

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

JANUARY 6, 2022

1:30 P.M.

1. Approve the minutes of the December 16, 2021 Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-68-P (ETJ)
Consider approval of the preliminary plat of Nevaeh Estates, being a 12.25-acre tract located in Section 15, Block 43, T-2-S, T&P Ry Co. Survey, Ector County, Texas (North of the intersection of N. Vega Ave. and W Mars St.)
3. CASE FILE NO. 2022-02-P (ETJ)
Open a public hearing to consider the replat of Lot 24, Block 3, Greenfield Acres, Ector County Texas. (southwest of the intersection of Alice St. and Maureen Ave.)
4. CASE FILE NO. 2022-03-P (ETJ)
Open a public hearing to consider the replat of Lot 2, Block 11, 385 Ranch Estates West, Ector County Texas. (southwest of the intersection of W. Choya Dr. and S. Wisteria Ave.)
5. CASE FILE NO. 2022-04-P (ETJ)
Consider approval of the preliminary plat of Reyes Estates, being a 6.71 acre tract in Section 13, Block 43, T-2-S, T&P RY. Co. Survey, Ector County, Texas (southwest of the intersection of W. Blair St. and N. Westgate Ave.)

6. CASE FILE NO. 2021-64-P (ETJ)
Consider approval of the final plat of Faudree/Yukon Affordable Acres being an 18.8 Acre Tract in Section 44, Block 41, T-1-S, T & P R.R. Co. Survey, Ector County, Texas (southwest of the intersection of E. Yukon Rd. and N. Faudree Rd.)
7. Other business
8. Adjourn

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

DECEMBER 16, 2021

1:30 P.M.

1. Approve the minutes of the December 2, 2021, Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-68-P (ETJ)
Consider approval of the preliminary plat of Nevaeh Estates, being a 12.25-acre tract located in Section 15, Block 43, T-2-S, T&P Ry Co. Survey, Ector County, Texas (North of the intersection of N. Vega Ave. and W Mars St.)
3. CASE FILE NO. 2021-29-P
Consider approval of the final plat of Yukon Ridge, 1st Filing, Phase 1, being an approximately 21.09 acre tract in Section 2, Block 42, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (northwest of the intersection of E. 61st St. and N. Grandview Ave.)
4. Other business
5. Adjourn

12/16/2021

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Be it said and remembered that at 1:30 p.m. on the 16th day of December, 2021, there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5th Floor, 4111 W. 8th St., Odessa, Texas.

MEMBERS PRESENT: Jimmy Peacock, Chairman
Connie Coots
Renee Earls
Lance Marker
Wayne Russell
Gary Sims
Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Maria Prieto, Planner; Jared Aguilar, Planning Tech; Joe Tucker, Assistant City Engineer; and Anne Roney, Secretary.

The minutes of the December 2, 2021, Planning and Zoning Commission meeting were approved, motion for approval being made by Member Sims, seconded by Member Coots, with the vote being a unanimous "aye".

Chairman Peacock mentioned Case File No. 2021-68-P (ETJ) had been postponed and continued with the following:

CASE FILE NO. 2021-29-P (approved with conditions)

Consider approval of the final plat of Yukon Ridge, 1st Filing, Phase 1, being an approximately 21.09 acre tract in Section 2, Block 42, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (northwest of the intersection of E. 61st St. and N. Grandview Ave.)

Ms. Prieto gave the following presentation: The property involved in this request is located northwest of the intersection of E. 61st St. and N. Grandview Ave. The site is designated zoned Special Dwelling District (SPD) and is currently vacant. Land use in the area consists of vacant land to the north, west and east and residential development to the south.

The applicants are Leeco Energy & Investment, Inc, owner, LCA, consultant, and the purpose of this request is to create 127 single family residential lots (approx. avg. size between 5,130-5,500 sq. ft.).

The Planning and Zoning Commission gave Preliminary approval to this plat on May 20, 2021 with the following conditions.

1. Construction of Grandview will need to be included in the plans. (Public Works)

12/16/2021

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2. This plat appears to be dedicating 30' of 61st Street. Dedicate 40'. (Public Works)
3. Label 35' easement along 61st Street as a common area. (Public Works)
4. Label 25' easement along Grandview as a common area. (Public Works)
5. Add drainage easement at the south ends of the cul-de-sacs. (Public Works)
6. All easements shall be a minimum of 15' wide. (Public Works)
7. Dimensions on all lots. (Public Works)
8. 61st Street on the plat is actually E 61 St. (Ector County 911)
9. Recommendation is to assign new street names to Dodger Street, and Yankee Street to avoid any potential confusion for emergency response teams. (Ector County 911)

Condition 8 for 61st Street on the plat still needs to reflect E 61st on the mylar. The remaining conditions have been met and the final plat is ready for approval.

Member Coots moved the final plat be approved with the following condition:

1. 61st Street on the plat is actually E 61 St. and needs to be reflected on the mylar.

Member Sims 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 1:31 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on December 16, 2021.

Jimmy Peacock, Chairman

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO PLANNING MANAGER
SUBJECT: CASE FILE NO. 2021-68-P(ETJ)

APPLICANT: Mark Wu, owner
SW Howell, Inc, consultant

REQUEST: Preliminary Plat

PROPERTY INVOLVED: Nevaeh Estates, being a 12.25-acre tract located in Section 15, Block 43, T-2-S, T&P Ry Co. Survey, Ector County, Texas (north of the intersection of N. Vega Ave. and W. Mars St.)

The property involved in this request is located north of the intersection of N. Vega Ave. and W. Mars St. 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 and vacant land.

The applicant is Mark Wu, Owner, SW Howell, Inc., Consultant, and the purpose of the plat is to create four (4) lots for ownership purposes.

Comments were sent to the consultant for review on December 28, 2021.

Staff Comments:

- Original tax certificates are needed prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.
- Water is available through ECUD.
- Drainage has been submitted. This tract is not in a special flood hazard area.

