

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER
(meeting held on-line)

February 4, 2020

1:30 P.M.

1. Approve the minutes of the following Planning and Zoning Commission meetings:
 - A. December 17, 2020
 - B. January 7, 2021

2. CASE FILE NO. 2021-07-P (ETJ)
Open a public hearing to consider approval of the replat of Lot 10, (less the west 115 feet) Block 2, Casity Addition, a subdivision of 1.94 acres in the southeast part of Section 23, Block 43, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (southwest of the intersection of W. 17th Street and FM 1936)

3. CASE FILE NO. 2021-08-P (ETJ)
Open a public hearing to consider approval of Gunsmoke Subdivision, 3rd Filing, being a replat of a 4.00 acre tract portion of Lot 1 and all of Lot 2, Block 2, Gunsmoke Subdivision, located in Section 9, Block 42, T-3-S T&P RY. Co. Survey, Ector County, Texas. (southeast of the intersection of SE Loop 338 and S. Tashya Ave)

4. Other business

5. Adjourn

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER
(meeting held on-line)

DECEMBER 17, 2020

1:30 P.M.

1. Approve the minutes of the following Planning and Zoning Commission meetings:
 - A. November 19, 2020
 - B. December 3, 2020
2. CASE FILE NO. 2020-28-Z
Open a public hearing to consider approval of the request by 155 SE Loop 338, LLC, owner, for original zoning of Light Industrial (LI) on Lots 9-27, Block 2, Industrial Sites Addition (southeast of the intersection of Business Interstate 20 and Loop 338)
3. CASE FILE NO. 2020-30-Z
Open a public hearing to consider approval of the request by Betenbough Homes, owner, for a rezone request from Special Dwelling District (SPD) to Special Dwelling District-Surface Drainage (SPD-SD) on 2.49 ac. of land in Section 35, Block 42, T-1-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (in proposed Ratliff Ridge, 8th Filing) (southeast of the intersection of E 91st St. and Wagon Way.)
4. CASE FILE NO. 2020-80-P
Consider approval of the preliminary plat of Ratliff Ridge, 8th Filing, being an approximately 21.92 acre tract in Section 35, Block 42, T-1-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southwest of the intersection of E. 91st St. and Loop 338.)
5. CASE FILE NO. 2020-78-P
Open a public hearing to consider approval of the French Tool & Supply Co. Subdivision, 2nd Filing, being a replat of the remainder of Lot 1, Block 1, French Tool & Supply Co. Subdivision, and a 0.385 acre tract of land located in Section 19, Block 41, T-2-S, T&P Ry Co. Survey, City of Odessa, Ector County, Texas (northwest corner of French Ave. and the BI 20 Service Road)
6. CASE FILE NO. 2020-81-P
Consider approval of the preliminary plat of Mardi Gras Estates, 4th Filing, being an approximately 23.10 acre tract in Section 38, Block 42, T-1-S, T&P RR Co. Survey, Ector County, Texas (northeast of E. 87th St. and Evans Blvd.)
7. CASE FILE NO. 2020-82-P (ETJ)
Open a public hearing to consider approval of the short form plat of R & B Estates, being an approximately 8.0 acre tract in the east part of Section 27, Block 43, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (northeast of the intersection of N. Cedar Creek Ave. and W. Dunn St.)
8. CASE FILE NO. 2020-64-P(ETJ)
Consider approval of the final 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)
9. CASE FILE NO. 2020-71-P (ETJ)
Consider approval of the final 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.)

10. Other business
11. Adjourn

Be it said and remembered that at 1:30 p.m. on the 17th day of December, 2020 there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5th Floor, 411 W. 8th Street, Odessa, Texas.

Due to the COVID-19, the meeting was teleconferenced, as allowed by Governor Abbott's executive order. The Planning and Zoning Commission was present through teleconference.

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

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

The minutes of the November 19, 2020 and December 3, 2020 Planning and Zoning Commission meetings were approved, motion for approval being made by Member Peacock, seconded by Member Tercero, with the vote being a unanimous "aye".

CASE FILE NO. 2020-28-Z (approved)

Open a public hearing to consider approval of the request by 155 SE Loop 338, LLC, owner, for original zoning of Light Industrial (LI) on Lots 9-27, Block 2, Industrial Sites Addition (southeast of the intersection of Business Interstate 20 and Loop 338)

Mr. McDaniel gave the following presentation: There were 8 notices mailed to surrounding property owners in this request, with no notices returned, no written protests and no written approvals.

The property involved in this request is located on southeast of the intersection of Business Interstate 20 and Loop 338. The site is currently designated Future Development (FD). Land use in the area consists of industrial development and vacant land.

The applicant is 155 SE Loop 338, LLC, owner, and the purpose of the rezone request of Light Industrial (LI) is to facilitate the development of transitional housing.

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.

Livability: The proposed use will be in a location that meets ordinance standards for transitional housing. Impacts to surrounding properties will be minimal.

Reasonableness: The requested zoning district will be in line with the proposed use and with surrounding uses in the area.

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

Mr. Sims asked about transferring uses. Mr. Brinlee stated the applicant is proposing a halfway house. This property is a good location for the proposed use. Mr. Brinlee stated the applicant will need to apply for a specific use permit which will be heard at the next

meeting. There being no further questions for City Staff, Chairman Sims opened the public hearing.

