

# AGENDA

## PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER  
(meeting held on-line)

SEPTEMBER 17, 2020

1:30 P.M.

1. CASE FILE NO. 20120-21-SUP  
Open a public hearing to consider approval of the request by Tabitha McElhaney, owner, 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 21, Block 13, Scottsdale West (5 Cody Ct.)
2. CASE FILE NO. 2020-22-Z  
Open a public hearing to consider approval of the request by Tyler Bradley, owner, SW Howell, agent, for original zoning of Light Industrial (LI) on Proposed Lot 1. Block 1, Metal Solutions Addition (southwest of the intersection of Interstate 20 and Crane Ave.)
3. CASE FILE NO. 2020-61-P  
Consider approval of the short form plat of Metal Solutions Addition, being a 9.50 acre tract in Section 40, Block 42, T-2-S, T&P Ry. Co Survey, City of Odessa, Ector County, Texas (southwest of the intersection of Interstate 20 and Crane Ave.)
4. CASE FILE NO. 2020-15-P  
Open a public hearing to consider approval of the replat of 2.33 acres out of Lot 17, Block 26, Henderson Heights, 1<sup>st</sup> Filing. (on the northeast corner of W. 8<sup>th</sup> St. and W. Loop 338)
5. Other business
6. Adjourn

TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2020-21-SUP

APPLICANT: J Tabitha McElhaney, owners

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

PROPERTY INVOLVED: Lot 21, Block 13, Scottsdale West (5 Cody Ct.).

The property involved in this request is located at 5 Cody Ct. 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 applicant is J Tabitha McElhaney, owner, 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 (1,734 sq. ft.) on the property (9,607 sq. ft.). The proposed shop will have a floor area of approximately (450 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 46%) 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:

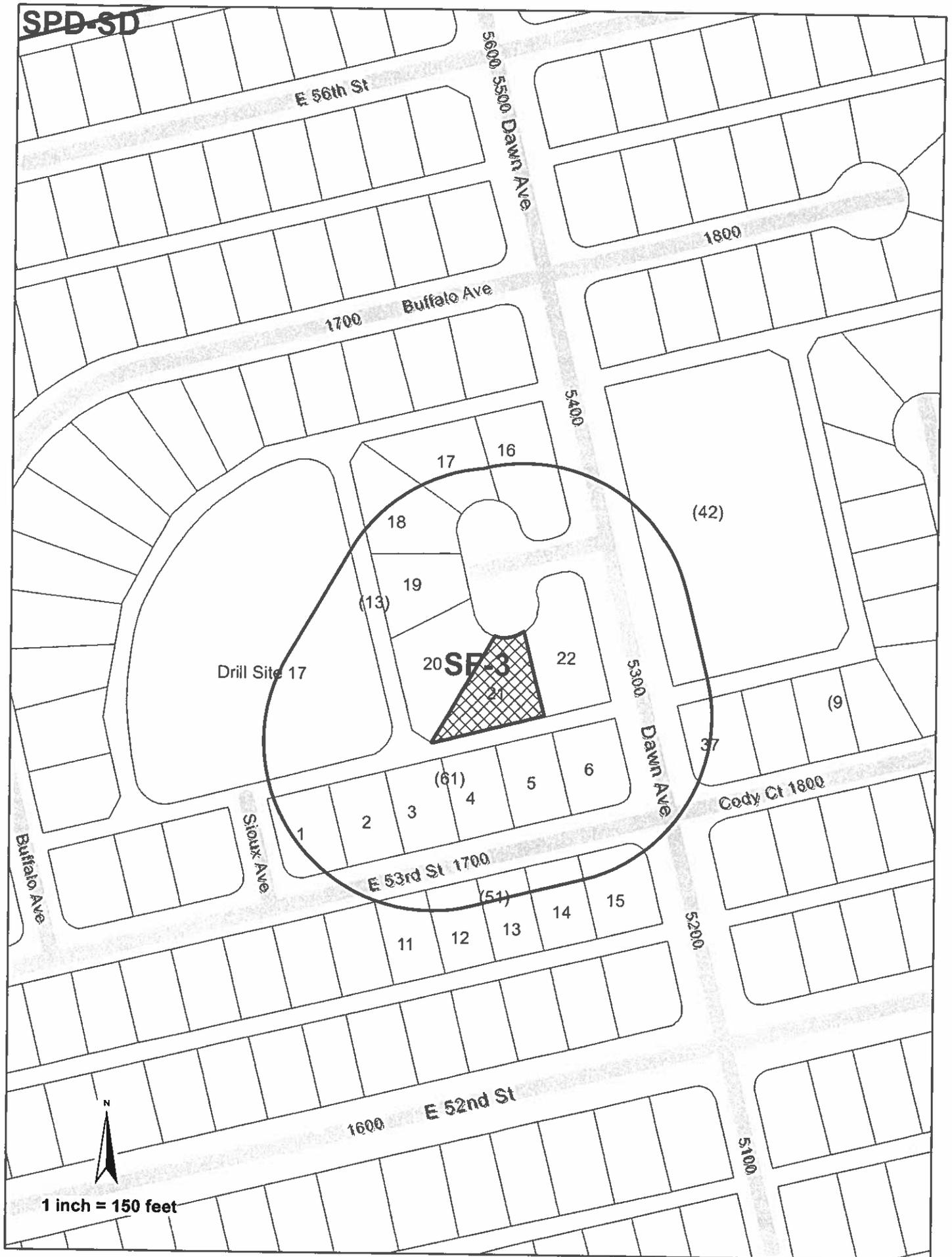
1. Salon parking will be provided and is shown on site plan along with residential parking.
2. Lot coverage meets ordinance requirements (with proposed beauty salon).

