

# AGENDA

## PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER  
(meeting held on-line)

AUGUST 20, 2020

1:30 P.M.

1. Approve the minutes of the August 6, 2020 Planning and Zoning Commission meeting
2. CASE FILE NO. 20120-19-SUP  
Open a public hearing to consider approval of the request by Jonathan Ramirez and Roberto Arenivas, owners, for a specific use permit to allow a beauty shop-one chair accessory use in a Single Family-Three (SF-3) zoning district on Lot 5, Block 11, Ridgecrest West (208 Monticello Dr.)
3. CASE FILE NO. 2020-53-P  
Open a public hearing to consider approval of Ari's Village, being a replat of a 1.65 acre tract out of Tract 14, Clyde A. Pool's 2 Acre Tracts (southwest of the intersection of 35<sup>th</sup> St. and Golder Ave.)
4. CASE FILE NO. 2020-55-P  
Consider approval of Road Dedication plat of East 56<sup>th</sup> Street and South Castlegate Lane, being approximately 9.32 acre Tract located in Sections 3 and 4, Blk. 41, T-2-S, T&P Ry Co. Survey, Ector and Midland Counties, Texas (northeast of the intersection of E. 56<sup>th</sup> St. and N. Faudree Rd.)
5. Other business
6. Adjourn

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, 4<sup>th</sup> 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, 5<sup>th</sup> Filing. (on the northeast corner of 42<sup>nd</sup> St. and Wendover Ave.)
4. CASE FILE NO. 2020-52-P(ETJ)  
Open a public hearing to consider approval of Reba Addition 2<sup>nd</sup> Filing, being a replat of the S 50' of Lot 1, Block 1, Reba Addition 1<sup>st</sup> 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. 3<sup>rd</sup> St. and N. FM 1936.)
5. Other business
6. Adjourn

Be it said and remembered that at 1:30 p.m. on the 6<sup>th</sup> day of August, 2020 there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5<sup>th</sup> Floor, 411 w. 8<sup>th</sup> 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  
Gary Sims

MEMBERS ABSENT: Lance Marker  
Jimmy Peacock

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Tim McDaniel, Planner; Maria Prieto, Planning Tech; and Anne Roney, Secretary.

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The minutes of the July 16, 2020 Planning and Zoning Commission meeting were approved, motion for approval being made by Member Coots, seconded by Member Byrd, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-18-Z (approved)

Open a public hearing to consider approval of the request by C5H Investment Group, owners, to rezone Lot 9, Block 22, Harrisdale Addition, 4<sup>th</sup> 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.)

Ms. Prieto gave the following presentation: There were 26 notices mailed to surrounding property owners in this request, with 1 notice returned, 2 written protests and no written approvals. One of the protests indicated they did not know what the proposed use of the property was going to be, however the letter sent out did indicate the property would be used for single family residential development.

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.

Mr. Tercero verified there would be residential development on the property, being told that was correct. 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 rezoning request be approved to Single Family-Three (SF-3). Member Earls seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-51-P (approved with conditions)

Open a public hearing to consider approval of the replat of a 2.81 acre tract out of Lot 1, Block 13, Winwood Addition, 5<sup>th</sup> Filing. (on the northeast corner of 42<sup>nd</sup> St. and Wendover Ave.)

Mr. McDaniel gave the following presentation: The property involved in this request is located on the northeast corner of 42<sup>nd</sup> 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 28<sup>th</sup>, 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 42<sup>nd</sup> 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 42<sup>nd</sup> from both lots, and add a note to the plat: "Access to 42<sup>nd</sup> Street will be limited to the joint access easement as shown on the plat." The existing drive approach on 42<sup>nd</sup> Street will need to be stood up and removed. (Public Works/TxDOT/Permian Basin MPO)

Ms. Coots asked if we knew what was going in on the property. Mr. McDaniel stated one of the proposed lots was for a Raising Cane's. He did not know what the other lot was going to be used for. Mr. Byrd asked about the existing office building, being told the lease for the last tenant recently expired and the building would be demolished.

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 Byrd moved the replat be approved with the following conditions:

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

Members Sims and Coots seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2020-52-P(ETJ) (approved with conditions)

Open a public hearing to consider approval of Reba Addition 2<sup>nd</sup> Filing, being a replat of the S 50' of Lot 1, Block 1, Reba Addition 1<sup>st</sup> 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. 3<sup>rd</sup> St. and N. FM 1936.)