Mr. George Satterfield, member of the project, approached the lectern. He stated they have been in this type of ministry for over twenty years. This is not just a housing facility. They will bring in low-level offenders. Most of the people will be first-time offenders. The purpose of this facility is to provide training to the people in professional careers. This is not a free facility and it is transitional housing. The schools are certified and the people in the facility are not a danger to society.

Mr. Sims asked if there was a timeframe for this. Ms. Sherri Mata, member of the project, stated they will be submitting the specific use permit to the Commission the first part of January for review. Mr. Satterfield stated there is a large commercial building on the property. Ms. Earls asked if the building on the Loop would be used for housing or for training, being told it will be used for training. There is a second building for classrooms. Ms. Earls mentioned OC and the possibility of working with them. Ms. Mata stated they are already in discussion with OC. She also mentioned she is a counselor so the people can acquire life skills as well as training. Mr. Peacock asked how long the people will be in the transitional housing. Mr. Satterfield stated about 90 days, based on how quickly they can move through the system. Ninety days is the minimum stay, but some programs could take up to two years. Ms. Mata stated if a person wanted to go for a Bachelor's degree they would not be opposed. Mr. Tercero stated he has worked with the prison system and felt this was a good idea. He stated people who are successful are the ones who work and learn a skill they can use. Ms. Mata stated 98% of the people who go through system do not go back to prison. There being no further questions or comments, Chairman Sims closed the public hearing.

Member Coats moved the original zoning be approved to Light Industrial (LI). Member Earls seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2020-30-Z (approved)

Open a public hearing to consider approval of the request by Betenbough Homes, owner, for a rezone request from Special Dwelling District (SPD) to Special Dwelling District-Surface Drainage (SPD-SD) on 2.49 ac. of land in Section 35, Block 42, T-1-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (in proposed Ratliff Ridge, 8th Filing) (southeast of the intersection of E 91st St. and Wagon Way.)

Ms. Quimiro gave the following presentation: There were 5 notices mailed to surrounding property owners, with no notices returned, no written protests and no written approvals.

The property involved in this request is located southeast of the intersection of E 91st St. and Wagon Way. The site is currently designated Special Dwelling District (SPD) and is vacant. Land use in the area consists of residential development and vacant land.

The applicant is Betenbough Homes, owner, and the purpose of the rezone request from Special Dwelling District (SPD) to Special Dwelling District-Surface Drainage (SPD-SD) is to match the proposed use, a detention basin for drainage on the 1.249 ac. 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 rezoning would not have a negative impact on this site or surrounding properties. The proposed detention basin is not out of line with the mix of residential and commercial development in the area.

Reasonableness: The proposed zoning district will be encircled by existing single family dwellings and would not create a conflict to the existing land uses in the area.

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

There being no 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 rezoning be approved to Special Dwelling District-Surface Drainage (SPD-SD). Member Byrd seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2020-80-P (approved with conditions)

Consider approval of the preliminary plat of Ratliff Ridge, 8th Filing, being an approximately 21.92 acre tract in Section 35, Block 42, T-1-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southwest of the intersection of E. 91st St. and Loop 338.)

Ms. Quimiro gave the following presentation: The property involved in this request is located southwest of the intersection of E. 91st St. and Loop 338. The site is within the City of Odessa and is currently zoned Special Dwelling District (SPD). A section of the plat is pending a zoning designation of Surface Drainage. The land is currently vacant.

The applicant is Betenbough Homes, owner, and the purpose of the request is to create 86 single family residential lots and an accompanying drainage basin (approx. avg. size of 7760 sq.ft.)

Platting comments were sent to the developer on December 2, 2020 for review.

Staff Comments:

- Ownership certificates and original tax certificates needed prior to filing the plat.
- A Blanket Refuse Collection Easement is noted on the plat.
- Water and sewer are available for extension. No pro rata is due
- Drainage report needs to be submitted This tract is in a special flood hazard area.
- Water, sewer, paving and drainage plans need to be submitted for review and acceptance
- 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.
- No access to Loop 338 mainlanes should be allowed and post-development drainage/runoff should not be increased from pre-development conditions..

Commission action is requested on the following items:

1. Pearl St. and Ash St are identical in name to existing streets in the City of Odessa and neither is a continuation of these streets. Ranger St. is similar in name to Ranger Cir. in Ector County. Names will need to be revised. (Ector County 911)
2. Lots with double frontage need to have rear yard building setback line noted on the face of the plat. (Planning)
3. Add notes on Plat "No direct access to 91st Street. And Loop 338." (Public Works and TXDOT)

There being no questions or comments, Member Tercero moved the preliminary plat be approved with the following conditions:

1. Pearl St. and Ash St are identical in name to existing streets in the City of Odessa and neither is a continuation of these streets. Ranger St. is similar in name to Ranger Cir. in Ector County. Names will need to be revised.
2. Lots with double frontage need to have rear yard building setback line noted on the face of the plat.
3. Add notes on Plat "No direct access to 91st Street. And Loop 338."