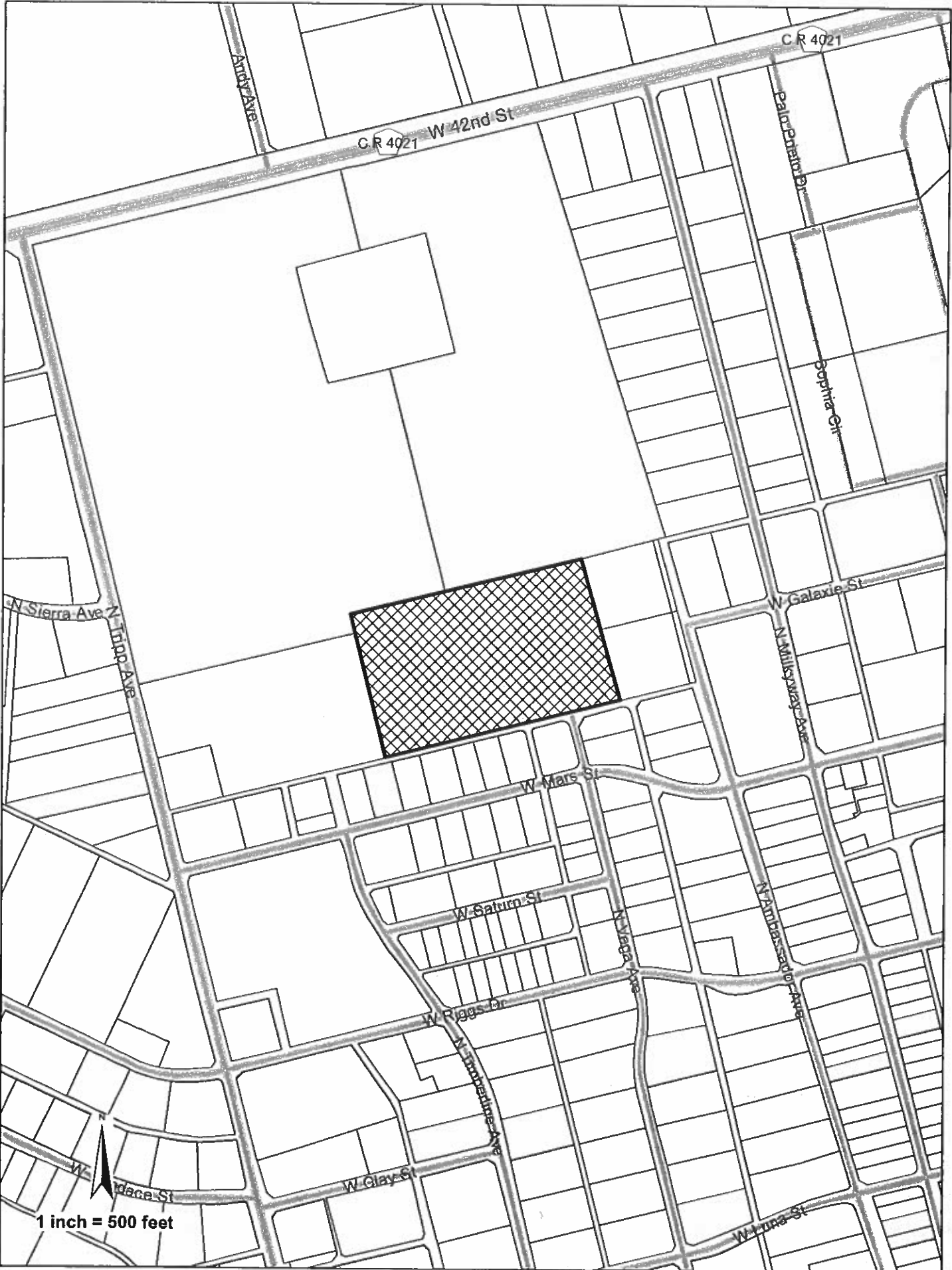
Commission action is requested on the following items:

1. Property identification needs to be addressed and corrected for lots 2 & 3 located north of N Kassidy Circle. (Planning)
2. Recommendation is for consideration to be given to give the roadway with the proposed name N Kassidy Circle two unique names rather than one name carried through each of the road segments. (Ector 911)
3. Recommendation is for consideration to be given to the East-West segment the "West" prefix directional and "Street" street suffix (ex. W Kassidy Street) to remain consistent with Ector County Rural Addressing standards. (Ector 911)
4. Also, recommendation is for consideration to be given to name the North-South segment N Vega Avenue as it should be a continuation of the existing N Vega Avenue. (Ector 911)

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, Traffic, Building Inspection, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Ector County Public Works, Ector County 911, Colorado River Municipal Water District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron

Information in order of inclusion:

- Area zoning map
- Copy of proposed preliminary plat



C.R. 4021

C.R. 4021 W 42nd St

Palo Verde Dr

Sophia Cir

W Galaxie St

N Milkyway Ave

W Mars St

W Saturn St

W Riggs Dr

N Nevada Ave

N Humboldt Ave

N Tipp Ave

N Sierra Ave

W Glace St

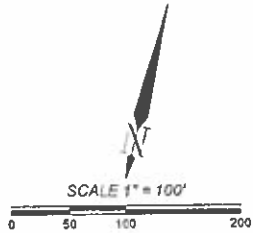
W Glay St

W Linn St

1 inch = 500 feet

NEVAEH ESTATES

A SUBDIVISION OF 12.25 ACRES IN ECTOR COUNTY,
 LOCATED IN SECTION 15, BLOCK 43, T-2-S, T. & P. RY. CO. SURVEY, ECTOR COUNTY, TEXAS