Ms. Prieto gave the following presentation: 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)

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 Sims moved the replat be approved with the following conditions:

1. The remainder of Lot 1 should be included with the replat.
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.

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

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There being no further business to come before the Commission, the meeting was adjourned at 1:41 p.m.

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Anne Roney, Secretary, placed the minutes in the Minute Book on August 6, 2020.

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Steve Tercero, Vice Chairman

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-19-SUP

APPLICANT: Jonathan Ramirez and Roberto Arenivas,  
owners

REQUEST: Specific use permit to allow a one-chair beauty  
shop in a Single Family-Three (SF-3) zoning  
district

PROPERTY INVOLVED: Lot 5, Block 11, Ridgecrest West (208  
Monticello Dr.)

The property involved in this request is located at 208 Monticello Dr. The site is currently zoned Single Family-Three (SF-3) and is occupied by residential use. Land use in the general area consists of single family residential development.

The applicants are Jonathan Ramirez and Roberto Arenivas, owners, and the purpose of the request is to consider approval of a specific use permit to allow a beauty shop-one chair accessory use in a Single Family-Three (SF-3) zoning district.

A site plan has been prepared indicating the location of the existing single family residence (1891 sq. ft.) on the property (9,100 sq. ft.). The proposed shop will have a floor area of approximately 19.4'x20' (388 sq. ft.) and will be located next to the existing residence. No additional structures are proposed for this development. The proposed beauty shop will require two (2) paved parking spaces along with two (2) paved spaces for the residence. The building setbacks and lot coverage (approximately 21%) of the existing and proposed structures meet ordinance requirements.

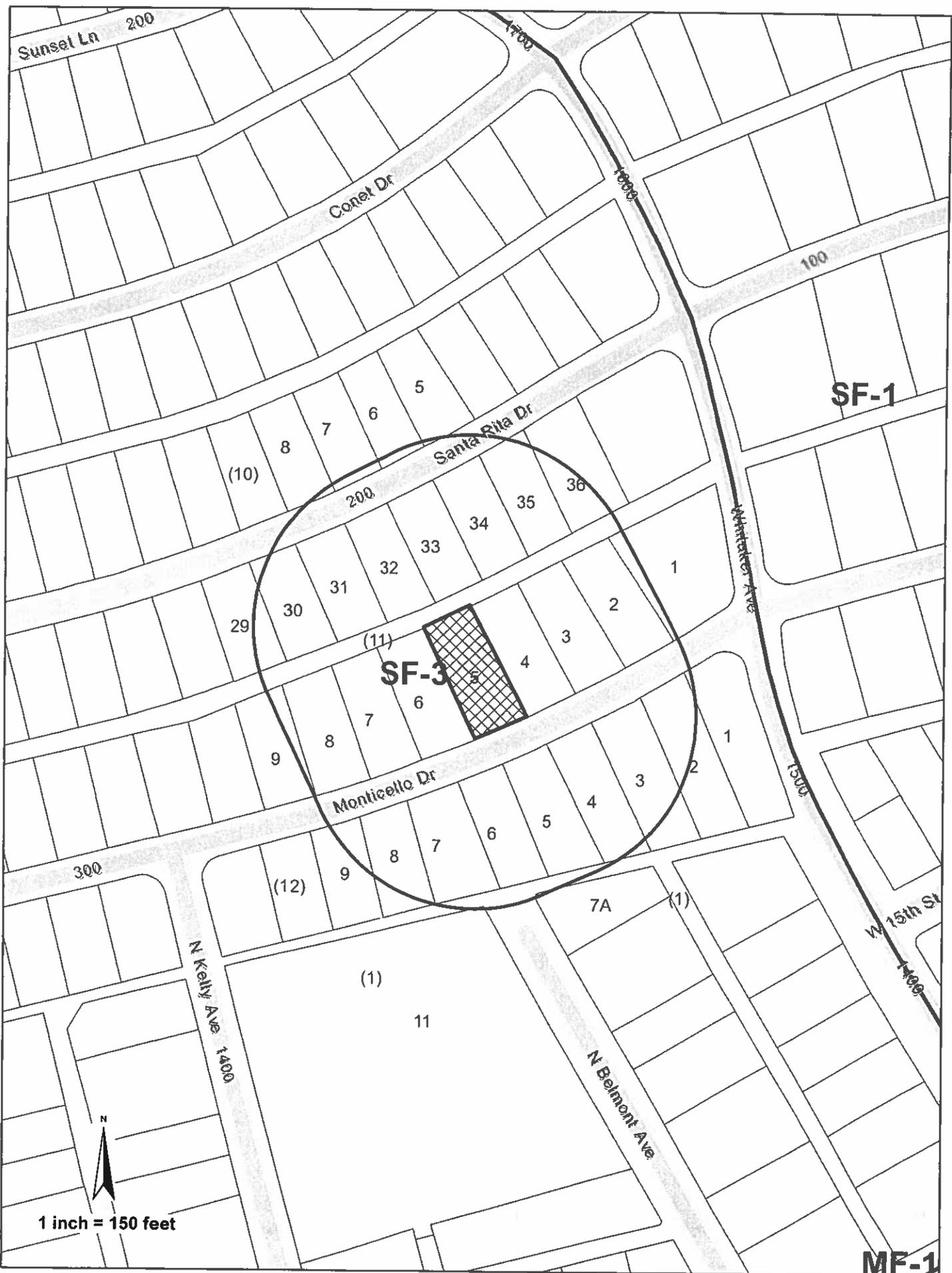
If the Commission chooses to approve this request, the Planning Staff recommends adoption of the following conditions:

1. Salon parking will be provided and is shown on site plan along with residential parking.

2. Lot coverage meets ordinance requirements (with proposed beauty salon).
3. No sign will be allowed on the property.
4. Access to the salon will be limited to the rear entrance of the residence.
5. One operator, being an immediate family member, shall be allowed to work in the shop.
6. Hours of operation limited from 8:00 am to 7:00 pm
7. All applicable building codes need to be met.
9. Review of the permit upon receiving neighborhood complaints. This is a temporary permit and the City Council shall have the right of termination for violation of the terms and conditions of the permit or because of the negative effect of the use on the neighborhood after a public hearing.
10. Adoption of the attached site plan.

Information in order of inclusion:

- Area zoning/notification map
- Copy of proposed site plan



Sunset Ln 200

Conet Dr

Santa Rita Dr

Monticello Dr

N Kelly Ave 1400

N Belmont Ave

W 15th St

SF-1

SF-3

MF-1



1 inch = 150 feet

(10)

200

29

(11)

(12)

(1)

11

7A

(1)

8 7 6 5

8

7

6

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Monticello Ave

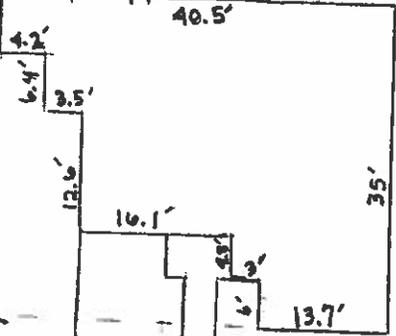
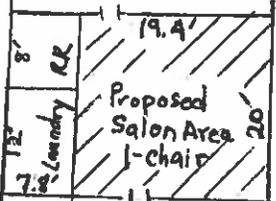
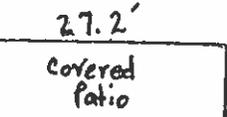
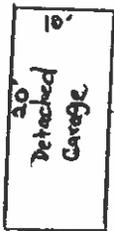
100

1400

60'

138.33'

142.20'



26.9'

Driveway

Walkway

22.5'

25.6'



Monticello Drive

TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2020-53-P

APPLICANT: Diamond Vision Investment Company, LLC,  
owner  
Newton Engineering, consultant

REQUEST: Replat

PROPERTY INVOLVED: Replat of a 1.65 acre tract out of Tract 14,  
Clyde A. Pool's 2 Acre Tracts. (southwest of  
the intersection of 35<sup>th</sup> St. and Golder Ave.)

The property involved in this request is located southwest of the intersection of 35<sup>th</sup> St. and Golder Ave. The site is currently zoned Mobile Home (MH) and is vacant. Land use in the area consists of single-family residential, commercial, and mobile home park development.

The applicant is Diamond Vision Investment Company, LLC., owner, Newton Engineering, consultant, and the purpose of the replat request is to create nine (9) lots for a mobile home park.

Platting comments were sent to the developer on August 11<sup>th</sup>, 2020 for review.