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

CASE FILE NO. 2020-78-P (approved with conditions)

Open a public hearing to consider approval of the French Tool & Supply Co. Subdivision, 2nd Filing, being a replat of the remainder of Lot 1, Block 1, French Tool & Supply Co. Subdivision, and a 0.385 acre tract of land located in Section 19, Block 41, T-2-S, T&P Ry Co. Survey, City of Odessa, Ector County, Texas (northwest corner of French Ave. and the BI 20 Service Road)

Mr. McDaniel gave the following presentation: This request was postponed at the applicant's request on November 19, 2020.

The property involved in this request is located on the northwest corner of French Ave. and the BI 20 Service Road. The site is currently zoned Light Commercial (LC) and is vacant.

The applicant is Patel Mahendra, owner, LCA, consultant, and the purpose of this replat is to create one (1) lot for commercial development (mobile home dealership) and ownership purposes.

Platting comments were sent to the developer on November 10th, 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.
- Proposed Lot 1, Block 1 needs to be labeled as Lot 8, Block 1.

- "Director of Planning" and "Director of Public Works" need to read "Director of Development" and "for Director of Public Works" respectively.
- Drainage report needs to be submitted. No increase of runoff to TXDOT right of way. This tract is not in a special flood hazard area.
- An Improvements 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.
- Site and access should be designed to accommodate the movement of mobile homes.

Staff recommends approval of the following conditions:

1. Water and sewer are available. \$756.00 pro-rata for water is due if the tap is on BI-20 waterline. (Public Works)
2. Add a note to the plat: Access from Lot 8, Block 1 should be from French Street. (TxDOT)

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

There being no 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.

Mr. Sims asked if there was any opposition from the neighbors about the request, with Mr. McDaniel indicating the City did not have to notify the neighbors in this request.

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

1. Water and sewer are available. \$756.00 pro-rata for water is due if the tap is on BI-20 waterline.
2. Add a note to the plat: Access from Lot 8, Block 1 should be from French Street.

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

CASE FILE NO. 2020-81-P (approved with conditions)

Consider approval of the preliminary plat of Mardi Gras Estates, 4th Filing, being an approximately 23.10 acre tract in Section 38, Block 42, T-1-S, T&P RR Co. Survey, Ector County, Texas (northeast of E. 87th St. and Evans Blvd.)

Ms. Prieto gave the following presentation: The property involved in this request is located northeast of E. 87th St. and Evans Blvd. The site is within the City of Odessa and is currently zoned Special Dwelling District (SPD). The land is currently vacant. Land use in the general area consists of single family residential development to the north, east, and west and vacant land and a church to the south.

The applicant is Betenbough Homes, owner, and the purpose of the request is to create 131 single-family residential lots (approx. avg. size of 5175 sq.ft.).

Comments were sent to the consultant for review on December 9, 2020.

Staff Comments:

1. Original ownership and tax certificates need to be submitted prior to filing the plat.
2. A blanket refuse collection easement is shown on the plat.
3. Water and sewer are available for extension. No pro rata is due.
4. Drainage report needs to be submitted. This tract is not in a special flood hazard area.
5. An Improvements Agreement will be required.
6. 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. Side yards adjacent to the side of the street need to be shown on the plat. (Planning)
2. Blocks should be numbered 5,6,7,8. (Public Works)
3. No direct access to Evans as noted on the plat. (Public Works)
4. Water, sewer, paving & drainage and detention basin excavation plans need to be submitted for review and acceptance. (Public Works)

There being no questions or comments, Member Coots moved the preliminary plat be approved with the following conditions:

1. Side yards adjacent to the side of the street need to be shown on the plat.
2. Blocks should be numbered 5,6,7,8.
3. No direct access to Evans as noted on the plat.
4. Water, sewer, paving & drainage and detention basin excavation plans need to be submitted for review and acceptance.

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

CASE FILE NO. 2020-82-P (ETJ) (approved)

Open a public hearing to consider approval of the short form plat of R & B Estates, being an approximately 8.0 acre tract in the east part of Section 27, Block 43, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (northeast of the intersection of N. Cedar Creek Ave. and W. Dunn St.)

Mr. McDaniel gave the following presentation: The property involved in this short form plat request is located northeast of the intersection of North Cedar Creek Ave. and W. Dunn St. 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 use.

The applicants are Ramon Bejarano and Joe Bejarano, owners, and SW Howell, consultant and the purpose of the short form plat is for ownership purposes.

Comments were sent to the consultant for review on December 8, 2020.

Staff Comments:

- Site plan not needed on the plat.
- Centurion pipeline easement needs to be dimensioned.
- This tract is outside the City limits and is in the ETJ.
- Water is available through ECUD. Sewer is not available.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Add Lot and Block designation.
- GIS indicates consolidating from 2 separate tracts. Need signature blocks for Ramon Bejarano, Joe Bejarano, JDA Family Trust.

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

There being no questions or comments, Member Peacock moved the short form plat be approved as presented. Member Tercero seconded the motion, with the vote being a unanimous "aye".

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

Consider approval of the final 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.

The Planning and Zoning Commission gave preliminary approval of this request on October 1, 2020 as presented and the final plat is ready for Commission approval.

