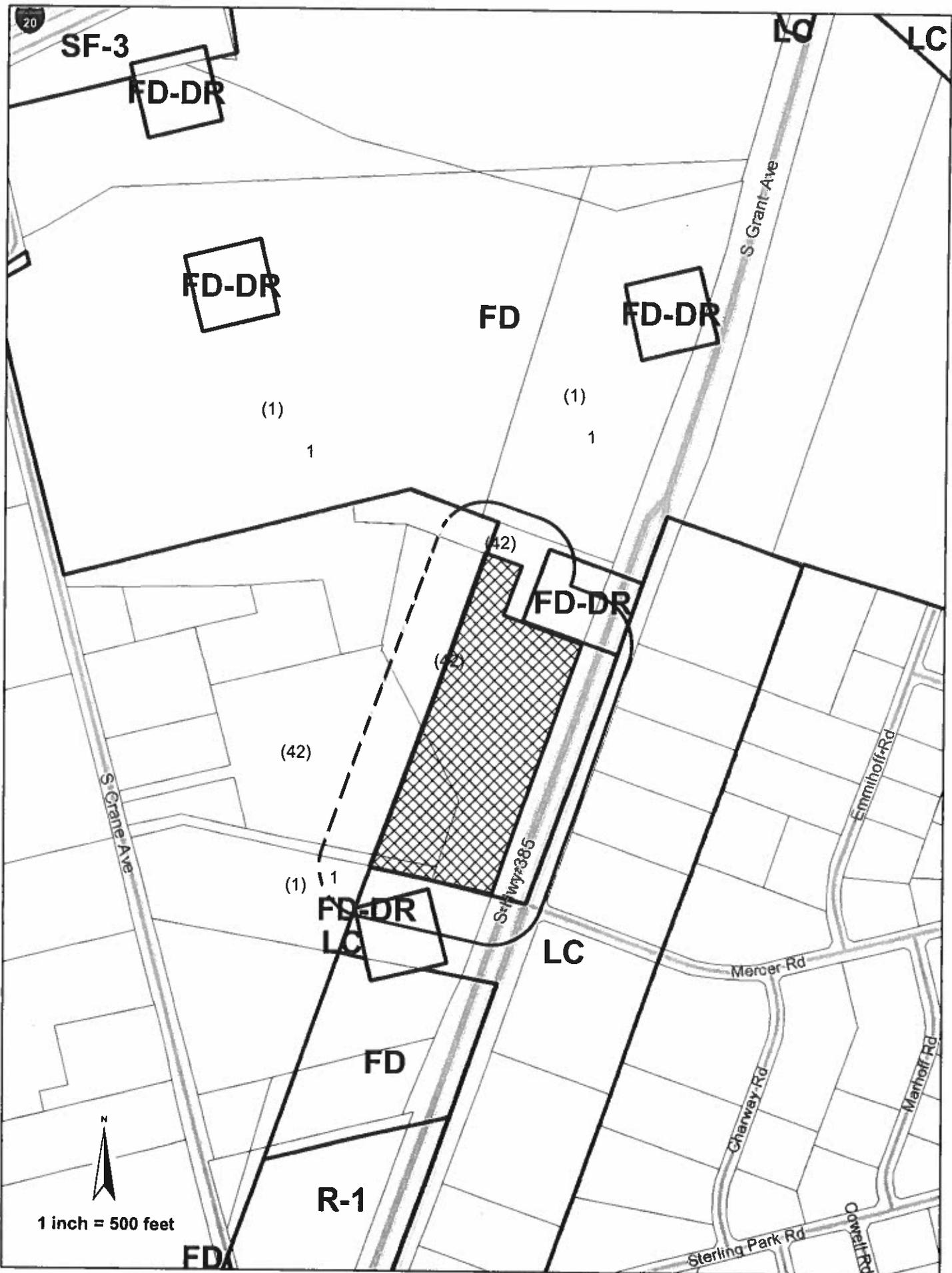
Reasonableness: The proposed zoning district would be consistent with surrounding zoning districts in the area, and the existing development is an allowed use in this zoning district.

