

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER
(meeting held on-line)

APRIL 1, 2021

1:30 P.M.

1. Approve the minutes of the March 18, 2021 Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-20-P (ETJ)
Consider approval of the short form plat of Autozone Store No. 5980 being an approximately 1.472 acre tract in Section 16, Block 42, T-3-S, T&P RR CO Survey, Ector County, Texas (southeast of the intersection of W. Adobe St. and US Hwy. 385)
3. Other business
4. Adjourn

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER
(meeting held on-line)

MARCH 18, 2021

1:30 P.M.

1. Approve the minutes of the March 4, 2021 Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-19-P
Open a public hearing to consider approval of the replat of the Odessa Animal Shelter Addition, being a 2.085 acre tract out of Newell Addition, an addition to the City of Odessa, Ector County, Texas (northwest of the intersection of Golder Ave. and 42nd St.)
3. CASE FILE NO. 2020-72-P (ETJ)
Consider approval of the final plat of The 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.)
4. Other business
5. Adjourn

Be it said and remembered that at 1:30 p.m. on the 18th day of March, 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: Gary Sims, Chairman
Renee Earls
Jimmy Peacock
Wayne Russell
Steve Tercero

MEMBERS ABSENT: Connie Coots
Lance Marker

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Tim McDaniel, Planner; Joe Tucker, Assistant City Engineer; Jan Baker, Senior Assistant City Attorney; and Anne Roney, Secretary.

The minutes of the March 4, 2021 Planning and Zoning Commission meeting was approved, motion being made by Member Peacock, seconded by Member Tercero, with the vote being a unanimous "aye".

CASE FILE NO. 2021-19-P (approved with conditions)

Open a public hearing to consider approval of the replat of the Odessa Animal Shelter Addition, being a 2.085 acre tract out of Newell Addition, an addition to the City of Odessa, Ector County, Texas (northwest of the intersection of Golder Ave. and 42nd St.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northwest of the intersection of Golder Ave. and 42nd St. The site is currently zoned Light Industrial (LI) and is vacant. Land use in the area consists of government services and vacant land.

The applicant is City of Odessa, owner, Maverick Engineering, consultant, and the purpose of the plat is to create one (1) lot for construction of a new animal shelter.

Platting comments were sent to the developer on March 9th, 2021 for review.

Staff Comments:

-- "Director of Planning" and "Director of Public Works" need to read as "Director of Development" and "for Director of Public Works" respectively.

- TESCO Easement release needs to be filed 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 in a special flood hazard area, zone AE.
- Water & sewer layout needs to be worked out prior to filing the plat.
- The two existing driveways should be used with no additional curb cuts. Show locations and restrictions on the plat.
- 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 is already developed with 1 dedicated access and a shared access to the east. No additional access should be allowed to 42nd St.
- Lines may be shallow and affect placement of drainage/driveways/etc. The developer shall determine the amount of cover over pipelines before building improvements in the easement.
- CRMWD requests that construction documents be made available to allow for a smoother construction process.

Commission action is requested on the following items:

1. Location of CRMWD pipelines in the area needs to be determined, and shall be adjusted on the plat if needed. CRMWD staff shall be notified prior to excavation of pipelines. (CRMWD)
2. Utilities must cross under the pipeline with a minimum of two feet (2') of clearance and be encased throughout the easement. (CRMWD)

Mr. Tercero asked if the pipelines were next to the building or under it, being told the pipeline is next to 42nd St. Mr. Tercero asked if this was going to be an extension to the existing building or a new building. Mr. McDaniel stated this will be a new facility.

There being no further 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 conditions:

1. Location of CRMWD pipelines in the area needs to be determined, and shall be adjusted on the plat if needed. CRMWD staff shall be notified prior to excavation of pipelines.
2. Utilities must cross under the pipeline with a minimum of two feet (2') of clearance and be encased throughout the easement.

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

CASE FILE NO. 2020-72-P (ETJ) (approved)

Consider approval of the final plat of The 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.)

Ms. Quimiro gave the following presentation: 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.

The Planning and Zoning Commission gave preliminary approval to this request on November 5, 2020 with the following conditions:

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 Hyw. 385 at a right angle.
4. Note on the plat: No direct access to Hwy. 385 from L1 B8, L1&2 B2, and L1&2 B1 is allowed.

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

There being no questions for City Staff, Member Tercero moved the final plat be approved as presented. Member Russell 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 1:37 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on March 18, 2021.

Gary Sims, Chairman

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2021-20-P(ETJ)

APPLICANT: Circle J. Cowboy Church of Ector County, Inc.,
owner,
Westwood Professional Services, Inc.,
consultant

REQUEST: Short Form Plat

PROPERTY INVOLVED: Autozone Store No. 5980 being an
approximately 1.472 acre tract in Section 16,
Block 42, T-3_S, T & P RR CO Survey, Ector
County, Texas (southeast of the intersection of
W. Adobe St. and US Hwy. 385)

The property involved in this request is located southeast of the intersection of W. Adobe St. and US Hwy. 385. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant.

The applicant is Circle J. Cowboy Church of Ector County, Inc., owner, Westwood Professional Services, Inc., consultant, and the purpose of the plat is to create one (1) lot for retail development and ownership purposes.

Comments were sent to the consultant for review on March 23, 2021.