There being no questions or comments, Member Tercero moved the final plat be approved as presented. Member Coats seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2020-71-P (ETJ) (approved)

Consider approval of the final 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.)

Mr. McDaniel gave the following presentation: 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.

The Planning and Zoning Commission gave preliminary approval on November 5, 2020 with the following condition:

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)

This condition has been met and final plat is ready for Commission approval.

There being no questions or comments, Member Peacock moved the final plat be approved as presented. Member Earls 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 2:02 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on December 17, 2020.

Gary Sims, Chairman

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER
(meeting held on-line)

JANUARY 7, 2021

1:30 P.M.

1. CASE FILE NO. 2021-01-SUP
Open a public hearing to consider approval of the request by The Permian Oasis, lessee, Mark Wu, owner, for a specific use permit to operate a halfway house in a Light Industrial (LI) District on Lots 9-27, Block 2, Industrial Sites Addition (155 SE Loop 338)
2. CASE FILE NO. 2021-01-Z
Open a public hearing to consider approval of the original zoning request by Republic Munitions, LLC, owner, for Light Industrial (LI) on a 2.6 acre tract in Section 25, Block 42, T-2-S, T&P Ry. Co. Survey, Odessa, Ector County Texas, (northeast of the intersection of Meadow Ave. and Pearl St.)
3. CASE FILE NO. 2021-01-P
Open a public hearing to consider approval of the replat of Lots 32 & 33, Block 1, Mardi Gras Estates, Odessa, Ector County, Texas (southeast of the intersection of Riverboat Blvd. and Canal St.)
4. CASE FILE NO. 2021-02-P
Consider approval of the short form plat of Permian Machinery Addition being an approximately 9.05 acre tract in Section 40, Block 42, T-2-S, T&P RR. Co. Survey, Odessa, Ector County, Texas (southwest of the intersection of W. Interstate 20 and S. Crane Ave.)
5. CASE FILE NO. 2021-03-P
Consider approval of the short form plat of Crossroads East, 4th Filing, being an approximately 20.929 acre tract in Sections 8 and 17, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (northwest of the intersection of Billy Hext Rd. and Eastridge Rd.)
6. CASE FILE NO. 2021-01-SP
Consider approval of the site plan Billy Hext Apartments being an approximately 20.929 acre lot in the proposed Crossroads East, 4th Filing, in Sections 8 and 17, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (northwest of the intersection of Billy Hext Rd. and Eastridge Rd.)
7. CASE FILE NO. 2021-04-P (ETJ)
Open a public hearing to consider approval of Bird Subdivision, 2nd Filing, being a replat of Lot 1, Block 1, Bird Subdivision, & 0.23 tract out of Section 5, Block 41, T-2-S, Ector County, Texas. (southeast of the intersection of Montana Ave. and E. 60th St.)
8. CASE FILE NO. 2020-36-P
Consider approval of the final plat of Rattliff Ridge, 7th Filing, being a subdivision of 16.70 acres of land in Section 35, Block 42, T-1-S, T&P Ry. Co Survey, City of Odessa, Ector County, Texas (southeast of the intersection of 96th St. and Sagebrush Ave.)
9. Other business
10. Adjourn

Be it said and remembered that at 1:30 p.m. on the 7th day of January, 2021 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: Steve Tercero, Vice Chairman
Lennerd Byrd
Connie Coots
Jimmy Peacock

MEMBERS ABSENT: Renee Earls
Lance Marker
Gary Sims,

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Tim McDaniel, Planner; Cory Maxwell, Planning Tech; Joe Tucker, Assistant City Engineer; and Anne Roney, Secretary.

CASE FILE NO. 2021-01-SUP (approved with conditions)

Open a public hearing to consider approval of the request by The Permian Oasis, lessee, Mark Wu, owner, for a specific use permit to operate a halfway house in a Light Industrial (LI) District on Lots 9-27, Block 2, Industrial Sites Addition (155 SE Loop 338)

Mr. McDaniel gave the following presentation: There were 8 notices mailed to surrounding property owners, with no notices returned, 1 written protest and no written approvals.

The property involved in this request is located at 155 SE Loop 338. The site is currently designated Future Development (FD) with a pending application for Light Industrial (LI) and is occupied by office development. Land use in the general area consists of industrial development.

The applicant is The Permian Oasis, lessee, Mark Wu, owner, and the purpose of the request is to consider approval of a specific use permit to operate a halfway house in a Light Industrial (LI) district.

A site plan has been prepared indicating the location of the structure and parking requirements. No additional structures are proposed for this development. The building setbacks and lot coverage meet ordinance requirements. The proposed location also meets separation requirements for a halfway house use as set forth in Sec. 14-2-10 of the City of Odessa Zoning Ordinance.

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

1. The required parking needs to be striped.
2. Any signs need to meet zoning ordinance requirements.
3. Adoption of the site plan.
4. 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.

Mr. Peacock asked what the protest card stated, with Mr. McDaniel showing the response card to the Commission. Mr. Tercero asked the location of the protest, being told it is

northeast of the property in this request. There being no further questions for City Staff, Vice Chairman Tercero opened the public hearing.