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

Information in order of inclusion:

--Area zoning/notification map

--List of uses allowed in a Light Commercial (LC) district



LIGHT COMMERCIAL

The following uses are allowed in the Light Commercial (LC) 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

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)

Electric 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

(Light Commercial -- Cont.)
Page 2

(Utility and Service Uses -- Cont.)

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
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
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)

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

(Light Commercial -- Cont.)

Page 3

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

Day Care Center

Detention Halfway House (by Specific Use Permit)

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

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 (by Specific Use Permit)

Auto Parts and Accessory Sales (Indoor)

Bicycle Sales and Service

Boat Sales or Display

Gasoline Sales

Gasoline or Motor Fuel Service Station

Heliport (by Specific Use Permit)

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

Railroad Freight Terminal

Railroad Passenger Station

Railroad Team Track

Railroad Track or Right-Of-Way

Repair Garage

Tire Retreading or Capping (by Specific Use Permit)

(Light Commercial -- Cont.)

Page 4

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) (by Specific Use Permit)
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

(Light Commercial -- Cont.)

Page 5

(Retail and Service Type Uses -- Cont.)

Travel Bureau or Travel Consultant

Veterinarian Hospital (Indoor Animal Pens)

Veterinarian Hospital (Outdoor Animal Pens)

Veterinarian Office Only (No Animal Pens)

SIGNS 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)

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

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

Paint Shop

Plumbing Shop

Sales Space Contracting (by Specific Use Permit)

Storage Warehouse

Trailer or Mobile Home Sales or Rental

Wholesale Storage and Sales

AGRICULTURAL TYPE USES (14-2-2.10)

Animal Pound (Public or Private) (by Specific Use Permit)
Farm, Garden or Orchard
Greenhouse or Nursery (Commercial)
Hatchery, Poultry (by Specific Use Permit)
Kennel

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 (by Specific Use Permit)
Sand or Gravel Extraction or Storage (by Specific Use Permit)
Top Soil, Earth, Clay or Stone Extraction or Storage (by Specific Use Permit)

SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

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

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2020-47-P

APPLICANT: PPR Properties, Inc, Owner
S W Howell, Consultant

REQUEST: Replat

PROPERTY INVOLVED: 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.)

