

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER
(meeting held on-line)

MARCH 4, 2021

1:30 P.M.

1. Approve the minutes of the February 4, 2021 Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-02-SUP
Open a public hearing to consider approval of the request by Kalina Garcia, owner, for a specific use permit to allow a beauty shop-one chair accessory use in a Single-Family-Three (SF-3) zoning district on Lot 25, Block 48, Windsor Heights Addition (3733 Crestview Dr.)
3. CASE FILE NO. 2021-02-Z
Open a public hearing to consider approval of the request by Los Quatros Amigos, LLC, owner, and Newton Engineering, agent, to rezone from Planned Development-Office (PD-O) to Office (O) (approx. 8.25 ac.) Lot 37, Block 15, Mission Greens Estates, Planned Development-Office (PD-O) to Special Dwelling District (SPD) (approx. 1.25 ac.) Lot 38, Block 15, Mission Greens Estates and Special Dwelling District (SPD) to Office (O) (approx. 0.80 ac.) Lot 8, Block 1, La Estancia Estates, and for original zoning of Special Dwelling District (SPD) (approx. 9.6 ac.) and Office (O) (approx. 1.50 ac) in Sections 10 and 11, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (approx. 21.4 ac. total) (southeast of the intersection of Santa Isabella St. and Mission Blvd.)
4. CASE FILE NO. 2021-09-P
Open a public hearing to consider approval of La Estancia Estates, 3rd Filing, being a replat of Lots 37 and 38, Block 15, Mission Greens Estates; Lot 8, Block 1, La Estancia Estates; and a portion of a 97.838 acre tract, all located in Sections 10 and 11, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (southeast of the intersection of Santa Isabella St. and Mission Blvd.)
5. CASE FILE NO. 2021-10-P
Open a public hearing to consider approval of the replat of Lots 1 & 2, Block 26, Henderson Heights, 1st Filing, City of Odessa, Ector County, Texas (southeast of the intersection of W. Loop 338 and 10th St.)
6. CASE FILE NO. 2021-03-Z
Open a public hearing to consider approval of the request of Leeco Energy & Investment, Inc., owner, LCA, agent, for original zoning of Special Dwelling District (SPD) on approximately 4.12 ac. tract in Section 2, Block 42, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest of the intersection of Wrigley Dr. and Forbes Dr.)
7. CASE FILE NO. 2021-12-P
Consider approval of the preliminary plat of Desert Ridge, 2nd Filing, Phase 6, being approximately 1.2 ac. tract in Section 2, Block 42, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest of the intersection of Wrigley Dr. and Forbes Dr.)
8. CASE FILE NO. 2021-14-P
Consider approval of the short form plat of Fox Fitness, being approximately 0.69 ac. tract in Section 39, Block 42, T-1-S, T&P Ry. Co. Survey, Ector Co., Texas (west of the intersection of E. 87th St. and Evans Blvd.)

9. CASE FILE NO. 2021-15-P (ETJ)
Open a public hearing to consider approval of Russell West Subdivision, being a replat of Lot 2, Block 10, Westridge Subdivision (southwest of W. Westridge Dr. and N. Yuma Ave.)
10. CASE FILE NO. 2021-16-P (ETJ)
Open a public hearing to consider approval of the replat of Lot 23, Block 26, Westridge Subdivision, 2nd Filing (east of the intersection of W. 20th St. and Flamingo Ave.)
11. CASE FILE NO. 2021-17-P (ETJ)
Open a public hearing to consider approval of the replat of Lot 3, Block 2, Lonesome Dove Subdivision (west of the intersection of E. Dove Dr. and E. Twilley St.)
12. Other business
13. Adjourn

Be it said and remembered that at 1:30 p.m. on the 4th 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
Connie Coots
Renee Earls
Lance Marker
Jimmy Peacock
Wayne Russell
Steve Tercero,

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Tim McDaniel, Planner; Maria Prieto, Planning Tech; Yervand Hmayakyan, City Engineer; and Anne Roney, Secretary.

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

CASE FILE NO. 2021-02-SUP (approved with conditions)

Open a public hearing to consider approval of the request by Kalina Garcia, owner, for a specific use permit to allow a beauty shop-one chair accessory use in a Single-Family-Three (SF-3) zoning district on Lot 25, Block 48, Windsor Heights Addition (3733 Crestview Dr.)

Mr. McDaniel gave the following presentation: There were 25 notices mailed to surrounding property owners, with no notices returned, 1 written protest and 1 written approval.