Mr. George Satterfield, member of the project, approached the lectern to answer any questions. Mr. Tercero asked if the people would be coming to this location or would they be housed on site. Mr. Satterfield stated they are partnering with the State as well as other companies. The people who will be living at this facility are first-time offenders. They are proposing to teach a skill to the people on-site in order for them to be able to obtain a job. The main focus will be on truckers, welders and diesel mechanics. They have to be labeled as a halfway house. The people living on-site will be supported by families, by the State or by grants. Many of the people coming into the facility have never held a job. Mr. Satterfield stated they will be giving them access to an accredited school to give them the tools to obtain a job. The minimum time at the facility will be three months. Through this program they will become certified. The applicant will not be taking in any hard-core criminals. There being no questions or comments, Vice Chairman Tercero closed the public hearing.

Member Peacock moved the specific use permit be approved with the following conditions:

1. The required parking needs to be striped.
2. Any signs need to meet zoning ordinance requirements.
3. Adoption of the site plan.
4. 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.

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

CASE FILE NO. 2021-01-Z (approved)

Open a public hearing to consider approval of the original zoning request by Republic Munitions, LLC, owner, for Light Industrial (LI) on a 2.6 acre tract in Section 25, Block 42, T-2-S, T&P Ry. Co. Survey, Odessa, Ector County Texas, (northeast of the intersection of Meadow Ave. and Pearl St.)

Mr. McDaniel gave the following presentation: There were 2 notices sent to surrounding property owners, with no notices returned, no written protests and no written approvals.

The property involved in this request is located northeast of the intersection of Meadow Ave. and Pearl St. and is currently designated Future Development (FD). Land use in the area consists of industrial uses and vacant land.

The applicant is Republic Munitions, LLC, owner, and the purpose of the original zoning request is to establish zoning to facilitate industrial use 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: This request is not out of line with the City of Odessa's Comprehensive Plan.

Livability: This request is located away from residential development and is in an area that is largely industrial.

Reasonableness: This request is not out of line with existing industrial uses in the area.

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

There being no questions for City Staff, Vice Chairman Tercero opened the public hearing.

Mr. Tercero asked about the applicant. Mr. Thornton Underwood with Republic Munitions approached the lectern. He stated they have the property licensing to manufacture ammunition on site. Their sales will be through the internet. Mr. Tercero asked if they would be taking all the necessary precautions, being told they would. They will have containers to store the power and ammunition. Mr. Tercero asked if this was inside the city limits, with Mr. McDaniel stating that it is. There being no further questions or comments, Vice Chairman Tercero closed the public hearing.

Member Coots moved the original zoning be approved to Light Industrial (LI). Member Byrd seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-01-P (approved)

Open a public hearing to consider approval of the replat of Lots 32 & 33, Block 1, Mardi Gras Estates, Odessa, Ector County, Texas (southeast of the intersection of Riverboat Blvd. and Canal St.)

Mr. Maxwell gave the following presentation: There were 33 notices mailed to surrounding property owners, with 1 notice returned, 1 written protests and no written approvals.

The property involved in this replat request is located southeast of the intersection of Riverboat Blvd. and Canal St. The site is currently zoned Special Dwelling District (SPD) and occupied by residential development.

The applicant is JRJW Enterprises Inc., Owner, and SW Howell, Consultant and the purpose of the replat is to remove the common lot line between the properties to create one (1) lot for ownership purposes.

Platting comments were sent to the developer on December 29th, 2020 for review.

Staff Comments:

- Original ownership and tax certificates need to be submitted prior to filing the plat.
- A Blanket Refuse Collection Easement is noted on the plat.
- Water and sewer are available. No pro-rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- There are 2 (two) water and 2 (two) sewer taps adjacent to the lot. The existing taps to lot 33 will be abandoned.
- An Improvements 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.
- Requesting that an additional GPS point be added to Mardi Gras Estates Replat.

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

There being no questions for City Staff, Vice Chairman Tercero opened the public hearing.

Mr. Frank Gutierrez, 1802 Canal Street, approached the lectern. He stated he was against the request. He felt it would bring down the property values in the area. He indicated he has spoken with the neighbors and they are also opposed to the request.

Ms. Janie Howell, applicant's representative, approached the lectern. She stated the applicant is building a storage building for his classic cars. Mr. Tercero stated the applicant would have to meet all the City requirements. Ms. Howell stated this is a residential lot and the applicant wishes to build a garage. Ms. Coots stated there was not indication of the materials that will be used for the building. Ms. Gutierrez stated that was one of their concerns. Ms. Howell stated the applicant will meet all of the requirements for the neighborhood. This is not a commercial. The applicant just wants a place to store his vehicles. Mr. Brinlee stated any building will need to meet the City building codes and meet all the setback requirements. There being no further questions or comments, Vice Chairman Tercero closed the public hearing.

Member Byrd moved the replat be approved as presented. Member Peacock seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-02-P (approved with conditions)

Consider approval of the short form plat of Permian Machinery Addition being an approximately 9.05 acre tract in Section 40, Block 42, T-2-S, T&P RR. Co. Survey, Odessa, Ector County, Texas (southwest of the intersection of W. Interstate 20 and S. Crane Ave.)

