

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

MARCH 3, 2022

1:30 P.M.

1. CASE FILE NO. 2022-02-Z  
Open a public hearing to consider approval of the original zoning request by Joshua Olliff, owner for Retail (R) on a 1.11 acre tract in Section 8, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of NE Loop 338 and E. 56th St.)
2. CASE FILE NO. 2022-05-P  
Consider approval of the short form plat of Jojo Olliff Addition, being an approximately 2.93 acre tract in Section 8, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of NE Loop 338 and E. 56<sup>th</sup> St.)
3. CASE FILE NO. 2022-07-P  
Consider approval of the preliminary plat of Sagebrush Springs Addition, being a 20.93-acre tract of land situated in the West Half of Section 8, Block 41, T-2-S, T & P RW Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of Arroyo Rd. and NE Loop 338)
4. CASE FILE NO. 2022-04-P (ETJ)  
Consider approval of the final 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.)
5. Other business
6. Adjourn

Be it said and remembered that at 1:32 p.m. on the 3rd day of March, 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  
Steve Tercero

MEMBERS ABSENT: Lance Marker

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

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CASE FILE NO. 2022-02-Z (approved)

Open a public hearing to consider approval of the original zoning request by Joshua Olliff., owner for Retail (R) on a 2.93 acre tract in Section 8, Block 41, T-2-S, T&P RR Co. Survey, Ector County, Texas (southeast of the intersection of NE Loop 338 and E 56th St.)

Ms. Quimiro gave the following presentation: Five notices were sent to neighboring property owners. One was returned, and one property owner expressed support for the case. The property involved in this request is located southeast of the intersection of NE Loop 338 and E. 56th St. The site is within the City of Odessa and currently has a Future Development (FD) designation and is vacant. Land use in the area consists of vacant land to the north, south and west, and commercial development to the east.

The applicant is Joshua Olliff, owner, Newton Engineering, agent, and the purpose of the request is to establish zoning for retail development.

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 original zone 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 original zoning would not have a negative impact on this site or surrounding properties. The proposed retail development is not out of line with the existing retail development in the area.

Reasonableness: The proposed original zoning will be in line with existing zoning directly to the north allowing the lot to have one single zoning designation.

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

There being no questions or comments for City Staff, Chairperson Peacock opened the public hearing. With no one coming forward to speak for or against the request, Chairperson Peacock opened the item for discussion. Member Sims moved the original zoning designation of Retail (R) be approved.

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

CASE FILE NO. 2022-05-P (approved with conditions)

Consider approval of the short form plat of Jojo Olliff Addition, being an approximately 2.93 acre tract in Section 8, Block 41, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of NE Loop 338 and E. 56th St.)

Ms. Quimiro gave the following presentation: The property involved in this request is located southeast of the intersection of NE Loop 338 and E. 56th St. The site is within the City of Odessa and is currently zoned Retail (R) and designated Future Development (FD) with an original zoning request of Retail (R) pending. The land is currently vacant. Land use in the area consists of vacant land to the north, south and west, and commercial development to the east.

The applicant is Joshua Olliff, owner, Newton Engineering, consultant, and the purpose of the request is to create one (1) lot for retail development.

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

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

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

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

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CASE FILE NO. 2022-07-P (approved with conditions)

Consider approval of the preliminary plat of Sagebrush Springs Addition, being a 20.93-acre tract of land situated in the West Half of Section 8, Block 41, T-2-S, T & P RW Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of Arroyo Rd. and NE Loop 338)

Ms. Quimiro gave the following presentation: The property involved in this preliminary plat request is located northeast of the intersection of Arroyo Rd. and NE Loop 338. The site is zoned Multiple-Family Residence District-One (MF-1) and is currently vacant. The surrounding land use is largely vacant land with a residence and church abutting the southwest corner of the property.

The applicant is Betenbough Homes LLC., owner, and Maverick, consultant and the purpose of the preliminary plat is to create a drainage basin and one hundred and four (104) lots (approx. 3,005-9,046 sq. ft.) for single-family residential development and ownership purposes.

Comments were sent to the consultant for review on December 28, 2021.

Commission action is requested on the following items:

1. "Director of Planning" and Director of Public Works" needs to read as "Director of Development" and "for Director of Public Works" on their respective signature lines. (Planning)
2. Water, sewer, paving and drainage plans need to be submitted for review and acceptance. (Public Works)

3. Add a note: No direct access to E. Loop 338 from Lot 1, Block 1 and Lots 1 through 5, Block 2 Shall be allowed. (Public Works)
3. Need CRMWD review to place drainage flumes and Dutton Lane and water line across their pipeline. (Public Works)
4. Roadways taking access from Loop 338 will be right-in / right-out only.
5. Need signoff from DCP to put a street on their pipeline. (Public Works)
6. Dutton Lane on the plat is identical in name to Dutton Lane in the city of Odessa. Recommendation is for consideration to be given assign Dutton Lane a new, unique street name to avoid any confusion for emergency response teams. (CRMWD)
7. To help ensure the integrity of this pipeline, CRMWD requests that a copy of the proposed construction plans be provided for this property for review. This review will allow CRMWD to the opportunity to provide comments prior to issuance of the final construction plans.

Ms. Earls asked if 104 lots were being proposed. Ms. Quimiro advised yes. Ms. Earls inquired if consultant had agreed to the condition. Ms. Quimiro stated no since plat was still in preliminary stages. Ms. Earls then inquired on location of property on map. Ms. Quimiro explained location of property.

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

1. "Director of Planning" and Director of Public Works" needs to read as "Director of Development" and "for Director of Public Works" on their respective signature lines. (Planning)
2. Water, sewer, paving and drainage plans need to be submitted for review and acceptance. (Public Works)
3. Add a note: No direct access to E. Loop 338 from Lot 1, Block 1 and Lots 1 through 5, Block 2 Shall be allowed. (Public Works)
3. Need CRMWD review to place drainage flumes and Dutton Lane and water line across their pipeline. (Public Works)
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7. To help ensure the integrity of this pipeline, CRMWD requests that a copy of the proposed construction plans be provided for this property for review. This review will allow CRMWD to the opportunity to provide comments prior to issuance of the final construction plans.

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

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

Consider approval of the final 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. Quimiro gave the following presentation: The property involved in this 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.

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.

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

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 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 1:43 p.m.

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Maria Prieto, Planner, placed the minutes in the Minute Book on March 4, 2022

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Jimmy Peacock, Chairperson