Staff Comments:

- Ownership and original tax certificates needed prior to filing the plat.
- A Blanket Refuse Collection Easement is noted on the plat.
- Access to alley needs to be restricted.
- Administrative site plan will be required prior to development of this property.
- Water and sewer are available for extension. No pro rata is due.

- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Provide cut back at SW corner of Golder Ave. and Carrasco Ave.
- Provide copy of Street Maintenance Agreement concerning adjacent property owners.
- Carrasco Ave. needs to be paved.
- Water, sewer and paving & drainage plans for alley (from discharge point down to 34<sup>th</sup> Street and tie in drainage to 34<sup>th</sup> Street) need to be submitted for review and acceptance. Connect water to the 8" line in Golder, not the 18" (18" is a transmission line).
- 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.

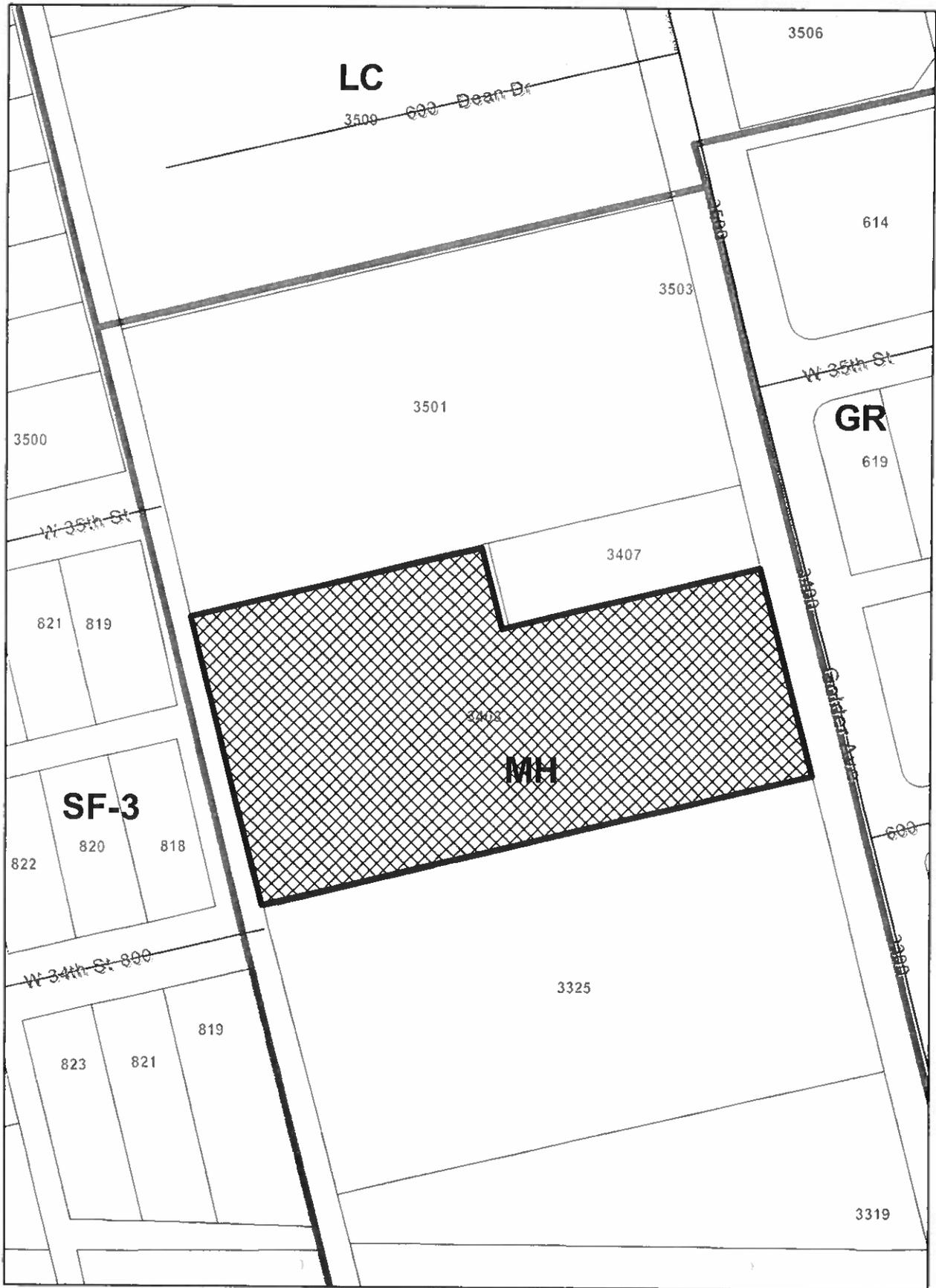
Commission action is requested on the following item:

1. Carrasco Ave. is identical in name to Carrasco Ave. located in Ector County. New name needs to be submitted. (Ector County 911)

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 = 100 feet



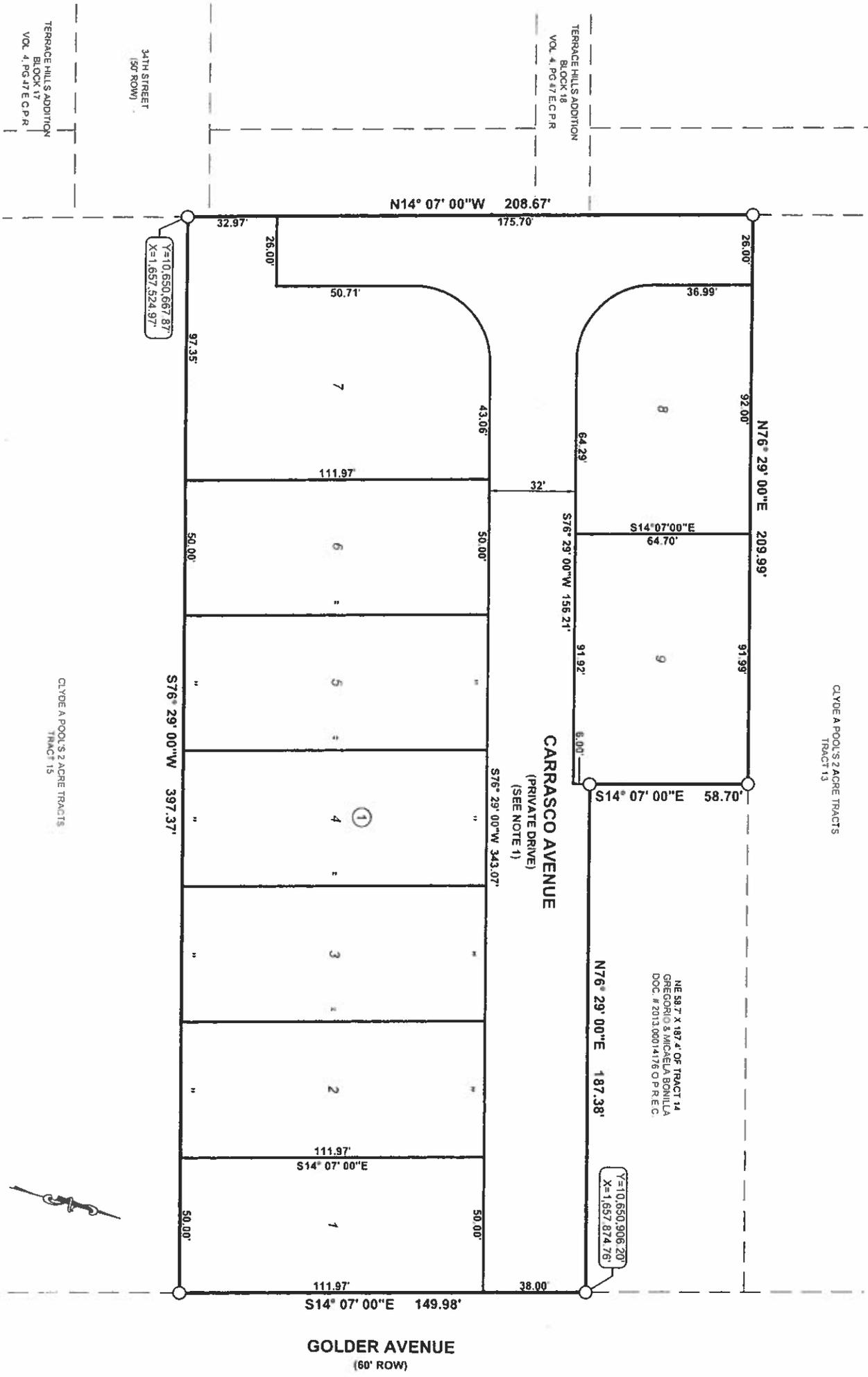
LEGEND

○ 1/2" IRON ROD SET WITH CAP

ARRIS VILLAGE

BEING A REPLAT OF 1.65 ACRES IN TRACT 14, CLYDE A. POOL'S 2 ACRE TRACTS  
LOCATED IN SECTION 16, BLOCK 42, T-2-S, T&P R.R. CO. SURVEY  
ODESSA, ECTOR COUNTY, TEXAS

NOTES:  
1. THE PRIVATE DRIVE SHOWN HEREON ARE DEDICATED AS  
DRAINAGE AND GENERAL UTILITY EASEMENTS.