Mr. Maxwell gave the following presentation; The property involved in this request is located southwest of the intersection of W. Interstate 20 and S. Crane Ave. The site is currently designated Light Industrial (LI) and is currently vacant.

The applicant is Permian Machinery Movers Inc., owner, Maverick Engineering, consultant and the purpose of the plat is to create one (1) lot to facilitate industrial development and related uses on the property.

Comments were sent to the consultant for review on December 29th, 2020.

Staff Comments:

- Original ownership and tax certificates are needed prior to filing the plat.
- Signature block needs to read Director of Development.
- Preliminary does not need to be noted on the plat.
- Water and sewer are available. No pro rata is due.
- 25' utility easement needs to be shown on the plat.
- Drainage report has been submitted. On-site detention will be required. This tract is not in a special flood hazard area.
- Submit plans for curb construction across the frontage of the property.
- An Improvements Agreement will be required.
- A Blanket Refuse Collection Easement 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.
- Requesting that an additional GPS point be added to Permian Machinery Addition.
- Post development drainage/runoff should not be increased from pre-development conditions through detention, retention, or other means.

Commission action is requested on the following items:

1. Show and dimension the driveway location on the plat (based on TXDOT ramp reversal design the center line of the driveway must be at least 90' from the east property line). (Public Works)
2. The minimum spacing for a two – way frontage road with speed of 50 mph or greater is 510'. Once the frontage roads are converted to one-way, the minimum spacing is 425'. This property is also located in the vicinity of the future EB entrance ramp based on the latest IH 20 schematic. Any proposed access should be located to not interfere with the entrance ramp. (TxDOT)

Mr. Tercero stated there is an EB entrance mentions and what did EB stand for, being told East Bound. Mr. Byrd stated all of the Interstate is going to be overhauled. There will be three lanes each direction and the Service Roads will be one-way.

Member Peacock moved the short form plat be approved with the following conditions:

1. Show and dimension the driveway location on the plat (based on TXDOT ramp reversal design the center line of the driveway must be at least 90' from the east property line).
2. The minimum spacing for a two – way frontage road with speed of 50 mph or greater is 510'. Once the frontage roads are converted to one-way, the minimum spacing is 425'. This property is also located in the vicinity of the future EB entrance ramp based on the latest IH 20 schematic. Any proposed access should be located to not interfere with the entrance ramp.

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

CASE FILE NO. 2021-03-P (approved with conditions)

Consider approval of the short form plat of Crossroads East, 4th Filing, being an approximately 20.929 acre tract in Sections 8 and 17, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (northwest of the intersection of Billy Hext Rd. and Eastridge Rd.)

Ms. Quimiro gave the following presentation: The property involved in this request is located northwest of the intersection of Billy Hext Rd. and Eastridge Rd. The site is within the City of Odessa and is currently zoned Light Commercial District (LC). The land is currently vacant.

The applicant is ICA Development II LLC, owner, and the purpose of the request is to create one lot for the development of an apartment complex with 295 units in varying building arrangements. The apartment complex will include community amenities and a proposed drainage basin.

Comments were sent to the consultant for review on December 29, 2020.

Staff Comments:

- Original ownership and tax certificates need to be submitted prior to filing the plat.
- An 18 x24 Mylar needs to be submitted prior to filing the plat.
- Signature block needs to read for Director of Development.
- A Blanket Refuse Collection Easement is noted on the plat.
- Site plan approval is required prior to developing the property.
- Water and sewer are available for extension. No pro rata is due.

- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- An Improvements 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.
- We are requesting that an additional GPS point be added to Crossroads East, 4th filing. Two GPS points on each plat are needed.
- Post development runoff should not exceed pre-development conditions to state facilities.

Commission action is requested on the following items:

1. Provide easement for water meter vault location. (Public Works)
2. A Blanket Refuse Collection Easement Agreement will be required. (Public Works)
3. Eastridge Road on the plat is actually East Ridge Rd. Recommendation is for consideration by developers to not change the names of previously platted and finalized roadways to avoid any potential confusion during future addressing phases by Ector County personnel. (Ector County 911)

Mr. Byrd asked if all of the adjustment noted in the Platting Conference have been met. Ms. Quimiro stated the mylar will not be recorded until everything has been met.

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

1. Provide easement for water meter vault location.
2. A Blanket Refuse Collection Easement Agreement will be required.
3. Eastridge Road on the plat is actually East Ridge Rd. Recommendation is for consideration by developers to not change the names of previously platted and finalized roadways to avoid any potential confusion during future addressing phases by Ector County personnel.

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

CASE FILE NO. 2021-01-SP (approved with conditions)

Consider approval of the site plan Billy Hext Apartments being an approximately 20.929 acre lot in the proposed Crossroads East, 4th Filing, in Sections 8 and 17, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (northwest of the intersection of Billy Hext Rd. and Eastridge Rd.)

Ms. Quimiro gave the following presentation: The property involved in this request is located northwest of the intersection of Billy Hext Rd. and Eastridge Rd. The site is within the City of Odessa and is currently zoned Light Commercial (LC). The land is currently vacant.

The applicant is ICA Development II LLC, owner, and the purpose of the request is lay out the development of a multi-family apartment complex with 295 units in varying building arrangements.