Due to the inclement weather this request was postponed from the February 18, 2021 Planning and Zoning Commission meeting.

The property involved in this request is located at 3733 Crestview Dr. The site is currently zoned Single-Family-Three (SF-3) and is occupied by single-family residential use. Land use in the general area consists of single-family development.

The applicant is Kalina Garcia, owner, and the purpose of the request is to consider approval of a specific use permit to allow a beauty shop-one chair accessory use in a Single-Family-Three (SF-3) zoning district.

A site plan has been prepared indicating the location of the existing single-family residence (approx. 1,750 sq. ft.) on the property (approx. 8,800 sq. ft.). The proposed shop will have a floor area of approximately 16'x20' (320 sq. ft.) and will be located next to the existing residence. An existing shed will be removed or demolished to place the structure. No additional structures are proposed for this development. The proposed beauty shop will require one (1) paved parking space along with two (2) paved spaces for the residence. The building setbacks and lot coverage of the existing and proposed structures meet ordinance requirements.

If the Commission chooses to approve this request, the Planning Staff recommends adoption of the following conditions:

1. Required parking spaces need to be paved (9' x 18').

2. One operator, being an immediate family member, shall be allowed to work in the shop.
3. Hours of operation shall be limited from 7:00 a.m. to 7:00 p.m.
4. All applicable building codes need to be met.
5. Placement of the salon will follow all city ordinances and owners will obtain all necessary permits.
6. Adoption of the site plan.
7. Review of the permit upon receiving neighborhood complaints. This is a temporary permit and the City Council shall have the right of termination for violation of the terms and conditions of the permit or because of the negative effect of the use on the neighborhood after a public hearing.

There being no 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 specific use permit be approved with the following conditions:

1. Required parking spaces need to be paved (9' x 18').
2. One operator, being an immediate family member, shall be allowed to work in the shop.
3. Hours of operation shall be limited from 7:00 a.m. to 7:00 p.m.
4. All applicable building codes need to be met.
5. Placement of the salon will follow all city ordinances and owners will obtain all necessary permits.
6. Adoption of the site plan.
7. Review of the permit upon receiving neighborhood complaints. This is a temporary permit and the City Council shall have the right of termination for violation of the terms and conditions of the permit or because of the negative effect of the use on the neighborhood after a public hearing.

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

CASE FILE NO. 2021-02-Z (approved)

Open a public hearing to consider approval of the request by Los Quatros Amigos, LLC, owner, and Newton Engineering, agent, to rezone from Planned Development-Office (PD-O) to Office (O) (approx. 8.25 ac.) Lot 37, Block 15, Mission Greens Estates, Planned Development-Office (PD-O) to Special Dwelling District (SPD) (approx. 1.25 ac.) Lot 38, Block 15, Mission Greens Estates and Special Dwelling District (SPD) to Office (O) (approx. 0.80 ac.) Lot 8, Block 1, La Estancia Estates, and for original zoning of Special Dwelling District (SPD) (approx. 9.6 ac.) and Office (O) (approx. 1.50 ac) in Sections 10 and 11, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (approx. 21.4 ac. total) (southeast of the intersection of Santa Isabella St. and Mission Blvd.)

Mr. McDaniel gave the following presentation: There were 12 notices mailed to surrounding property owners, with no notices returned, no written protests and no written approvals.

Due to the inclement weather this request was postponed from the February 18, 2021 Planning and Zoning Commission meeting.

The property involved in this request is located southeast of the intersection of Santa Isabella St. and Mission Blvd. The site is currently vacant and is designated/zoned Future Development (FD), Special Dwelling District (SPD) and Planned Development-Office (PD-O). Land uses in the area consist of single-family residential development and vacant land.

The applicant is Los Quatros Amigos, owner, Newton Engineering, agent, and the purpose of the request is to create 16 new single-family lots and one lot for the former Mission Dorado Clubhouse.

Using the City's identified priorities contained in the City of Odessa's Comprehensive Plan to evaluate zoning amendments the following comments are offered:

Consistency: The subject area is located on the eastern side of the City of Odessa. This area is generally considered one of the prime areas for new residential and commercial growth in Odessa. The proposed zoning is consistent with the Comprehensive Plan.

Land Use/Housing: The proposed land use for this area is consistent with the identified City priority of "vibrant new neighborhoods" and a "diverse range of housing."

