

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER
(meeting held on-line)

NOVEMBER 5, 2020

1:30 P.M.

1. Approve the minutes of the October 1, 2020 Planning and Zoning Commission meeting
2. CASE FILE NO. 2020-23-Z
Open a public hearing to consider approval of the request by Lament 325, Inc, owner, Newton Engineering, agent, for original zoning of Special Dwelling District (SPD) in Sections 10 & 15, Block 42, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (southeast of the intersection of Mission Blvd. and Santa Isabella St.)
3. CASE FILE NO. 2020-66-P
Open a public hearing to consider approval of La Estancia Estates, 2nd Filing, being a replat of Lots 7 & 8, Block 1, La Estancia Estates, and a portion of a 21.965 acre tract and a portion of a 97.838 acre tract located in Sections 10 & 15, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (southeast of the intersection of Mission Blvd. and Santa Isabella St.)
4. CASE FILE NO. 2020-24-Z
Open a public hearing to consider approval of the request by Alfonso Leal, owner, to rezone Galindo Estates Addition 1st Filing, Block 2, Lots 37-43 from Single Family-Four District (SF-4) to Special Dwelling District (SPD) approximately 1.161 acres, Odessa, Ector County, Texas (southwest of the intersection of Martines Pl. and S. Crane Ave.)

5. CASE FILE NO. 2020-69-P (ETJ)
Open a public hearing to consider approval of the replat of Vicloumar, 2nd Filing, being a 2.722 acre tract of land including Lots 1 & 2 (Less the East 20 feet), Lots 3, 4, & East 60 Feet of Lot 5, and including 3,800 Square Feet of an abandoned alley, all in Block 1, Vicloumar Subdivision and the North 96 Feet of (Less the East 20 Feet), Tract 17 Lake View Addition, Ector County, Texas (west of the intersection of US Hwy. 385 and W. 67th St.)
6. CASE FILE NO. 2020-70-P (ETJ)
Open a public hearing to consider approval of the replat of a 0.94 acre tract being the West 128 feet of Lot 11, Block 1, Westover Acres, Ector County, Texas (east of the intersection of N. Alturas Ave. and W. 26th St.)
7. CASE FILE NO. 2020-71-P (ETJ)
Consider approval of the preliminary plat of Westgate Acres Subdivision, 6th Filing, being a 23.04 acre tract out of Section 13, Block 43, T-2-S, T&P Ry Co Survey, Ector County, Texas (northeast of the intersection of W. University Blvd. and N. Westgate Ave.)
8. CASE FILE NO. 2020-72-P (ETJ)
Consider approval of the preliminary plat of La Mirage Subdivision, being a 99.12 acre tract out of Section 45, Block 42, T-2-S, and Section 4, Block 42, T-3-S, T&P Ry Co Survey, Ector County, Texas (southeast of the intersection of Crane Ave. and S. US Hwy 385.)
9. CASE FILE NO. 2020-74-SP
Consider approval of the request of Cove in Odessa Development LLC, owner, LCA, consultant, for a site plan approval to permit an apartment project (approx. 200 units) in Lot 1, Block 12, Brownstone Addition, 13th Filing (east of the intersection of Brownstone Rd. and San Antonio St.)
10. Other business
11. Adjourn

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER
(meeting held on-line)

OCTOBER 1, 2020

1:30 P.M.

1. Approve the minutes of the following Planning and Zoning Commission meetings:
 - a. September 3, 2020
 - b. September 17, 2020
2. CASE FILE NO. 2020-62-P
Consider approval of the short form plat of Evans Addition, 3rd Filing, being a 5.85 acre tract in Section 39, Block 42, T-1-S, T&P Ry. Co Survey, City of Odessa, Ector County, Texas (northwest of the intersection of Evans Blvd. and 87th St.)
3. CASE FILE NO. 2020-63-P (ETJ)
Open a public hearing to consider approval of the replat of Lots 11-18, Block 2, Gossett Subdivision and Lot 11, Block 1, Greenfield Acres, Ector County, Texas (southwest of the intersection of Steven Rd. and Gossett Ave.)
4. CASE FILE NO. 2020-64-P(ETJ)
Consider approval of the preliminary plat of Fiesta Acres, 1st Filing, being a 35.77 acre tract in Section 16, Block 42, T-3-S, T&P Ry Co Survey, Ector County, Texas(northeast of the intersection of JP Teal Dr. and U.S. Hwy. 385)
5. Other business
6. Adjourn

Be it said and remembered that at 1:30 p.m. on the 1st day of October, 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, Vice Chairman
Lennerd Byrd
Connie Coots
Jimmy Peacock

MEMBERS ABSENT: Renee Earls
Lance Marker
Steve Tercero

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

The minutes of the September 3, 2020 and September 17, 2020 Planning and Zoning Commission meetings were approved, motion for approval being made by Member Peacock, seconded by Member Byrd, with the vote being a unanimous "aye".

CASE FILE NO. 2020-62-P (approved with conditions)

Consider approval of the short form plat of Evans Addition, 3rd Filing, being a 5.85 acre tract in Section 39, Block 42, T-1-S, T&P Ry. Co Survey, City of Odessa, Ector County, Texas (northwest of the intersection of Evans Blvd. and 87th St.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northwest of the intersection of Evans Blvd. and 87th St. The site is currently designated Retail (R) and is vacant. Land use in the area consists of commercial, retail, and single-family residential development as well as vacant land.

The applicants are Joel Hernandez and Eli Hernandez, owners, LCA, consultant, and the purpose of the short form plat request is to create three (3) new lots for ownership purposes.

Platting comments were sent to the developer on September 22, 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.
- Site plan approval will be needed for the proposed shopping center.
- Water and sewer are available extension.
- Drainage report has been submitted. This tract is not in a special flood hazard.
- On-site water and sewer should be private. An easement is not needed for private water and sewer.
- An Improvements Agreement is required.
- Excavation is required per drainage report. Submit Excavation plan.

- The water & sewer taps in the alley to the north that are not to be used should be abandoned in place. Submit plan for abandonment. (Public Works)
- 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. \$112,289.45 street pro-rata for 850' of 87th Street frontage is due prior to filing the plat. (Public Works)

Mr. John Landgraf, applicant's representative, stated he was available to answer any questions. Mr. Peacock asked who gets the pro-rata. Mr. Landgraf stated the City of Odessa does. The City put in the street and this is their reimbursement.

Member Coots moved the short form plat be approved with the following condition:

1. \$112,289.45 street pro-rata for 850' of 87th Street frontage is due prior to filing the plat.

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

CASE FILE NO. 2020-63-P (ETJ) (approved with conditions)

Open a public hearing to consider approval of the replat of Lots 11-18, Block 2, Gossett Subdivision and Lot 11, Block 1, Greenfield Acres, Ector County, Texas (southwest of the intersection of Steven Rd. and Gossett Ave.)

Ms. Prieto gave the following presentation: The property involved in this replat request is southwest of the intersection of Steven Rd. and Gossett Ave. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. Land use in the area consists of industrial development to the north and residential development to the south.

The applicant is Nu Gen, LLC, Owner, and SW Howell, Consultant and the purpose of the replat is to create one (1) lot for commercial development purposes.

Comments were sent to the consultant for review on September 22, 2020.

Staff Comments:

- 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 in a special flood hazard area. Development shall be in compliance with Ector County Floodplain regulations.
- A 10' utility easement is missing. Status of the easement needs to be clarified (abandoned, etc.)
- An Improvements Agreement will not be required.

Commission action is requested on the following items:

1. Dedicate a 20' cutback at the SW corner of Stevens Road and Gossett Avenue. (Public Works)

There being questions for City Staff, Chairman Sims opened the public hearing. With no one coming forward to speak for or against the request, Chairman Sims closed the public hearing.