Comments were sent to the consultant for review on December 29, 2020.

Staff Comments:

- The site plan has been submitted indicating the development of a multi-family complex units, community amenities and a proposed drainage basin.

- The building setbacks, separations, parking, and height all meet ordinance requirements.
- The total lot area is approximately 20.929 acres. Lot coverage needs to be provided.
- A total of 585 parking spaces are provided. With efficiency and one bedroom one and three fourths (1.75) space per dwelling unit; two (2) bedroom or more two (2) spaces per dwelling unit, 553 parking spaces are required.
- Two (2) drives accessing to the site are from Billy Hext Rd. North drive to serve as both ingress and egress to the development. South Drive to serve as site egress and access for fire only.
- Trash receptacle locations are proposed throughout the complex. Locations appear acceptable.
- A six (6') feet perimeter metal fence is proposed for this development with controlled entrances.
- All lighting for this development needs to be designed so that no light will bleed over to adjacent properties.
- All signage for the site must meet ordinance requirements. Permits are required for all signage.
- Water and sewer need to be available to property in order to be issued a permit for development of a multi-family property.
- Water & Sewer lines will be private.
- Storm drain lines and detention will be private.
- Maintain maximum spacing between driveways.
- There is a drainage swale behind the curb on Billy Hext Rd. Provide culverts under driveways

Commission action is requested on the following items:

1. Water and sewer need to be available to property in order to be issued a permit for development of a multi-family property (Planning)
2. Move water meter vault onto site to remove conflict with drainage ditch. (Public Works)
3. Construct city sidewalk along Billy Hext Rd. frontage. (Public Works)
4. Shift south driveway to remove conflict with drainage structure. (Public Works)

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

There being no questions or comments, Member Peacock moved the site plan be approved with the following conditions:

1. Water and sewer need to be available to property in order to be issued a permit for development of a multi-family property.
2. Move water meter vault onto site to remove conflict with drainage ditch.
3. Construct city sidewalk along Billy Hext Rd. frontage.
4. Shift south driveway to remove conflict with drainage structure.

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

CASE FILE NO. 2021-04-P (ETJ) (approved)

Open a public hearing to consider approval of Bird Subdivision, 2nd Filing, being a replat of Lot 1, Block 1, Bird Subdivision, & 0.23 tract out of Section 5, Block 41, T-2-S, Ector County, Texas. (southeast of the intersection of Montana Ave. and E. 60th St.)

Mr. Maxwell gave the following presentation: The property involved in this replat request is located southeast of the intersection of Montana Ave. and E. 60th St. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by a single-family residence.

The applicant is Luke Royce Bird and Bront Lee Bird, Owners, and SW Howell, Consultant and the purpose of the replat is to create one (1) lot for ownership purposes.

Platting comments were sent to the developer on December 29th, 2020 for review.

Staff Comments:

- Original tax certificates will be 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 has been submitted. This tract is not in a special flood hazard area.
- An Improvements Agreement will not be required.

Staff recommends approval of the request as presented

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 Byrd moved the replat be approved as presented. Member Peacock seconded the motion, with the vote being a unanimous "aye">

CASE FILE NO. 2020-36-P (approved)

Consider approval of the final plat of Ratliff Ridge, 7th Filing, being a subdivision of 16.70 acres of land in Section 35, Block 42, T-1-S, T&P Ry. Co Survey, City of Odessa, Ector County, Texas (southeast of the intersection of 96th St. and Sagebrush Ave.)

Mr. McDaniel gave the following presentation: The property involved in this request is located southeast of the intersection of 96th St. and Sagebrush Ave. The site is currently zoned Special Dwelling District (SPD) and is vacant. Land use in the area consists of single-family residential development as well as vacant land.

The applicant is Betenbough Homes, owner, and the purpose of the plat request is to create approx. 96 lots (5,000-10,000 sf) for single-family residential development and ownership purposes.

The Planning and Zoning Commission gave preliminary approval to this request on May 7, 2020 with the following condition:

1. Post-development discharge should not exceed pre-development conditions.

This condition has been met and the final plat is ready for Commission approval.

There being no questions or comments, Member Coots moved the final plat be approved as presented. Member Byrd 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 2:04 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on January 7, 2021.

Steve Tercero, Vice Chairman

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2021-07-P(ETJ)

APPLICANT: Katheryne Marie Cook and Stephanie Amanda Morqueche, owners
SW Howell, consultant

REQUEST: Replat

PROPERTY INVOLVED: Lot 10, (less the west 115 feet) Block 2, Casity Addition, a subdivision of 1.94 acres in the southeast part of Section 23, Block 43, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (southwest of the intersection of W. 17th Street and Farm to Market Road 1936)

The property involved in this request is located southwest of the intersection of West 17th Street and Farm to Market Road 1936. 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.

The applicants are Katheryne Marie Cook and Stephanie Amanda Morqueche, owner, and S. W. Howell, Inc., consultant and the purpose of the replat is to create (2) lots for ownership purposes.

Platting comments were sent to the developer on January 26th, 2021 for review.

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. Sewer is not available.
- Drainage report has been submitted. This tract is not in a special flood hazard area.

-- Add coordinates at two corners.