3. No sign will be allowed on the property.
4. Access to the salon will be limited to the northwest side of the residence.
5. One operator, being an immediate family member, shall be allowed to work in the shop.
6. Hours of operation limited to 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

SPD-SD





TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2020-22-Z

APPLICANT: Tyler Bradley, owner  
SW Howell, agent

REQUEST: Original zoning of Light Industrial (LI)

PROPERTY INVOLVED: Proposed Lot 1. Block 1, Metal Solutions Addition (southwest of the intersection of Interstate 20 and Crane Ave)

The property involved in this request is located on the southwest of the intersection of Interstate 20 and Crane Ave. The site is currently designated Future Development (FD) and is vacant. Land use in the area consists of industrial development and vacant land.

The applicant is Tyler Bradley, owner, SW Howell, agent, and the purpose of the original zoning request is to establish a zoning district to facilitate industrial development on the site. Land use in the area consists of industrial development and vacant land.

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 request is not out of line with the City of Odessa's Comprehensive Plan or existing zoning districts in the area.

Livability: The proposed use will not have an effect on any nearby residential property and is a good fit for the I-20 corridor.

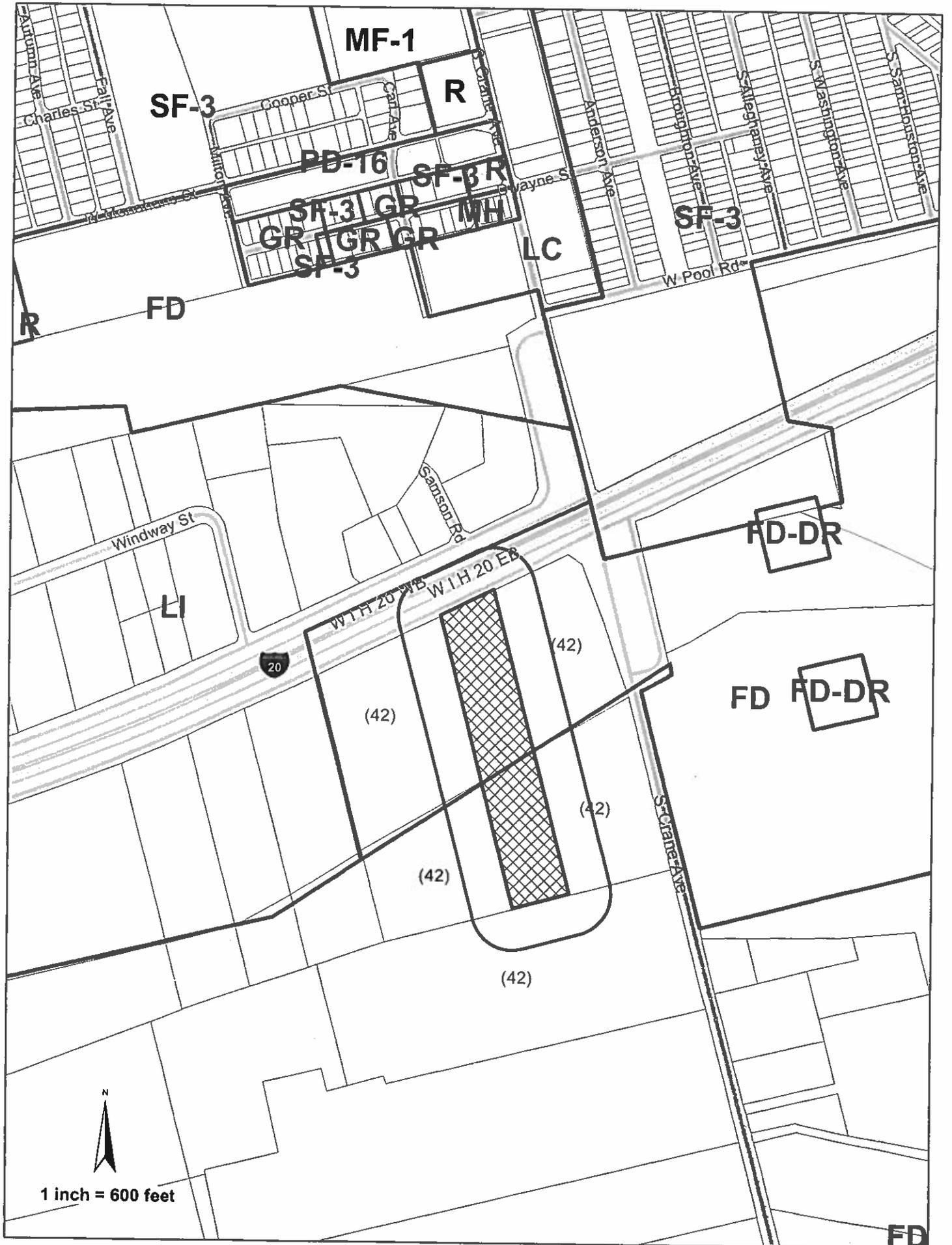
Reasonableness: Future land uses in this area are projected to be comparable in type and intensity of use.

Based on 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 Industrial (LI) zoning district



## LIGHT INDUSTRY

The following uses are allowed in the Light Industry (LI) District:

### PRIMARY RESIDENTIAL USES (14-2-2.1)

Multiple-Family Dwelling (Apartment)  
Boarding or Tourist House  
Mobile or HUD-Manufactured Home Dwelling  
Mobile or HUD-Manufactured Home Park  
RV Park  
Hotel or Motel  
Workforce Housing (by Specific Use Permit)

### 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  
Stable, Private  