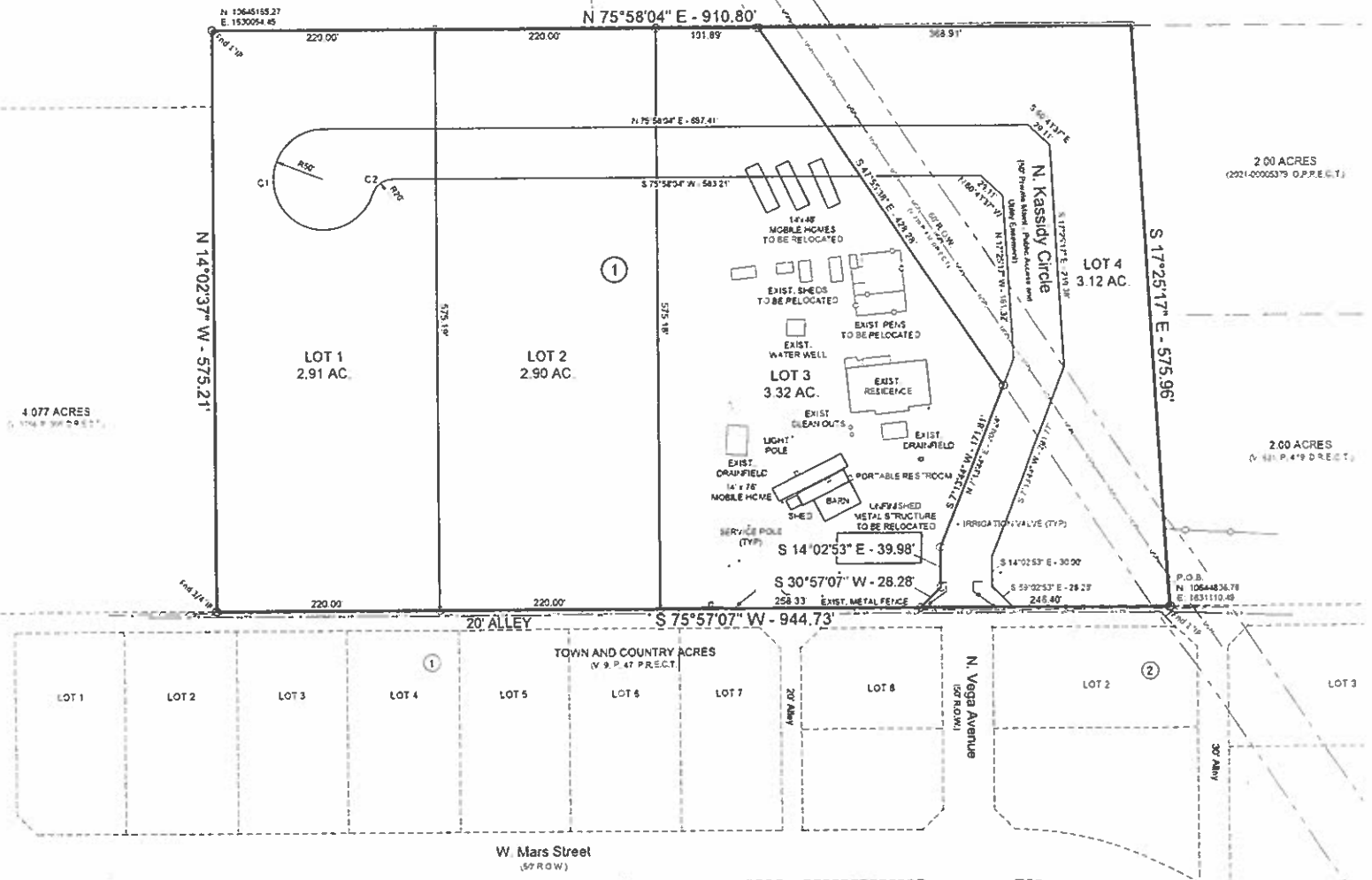
LEGEND

— = PROPERTY LINE

○ = PROPERTY CORNER
 IR W/CAP HOWELL F-100147
 (TO BE SET UPON PLAT APPROVAL)

50.00 ACRES
 (V. 1734 P. 712 D.R.E.C.T.)

32.717 ACRES
 (V. 2275 P. 184 D.R.E.C.T.)



CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD BEG & LENGTH	CHORD END & LENGTH
C1	50'	142.59'	N 50°43'33\" W - 80.17'	S 50°43'33\" W - 80.17'
C2	20'	25.62'	S 39°16'07\" W - 23.90'	N 39°16'07\" W - 23.90'

2.00 ACRES
 (2021-00055379 O.P.P.E.C.T.)

2.00 ACRES
 (V. 631 P. 419 D.R.E.C.T.)

4.077 ACRES
 (V. 1748 P. 308 D.R.E.C.T.)

TOWN AND COUNTRY ACRES
 (V. 9 P. 47 P.R.E.C.T.)

N. Vega Avenue
 (50' ROW)

W. Mars Street
 (50' ROW)

N. Cassidy Circle
 (50' ROW)

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2022-02-P (ETJ)

APPLICANT: Clearwater Acquisitions, LLC, Owner
S W Howell, Inc., Consultant

REQUEST: Replat

PROPERTY INVOLVED: Lot 24, Block 3, Greenfield Acres, Ector County, Texas (southwest of the intersection of Alice St. and Maureen Ave.)

The property involved in this replat request is located southwest of the intersection of Alice St. and Maureen Ave. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by residential development. Land use in the area consists of residential development and vacant land.

The applicant is Clearwater Acquisitions, LLC, Owner, and S W Howell, Inc., Consultant and the purpose of the replat is to create two (2) lots for ownership purposes.

Comments were sent to the consultant for review on December 28, 2021.

Staff Comments:

- Water is available through the City (Conoco-Phillips service area).
- Drainage report needs to be submitted. This tract is partially in a special flood hazard area.
- Lots are of sufficient size for a water well and septic system.