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

1. Dedicate a 20' cutback at the SW corner of Stevens Road and Gossett Avenue.

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

CASE FILE NO. 2020-64-P(ETJ) (approved)

Consider approval of the preliminary plat of Fiesta Acres, 1st Filing, being a 35.77 acre tract in Section 16, Block 42, T-3-S, T&P Ry Co Survey, Ector County, Texas(northeast of the intersection of JP Teal Dr. and U.S. Hwy. 385)

Mr. McDaniel gave the following presentation: The property involved in this request is located northeast of the intersection of JP Teal Dr. and U.S. Hwy. 385. The site is outside of the City limits, has no zoning designation, and is in the City of Odessa ETJ. Land use in the area consists of oilfield development as well as vacant land.

The applicant is West TX DMG Properties, LLC, owner, SW Howell, consultant, and the purpose of the request is to create approximately 32 lots for residential development and ownership purposes.

Platting comments were sent to developers on September 22, 2020 for review.

Staff Comments:

- Documentation related to the abandonment of the cul-de-sac in proposed Lot 1, Block 3 needs to be provided.
- Outer limit of plat needs to include abandoned ROW in cul-de-sac. New metes and bounds will need to be submitted with the changes requested.
- A lot number needs to be assigned to the detention basin located in block 3.
- Original tax certificates needed prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.
- Water and sewer are not available.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- A masterplan of the area needs to be submitted for future street extensions.
- Submit paving plans to County standards for J.P. Teal (to U.S. 385), Jiro Ave., & Celeste Ave.
- Submit easements for temporary turn-arounds by separate instrument.
- Submit approval from Oncor to place a street in their easement.
- Assign a lot number to the detention basin.
- The 30' drainage easement needs to be included in a detention basin lot.
- Label the cutback at the NW/c of J. P. Teal Dr. and Bull Run
- Even though this location does not border a state highway, drainage/runoff effects should be evaluated based on ultimate development plans. There is a culvert crossing US 385 just north of JP Teal Dr that appears to drain from West to East. Development of this area should not impede or impact existing drainage patterns

The preliminary plat is ready for approval as noted above.

There being no questions or comments, Member Coots moved the preliminary plat be approved as presented. Member Peacock 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 1:38 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on October 1, 2020.

Gary Sims, Chairman

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-23-Z

APPLICANT: Lament 325, Inc, owners
Newton Engineering, agent

REQUEST: Original zoning of Special Dwelling District (SPD)

PROPERTY INVOLVED: A 3.3 acre tract in Section 10 & 15, Block 42, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (southeast of the intersection of Mission Blvd. and Santa Isabella St.)

The property involved in this request is located southeast of the intersection of Mission Blvd. and Santa Isabella St. The site is currently designated Future Development (FD) and is vacant. Land use in the area consists of single-family residential development, a golf course, and vacant land.

The applicant is Lament 325, Inc., owner, Newton Engineering, agent, and the purpose of the original zoning request is to establish a zoning district to facilitate single-family residential development on the site.

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.

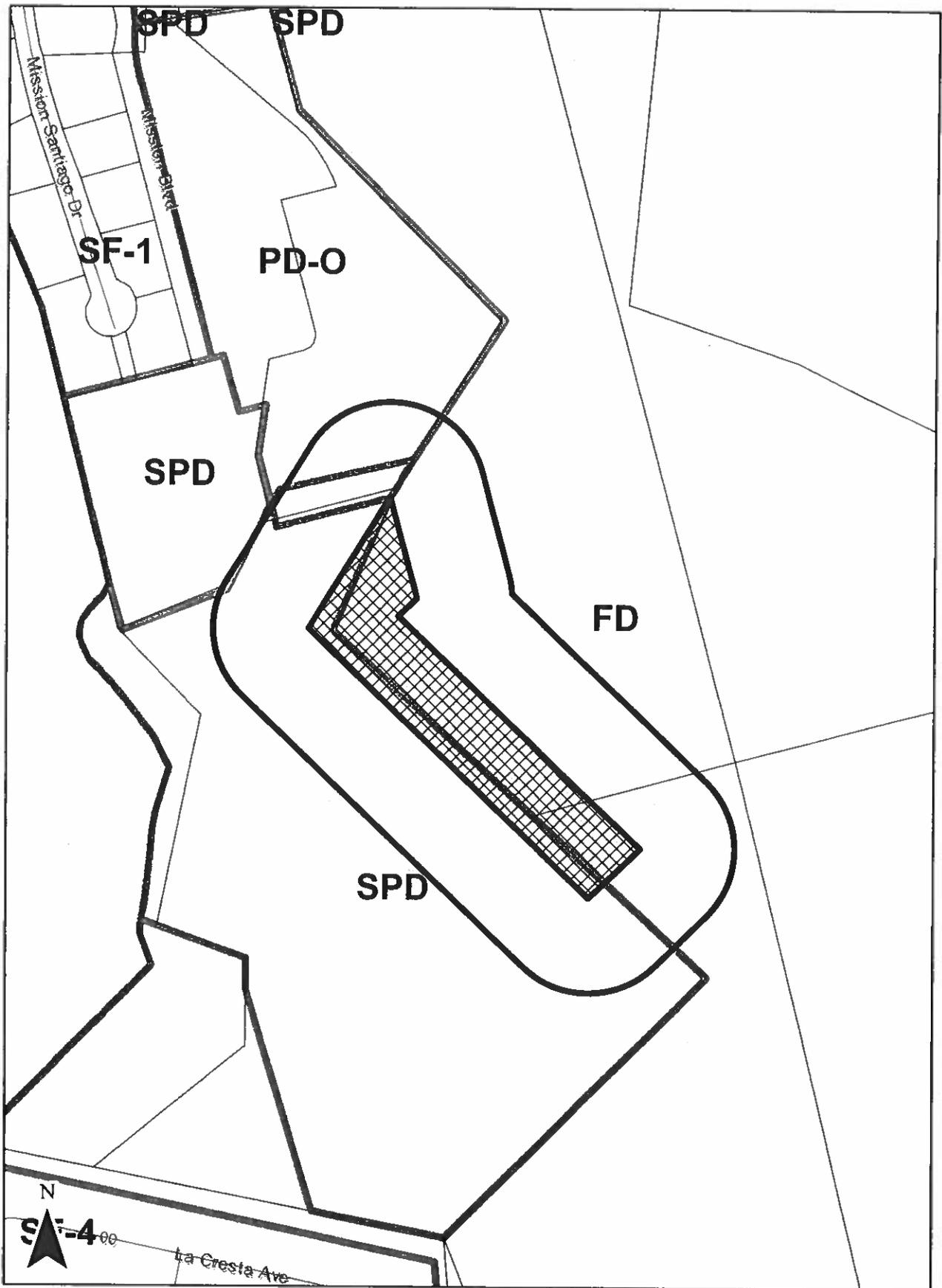
Reasonableness: The proposed zoning request is consistent with surrounding zoning districts and is appropriate for the desired use.

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 Special Dwelling District (SPD)



1 inch = 300 feet

SPECIAL DWELLING

The following uses are allowed in the Special Dwelling (SPD) District:

PRIMARY RESIDENTIAL USES (14-2-2.1)

Single Family Dwelling Detached
Single Family Dwelling Attached
Two-Family Dwelling (Duplex)
Residence Home for the Elderly (by Specific Use Permit)
Housing, Special Arrangement and Types

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)

(Special Dwelling -- Cont.)

Page 2

(Recreational and Entertainment Uses -- Cont.)

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 (714-2-2.5)

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

Home for Senior Citizens or Nursing Home (by Specific Use Permit)

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)

Apartment or Housing Project Identification Sign

Apartment or Housing Project Informational Sign

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

(Special Dwelling -- Cont.)
Page 3

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. 2020-66-P

APPLICANT: Lament 325, Inc., owner
Newton Engineering, consultant

REQUEST: Replat

PROPERTY INVOLVED: La Estancia Estates, 2nd Filing, being a replat of Lots 7 & 8, Block 1, La Estancia Estates, and a portion of a 21.965 acre tract and a portion of a 97.838 acre tract located in Sections 10 & 15, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (southeast of the intersection of Mission Blvd. and Santa Isabella St.)

The property involved in this request is located southeast of the intersection of Mission Blvd. and Santa Isabella St. The site is currently designated Future Development (FD) with a pending application of Special Dwelling District (SPD) on a 3.33 acre tract. On the remainder of the tract, the site is zoned Special Dwelling District (SPD) and is vacant.

