

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, 3<sup>rd</sup> 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. 1<sup>st</sup> St. and Adams Ave.)
3. CASE FILE NO. 2021-51-P  
Consider approval of the final plat of Shiloh Square, 2<sup>nd</sup> 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 final 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

Be it said and remembered that at 1:30 p.m. on the 17<sup>th</sup> day of February, 2022, there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5<sup>th</sup> Floor, 411 W. 8<sup>th</sup> St., Odessa, Texas.

MEMBERS PRESENT: Jimmy Peacock, Chairperson  
Connie Coots  
Renee Earls  
Wayne Russell  
Gary Sims

MEMBERS ABSENT: Lance Marker  
Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Maria Prieto, Planner; Jared Aguilar, Planning Technician; Joe Tucker, Assistant City Engineer; Monique Wimberly, Senior Assistant City Attorney.

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The minutes of the January 20, 2022, Planning and Zoning Commission meeting were approved, motion for approved being made by Member Sims, seconded by Member Coots, with the vote being a unanimous "aye"

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CASE FILE NO. 2022-06-P (approved with conditions)

Open a public hearing to consider approval of Original Town, 3<sup>rd</sup> 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. 1<sup>st</sup> St. and Adams Ave.)

Ms. Prieto gave the following presentation: 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)

There being no questions or comments for City Staff, Member Coats moved the replat be approved with the following conditions:

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)

Member Earles seconded the motion, with the vote being a unanimous “aye”

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CASE FILE NO. 2021-51-P (approved)

Consider approval of the final plat of Shiloh Square, 2<sup>nd</sup> 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)

Ms. Quimiro gave the following presentation: 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 Wylie 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 2<sup>nd</sup> 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.

There being no questions or comments for City Staff, Member Sims moved the preliminary plat be approved with the following conditions:

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

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

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.)

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.).

The Planning and Zoning Commission gave preliminary approval to this request on January 6, 2022 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. (Ector 911)

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

There being no questions or comments for City Staff, Member Coats moved the final plat be approved.

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

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CASE FILE NO. 2021-46-P (approved)

Consider approval of the final 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.)

Ms. Quimiro gave the following presentation: 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.

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There being no questions or comments for City Staff, Member Earls moved the final plat be approved.

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

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There being no further business to come before the Commission, the meeting was adjourned at 1:39 p.m.

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Lorraine Quimiro, Planning Manager, placed the minutes in the Minute Book on March 10, 2022.

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Jimmy Peacock, Chairperson