Commission action is requested on the following items:

1. Add a 20' cutback at the NW/c of Judy and Maureen. (Public Works)
2. There is a structure on the lot line and in the access easement. Remove the structure prior to filing the plat. (Public Works)

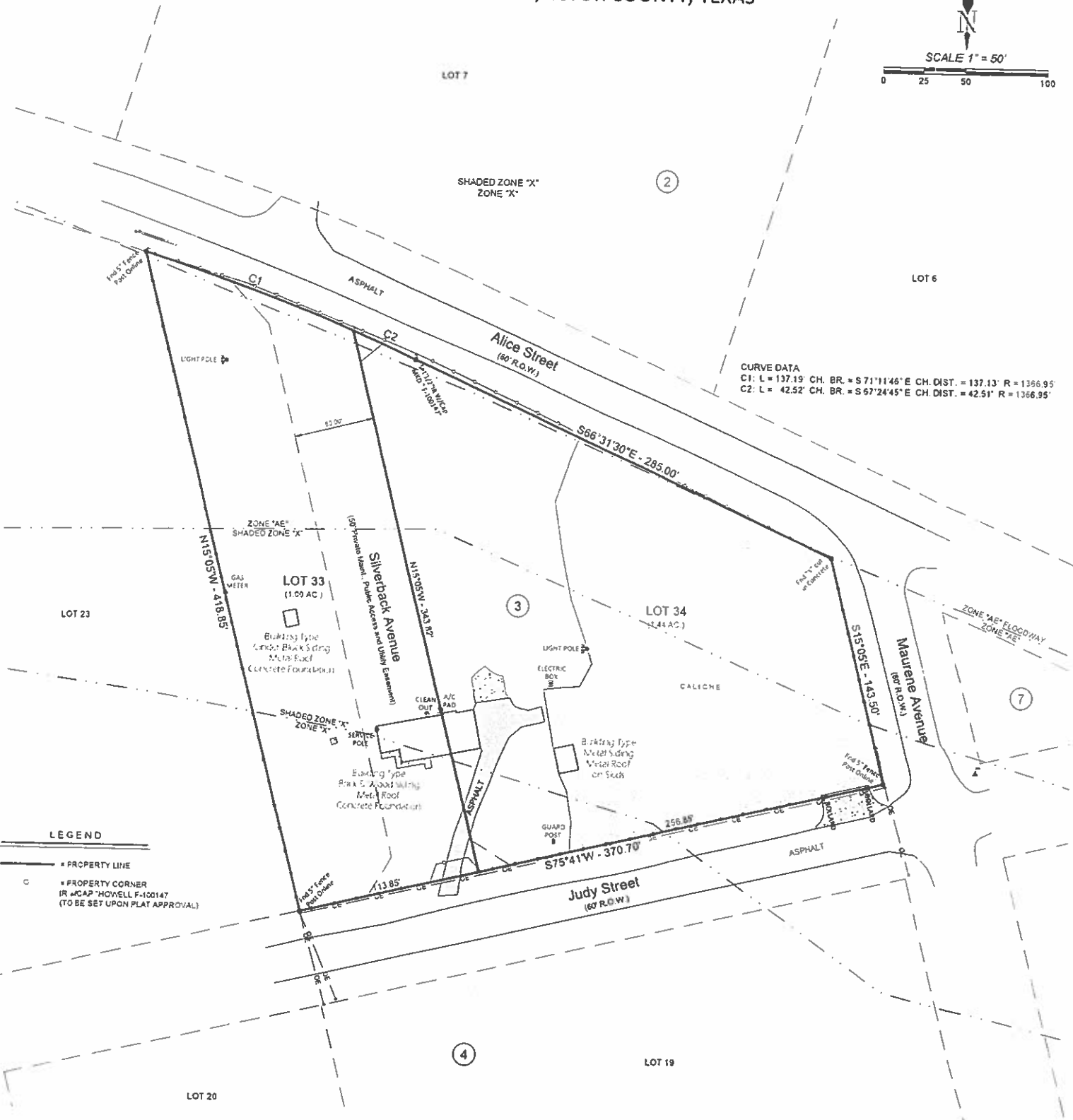
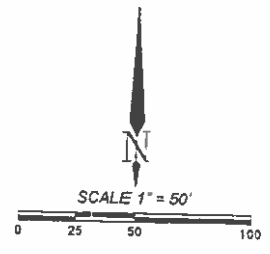
3. Silverback Avenue should be N Silverback Avenue. Recommendation is for consideration to be given to remain consistent with Ector County Rural Addressing standards and use the proper prefix directional to avoid any potential confusion for emergency response teams. (Ector 911)
4. Greenfield Acres Replat needs 2 GPS points (GIS)

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

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat

REPLAT OF LOT 24, BLOCK 3,
GREENFIELD ACRES
 A SUBDIVISION IN, ECTOR COUNTY, TEXAS



CURVE DATA
 C1: L = 137.19' CH. BR. = S71°11'46"E CH. DIST. = 137.13' R = 1366.95'
 C2: L = 42.52' CH. BR. = S67°24'45"E CH. DIST. = 42.51' R = 1366.95'

LEGEND

- # PROPERTY LINE
- # PROPERTY CORNER
 (R = CAP HOWELL F-100147
 (TO BE SET UPON PLAT APPROVAL))

LOT 20

LOT 19

LOT 7

LOT 6

LOT 23

LOT 33
(1.00 AC)

LOT 34
(1.44 AC)

LOT 7

4

2

3

LIGHT POLE

LIGHT POLE

ELECTRIC BOX

GUARD POST

ZONE "AE"
SHADED ZONE "X"

SHADED ZONE "X"
ZONE "X"

ZONE "AE" FLOODWAY
ZONE "AE"

Silverback Avenue
(60' Private Maint., Public Access and Utility Easement)

Maurene Avenue
(60' R.O.W.)

Alice Street
(60' R.O.W.)