GOLDER AVENUE  
(60' ROW)

CLYDE A. POOL'S 2 ACRE TRACTS  
TRACT 13

NE 38.7' X 187.4' OR TRACT 14  
GREGORIO & MICHELA BONILLA  
DOC. # 2013.08014176 O.P.R.E.C.

CARRASCO AVENUE  
(PRIVATE DRIVE)  
(SEE NOTE 1)

TERRACE HILLS ADDITION  
BLOCK 18  
VOL. 4, PG. 47 E.C.P.R.

CLYDE A. POOL'S 2 ACRE TRACTS  
TRACT 15



TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-55-P

APPLICANT: Wyly and Fredna Brown Family Limited Partnership LTD, owner,  
LCA, consultant

REQUEST: Final plat of Road Dedication Plat (Arroyo Road)

PROPERTY INVOLVED: Approximately 9.32 acre Tract located in Section 3 and 4, BLK 41, T-2-S, T&P RY Co. Survey, Ector and Midland Counties, Texas (northeast of the intersection of E 56th St and N Faudree Rd.

The property involved in this request is located northeast of the intersection of E 56th St and N Faudree Rd. The site is zoned Retail-One (R-1) and is currently vacant.

The applicant is Wyly and Fredna Brown Family Limited Partnership LTD, owner, and LCA, consultant, and the purpose of the request is to dedicate approximately 9.32 acres of street right of way through a large undeveloped area.

Comments were sent to the consultant for review on August 11, 2020.

Staff Comments:

- Original ownership and tax certificates need to be submitted prior to filing the plat.
- Regional Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- Water, sewer, paving and drainage plans have been submitted for review and acceptance.

- 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. Submit pedestrian access easement on both sides by separate instrument. (Public Works)
2. An Improvements Agreement will be required. (Public Works)
3. The access shown on SH 191 doesn't appear to interfere with the proposed ramp reversal schematics. Post development drainage/runoff should not exceed pre-development conditions. A barrier should be installed along the length of the SH 191 frontage road to prevent unauthorized access. (TxDOT)

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

Information in order of inclusion:

- Area zoning map
- Copy of proposed short form plat

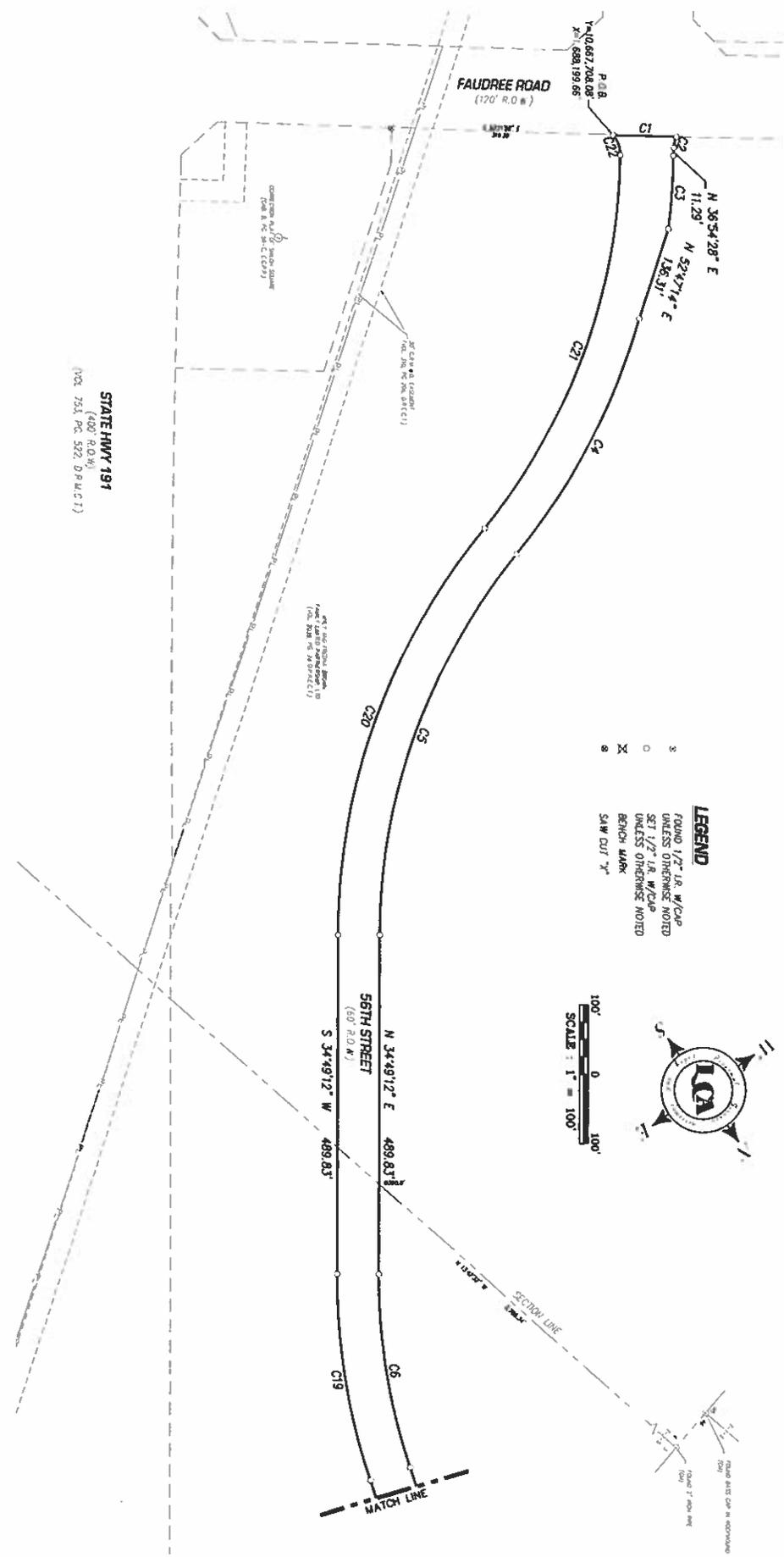


1 inch = 600 feet



# ROAD DEDICATION PLAT OF EAST 56TH STREET AND SOUTH CASTLEGATE LANE

A 9.39-ACRE ROAD DEDICATION LOCATED IN SECTION 8 AND 1,  
BLOCK H, T-2-S TRP BY CO. STREET,  
ECTOR AND MIDLAND COUNTIES, TEXAS



- LEGEND**
- FOUND 1/2" I.R. W/CAP UNLESS OTHERWISE NOTED
  - SET 1/2" I.R. W/CAP UNLESS OTHERWISE NOTED
  - × BENCH MARK
  - ⊙ SAW CUT "x"



100' 0 100'  
SCALE: 1" = 100'

STATE HWY 191  
(100' R.O.W.)  
(DC: 353, PC: 522, D.P. U.C. 1)