Livability: The proposed development is intended to be a quality new neighborhood that will maintain its long-term value through the attention to design and neighborhood amenities, which is consistent with the City's priority for a high quality of life for its residents.

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

There being no 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 Coots moved the rezoning/original zoning request be approved to Office (O) and Special Dwelling District (SPD) as presented. Member Peacock seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-09-P (approved with conditions)

Open a public hearing to consider approval of La Estancia Estates, 3rd Filing, being a replat of Lots 37 and 38, Block 15, Mission Greens Estates; Lot 8, Block 1, La Estancia Estates; and a portion of a 97.838 acre tract, all located in Sections 10 and 11, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (southeast of the intersection of Santa Isabella St. and Mission Blvd.)

Mr. McDaniel gave the following presentation: Due to the inclement weather this request was postponed from the February 18, 2021 Planning and Zoning Commission meeting.

The property involved in this request is located southeast of the intersection of Santa Isabella St. and Mission Blvd. The site is currently occupied by the former Mission Dorado Clubhouse and vacant land and is designated/zoned Future Development (FD), Planned Development-Office (PD-O) and Special Dwelling District (SPD). Land uses in the area consist of single-family residential development and vacant land.

The applicant is Los Quatros Amigos, owner, Newton Engineering, consultant, and the purpose of this replat is to create 17 lots for ownership purposes and single-family residential development.

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

Staff Comments:

- Private streets and alleys may need a lot number or common area designation.
- A Blanket Refuse Collection Easement is noted on the plat.
- Proposed La Estancia Estates, 2nd Filing has not been filed. Discussion is needed on title of plat, dependent on whether the previously proposed 2nd Filing will be filed.
- Water and sewer are available for extension. No pro rata is due.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- La Estancia now has 28 lots. Any additional lots will require a 2nd access to the subdivision.
- Water, sewer and excavation plans need to be submitted for review and acceptance.
- An Improvements Agreement will 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
- Needs two GPS points.
- There is no issue with the street names, but the pronunciation of these streets (Paseo Herradura and Paseo Hermosa) could be difficult for non-Spanish speakers. This could delay response time for emergency response teams.

Staff recommends approval of the request with the following condition:

1. Access easement through Lot 17, Block 18, Enclave at Villa Rosa needs to be filed prior to filing the plat. (Planning/Public Works)

There being no 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 condition:

1. Access easement through Lot 17, Block 18, Enclave at Villa Rosa needs to be filed prior to filing the plat.

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

CASE FILE NO. 2021-10-P (approved with conditions)

Open a public hearing to consider approval of the replat of Lots 1 & 2, Block 26, Henderson Heights, 1st Filing, City of Odessa, Ector County, Texas (southeast of the intersection of W. Loop 338 and 10th St.)

Mr. McDaniel gave the following presentation: Due to the inclement weather this request was postponed from the February 18, 2021 Planning and Zoning Commission meeting.

The property involved in this request is located southeast of the intersection of W. Loop 338 and 10th St. The site is currently zoned Retail (R) and Multi-Family-One (MF-1). Land use in the area consists of single-family residential and vacant land.

The applicant is Michael Gutierrez, owner, N3Brito, consultant, and the purpose of this replat is to create five (5) lots for single-family residential development (townhomes) and ownership purposes.

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

Staff Comments:

- A Blanket Refuse Collection Easement is needed.
- "Director of Planning" and "Director of Public Works" need to read as "Director of Development" and "for Director of Public Works" on their respective signature lines.
- Water and sewer needs to be extended to serve all lots.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Curb ends at the alley on the East side of property and will need to be extended. Submit plans to extend the south curb across the property with a pavement tie-in to existing pavement.
- Water, sewer, paving and drainage plans need to be submitted for review and acceptance.
- An Improvements Agreement will 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.

Commission action is requested on the following item:

1. Lot widths need to meet zoning ordinance standards for proposed use. (Planning)

There being no questions for City Staff, Chairman Sims opened the public hearing. Mr. Peacock asked what the lot width requirements were. Mr. McDaniel stated it is 20' for townhomes and 50' for single family residences. Mr. Peacock asked if the lots were in compliance, being told if the proposed development is for townhomes the plat is in compliance. The applicant will need to submit for site plan for single family development and the lot widths can be addressed at that time. Mr. Russell asked if the property was inside the city limits, with Mr. McDaniel stating this property is inside the city. There being no further questions or comments, Chairman Sims closed the public hearing.