Judy Street
(60' R.O.W.)

C1

C2

N15°05'W - 418.85'

N15°05'W - 243.87'

S15°05'E - 143.50'

S75°41'W - 370.70'

S66°31'30"E - 285.00'

53.00'

256.88'

113.85'

ASPHALT

ASPHALT

ASPHALT

CALICHE

Fire 5" Pipe Post Cap

Fire 5" Pipe Post Cap

Fire 5" Pipe Post Cap

Fire 5" Pipe Post Cap

Fire 5" Pipe Post Cap

R.R.

R.R.

R.R.

R.R.

R.R.

R.R.

R.R.

R.R.

R.R.

R.R.

R.R.

R.R.



1 inch = 300 feet



TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2022-03-P (ETJ)

APPLICANT: Juan Ramos, Owner
S W Howell, Inc., Consultant

REQUEST: Replat

PROPERTY INVOLVED: Lot 2, Block 11, 385 Ranch Estates West, Ector County Texas. (southwest of the intersection of W. Choya Dr. and S. Wisteria Ave.)

The property involved in this replat request is located southwest of the intersection of W. Choya Dr. and S. Wisteria Ave. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by industrial development. Land use in the area consists of residential development and vacant land.

The applicant is Juan Ramos, Owner, and S W Howell, Inc., Consultant and the purpose of the replat is to divide one (1) lot into two (2) lots (0.92 ac./lot) for ownership purposes.

Comments were sent to the consultant for review on December 28, 2021.

Staff Comments:

- Original tax certificates are needed prior to filing the plat.
- Water is available through ECUD.
- This tract is not in a special flood hazard area.

Commission action is requested on the following items:

1. Street platted as Hackberry Drive. (Public Works)

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

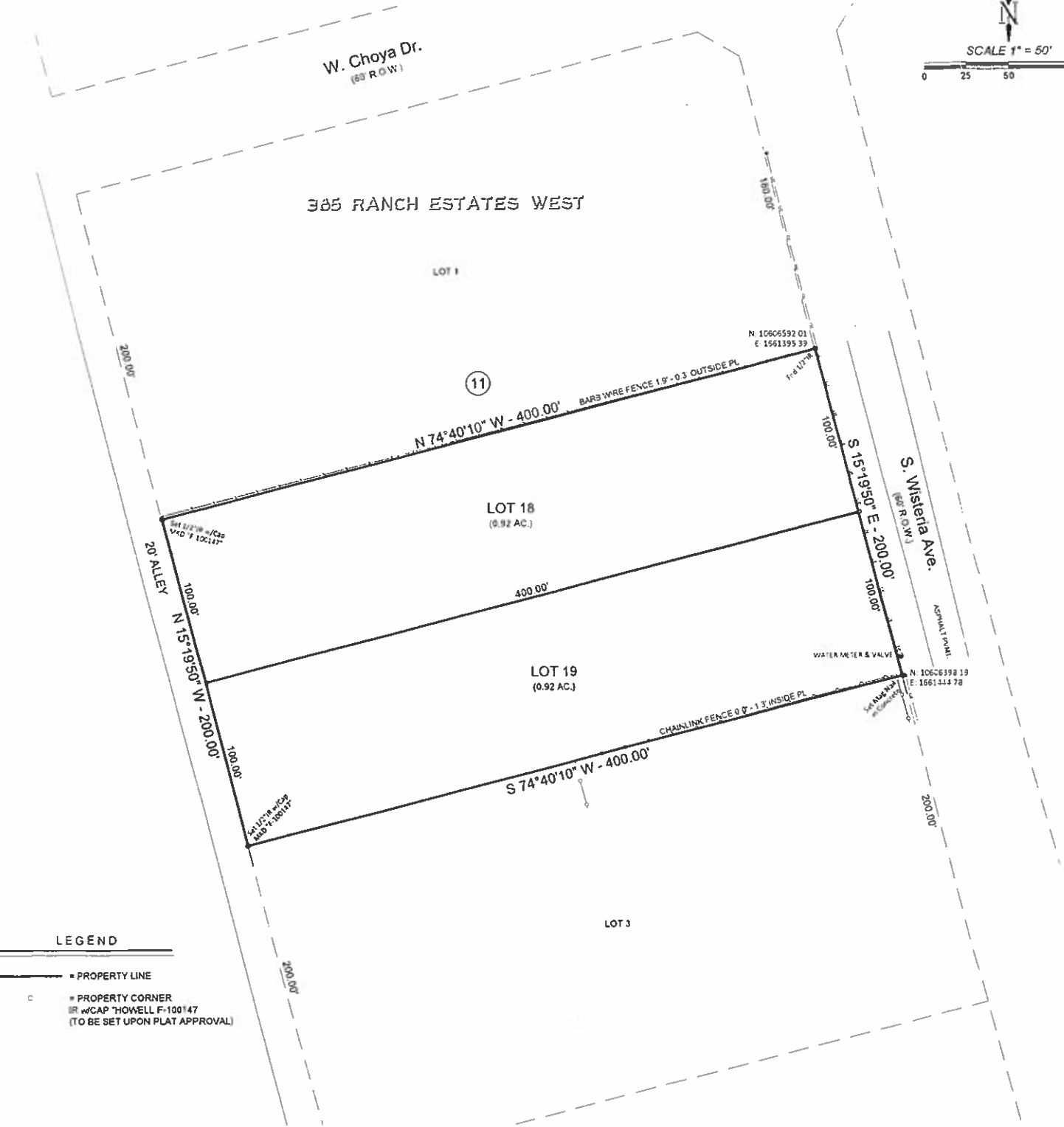
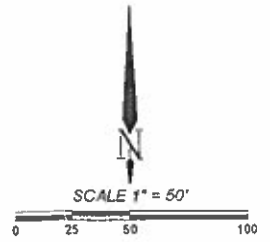
Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



1 inch = 400 feet

REPLAT OF LOT 2, BLOCK 11,
385 RANCH ESTATES WEST
 A SUBDIVISION OF ECTOR COUNTY, TEXAS



LEGEND

- ▬ PROPERTY LINE
- ▬ PROPERTY CORNER
- IR wCAP HOWELL F-100147
 (TO BE SET UPON PLAT APPROVAL)

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2022-04-P (ETJ)

APPLICANT: Hugo Urgell Reyes, owner
S. W. Howell, Inc., consultant

REQUEST: Preliminary Plat

PROPERTY INVOLVED: Reyes Estates, being a 6.71 acre tract in Section 13, Block 43, T-2-S, T&P RY. Co. Survey, Ector County, Texas (southwest of the intersection of W. Blair St. and N. Westgate Ave.)