Staff Comments:

- Original ownership and tax certificates are needed prior to filing the plat.
- "Director of Planning" needs to read as "Director of Development" on the signature line. Signature blocks are needed for Director of Public Works and Ector County Public Works. County Judge signature block not required.

- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Water plans have been submitted and accepted by the City's Public Works. Sewer is not available.
- An outside City water service agreement is needed after water line installation completion.
- An Improvements Agreement will be required for water line construction.
- Post development drainage/runoff should not be increased from pre-development conditions. This site has an existing TxDOT drainage easement that crosses the property. Development should not interfere with the drainage of this easement

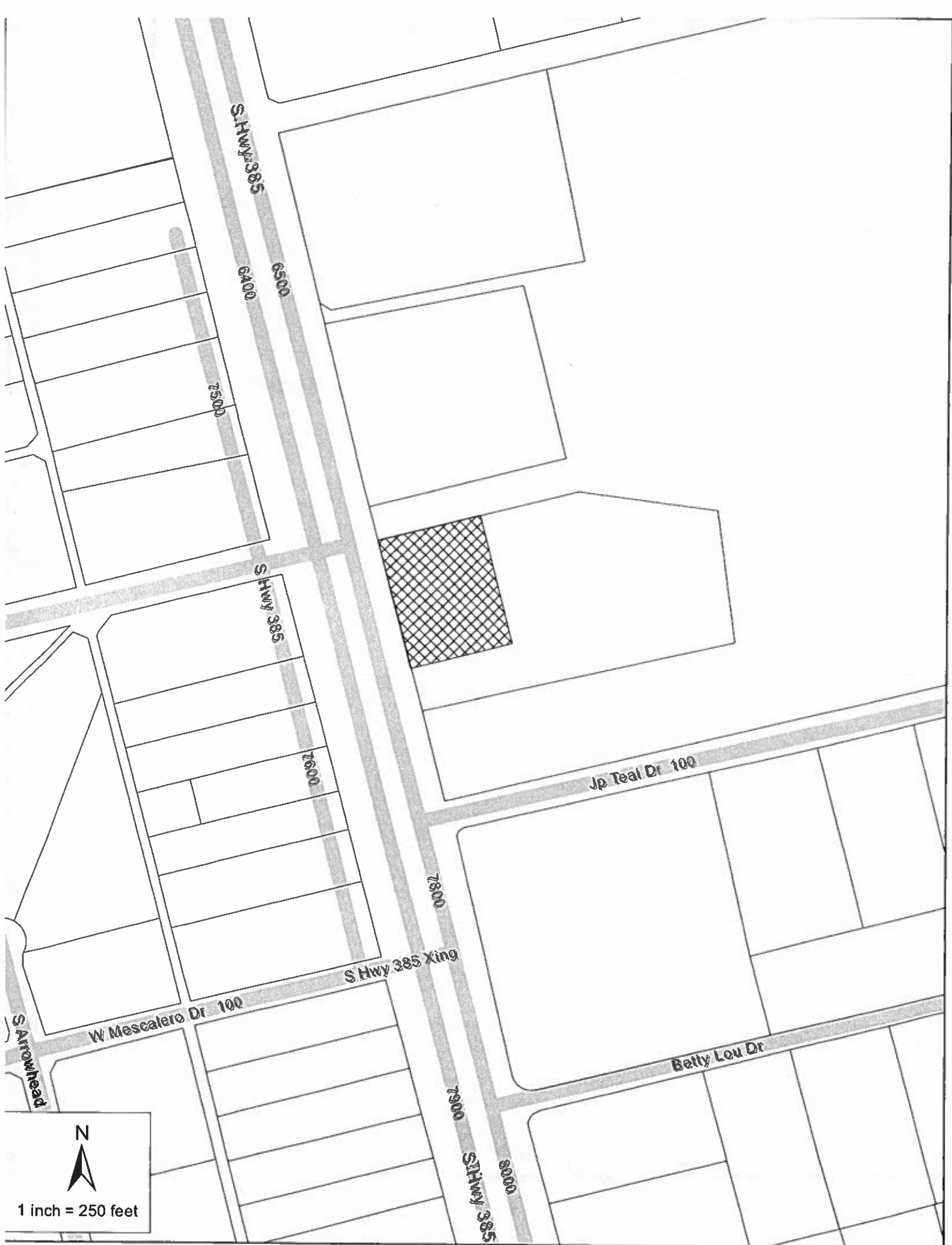
Commission action is requested on the following items:

1. Add a note to the plat that direct access to US Hwy 385 is not allowed. (Public Works)
2. This property is not adjacent to the 30' road easement north of the property. Provide a separate easement connecting this property to the road easement. (Public Works)
3. Minimum required access spacing is 425' for this segment of US 385. Based on the plat and location, an additional access between Adobe and JP Teal cannot be accommodated. Access to this development should be from Adobe. (TXDOT)
4. Requesting that two GPS points be added to the plat. (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, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, Ector County 911EI Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, Chevron, Ector County Health Dept., and Ector County Public Works.

Information in order of inclusion:

- Area zoning map
- Copy of proposed short form plat



S HWY 385

6500

6400

7500

S HWY 385

7600

7800

S Hwy 385 Xing

W Mescalero Dr 100

Jp Teal Dr 100

Betty Lou Dr

7900

S HWY 385

8000



1 inch = 250 feet