The applicant is Lament 325, Inc, owner, Newton Engineering, consultant, and the purpose of this replat is to create five (5) lots for single-family residential development and ownership purposes.

Platting comments were sent to the developer on October 27th, 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.

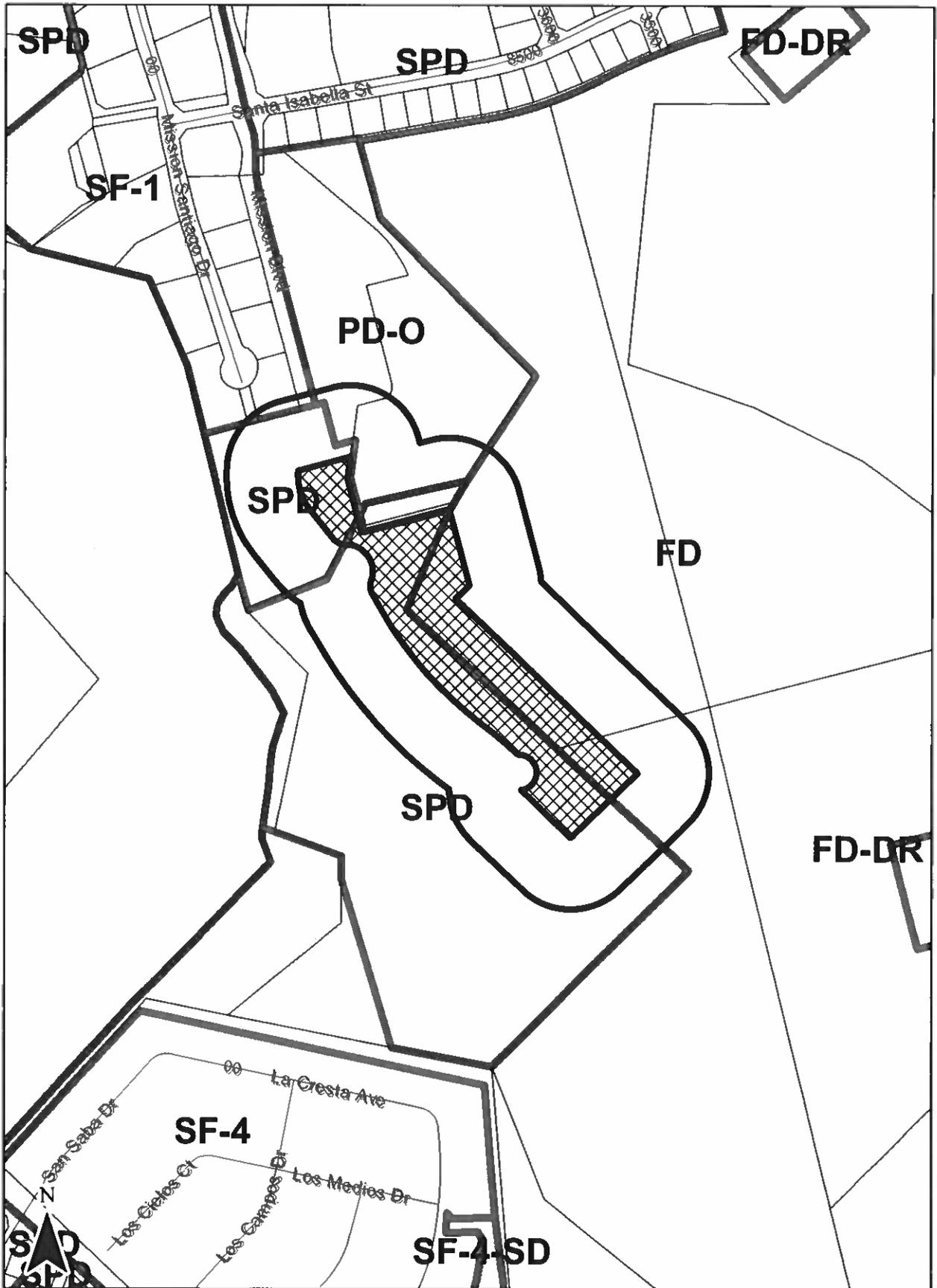
- An amended site plan for La Estancia will need to be submitted to add this acreage.
- Water and sewer plans have been submitted. A revision is needed for extensions to the east.
- Paving plans have been submitted. A revision is needed for additional detention requirements.
- Drainage report is acceptable.
- There are two Lot 11s shown.
- This tract is not within an identified special flood hazard area.
- A Blanket Refuse Collection Easement Agreement will not 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.

Based on the preceding analysis, staff recommends approval of this request.

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:

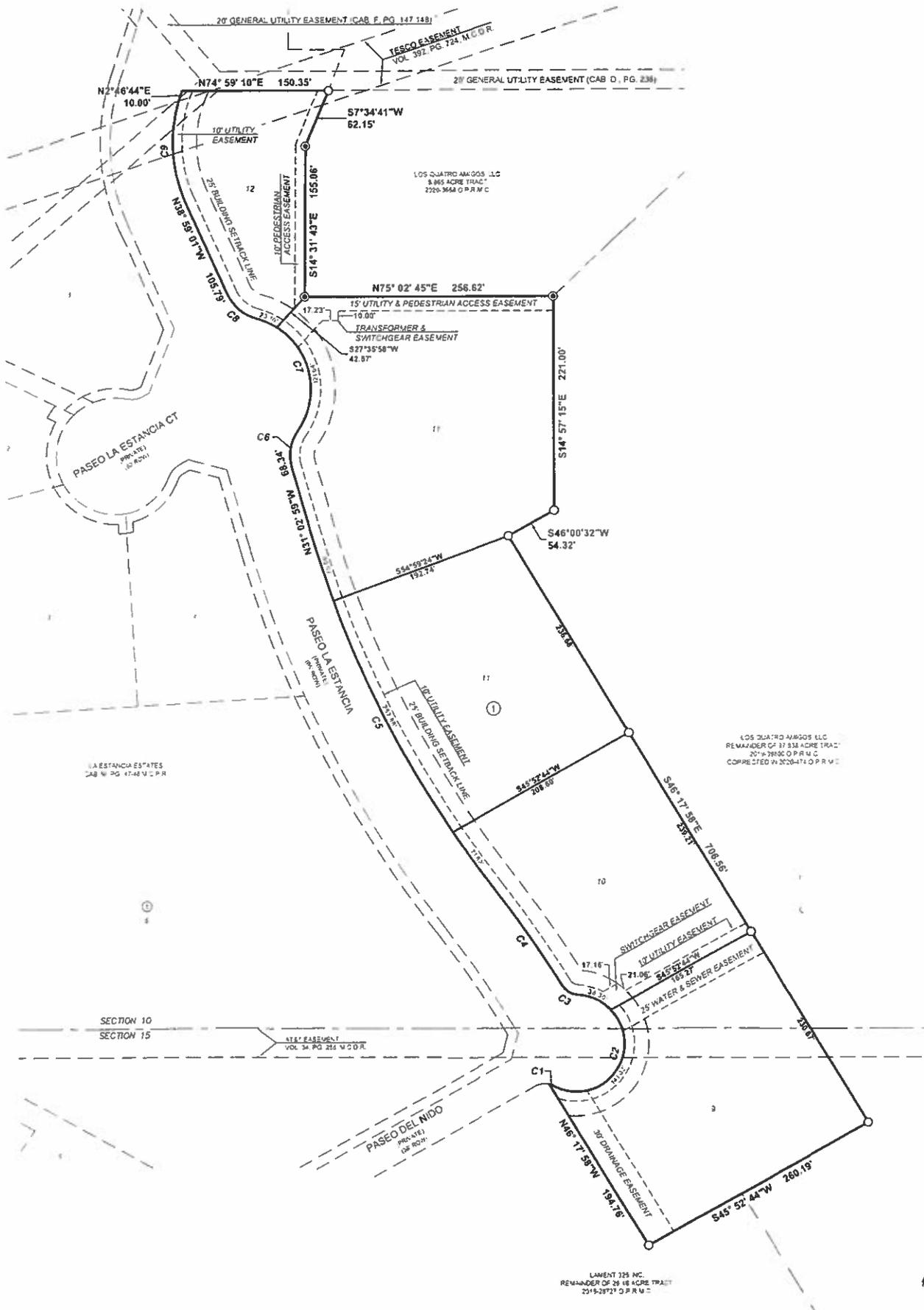
- Area zoning map
- Copy of proposed replat



