

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

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

Be it said and remembered that at 1:30 p.m. on the 6th 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: Connie Coots, Vice Chairperson
Lance Marker
Wayne Russell
Gary Sims
Steve Tercero

MEMBERS ABSENT: Renee Earls
Jimmy Peacock

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

The minutes of the December 16, 2021, Planning and Zoning Commission meeting were approved, motion for approval being made by Member Sims, seconded by Member Tercero, with the vote being a unanimous "aye".

CASE FILE NO. 2021-68-P (ETJ) (approved with conditions)

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.)

Ms. Prieto gave the following presentation: 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. Cassidy Circle. (Planning)
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. (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. Cassidy 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)

There being no questions or comments for City Staff, Member Tercero moved the preliminary plat be approved 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 Cassidy 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.

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

CASE FILE NO. 2022-02-P (ETJ) (approved with conditions)

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.)

Ms. Prieto gave the following presentation: 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)

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

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

1. Add a 20' cutback at the NW/c of Judy and Maureen.
2. There is a structure on the lot line and in the access easement. Remove the structure prior to filing the plat.
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.
4. Greenfield Acres Replat needs 2 GPS points.

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

CASE FILE NO. 2022-03-P (ETJ) (approved as presented)

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.)

Ms. Prieto gave the following presentation: 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)

Mr. Joe Tucker approached the lectern. He stated Public Works did get confirmation from the Consultant the Commission action comment can be removed.

There being no further questions or comments for City Staff, Vice Chairperson Coots opened the public hearing. Mr. Tercero asked when a street name is changed how does it affect the people who live on the street. Mr. Tucker stated this particular plat was originally approved in the 1980s

With no one coming forward to speak for or against the request, Vice Chairperson Coots closed the public hearing.

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

CASE FILE NO. 2022-04-P (ETJ) (approved with conditions)

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.)

Ms. Prieto gave the following presentation: 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)

It was noted the water plans have been submitted and approved.

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

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

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

CASE FILE NO. 2021-64-P (ETJ) (approved)

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.)

Ms. Quimiro gave the following presentation: 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.

There being no questions or comments, 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 1:43 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on January 6, 2022.

Connie Coots, Vice Chairperson

TO: PLANNING AND ZONING COMMISSION
FROM: LORRINE QUIMIRO, PLANNING MANAGER
SUBJECT: CASE FILE NO. 2021-66-P(ETJ)

APPLICANT: Redline T&T LLC, owner
SW Howell, Inc., consultant

REQUEST: Final Plat

PROPERTY INVOLVED: Redline Estates, being a 15.75 acre in Section 39, Block 43, T-2-S, 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)

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.

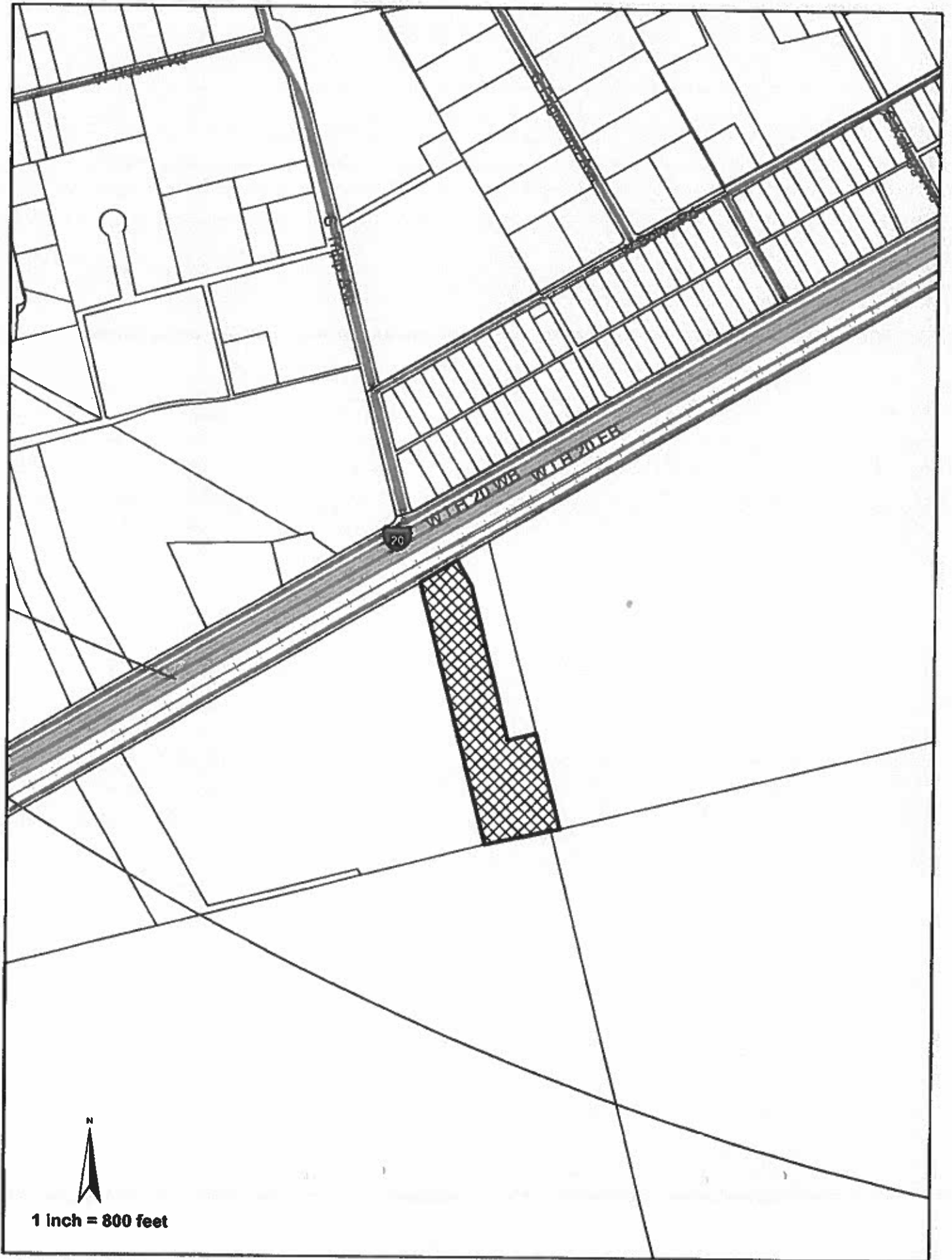
1. Recommendation is for consideration to be given to the roadway with the proposed name Redline Road two unique names rather than one name carried through each of the road segments. We recommend a unique street name for the North-South segment and a unique street name for the East-West segment.

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.

Information in order of inclusion:

- Area zoning map
- Copy of proposed final plat



1 inch = 800 feet

REDLINE ESTATES

A SUBDIVISION OF 15.75 ACRES
IN SECTION 39, BLOCK 43, T-2-S,
T. & P. RAILWAY COMPANY SURVEY,
ECTOR COUNTY, TEXAS