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 Energy Generating Plant  
Electrical Substation (High Voltage Bulk Power)  
Electrical Transmission Line (High Voltage)  
Fire Station or Similar Public Safety Building  
Gas Line and/or Regulating Station  
Library, Public  
Local Utility Line  
Municipal Office Building or City Hall  
Public Building, Shop or Yard of Local, State or Federal Agency  
Wireless Communications Systems  
Radio or Television Transmitting Station  
Sewage Pumping Station  
Sewage Treatment Plant (by Specific Use Permit)  
Storm Water Retention Basin or Pumping Station

(Light Industry -- Cont.)

Page 2

(Utility and Service Uses -- Cont.)

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

Fire Arms Range (by Specific Use Permit)

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)

Zoo (Private)

#### 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

Detention Halfway House (by Specific Use Permit)

(Light Industry -- Cont.)  
Page 3

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

Fairgrounds or Exhibition Area  
Fraternal Club or Lodge  
Hospital, Acute Care  
Institution or Center for Alcoholic, Narcotic or Psychiatric Patients  
Institution or Religious, Charitable or Philanthropic Nature  
Institutional Out-Patient Medical Clinic  
Jail or Prison Facility (by Specific Use Permit)  
Kindergarten or Nursery School  
School, Business  
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  
Auto Parts and Accessory Sales (Indoor)  
Auto Storage or Auto Auction  
Bicycle Sales and Service  
Boat Sales or Display  
Gasoline Sales  
Gasoline or Motor Fuel Service Station  
Heliport  
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 Uses)  
Parking Lot or Structure Non-Commercial  
Parking Lot, Trucks and Trailers  
Railroad Freight Terminal  
Railroad Passenger Station  
Railroad Team Track  
Railroad Track or Right-of-Way  
Railroad Yard or Roundhouse  
Repair Garage  
Tire Retreading or Capping  
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)  
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  
Travel Bureau or Travel Consultant