1 inch = 400 feet

LA ESTANCIA ESTATES, 2ND FILING

BEING A REPLAT OF LOTS 7 AND 8, BLOCK 1, LA ESTANCIA ESTATES
 AND A PORTION OF A 21.965 ACRE TRACT
 AND A PORTION OF A 97.838 ACRE TRACT
 LOCATED IN SECTIONS 10 AND 15, BLOCK 41, T-2-S, T&P R.R. CO. SURVEY
 MIDLAND COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-69-P(ETJ)

APPLICANT: Dong Seo, Owner
Aaron Burrel Land Surveyors LLC, Consultant

REQUEST: Replat

PROPERTY INVOLVED: Vicloumar, 2nd Filing, being a 2.722 acre tract of land including Lots 1 & 2 (Less the east 20 feet), Lots 3, 4, & East 60 Feet of Lot 5, and including 3,800 Square Feet of an abandoned alley, all in Block 1, Vicloumar Subdivision and the North 96 Feet of (Less the East 20 Feet), Tract 17 Lake View Addition, Ector County, Texas (west of the intersection of US Hwy. 385 and W. 67th St.)

The property involved in this request is located southwest of the intersection of US Hwy. 385 and W. 67th St. The site is outside of the City limits, has no zoning designation, and is in the City of Odessa ETJ. The site is predominately undeveloped except for a former automotive repair garage at the north east corner of the site.

The applicant is Dong Seo, owner, Aaron Burrel Land Surveyors LLC, consultant and the purpose of the plat is to create a single lot for ownership purposes.

Platting comments were sent to the consultant for review on October 27, 2020.

Staff Comments:

- Original tax certificates need to be submitted prior to filing the plat.

- The site is outside of the City limits, has no zoning designation, and is in the City of Odessa ETJ.

- The alley noted in the description is not abandoned. The owner needs to notify the County Public Works Department to begin the process of abandonment.
- Water and Sewer are not available.
- Drainage report is acceptable. This tract is in a special flood hazard area.
- This development is located in a FEMA flood zone and will require coordination with floodplain administrator for Ector County.
- If W. 67th Street is used as the business's entrance, it will be paved.
- An Improvements Agreement will not be required.
- As this is a proposed new development of the site, access to US Hwy. 385 will have to be coordinated and approved by TxDOT. Speed limit for this section of US Hwy. 385 is 55 mph and from current Access Management Standards would require access spacing of 425'. Post development drainage/runoff should not be increased from pre-development conditions. This could be accomplished through the use of on-site detention/retention (TXDOT)

Commission action is requested on the following item:

1. Dedicate a 20' cutback at the corner of Anne Street (67th St.) and Andrews Hwy. (Public Works.)
2. Anne Street on the plat should be 67th Street. (Ector County 911)
3. The property owner will need to contact County Public Works concerning the abandonment of the un-developed alley. It will have to be approved by the Commissioner's Court. (Ector County 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, Cable One, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, Chevron, and Ector County Health Dept.

Information in order of inclusion:

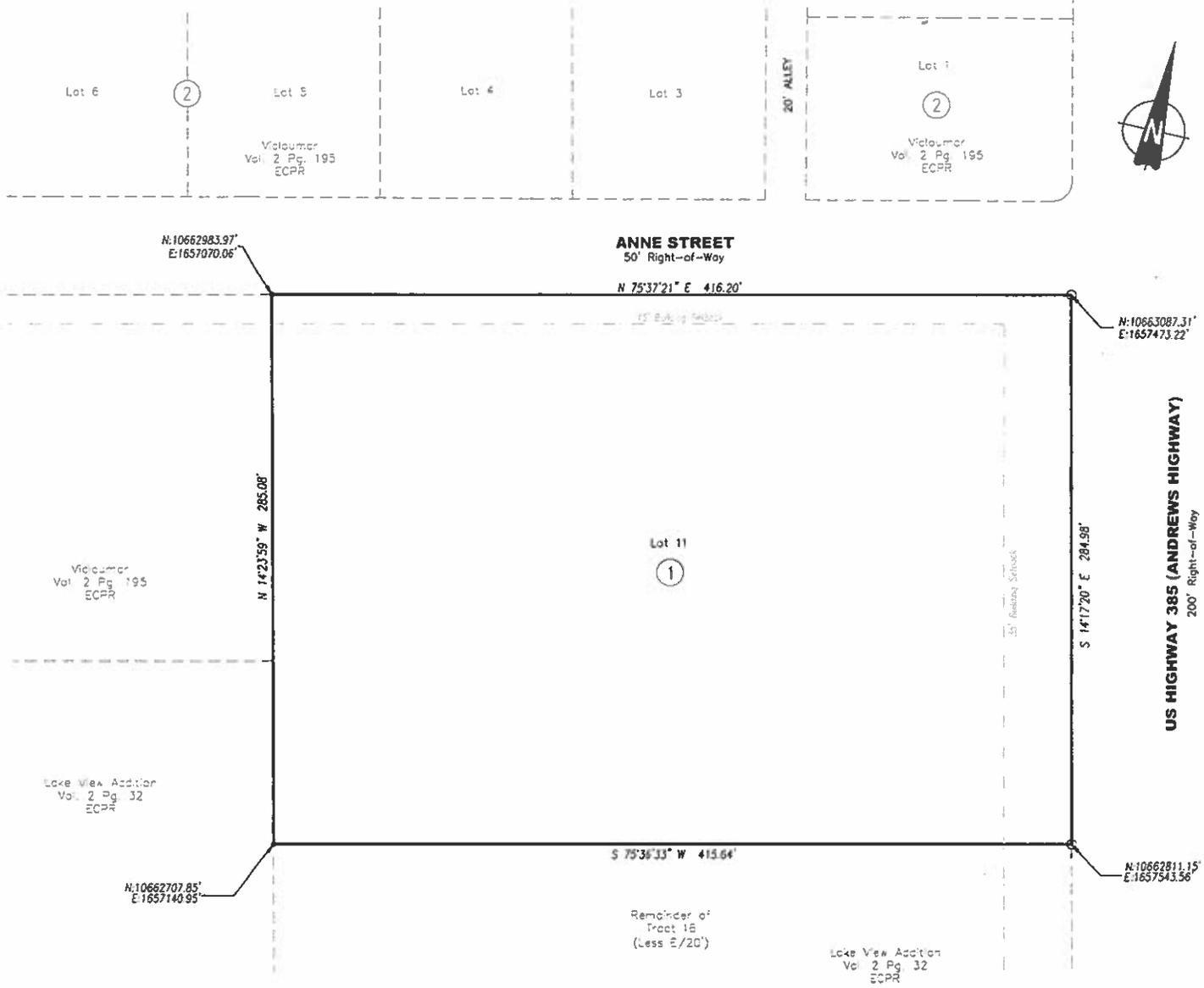
-- Area zoning map

-- Copy of proposed replat



1 inch = 150 feet

VICLOUMAR, 2ND FILING
Being a 2.722 Acre Tract of Land
including Lots 1&2 (Less the East 20 Feet),
Lots 3, 4, & the East 60 Feet of Lot 5,
and including 3,800 Square Feet of an abandoned alley,
all in Block 1, Vicloumar Subdivision,
Tract 16 Lake View Addition,
Ector County, Texas.



TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2020-70-P(ETJ)

APPLICANT: Elizabeth Tindall, Owner
Ricardo Ruvalcaba, agent

REQUEST: Replat

PROPERTY INVOLVED: A 0.94 acre tract being the West 128 feet of Lot 11, Block 1, Westover Acres, Ector County Texas (east of the intersection of N. Alturas Ave. and W. 26th St.)