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

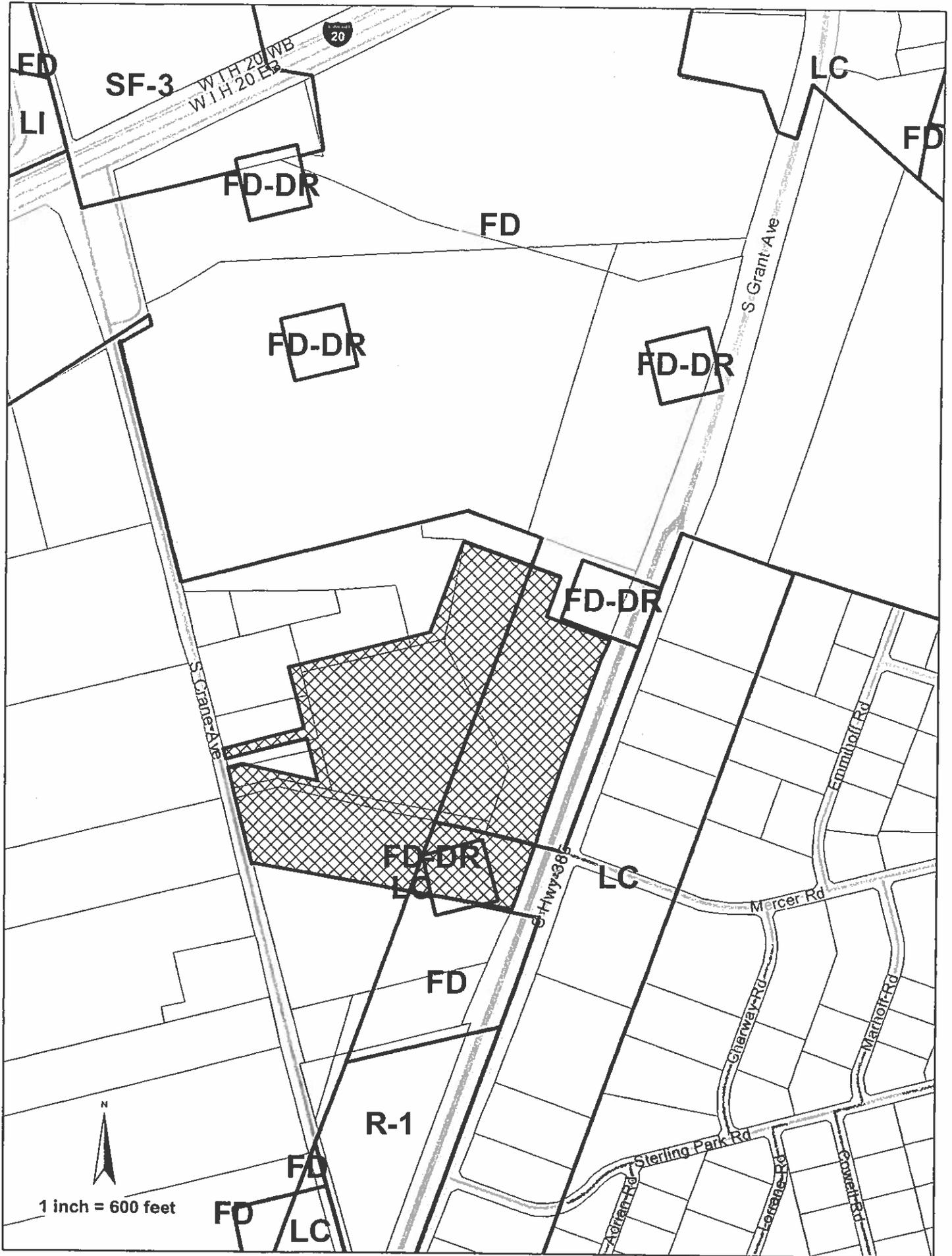
Commission action is requested on the following item:

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)

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



PPR PLACE

BEING A REPLAT OF LOT 1 BLOCK 1, PLATINUM SUBDIVISION,
AND A SUBDIVISION OF 30.5 ACRES OUT OF SECTIONS 39 & 40,
BLOCK 42, T-2-S, T & P RY CO SURVEY, ECTOR COUNTY, TEXAS,
BEING AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS



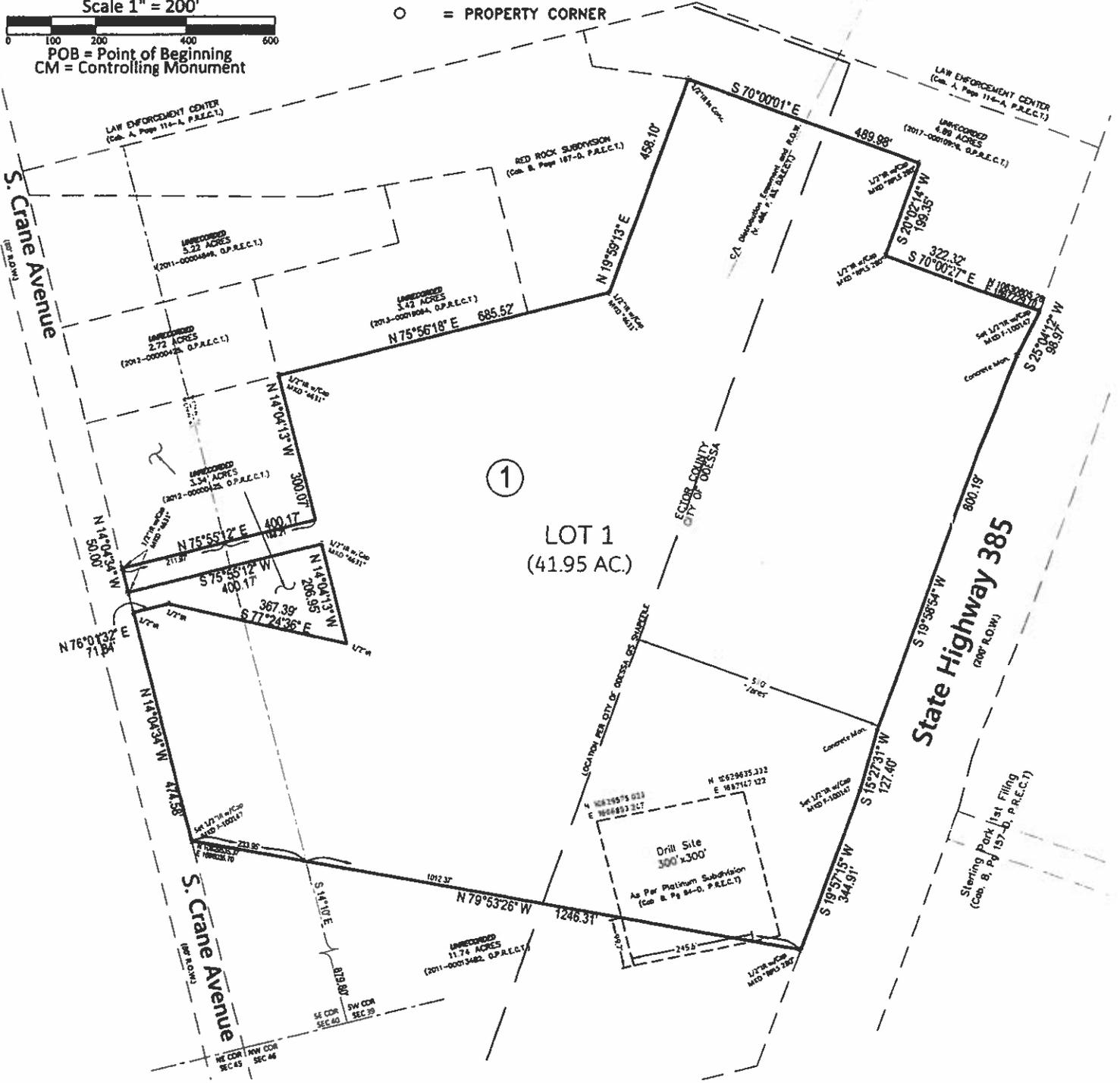
Scale 1" = 200'



POB = Point of Beginning
CM = Controlling Monument

LEGEND

- = PROPERTY LINE
- = PROPERTY CORNER



TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2020-15-P

APPLICANT: Randy Stevenson, owner
SW Howell, consultant

REQUEST: Replat

PROPERTY INVOLVED: Replat of 2 acres out of Lot 17, Block 26, Henderson Heights, 1st Filing. (on the northeast corner of W. 8th St. and W. Loop 338)

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.

