

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

FEBRUARY 17, 2022

1:30 P.M.

1. Approve the minutes of the January 20, 2022, Planning and Zoning Commission meeting
2. CASE FILE NO. 2022-06-P
Open a public hearing to consider approval of Original Town, 3rd Filing, being a replat of Lot 1, Block 66, of the east 225 ft. and south 140 ft. (called 15 ft.) of Block 66 Original Town, City of Odessa, Ector County, Texas (northwest of the intersection of E. 1st St. and Adams Ave.)
3. CASE FILE NO. 2021-51-P
Consider approval of the final plat of Shiloh Square, 2nd Filing, being a 6.92 acre tract located in Section 4, Block 41, T-2-S RY, Co. Survey, City of Odessa, Ector County, Texas (north of the intersection of N. Faudree Rd. and State Hwy 191)
4. CASE FILE NO. 2021-68-P (ETJ)
Consider approval of the final 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.)
5. CASE FILE NO. 2021-46-P
Consider approval of the preliminary plat of Paradigm Addition, being a 10.476 acre tract of land, situated in Section 10, Block 4, T-2-S, S.R. McKinney Survey, Abstract 813, being 10.391 acres, and Abstract 769 Ector County, being 0.085 acre, T&P RWY Co. Survey, City of Odessa, Ector & Midland Counties, Texas (northwest of Medical Park Rd. and Dorado Dr.)

6. Other business

7. Adjourn

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

JANUARY 20, 2022

1:30 P.M.

1. Approve the minutes of the January 6, 2022, Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-66-P (ETJ)
Consider approval of the final plat of Redline Estates, being a 15.75 acre in Section 39, Block 43, T-2-S, T&P RY, Co. Survey, Ector County Texas. (south of the intersection of S Tripp Ave. and W Interstate Hwy 20 Westbound)
3. Other business
4. Adjourn

Be it said and remembered that at 1:34 p.m. on the 20th day of January, 2022, there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5th Floor, 411 W. 8th St., Odessa, Texas.

MEMBERS PRESENT: Jimmy Peacock, Chairman
Renee Earls
Gary Sims
Steve Tercero

MEMBERS ABSENT: Connie Coots
Lance Marker
Wayne Russell

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

The minutes of the January 6, 2022, Planning and Zoning Commission meeting were approved, motion for approval being made by Member Tercero, seconded by Member Sims, with the vote being a unanimous "aye".

CASE FILE NO. 2021-66-P (ETJ) (approved)

Consider approval of the final plat of Redline Estates, being a 15.75 acre in Section 39, Block 43, T-2-S, T&P RY, Co. Survey, Ector County Texas. (south of the intersection of S Tripp Ave. and W Interstate Hwy 20 Westbound)

Ms. Prieto gave the following presentation: The property involved in this request is south of the intersection of S. Tripp Ave. and W. Interstate Hwy. 20 Westbound. 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 vacant land to the south, east and west.

The applicant is Redline T&T, LLC, Owner, and S W Howell, Inc, Consultant and the purpose of the final plat is to create four (4) lots for ownership purposes.

The Planning and Zoning Commission gave Preliminary approval to this plat on November 18, 2021 with the following conditions.

1. Recommendation is for consideration to be given to the roadway with the proposed name Redline Road two unique names rather than one name carried through each of the road segments. We recommend a unique street name for the North-South segment and a unique street name for the East-West segment.

2. Also, recommendation is for consideration to also be given to remain consistent with Ector County Addressing standards and use the proper street suffixes and prefix directionals (ex. S. Redline Avenue & W. Streetname Street) to avoid any potential confusion for emergency response teams.
3. Contact TXDOT for street intersection permit to West Murphy Street.
4. Access will need to be coordinated with TXDOT. For this roadway and posted speed limit, the recommended minimum access spacing from the Access Management Standards is 425'. There is an existing driveway to the east that only provides about 230' of separation. Post-development drainage/runoff should not exceed pre-development conditions.

These conditions have been met and the final plat is ready for approval.

There being no questions or comments, Member Sims moved the final plat be approved as presented. Member Tercero 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 1:36 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on January 20, 2022.

Jimmy Peacock, Chairman

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2022-06-P

APPLICANT: Virgil Trower, owner
LCA, Consultant

REQUEST: Replat

PROPERTY INVOLVED: Original Town, 3rd Filing, being a replat of Lot 1, Block 66, of the east 225 ft. and south 140 ft. (called 15 ft.) of Block 66 Original Town, City of Odessa, Ector County, Texas (southwest of the intersection of E. 1st St. and Adams Ave.)