The property involved in this request is located east of the intersection of N. Alturas Ave. and W. 26th St. The site is outside of the City limits, has no zoning designation, and is in the City of Odessa ETJ. The site is vacant.

The applicant is Elizabeth Tindall, Owner, Ricardo Ruvalcaba, agent, and the purpose of the plat is to create a lot for ownership purposes.

Platting comments were sent to the consultant for review on October 27, 2020.

Staff Comments:

- Original tax certificates need to be submitted prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.
- The 0.3 acre remainder of Lot 11 is not a legal lot. Replat the remainder into Lot 10
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- Sewer is not available. Water is available.

- Drainage report is acceptable. This tract is in a special flood hazard area.
- An Improvements Agreement will not be required.
- Post development drainage/runoff should not be increased from pre-development conditions. This could be accomplished through the use of on-site detention/retention (TXDOT)

This plat is ready for Commission approval as noted above.

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, Cable One, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, Chevron, Ector County 911 and Ector County Health Dept.

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



2600

2600

N Allures Ave

W 26th St 6200

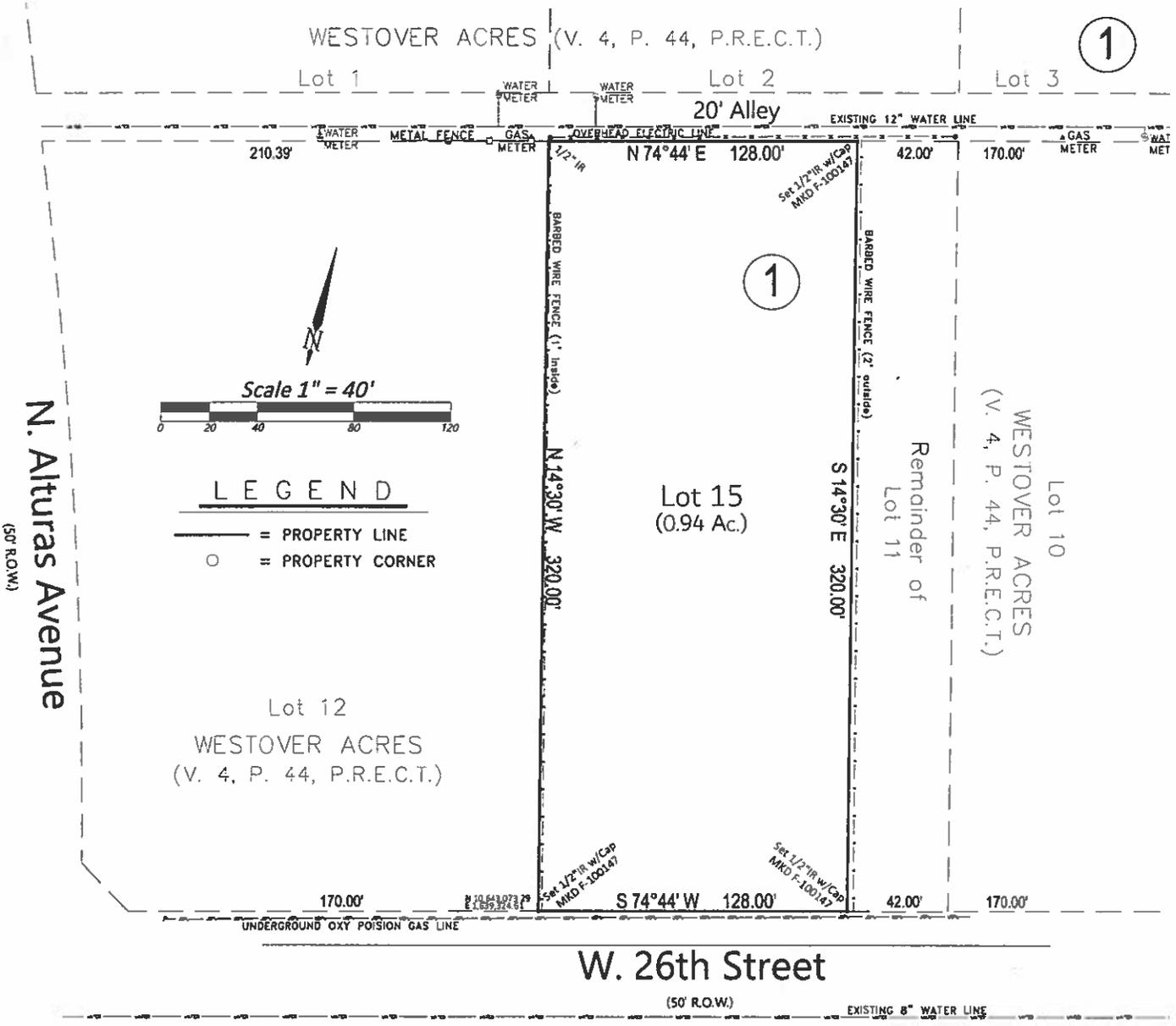
6400

2400



1 inch = 100 feet

REPLAT OF A 0.94 ACRE TRACT BEING THE WEST 128 FEET OF LOT 11, BLOCK 1,
WESTOVER ACRES
 A SUBDIVISION OF ECTOR COUNTY, TEXAS



TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-71-P (ETJ)

APPLICANT: West Odessa Development, LLC, owner,
SW Howell, consultant

REQUEST: Preliminary plat

PROPERTY INVOLVED: Westgate Acres Subdivision, 6th Filing, being a
23.04 acre tract out of Section 13, Block 43, T-
2-S, T&P Ry. Co. Survey, Ector County, Texas
(northeast of the intersection of W. University
Blvd. and N. Westgate Ave.)

The property involved in this request is located northeast of the intersection of W. University Blvd. and N. Westgate Ave. The site is outside of the City limits, has no zoning designation, and is in the City of Odessa ETJ. Land use in the area consists of single-family residential and commercial development, and vacant land.

The applicant is West Odessa Development, LLC, owner, SW Howell, consultant, and the purpose of the request is to create 21 lots of approx. 0.5-1.89 acres for single-family residential development and ownership purposes.

Platting comments were sent to the developer on October 27, 2020 for review.

Staff Comments:

- "For Director of Development" and "Director of Public Works" should read "Director of Development" and "for Director of Public Works" respectively.
- Original tax certificates will be needed prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.

- Sewer is not available.
- Water is available to the Block 22 properties.
- Drainage report needs to be submitted. A portion of the property is within a special flood hazard area.
- The 30' alley needs to go around the drill site.
- The well sites need to have Lot numbers.
- The well sites in Block 21 need to have 30' access.
- An Improvements Agreement will not be required.
- The Westgate/29th intersection may need a culvert.