Veterinarian Hospital (Indoor Animal Pens)  
Veterinarian Hospital (Outdoor Animal Pens)  
Veterinarian Office Only (No Animal Pens)

**SIGN AND IDENTIFICATION USES (14-2-2.8)**  
(see Section 14-10-1)

Advertising Sign (Billboard or Bulletin)  
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  
Contractor Storage or Equipment Yard  
Heavy Machinery Sales, Storage or Repair  
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  
Oil Field Equipment Rental and Storage Yard  
Open Storage of Furniture, Appliances or Equipment  
Paint Shop  
Plumbing Shop  
Pipe or Oil Field Equipment Repair Yard  
Sales Space Contracting (by Specific Use Permit)  
Storage Warehouse  
Trailer or Mobile Home Sales or Rental  
Welding or Machine Shop  
Wholesale Storage and Sales

## AGRICULTURAL TYPE USES (14-2-2.10)

Animal Pound (Public or Private)  
Farm, Garden or Orchard  
Greenhouse or Nursery (Commercial)  
Hatchery, Poultry  
Kennel  
Livestock Auction

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

Caliche Pit and Caliche Storage (by Specific Use Permit)  
Mining and Storage of Mining Waste (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  
Sand or Gravel Extraction or Storage  
Top Soil, Earth, Clay or Stone Extraction or Storage

## SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

Asphalt or Concrete Batching Plant (Permanent)  
Asphalt or Concrete Batching Plant (Temporary)  
Cement or Hydrated Lime Plant (by Specific Use Permit)  
Open Salvage Yard for Vehicles, Machinery or Materials (by Specific Use Permit)  
Slaughter House or Meat Packing Plant (by Specific Use Permit)  
Solid Waste Dump or Sanitary Land Fill (by Specific Use Permit)

## GENERAL MANUFACTURING AND INDUSTRIAL USES (14-2-2.13)

Light Manufacturing or Industrial Uses as Defined by Section 14-4-1 Thru 14-4-2

TO: PLANNING AND ZONING COMMISSION  
FROM: LORRINE QUIMIRO, PLANNING MANAGER  
SUBJECT: CASE FILE NO. 2020-61-P

APPLICANT: Tyler Bradley, owner  
SW Howell, consultant

REQUEST: Short form plat

PROPERTY INVOLVED: Metal Solutions Addition, being a 9.50 acre tract in Section 40, Block 42, T-2-S, T&P Ry. Co Survey, City of Odessa, Ector County, Texas (southwest of the intersection of Interstate 20 and Crane Ave.)

The property involved in this request is located southwest of the intersection of Interstate 20 and Crane Ave. The site is currently designated Future Development (FD) with a pending application for Light Industrial (LI) zoning for the portion within the City limits. The portion of the tract outside of the City limits has no zoning designation and is located in the City of Odessa ETJ. The property is currently vacant. Land use in the area consists of industrial development and vacant land.

The applicant is Tyler Bradley, owner, SW Howell, consultant, and the purpose of the replat request is to create a new lot for industrial development and ownership purposes.

Platting comments were sent to the developer on September 8th, 2020 for review.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- A Blanket Refuse Collection Easement is required and is noted on the plat.
- Water and sewer are available. No pro rata is due.

- Drainage report has been submitted. No additional run-off to TxDOT ROW. Retention is required.
- This tract is in a special flood hazard area.
- Submit plans for curb and gutter construction on I-20 frontage road.
- 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.
- Make sure that the plat meets TxDOT standards for driveway spacing on the frontage road.