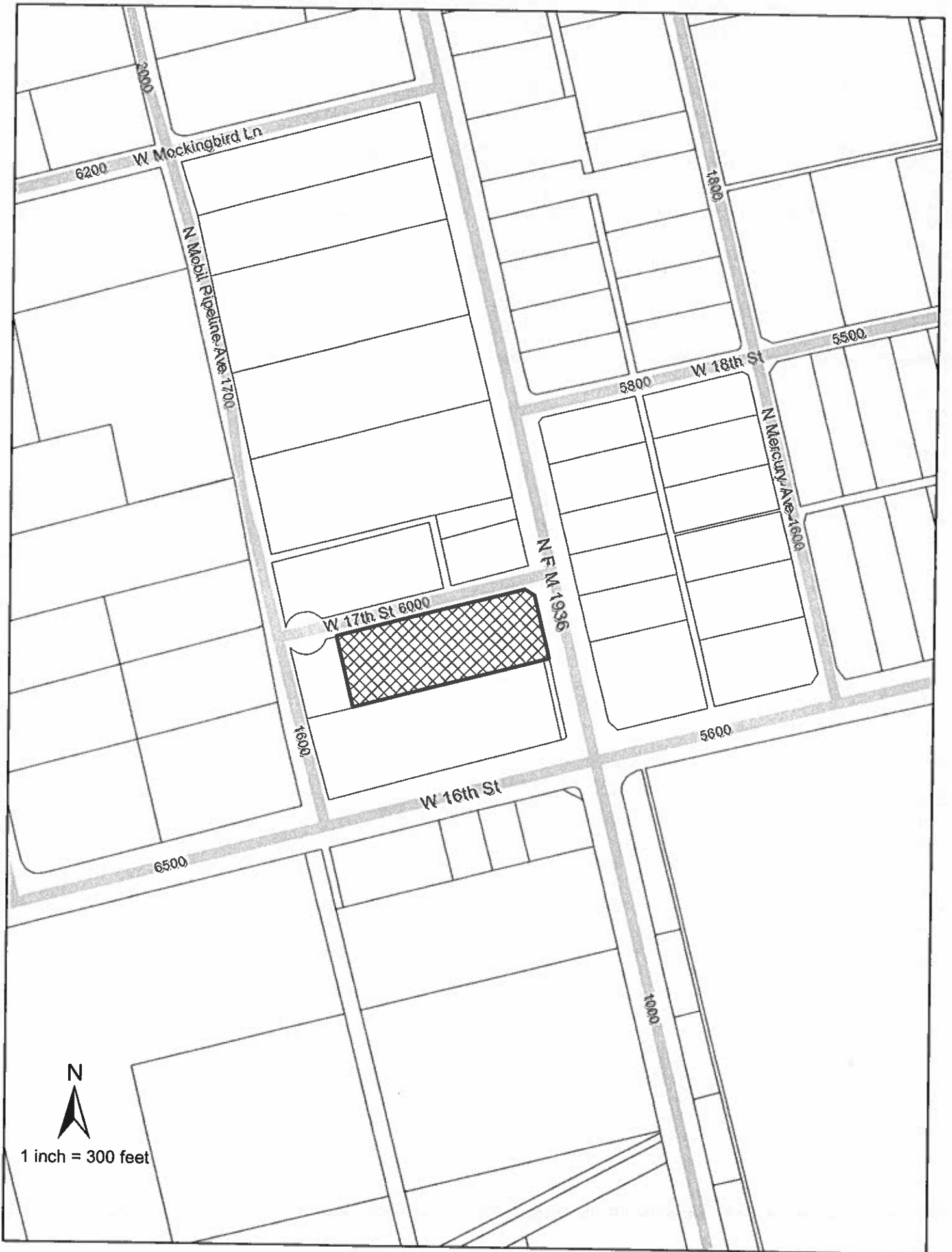
Commission action is requested on the following items:

1. Access to FM 1936 needs to be worked out with Public Works and 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



N



1 inch = 300 feet

TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2021-08-P (ETJ)

APPLICANT: Pilot Water Solutions Permian LLC, Owner
LCA, Consultant

REQUEST: Replat

PROPERTY INVOLVED: 4.00 acre tract portion of Lot 1 and all of Lot 2, Block 2, Gunsmoke Subdivision, located in Section 9, Block 42, T-3-S T&P RY. Co. Survey, Ector County Texas (southeast of the intersection of SE Loop 338 and S. Tashya Ave.)

The property involved in this replat request is located southeast of the intersection of SE Loop 338 and S Tashya 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.

The applicant is Pilot Water Solutions Permian LLC, Owner, and LCA, Consultant and the purpose of the replat is to create one (1) lot for ownership purposes.

Comments were sent to the consultant for review on January 26, 2021.

Staff Comments:

- 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

Commission action is requested on the following items:

1. Access shall be limited to the two driveways. Show the two drives as access points on the plat. (Public Works)
2. Add a note to the plat that access is limited to the 2 drives as shown. (Public Works)
3. There is an existing driveway located near/within the Joint Access Easement shown on the plat. Any modifications (if planned) to the driveway would require a new driveway permit with TxDOT. (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, 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