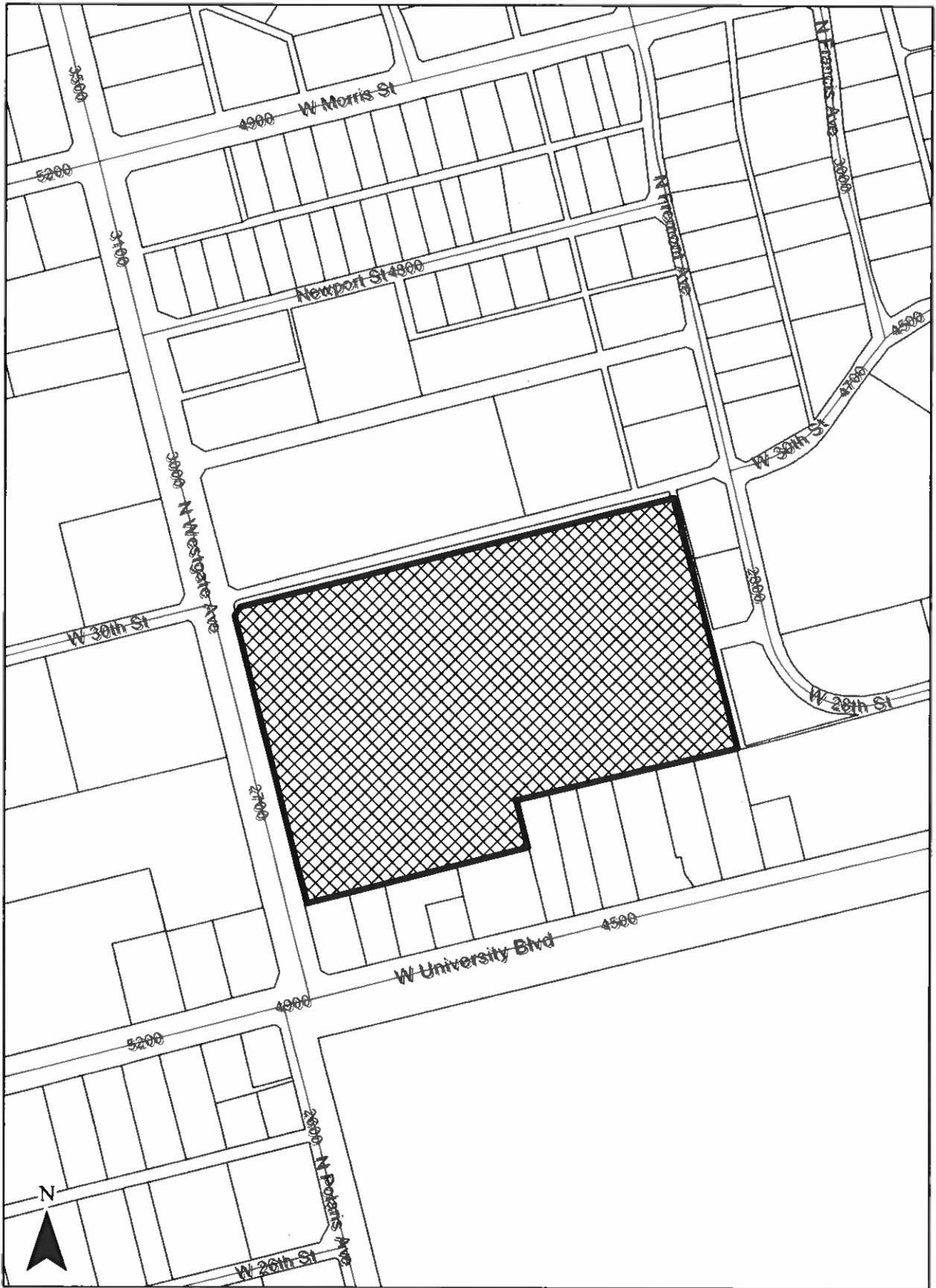
Commission action is requested on the following item:

1. Paving plans need to be submitted and a Road Development Bond will be required for the public road. (Ector County Public Works/City of Odessa Public Works)

The following agencies submitted no comments or response with regard to this preliminary plat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Engineering, Traffic, Sanitation, Building Inspection, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, T.H.D., El Paso Natural, Oncor, Huntsman Polymers Corp., Appraisal District, Ector County 911 District, Grande Communications, ConocoPhillips Pipeline Company, Chevron, Ector County Health Dept., and Colorado River Municipal Water District.

Information in order of inclusion:

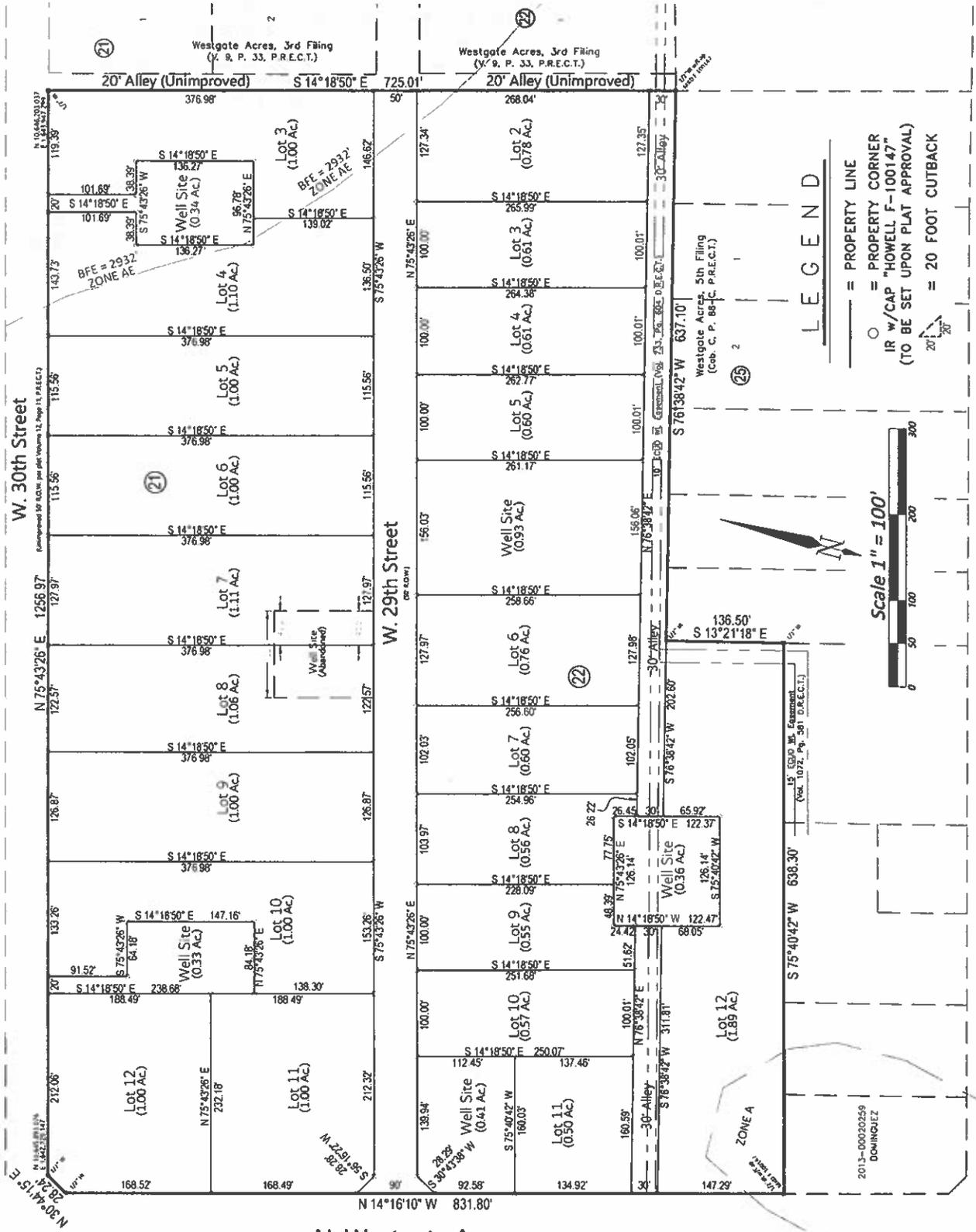
- Area zoning map
- Copy of proposed preliminary plat



1 inch = 400 feet

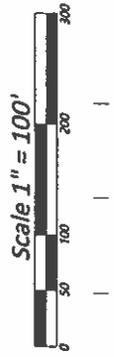
WESTGATE ACRES SUBDIVISION, 6TH FILING

A SUBDIVISION OF 23.04 ACRES IN SECTION 13, BLOCK 43, T-2-S, T&P RY. CO. SURVEY, ECTOR COUNTY, TEXAS



LEGEND

- = PROPERTY LINE
- = PROPERTY CORNER
- IR w/CAP "HOWELL F-100147" (TO BE SET UPON PLAT APPROVAL)
- 20' = 20 FOOT CUTBACK



N. Westgate Ave.

(120' R.O.W. per plat Volume 12, Page 11, P.R.E.C.T.)

W. University Blvd.

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-72-P(ETJ)

APPLICANT: Hector Rodriguez, owner
N3Brito, consultant

REQUEST: Replat

PROPERTY INVOLVED: La Mirage Subdivision, being a 99.12 acre tract out of Section 45, Block 42, T-2-S, and Section 4, Block 42, T-3-S, T&P Ry Co Survey, Ector County, Texas. (southeast of the intersection of Crane Ave. and S. U.S. Hwy 385.)