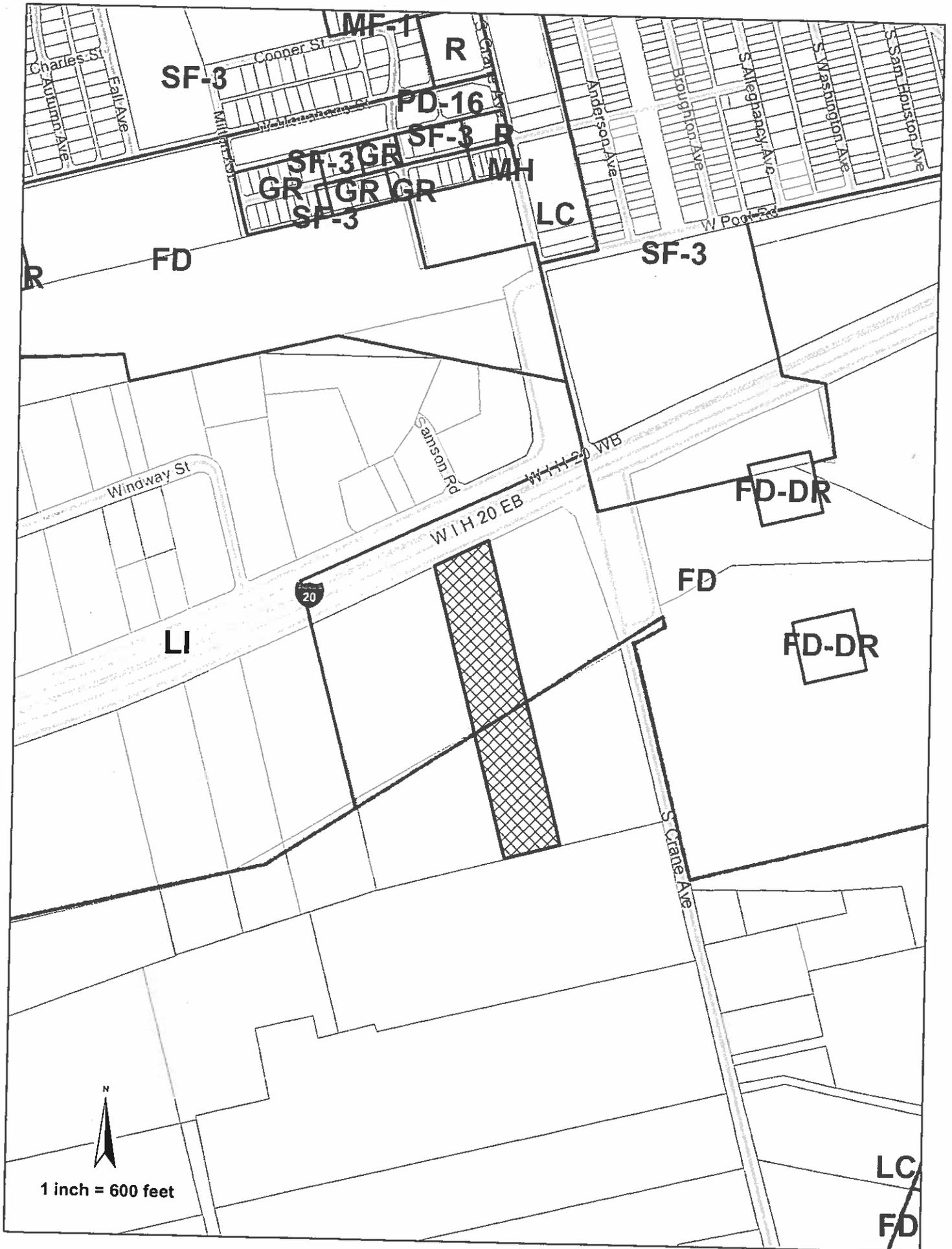
Commission action is requested on the following items:

1. Add a shared access easement on the plat. (Public Works/Planning/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