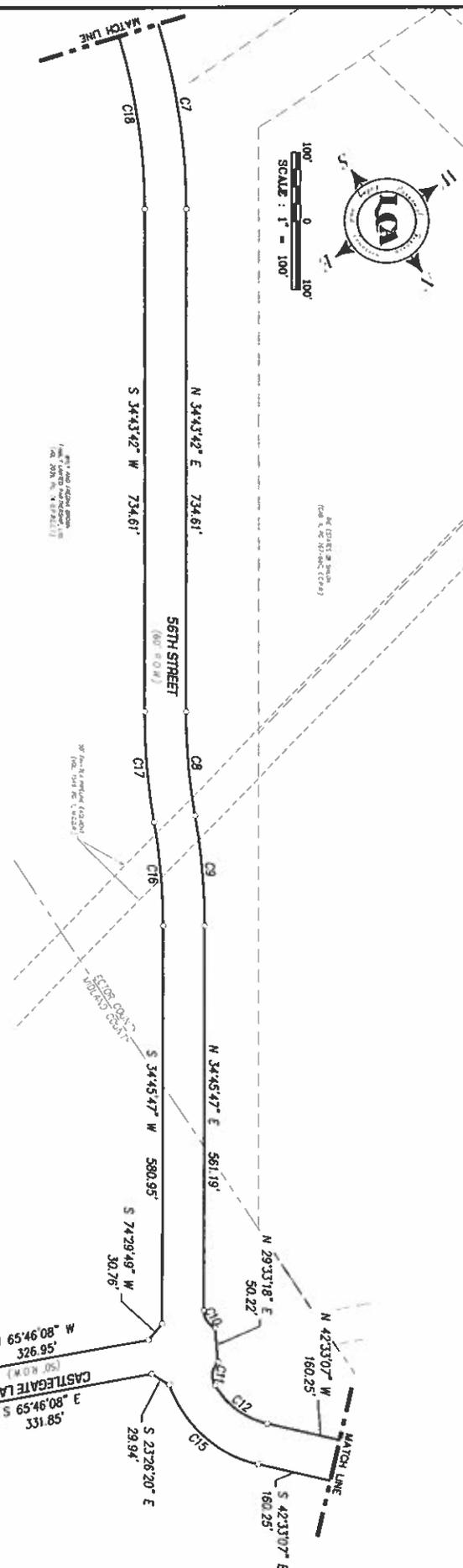
**NOTES:**  
BEARINGS, DISTANCES AND COORDINATES ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, 1983 NAD, CENTRAL ZONE, BASED ON THE CITY OF DALLAS GPS CONTROL MONUMENT 000P (+10,652,407.787' AND X=1,682,243.801') WITH A TRUTH ANGLE OF -01'03.5" AND A CORNER GRD FACTOR OF 0.999870096. THE ELEVATIONS ARE BASED UPON NAVD 88.

**ICA**  
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**PAGE 1 OF 3**

# ROAD DEDICATION PLAT OF EAST 56TH STREET AND SOUTH CASTLEGATE LANE

A 9.892-ACRE ROAD DEDICATION LOCATED IN SECTION 3 AND 1,  
BLOCK II, T-2-S TWP. RY. CO. STREET,  
ECTOR AND MIDLAND COUNTIES, TEXAS



CURVE TABLE

Curve #	DELTA	RADIUS	LENGTH	CO. BEARING	CO. DIST.
C1	0°27'36"	11,327.95'	90.95'	N 53°36'28" W	90.95'
C2	2°31'17"	40.00'	16.30'	N 48°24'06" E	16.19'
C3	6°25'17"	94.17'	105.77'	N 38°43'22" E	105.72'
C4	23°46'33"	930.00'	386.46'	N 62°06'24" E	381.69'
C5	39°11'28"	870.00'	595.09'	N 54°24'36" E	583.56'
C6	18°45'44"	870.00'	284.89'	N 25°26'20" E	283.62'
C7	18°40'14"	930.00'	301.05'	N 23°23'35" E	301.71'
C8	9°56'14"	870.00'	150.89'	N 29°46'38" E	150.70'
C9	9°56'19"	930.00'	161.86'	N 29°46'38" E	161.66'
C10	63°45'37"	28.00'	32.14'	N 01°52'39" E	30.40'
C11	75°29'05"	28.00'	36.89'	N 41°43'00" E	34.28'

CURVE TABLE

Curve #	DELTA	RADIUS	LENGTH	CO. BEARING	CO. DIST.
C12	46°51'35"	120.00'	97.44'	N 19°17'20" W	94.79'
C13	7°15'24"	180.00'	242.71'	N 03°55'25" W	224.74'
C14	7°15'24"	120.00'	161.81'	S 03°55'25" E	149.82'
C15	57°20'23"	180.00'	188.06'	S 13°47'56" E	171.17'
C16	9°56'19"	870.00'	151.42'	S 28°46'38" W	151.23'
C17	9°56'14"	930.00'	161.29'	S 29°46'35" W	161.09'
C18	18°40'14"	870.00'	283.50'	S 25°26'20" W	282.25'
C19	18°45'44"	930.00'	304.54'	S 25°26'20" W	303.18'
C20	39°11'28"	930.00'	636.14'	S 54°24'36" W	623.81'
C21	38°29'30"	870.00'	584.47'	S 54°45'55" W	573.54'
C22	44°51'46"	40.00'	31.32'	S 14°17'31" W	30.53'

**LEGEND**  
 FOUND 1/2" I.R. W/CAP  
 UNLESS OTHERWISE NOTED  
 SET 1/2" I.R. W/CAP  
 UNLESS OTHERWISE NOTED  
 BENCH MARK  
 SAW CUT "X"