The property involved in this preliminary plat request is located southwest of the intersection of W. Blair St. and N. Westgate 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 residential development to the north, east and west, and vacant land to south.

The applicant is Hugo Urgell Reyes, owner, and S W Howell, Inc., consultant and the purpose of the preliminary plat is to create eleven (11) residential lots.

Comments were sent to the consultant for review on December 28, 2021.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.
- Water is available through ECUD.

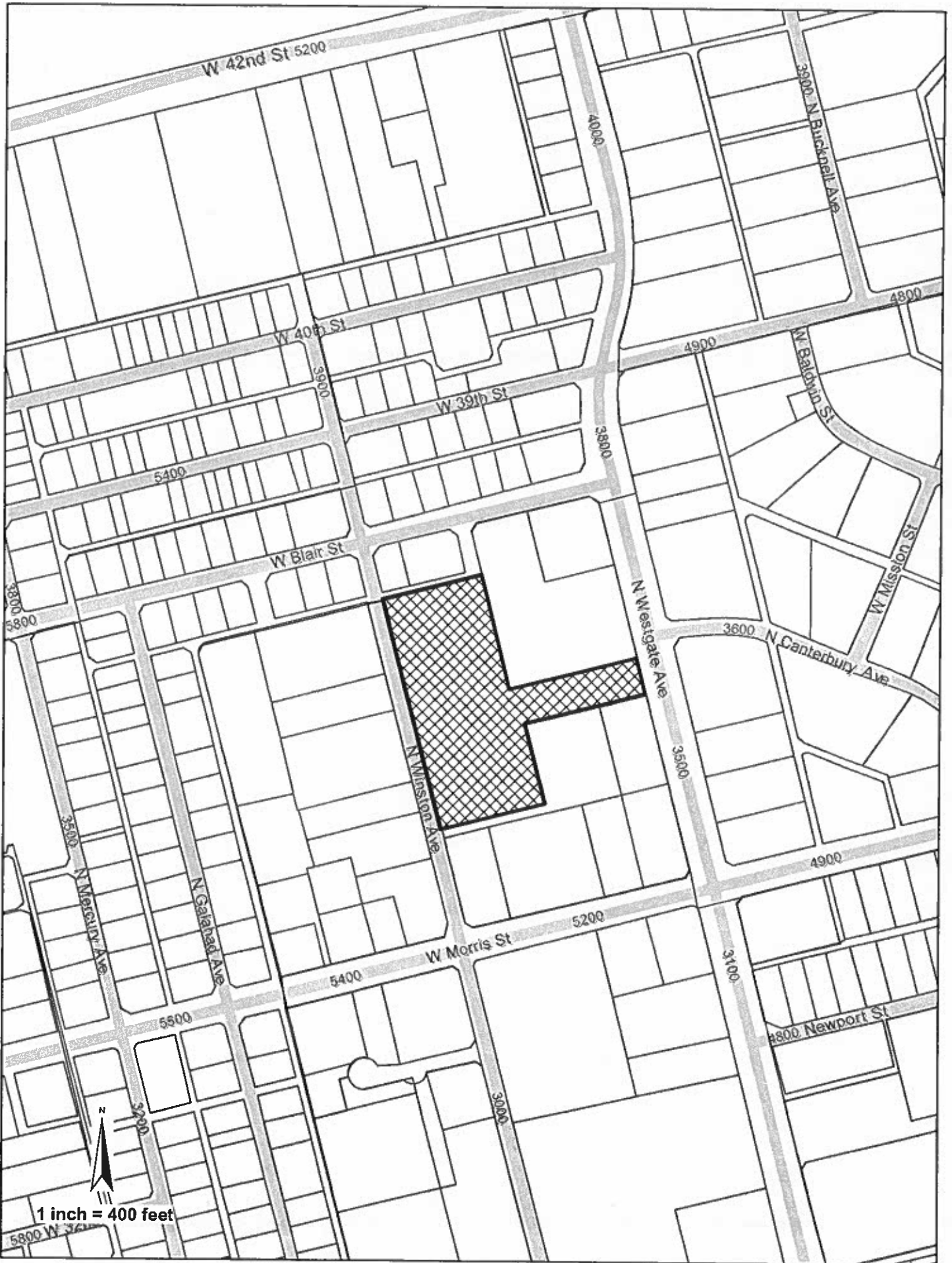
Commission action is requested on the following items:

1. 1/2 acre lots are proposed. Submit water plans to ECUD for approval. (Public Works)
2. Add ECUD signature bloc to the plat. (Public Works)
3. Drainage report needs to be submitted. This tract is not in a special flood hazard area. (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, 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 preliminary plat