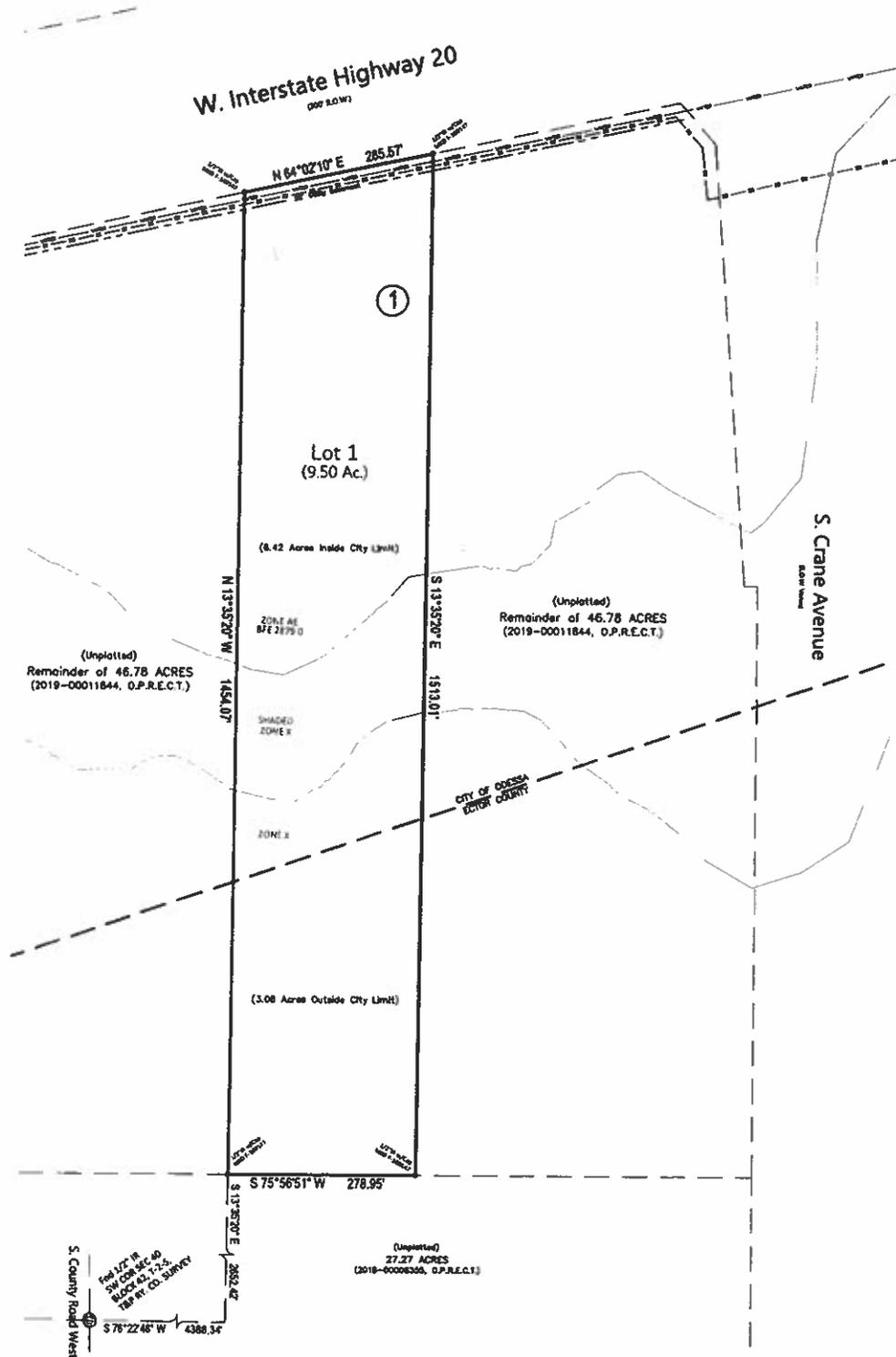
Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



# METAL SOLUTIONS ADDITION

AN ADDITION TO THE CITY OF ODESSA  
 9.50 ACRES IN SECTION 40, BLOCK 42, T-2-S, T&P RY. CO. SURVEY,  
 ECTOR COUNTY, TEXAS



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, 1<sup>st</sup> Filing. (on the northeast corner of W. 8<sup>th</sup> St. and W. Loop 338)

The property involved in this request is located on the northeast corner of W. 8<sup>th</sup> 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.

Platting comments were sent to the developer on September 8th, 2020 for review.

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 8<sup>th</sup> St. ROW, 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 8<sup>th</sup> St. as noted on plat.
- No access is allowed to Loop 338 as noted on plat.
- Access to this site should be from 8<sup>th</sup> St. only. Insufficient 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. Shared access with remainder of Lot 17 should be discussed.

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



1 inch = 200 feet