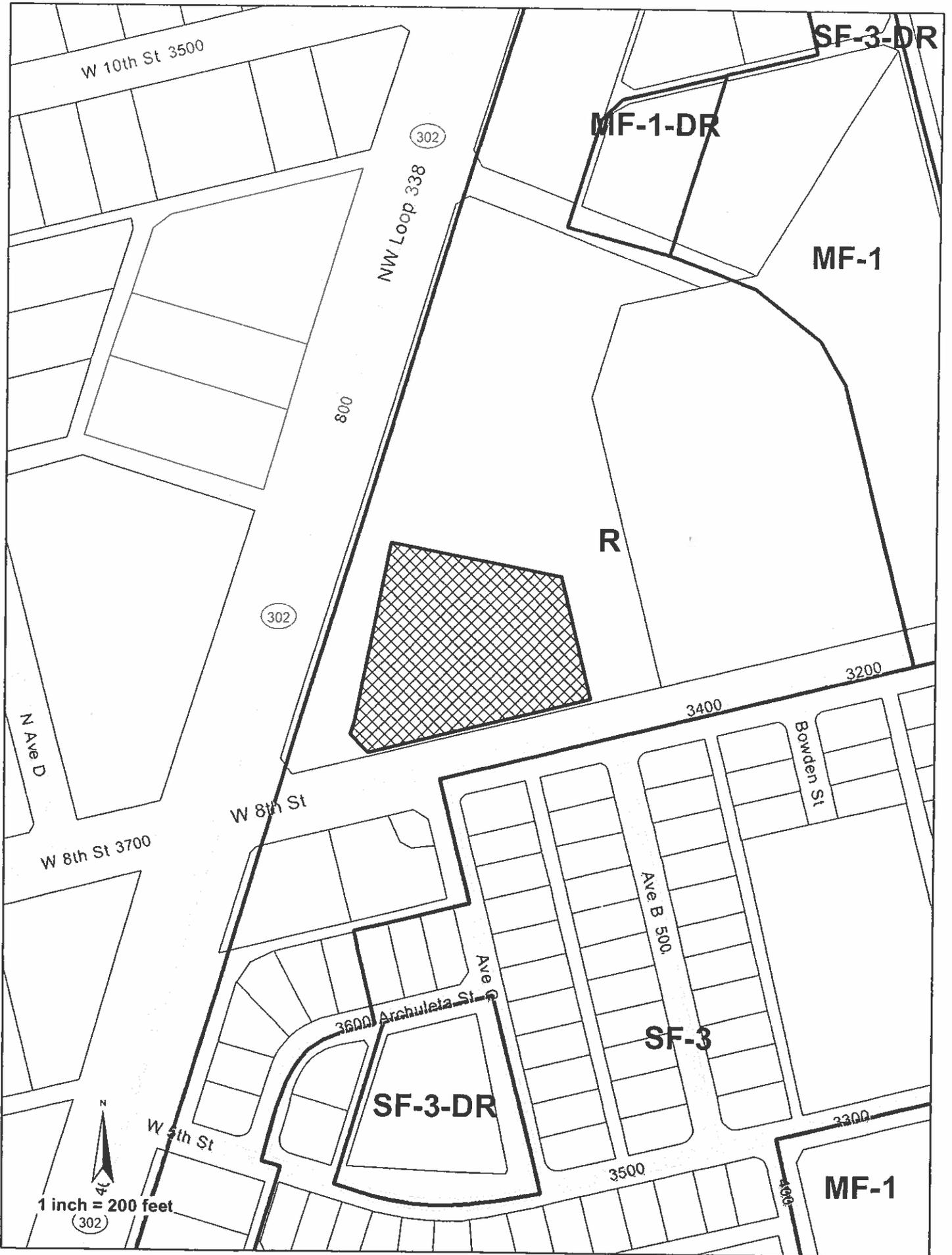
Commission action is requested on the following items:

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

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: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2020-48-SP

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

REQUEST: Site Plan Approval

PROPERTY INVOLVED: Lot 1, Block 1, Cardinal Homes (east of the
intersection of Hwy 191 and Faudree Rd).