The property involved in this request is located southeast of the intersection of Crane Ave. and S. U.S. Hwy 385. The site is outside of the City limits, has no zoning designation, and is in the City of Odessa ETJ.

The applicant is Hector Rodriguez, owner, N3Brito, consultant, and the purpose of the request is to create 95 lots of approx. 1-1.4 acres for single-family residential development and ownership purposes.

Platting comments were sent to the developer on October 27, 2020 for review.

Staff Comments:

- "Director of Planning" and "Director of Public Works" should read "Director of Development" and "for Director of Public Works" respectively.
- Easement between cul-de-sacs on Lots 2 and 3, Block 3, should be marked as a utility easement.
- Proposed Scorpion Drive should match the name of the private road being planned to connect to it to the north. (Mechanical Drive)
- Enterprise pipeline easement should be dimensioned.

- Ownership certificates and original tax certificates needed prior to filing the plat.
- A Blanket Refuse Collection Easement is noted on the plat.
- This tract is outside the City limits and is in the ETJ.
- Water and sewer are not available.
- Drainage report needs to be discussed. Additional detention is needed.
- An Improvements Agreement is not needed.
- Access to US 385 will have to be discussed with TxDOT.
- Lots 31-35 on Scorpion Avenue have poor access. Hard to tell the width of proposed private street. Is there a required turnaround for EMS, Fire and large vehicles?
- Access to U.S. 385 will have to be coordinated with TxDOT. Speed limit for this section of U.S. 385 is 70 mph and from current Access Management Standards, would require minimum access spacing of 425'. I believe drainage from the site is from U.S. 385 to east/northeast, but post development drainage/runoff should not be increased from pre-development conditions to U.S. 385. This could be accomplished through the use of on-site detention/retention.

Commission action is requested on the following items:

1. Eagle Ln., King Dr., Scorpion Ave., and Dragon St. all have similar names to existing streets in Ector County. Names will need to be revised. (Ector County 911)
2. Streets throughout the development should follow Ector County's addressing scheme and be named with the direction identifier prior to the street name. (i.e. E. Lion St. instead of Lion St.) (Ector County 911)
3. Dragon Street and Eagle Lane need to be adjusted to intersect Loop 338 at a right angle.

4. Note on the plat: No direct access to Loop 338 from L1 B8, L1&2 B2, and L1&2 B1 is allowed.

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, Ector County Health Department and Ector County Public Works.

Information in order of inclusion:

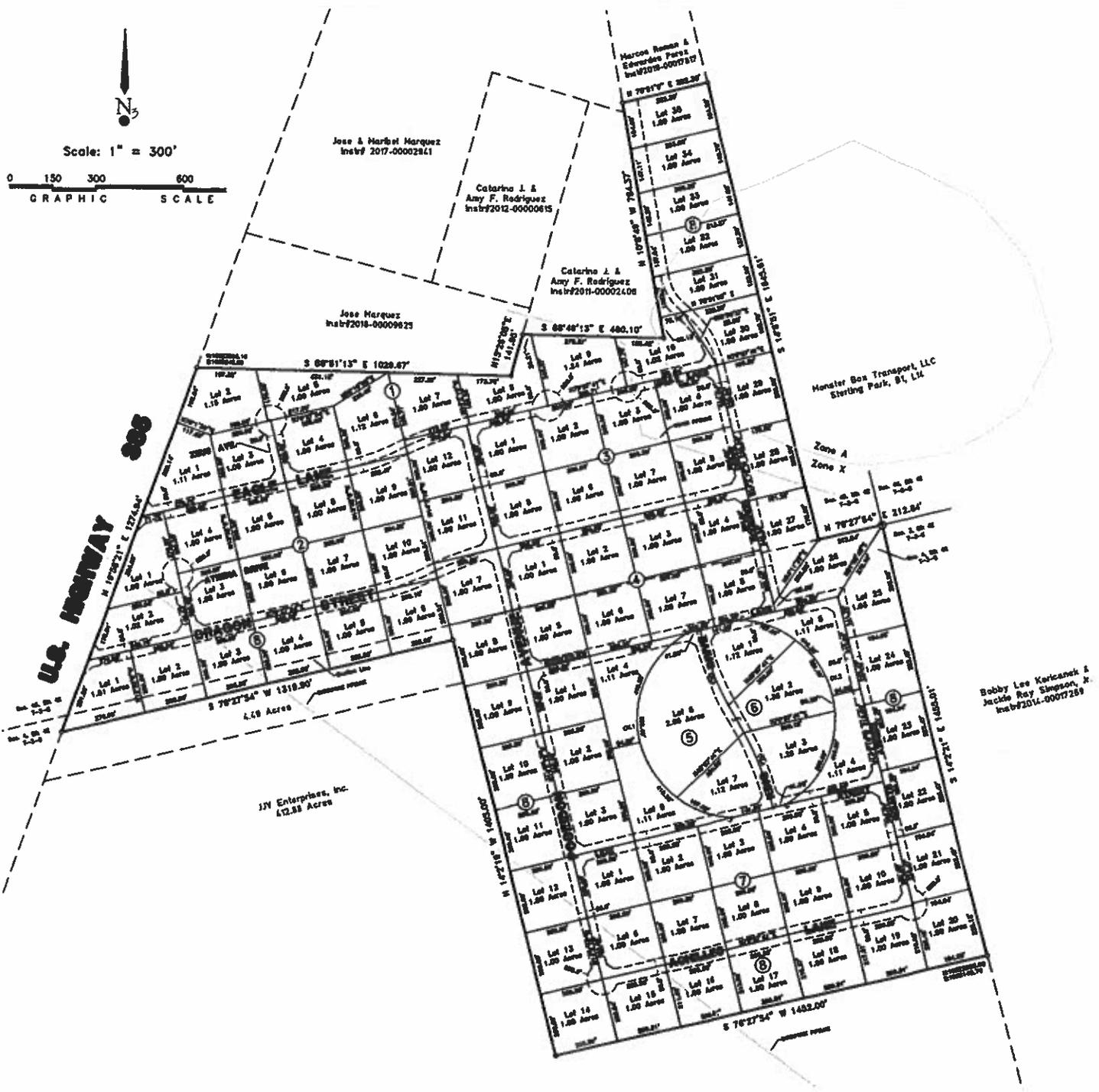
- Area zoning map
- Copy of proposed replat