Due to the inclement weather this request was postponed from the February 3, 2022 Planning and Zoning Commission meeting.

The property involved in this replat request is located southwest of the intersection of E. 1st St. and Adams Ave. The site is zoned Light Commercial (LC) and is occupied by commercial development. Land use in the area consists of commercial development.

The applicant is Virgil Trower owner, LCA, consultant and the purpose of the replat is to create two (2) lots for commercial purposes.

Comments were sent to the consultant for review on January 25, 2022.

Staff Comments:

- Tax certificates are needed prior to filing the plat.
- A blanket refuse collection easement needs to be noted on the plat.
- Water and sewer are available. No pro rata is due.

- Drainage report has been submitted. This tract is in a special flood hazard area.
- An Improvements Agreement will be required for sidewalk installation.
- 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.

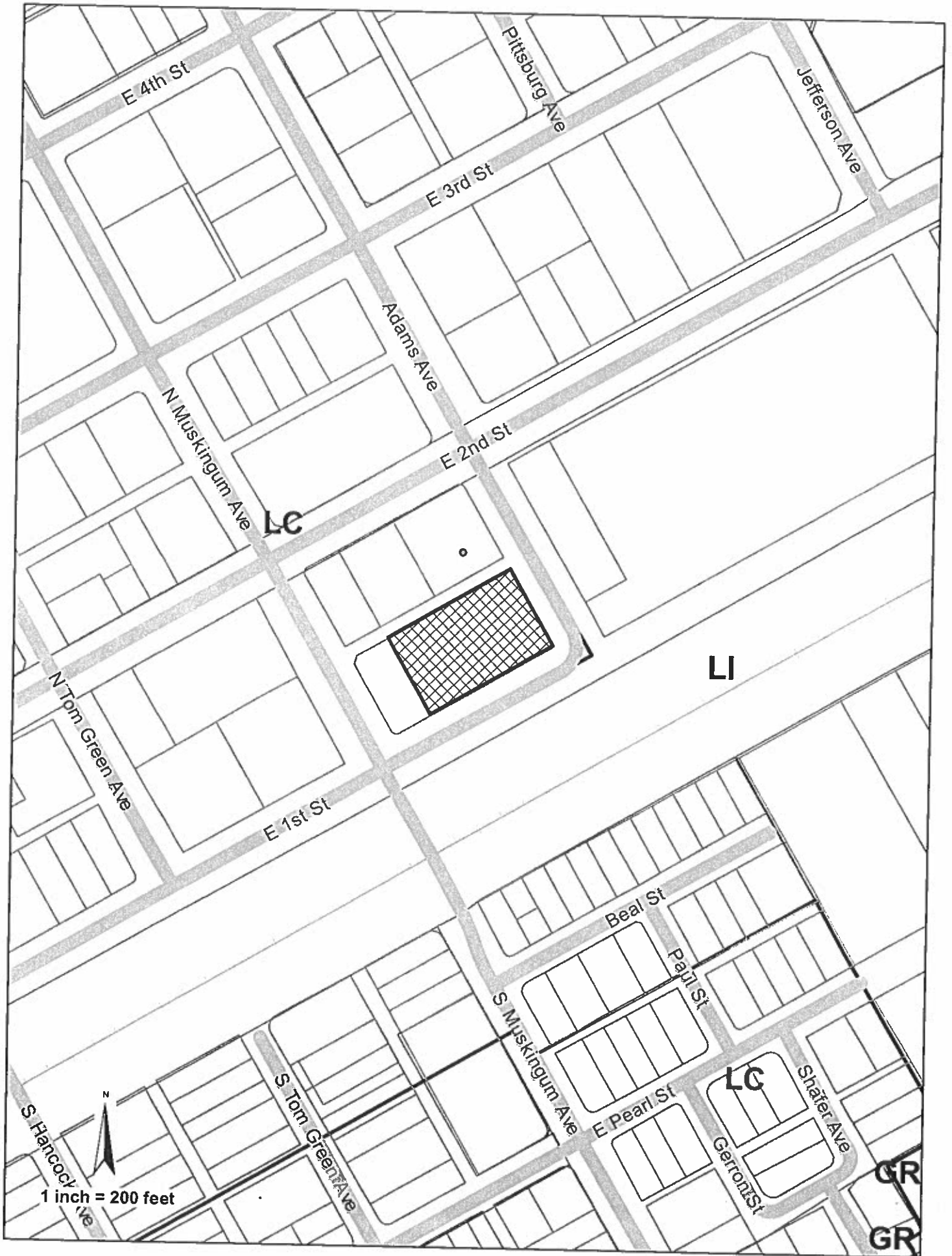
Commission action is requested on the following items:

1. Sidewalk is needed on 1st Street and Adams Avenue. (Public Works)
2. First Street on the plat is actually E. 1st Street. (Ector County 911)

The following agencies submitted no comments or response with regard to this replat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Sanitation, Building Inspection, Sparklight, Atmos Energy, Ector County Public Works, ECISD, SBC, PostMaster, T.H.D, El Paso Natural, Oncor, Appraisal District, TxDOT, Grande Communications, ConocoPhillips Pipeline Company, Chevron, and CRMWD

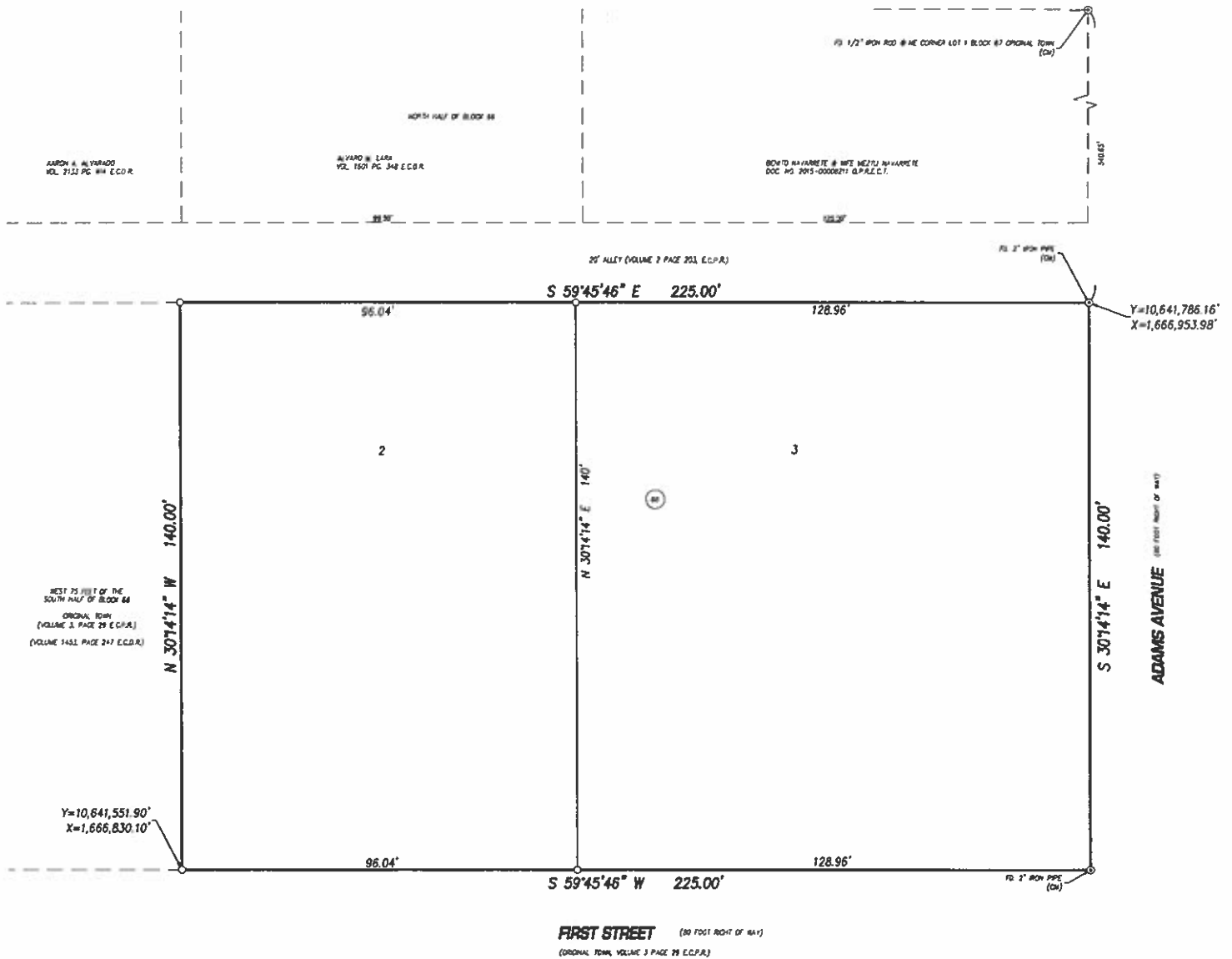
Information in order of inclusion:

- Area zoning map
- Copy of proposed replat



ORIGINAL TOWN 3RD FILING

BEING A REPLAT OF LOT 1 BLOCK 66, REPLAT OF THE EAST 225' AND THE SOUTH 140' (CALLED 150) OF BLOCK 66 ORIGINAL TOWN AS DESCRIBED IN VOLUME 23 PAGE 53 OF THE ECTOR COUNTY PLAT RECORDS ODESSA, ECTOR COUNTY TEXAS



TO: PLANNING AND ZONING COMMISSION

FROM: LORRINE QUIMIRO, PLANNING MANAGER

SUBJECT: CASE FILE NO. 2021-51-P

APPLICANT: Wyly Brown and Fredna Family Partnership
LTD., owner
LCA, Agent

REQUEST: Final Plat

PROPERTY INVOLVED: Shiloh Square, 2nd Filing, being a 6.92 acre tract located in Section 4, Block 41, T-2-S RY, Co. Survey, City of Odessa, Ector County, Texas (north of the intersection of N. Faudree Rd. and State Hwy 191)

Due to the inclement weather this request was postponed from the February 3, 2022 Planning and Zoning Commission meeting.

The property involved in this request is located north of the intersection of N. Faudree Rd. and State Hwy 191. The site is zoned Retail-One (R-1) and is undeveloped. Land use in the area consists of commercial development, and vacant land.

The applicant is Wyly Brown and Fredna Family Partnership LTD., Owner, and LCA, Agent and the purpose of the final plat is to create one (1) lot and private road easements for retail development.

The Planning and Zoning Commission gave preliminary approval with conditions to this request on September 2, 2021 with the following conditions:

1. Add a note to the plat: No direct access to Faudree from Lot 1, Block 2 is allowed (Public Works)

2. Proposed 191 spacing is acceptable for Lionsgate Access. Add a note to the plat: No additional driveways will be allowed between Faudree Road and Lionsgate Access. (Public Works & TxDOT)
3. Shiloh Market Street is similar in name to Shiloh Road in the City of Odessa. (Ector County 911)
4. Shiloh Square 2nd Filing only has 1 GPS point. (GIS)
5. CRMWD has a 33" pipeline running through and along portions of this addition. Prior to finalizing the plat, the location of this line shall be determined. If needed the existing CRMWD easements shall be adjusted on the new plat so that the existing pipelines are within the easements. (CRMWD)

These conditions have been met and the final plat is ready for Commission approval.

Information in order of inclusion:

- Area zoning map
- Copy of proposed final plat

PD-SF-E

R-1

LC

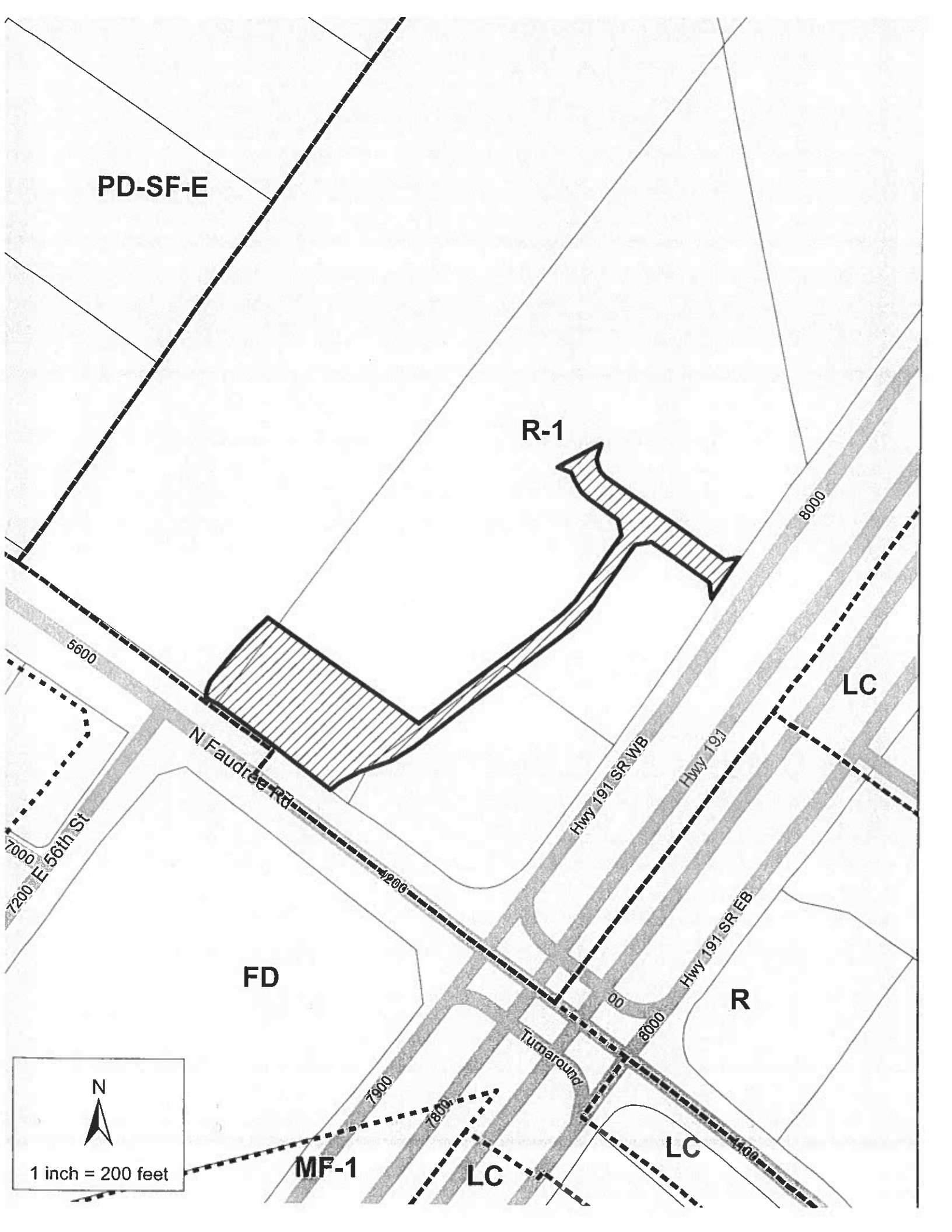
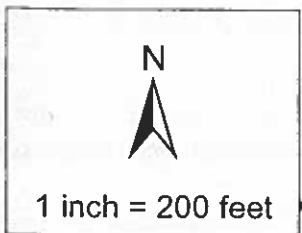
FD

R

MF-1

LC

LC



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: Final 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.)

Due to the inclement weather this request was postponed from the February 3, 2022 Planning and Zoning Commission meeting.

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.).

The Planning and Zoning Commission gave preliminary approval to this request on January 6, 2021 with the following conditions:

1. Property identification needs to be addressed and corrected for lots 2 & 3 located north of N Cassidy Circle.
2. Recommendation is for consideration to be given to give the roadway with the proposed name N Cassidy Circle two unique names rather than one name carried through each of the road segments.
3. Recommendation is for consideration to be given to the East-West segment the "West" prefix directional and "Street" street suffix (ex. W