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)

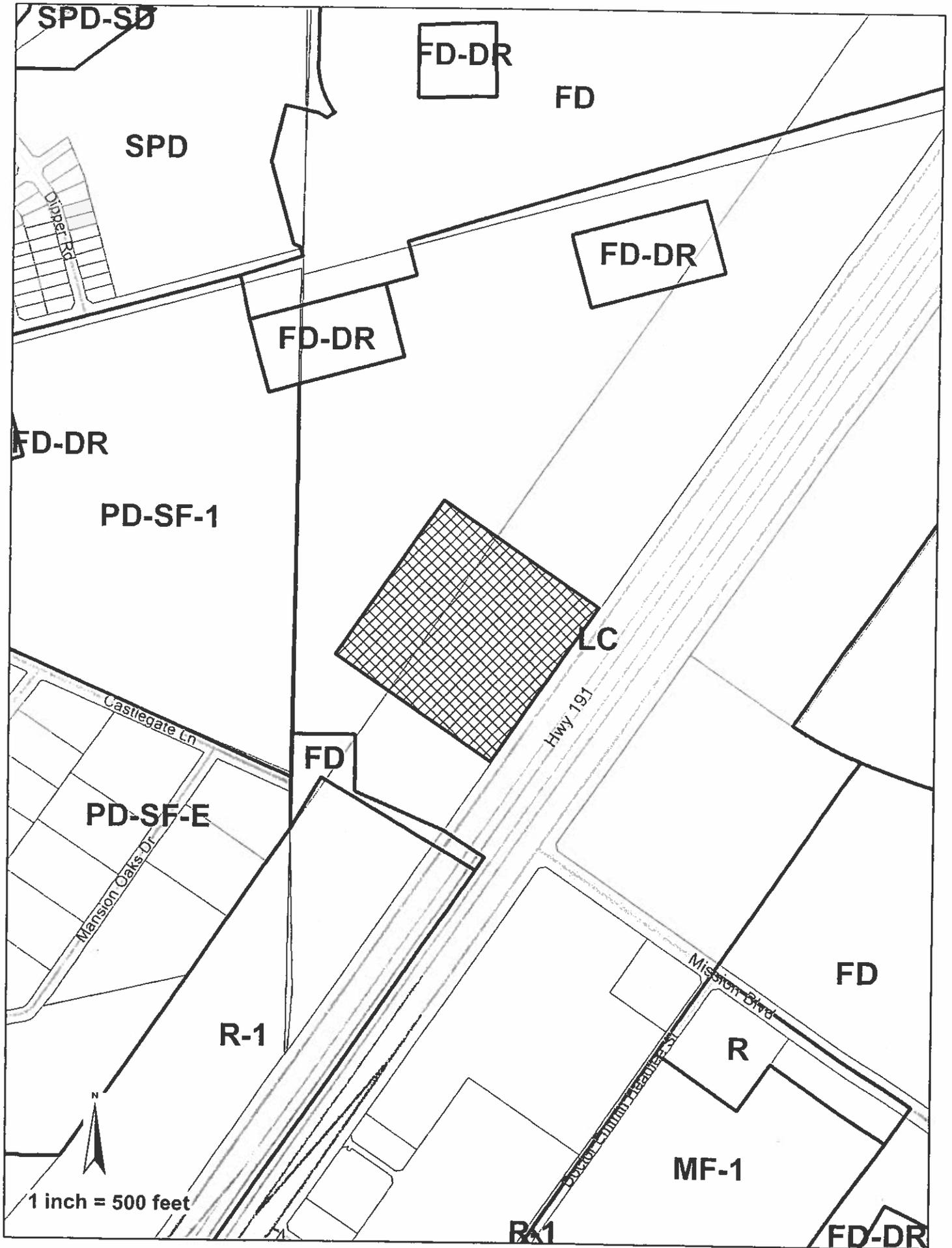
The site plan is ready for Commission approval as noted above.