1 inch = 700 feet

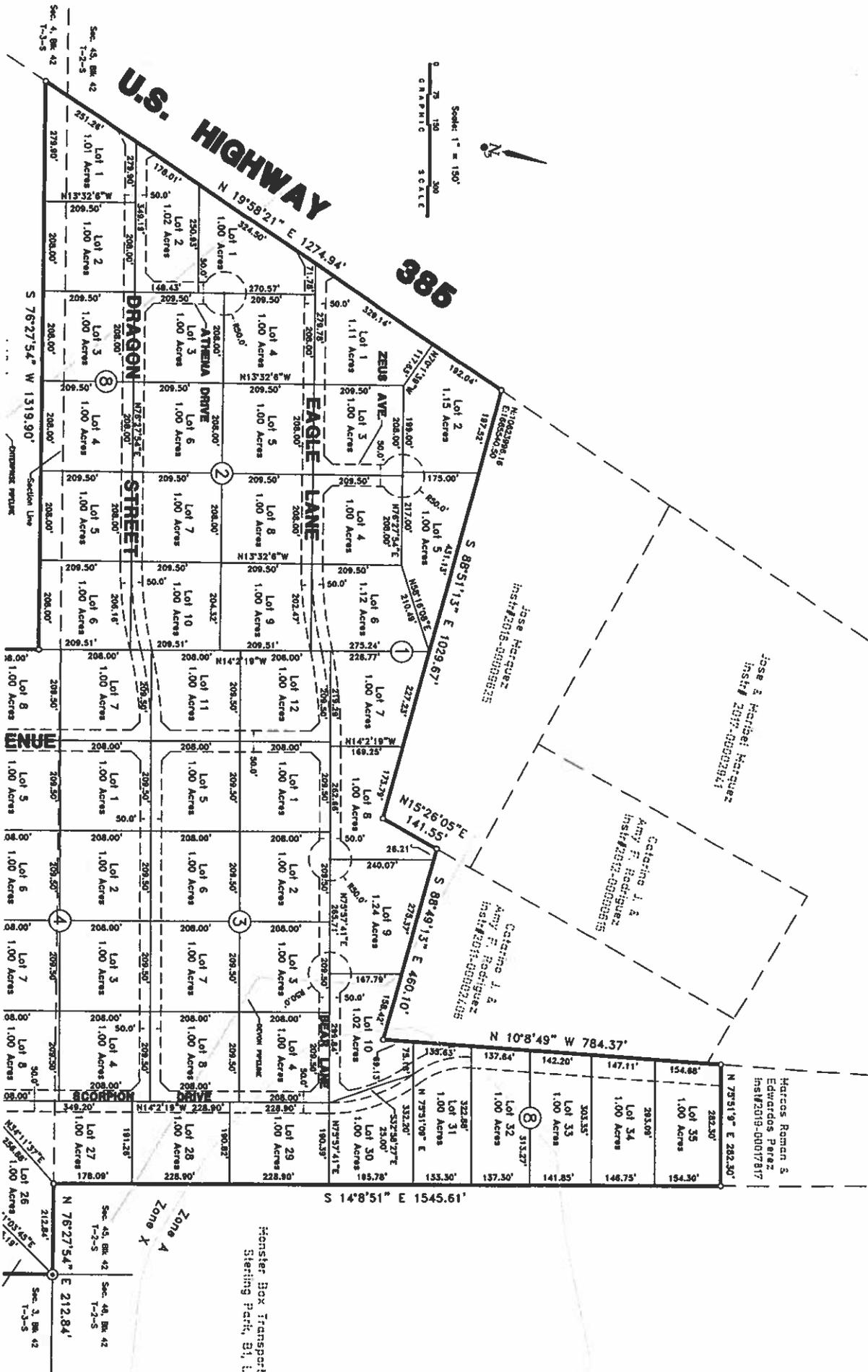
LA MIRAGE SUBDIVISION

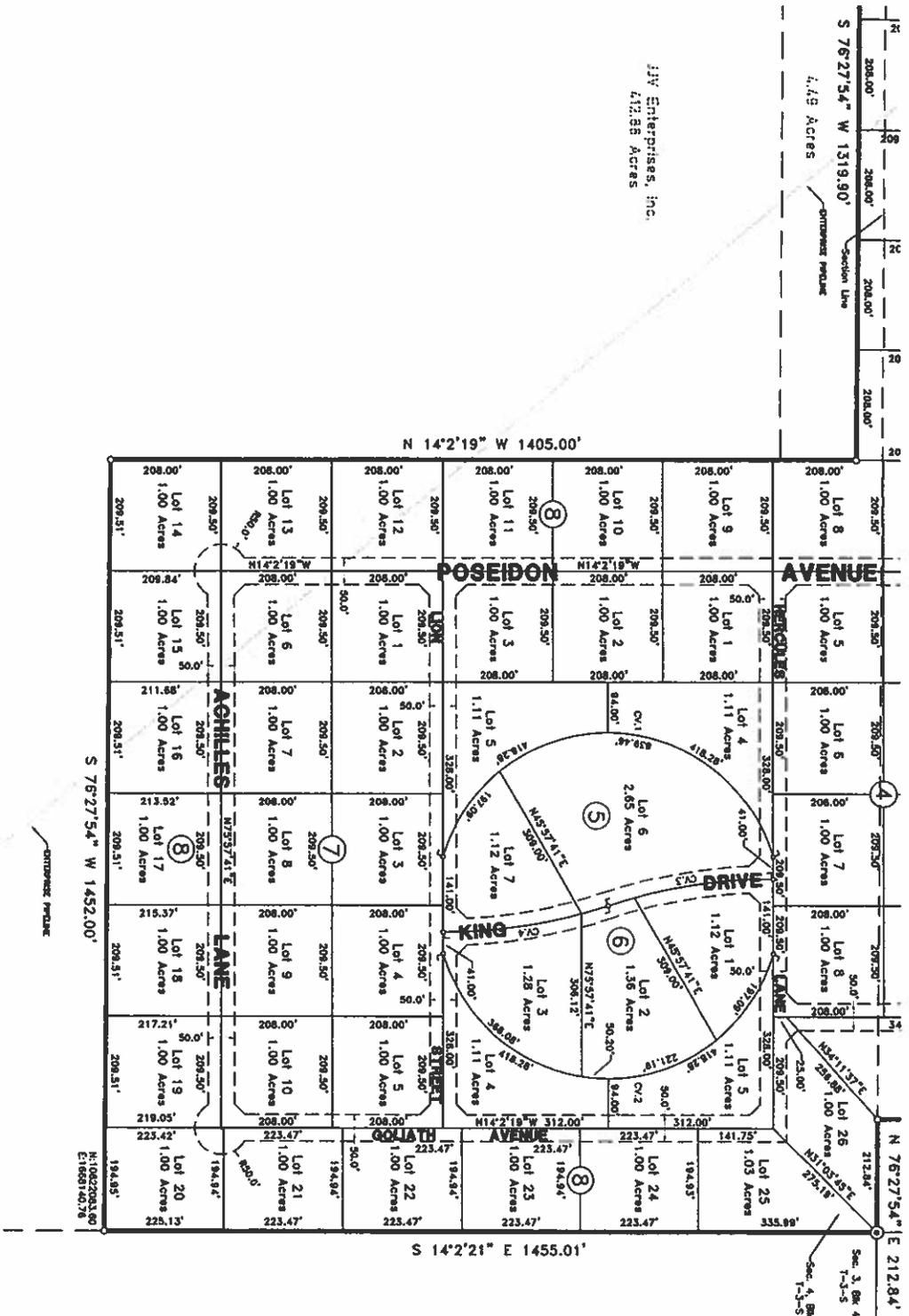
BEING A PLAT OF A 99.12 ACRE TRACT OUT OF SECTION 45, BLOCK 42, T-2-S & SECTION 4, BLOCK 42, T-3-S T&P RR CO. SURVEY, ECTOR COUNTY, TEXAS



Scale: 1" = 300'

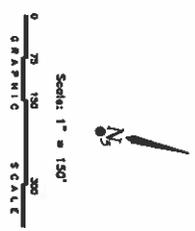






JIV Enterprises, Inc.
472.85 Acres

Bobby Lee Korkanark &
Jacie Ray Simpson, Jr.
Inst#201-6007289



TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2020-74-SP

APPLICANT: Cove in Odessa Development LLC, owner
LCA, consultant

REQUEST: Site Plan Approval

PROPERTY INVOLVED: Lot 1, Block 12, Brownstone Addition, 13th Filing (east of the intersection of Brownstone Rd and San Antonio St).

The property involved in this request is located east of the intersection of Brownstone Rd and San Antonio St. The site is located in a Retail -One (R-1) zoning district and is currently vacant land.

The applicants are Cove in Odessa Development LLC, owner, LCA, consultant, and the purpose of the plat is to create a lot for ownership purposes and facilitate a 200 unit multi-family residential homes for the elderly and related uses on the property.

Comments were sent to the consultant for review on October 27, 2020.

Staff Comments:

- The site plan has been submitted indicating the development of a multi-family complex units, with a clubhouse, and resident storage units.
- The building setbacks, separations, parking, and height all meet ordinance requirements.
- The total lot area is approximately 9.55 acres. Approximate building coverage is 16% of the lot and meets ordinance requirements.
- A total of 370 parking spaces are provided, with 200 required per Housing or Apartment Complex for Elderly (One (1) space per dwelling unit provided). If such is ever used for a purpose other than an

apartment complex for Elderly and/or Handicapped, 361 parking spaces will be required.

- Primary and secondary access to the site is from San Antonio St.
- 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. (Description included in Landscape Plan)
- 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. Separate permits are required for all signage.
- Water and sewer are available.
- Property is not within an identified 100-year floodplain
- Trash collection will be by City of Odessa. Receptacle locations appear to be acceptable

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