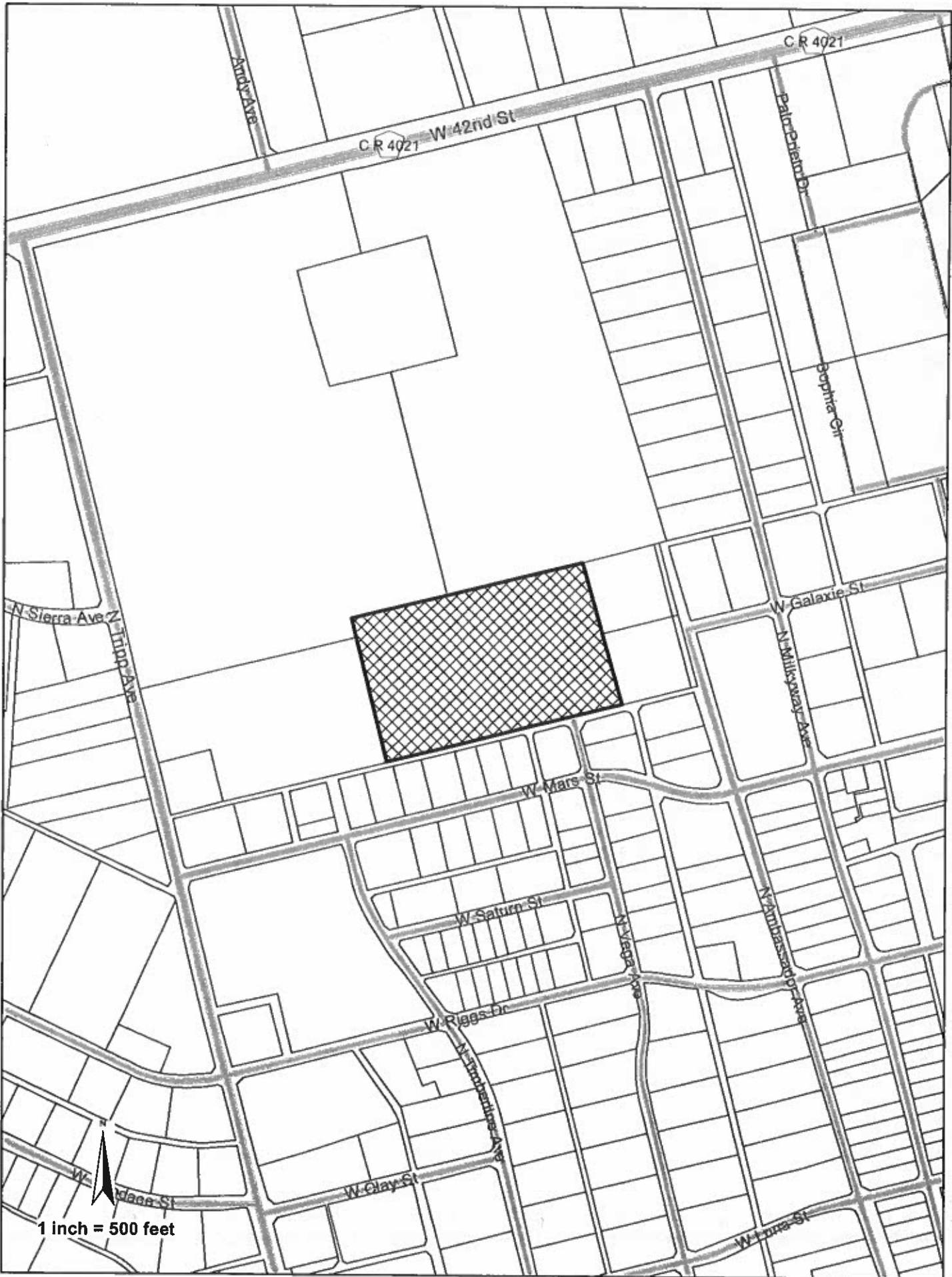
Kassidy Street) to remain consistent with Ector County Rural Addressing standards.

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)

These conditions have been worked out and final plat is ready for Commission approval.

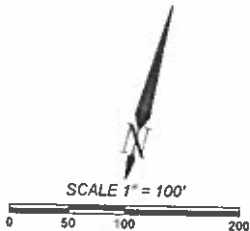
Information in order of inclusion:

- Area zoning map
- Copy of proposed final plat



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

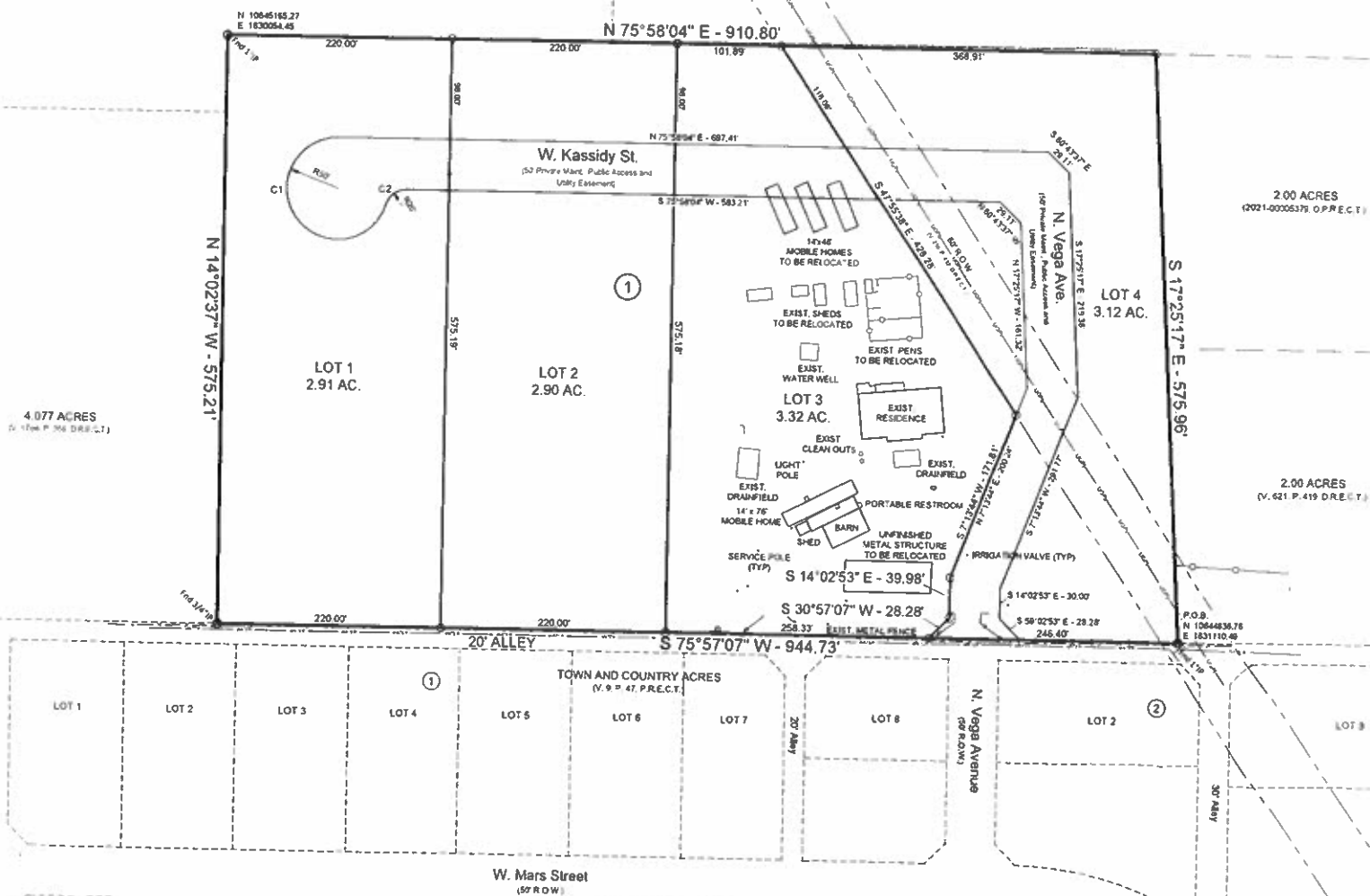


LEGEND

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

50.00 ACRES
 (V. 1734 P. 742 D.R.E.C.T.)

32.717 ACRES
 (V. 2275 P. 854 D.R.E.C.T.)



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

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2021-46-P

APPLICANT: William Dobson, owner
Maverick Engineering, consultant

REQUEST: Final Plat

PROPERTY INVOLVED: Paradigm Addition, a 10.476 acre tract of land, situated in Section 10, Block 4, T-2-S, S.R. McKinney Survey, Abstract 813, being 10.391 acres, and Abstract 769 Ector County, being 0.085 acre, T&P RWY Co. Survey, City of Odessa, Ector & Midland Counties, Texas (northwest of Medical Park Dr. and Dorado Dr.)

The property involved in this request is located northwest of Medical Park Dr. and Dorado Dr. The site is within the City of Odessa and is zoned Retail-One (R-1). The land is currently vacant. Land use in the area consists of retail and commercial development, as well as vacant land.

The applicant is William Dobson, owner, Maverick Engineering, agent and the purpose of the request is to create six (6) lots (approx. avg. size of 1.75 acres) for ownership and retail development.

The Planning and Zoning Commission gave preliminary approval to this request on August 5, 2021 with the following conditions:

1. Access easements should be named for ease of addressing.
2. Add a note to the plat: This development will be allowed one median cut on Dorado Drive lined up with the 45' wide access easement.
3. Medical Plaza Road needs to be labeled as Medical Park Drive.

These conditions have been met and final plat is ready for Commission approval.

Information in order of inclusion:

- Area zoning map
- Copy of proposed final plat