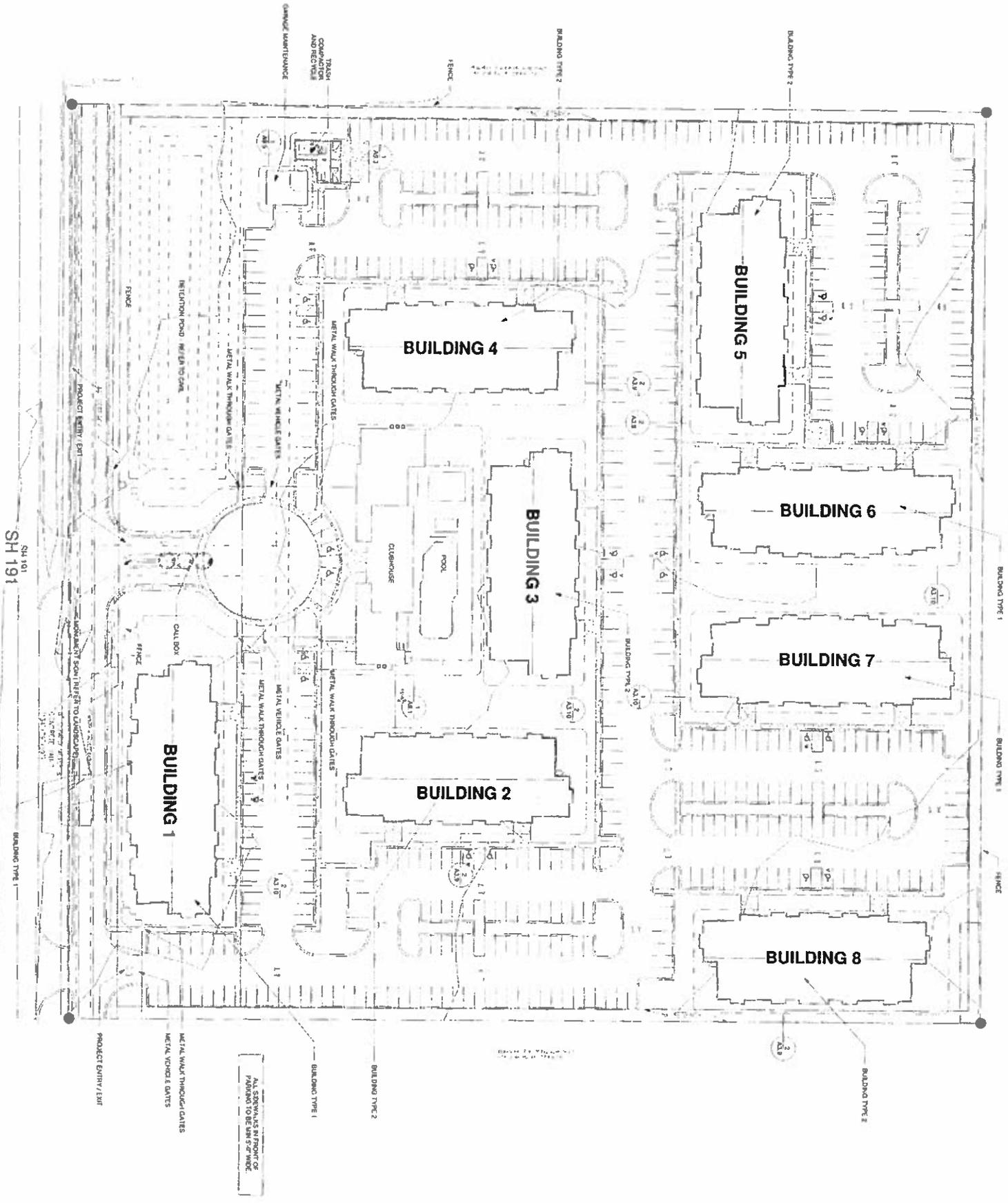
The following agencies submitted no comments or response with regard to this site plan: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, TxDOT, El Paso Natural, Oncor,

Appraisal District, Ector County 911 District, CRMWD, Grande Communications, ConocoPhillips Pipeline Company, and Chevron

Information in order of inclusion:

- Area zoning map
- Copy of proposed site plan





SH 191

ALL SERVICES IN FRONT OF PARKING OR SERVICE DRIVE