W 42nd St 5200

4000

3900 N Bucknell Ave

4800

W 40th St

3900

W 39th St

4900

N Barclay St

5400

3800

W Blair St

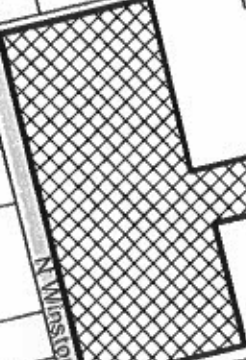
N Westgate Ave

W Mission St

3800

3600

N Canterbury Ave



N Mission Ave

3900

4900

N Mercury Ave

5500

N Galahad Ave

W Morris St

5200

3100

W Newport St

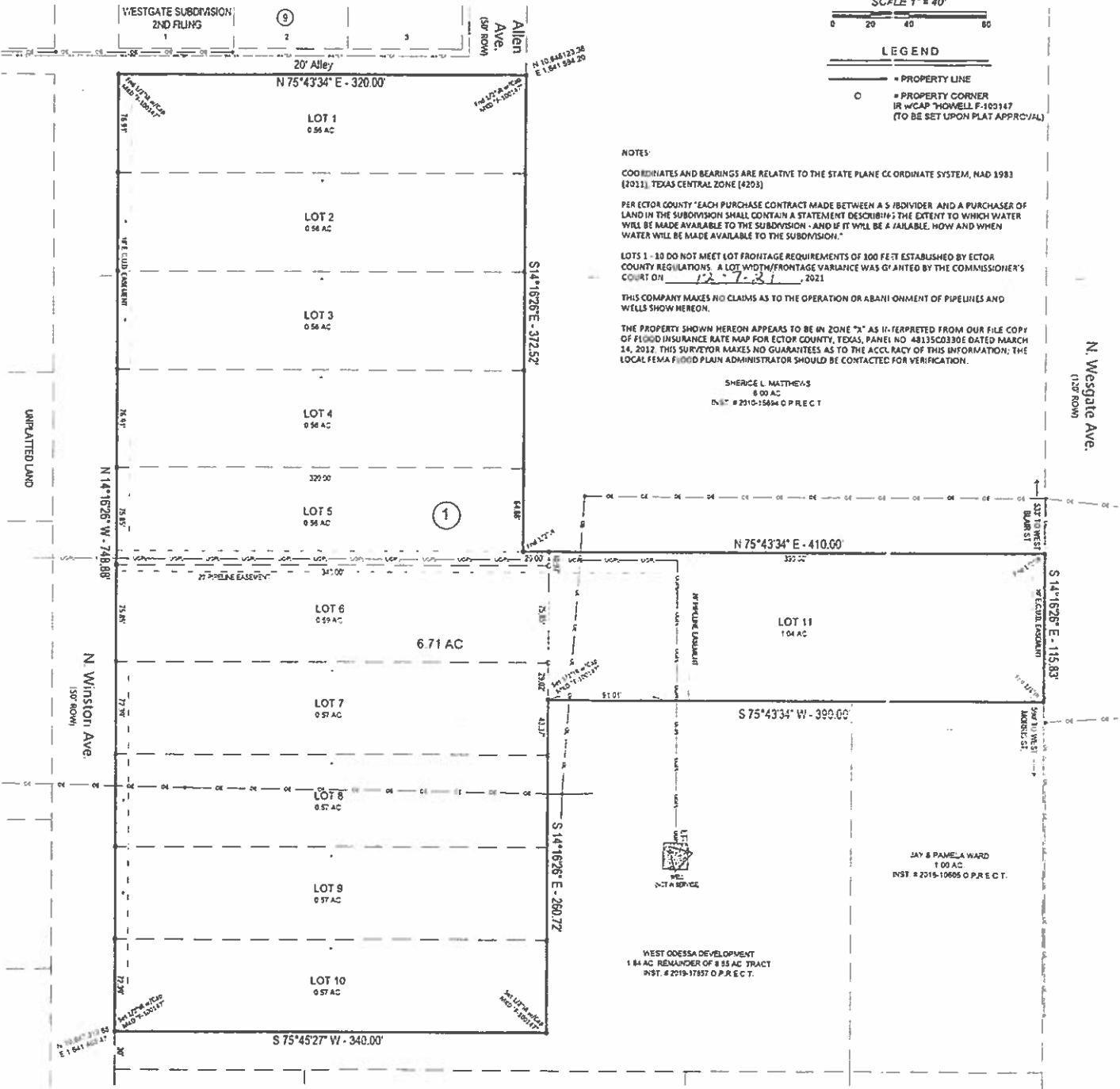
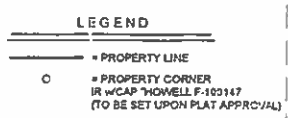
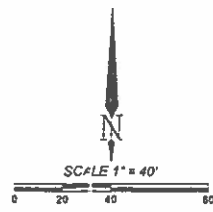
N

1 inch = 400 feet

5800 W 36th St

REYES ESTATES

A SUBDIVISION OF 6.71 ACRES
IN SECTION 13, BLOCK 43, T-2-S,
T. & P. RAILWAY COMPANY SURVEY,
ECTOR COUNTY, TEXAS



NOTES:

COORDINATES AND BEARINGS ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NAD 1983 (2011), TEXAS CENTRAL ZONE (#203)

PER ECTOR COUNTY "EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND A PURCHASER OF LAND IN THE SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING THE EXTENT TO WHICH WATER WILL BE MADE AVAILABLE TO THE SUBDIVISION - AND IF IT WILL BE AVAILABLE, HOW AND WHEN WATER WILL BE MADE AVAILABLE TO THE SUBDIVISION."

LOTS 1 - 10 DO NOT MEET LOT FRONTAGE REQUIREMENTS OF 300 FEET ESTABLISHED BY ECTOR COUNTY REGULATIONS. A LOT WIDTH/FRONTAGE VARIANCE WAS GRANTED BY THE COMMISSIONER'S COURT ON 12-7-21, 2021

THIS COMPANY MAKES NO CLAIMS AS TO THE OPERATION OR ABANDONMENT OF PIPELINES AND WELLS SHOWN HEREON.

THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE "A" AS INTERPRETED FROM OUR FILE COPY OF FLOOD INSURANCE RATE MAP FOR ECTOR COUNTY, TEXAS, PANEL NO. 48135C0330E DATED MARCH 14, 2012. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION; THE LOCAL FEMA FLOOD PLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR VERIFICATION.

SHERICE L. MATTHEWS
8.00 AC
INST. # 2510-15654 O.P.R.E.C.T.

JAY & PAMELA WARD
1.00 AC
INST. # 2015-10665 O.P.R.E.C.T.

WEST ODESSA DEVELOPMENT
1.84 AC REMAINDER OF 8.35 AC TRACT
INST. # 2019-17957 O.P.R.E.C.T.

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2021-64-P (ETJ)

APPLICANT: David Postar, owner
HPF Consultants, agent

REQUEST: Final Plat

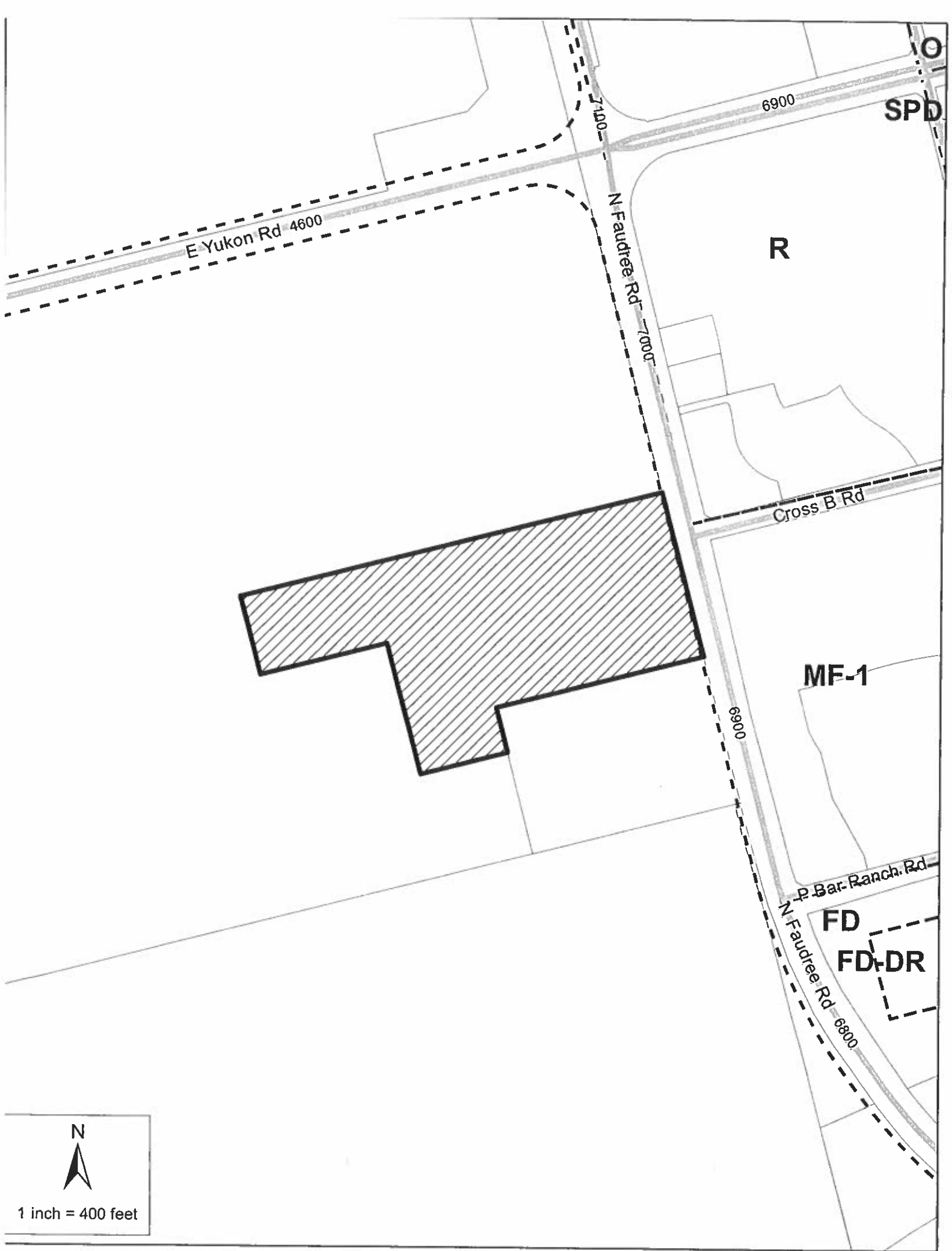
PROPERTY INVOLVED: Faudree/Yukon Affordable Acres being an 18.8 Acre Tract in Section 44, Block 41, T-1-S, T & P R.R. Co. Survey, Ector County, Texas (southwest of the intersection of E. Yukon Rd. and N. Faudree Rd.)

The property involved in this request is located southwest of the intersection of E. Yukon Rd. and N. Faudree Rd. The site is within 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 vacant land to the north, west and south and multifamily and retail development to the east.

The applicant is David Postar, owner, HPF Consultants, agent, and the purpose of the plat is to create one (1) 18.88 acre lot for the development of an RV Storage Facility.

The Planning and Zoning Commission gave preliminary approval to this request on November 8, 2021 and the final plat is ready for Commission approval.

Information in order of inclusion:
-- Area location map
-- Copy of proposed final plat



E Yukon Rd 4600

N Faudree Rd 7100

6900

R

Cross B Rd

MF-1

6900

P. Bar. Ranch. Rd

FD
FD-DR

N Faudree Rd 6800



1 inch = 400 feet

FINAL PLAT

Faudree/Yukon Affordable Acres

BEING A 18.88 ACRE TRACT LOCATED IN SECTION 44, BLOCK 41
T-1-S, T. & P. R.R. CO. SURVEY, ECTOR COUNTY, TEXAS