Member Coots moved the replat be approved with the following condition:

1. Lot widths need to meet zoning ordinance standards for proposed use.

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

CASE FILE NO. 2021-03-Z (approved)

Open a public hearing to consider approval of the request of Leeco Energy & Investment, Inc., owner, LCA, agent, for original zoning of Special Dwelling District (SPD) on approximately 4.12 ac. tract in Section 2, Block 42, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest of the intersection of Wrigley Dr. and Forbes Dr.)

Mr. McDaniel gave the following presentation: There was 1 notice mailed to surrounding property owners, with no notices returned, no written protest and no written approval.

The property involved in this request is located northwest of the intersection of Wrigley Dr. and Forbes Dr. The site is currently designated Future Development (FD) and is vacant. Land use in the area consists of single-family residential development and vacant land.

The applicant is Leeco Energy & Investment, Inc. owner, LCA, agent, and the purpose of the original zoning request is for single-family residential development and ownership purposes.

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: This request is not out of line with the City of Odessa's Comprehensive Plan.

Livability: This request is located within a neighborhood that is under construction and will replace a planned drill site.

Reasonableness: This request will be infill development with access to existing/planned streets and utilities and will add necessary housing stock to the City.

Based on the preceding analysis, staff recommends approval of the request.

There being no 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 Coots moved the original zoning be approved to Special Dwelling District (SPD). Member Russell seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-12-P (approved)

Consider approval of the preliminary plat of Desert Ridge, 2nd Filing, Phase 6, being approximately 1.2 ac. tract in Section 2, Block 42, T-2-S, T&P Ry. Co. Survey, Ector Co., Texas (northwest of the intersection of Wrigley Dr. and Forbes Dr.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northwest of the intersection of Wrigley Dr. and Forbes Dr. The site is currently designated Future Development (FD) with an application for original zoning of Special Dwelling District (SPD) pending and is vacant. Land use in the area consists of single-family residential development and vacant land.

The applicant is Leeco Energy & Investment, Inc. owner, LCA, consultant, and the purpose of the plat is to create eight (8) single-family residential lots (approx. 6,400 sq. ft./lot).

Platting comments were sent to the developer on February 24th, 2021 for review.

Staff Comments:

- Drill site abandonment documentation has been provided.
- Administrative site plan will be required to establish setbacks, etc. for site.
- Water and sewer plans have been accepted. No pro rata is due.
- Drainage letter has been submitted. This tract is not in a special flood hazard area.
- 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.

Based on the preceding analysis, staff recommends approval of this request.

There being no questions or comments, Member Peacock moved the preliminary plat be approved as presented. Member Russell seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-14-P (approved with conditions)

Consider approval of the short form plat of Fox Fitness, being approximately 0.69 ac. tract in Section 39, Block 42, T-1-S, T&P Ry. Co. Survey, Ector Co., Texas (west of the intersection of E. 87th St. and Evans Blvd.)

Ms. Quimiro gave the following presentation: The property involved in this request is located west of the intersection of E. 87th St. and Evans Blvd. The site is zoned Retail (R) and is currently vacant. Land use in the area consists of commercial, and single-family residential development as well as vacant land.

The applicants are Michael & Amanda Fox, owners, N3Brito, Inc., consultant, and the purpose of the plat is to create a lot (approx. 0.69 ac.) for ownership purposes and facilitate retail development and related uses on the property.

Platting comments were sent to the developer on February 24, 2021 for review.

Staff Comments:

- Ownership and original tax certificates needed prior to filing the plat.
- A Blanket Refuse Collection Easement needs to be noted on the plat.
- Right of Way Easement depicted in Plat of Survey needs to be added to plat.
- Water and sewer are available for extension. No pro rata is due.
- This tract is not in a special flood hazard area.
- Off-site excavation plans need to be submitted for review and acceptance.
- An Improvements Agreement will be required for off-site excavation.
- 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. Drainage report needs to be worked out and terms of on-site or off-site detention requirements must be finalized with Engineering prior to filing the plat. (Public Works)
2. \$13,211 street pro-rata for 100' of 87th Street frontage is due prior to filing the plat (invoice attached). (Public Works)
3. One driveway will be permitted at the center of the lot. Add a note to the plat indicating this.

Ms. Coots asked how far this property is from the shopping center, being told it is directly across the street.

Member Coots moved the short form plat be approved with the following conditions:

1. Drainage report needs to be worked out and terms of on-site or off-site detention requirements must be finalized with Engineering prior to filing the plat.
2. \$13,211 street pro-rata for 100' of 87th Street frontage is due prior to filing the plat (invoice attached).

3. One driveway will be permitted at the center of the lot. Add a note to the plat indicating this.

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

CASE FILE NO. 2021-15-P (ETJ) (approved)

Open a public hearing to consider approval of Russell West Subdivision, being a replat of Lot 2, Block 10, Westridge Subdivision (southwest of W. Westridge Dr. and N. Yuma Ave.)

Ms. Quimiro gave the following presentation: The property involved in this request is located southwest of W. Westridge Dr. and N. Yuma Ave. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant.

Randy Russell, owner, SW Howell, Inc., consultant, and the purpose of the plat is to create four (4) lots (ave. 1.22 ac.) for ownership purposes.

Platting comments were sent to the consultant on February 24, 2020.

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.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- If electric line is to remain, add private utility easement.
- Westridge is paved to County standards.

Based on the preceding analysis, staff recommends approval of this request.

There being no 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 Coots moved the replat be approved as presented. Member Earls seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-16-P (ETJ) (approved with conditions)

Open a public hearing to consider approval of the replat of Lot 23, Block 26, Westridge Subdivision, 2nd Filing (east of the intersection of W. 20th St. and Flamingo Ave.)

Ms. Prieto gave the following presentation: The property involved in this request is located east of the intersection of W. 20th and Flamingo Ave. 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 Scotty Ortega, owner, Trevino Engineering, Consultant, and the purpose of the plat is to create eleven (11) lots (approx. 0.5 ac./lot) for ownership purposes.

Comments were sent to the consultant for review on February 23, 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.
- This tract is in a special flood hazard area, zone "AE" and shall be in compliance with Ector County Floodplain regulations.

Commission action is requested on the following items:

1. Water is available through ECUD and needs an extension to serve all lots. Water extension plans need to be submitted prior to filing the plat. Water loop needs to be revised. (Public Works)
2. Hermosa Lane is a public street and needs to be constructed to county standards. Submit plans for review and acceptance. (Public Works)
3. Drainage report has been submitted and needs to be worked out prior to filing the plat. Street drains north with no outlet. Provide an easement for drainage.(Public Works)
4. Floodway delineation and a note needs to be on the face of the plat. (Public Works)
5. No construction or fill is allowed in the designated floodway. (Public Works)
6. Westridge subdivision needs to have two GPS points. (GIS)
7. Hermosa Lane is similar in name to the pending street Paseo Hermosa in the City of Odessa. Also, it should use the "North" prefix directional and "Avenue" street suffix in order to remain consistent with Ector County addressing standards. (Ector County 911)

There being no 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 Russell moved the replat be approved with the following conditions:

1. Water is available through ECUD and needs an extension to serve all lots. Water extension plans need to be submitted prior to filing the plat. Water loop needs to be revised.
2. Hermosa Lane is a public street and needs to be constructed to county standards. Submit plans for review and acceptance.
3. Drainage report has been submitted and needs to be worked out prior to filing the plat. Street drains north with no outlet. Provide an easement for drainage.
4. Floodway delineation and a note needs to be on the face of the plat.
5. No construction or fill is allowed in the designated floodway.
6. Westridge subdivision needs to have two GPS points.
7. Hermosa Lane is similar in name to the pending street Paseo Hermosa in the City of Odessa. Also, it should use the "North" prefix directional and "Avenue" street suffix in order to remain consistent with Ector County addressing standards.

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

CASE FILE NO. 2021-17-P (ETJ) (approved)

Open a public hearing to consider approval of the replat of Lot 3, Block 2, Lonesome Dove Subdivision (west of the intersection of E. Dove Dr. and E. Twilley St.)

Ms. Prieto gave the following presentation: The property involved in this request is located west of the intersection of E. Dove Dr. and E. Twilley St. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by a single family residential structure.

The applicant is Isabel Carrasco, owner, N3Brito LLC, consultant, and the purpose of the plat is to divide one (1) lot into four (4) lots (1.0 ac.-2.05 ac.) for ownership purposes and facilitate additional single family residential development on the site.

Comments were sent to the consultant for review on February 23, 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 and sewer are not available.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- Roads are built to County standards.

Based on the preceding analysis, staff recommends approval of this request.

Mr. Russell asked if there were deed restrictions for this property. Ms. Prieto stated any deed restrictions would be enforced by the property owners in that area.

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 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 2:00 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on March 4, 2021.

Gary Sims, Chairman