

Be it said and remembered that at 1:31 p.m. on the 17th day of March 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: Jimmy Peacock, Chairperson
Connie Coots, Vice Chairperson
Renee Earls
Gary Sims

MEMBERS ABSENT: Lance Marker
Wayne Russell
Steve Tercero

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

Ms. Quimiro commented that on Planning and Zoning Commission meeting minutes for March 3, 2022, the notice summary was omitted. She indicated that five notices were sent, one returned, and one letter of support was received.

The minutes of the of February 17, 2022 and March 3, 2022, Planning and Zoning Commission meeting were approved with corrections or the March 3rd meeting, motion for approval being made by Member Sims, seconded by Member Coots, with the vote being a unanimous "aye".

CASE FILE NO. 2022-08-P (ETJ) (approved with conditions

Consider approval of the preliminary plat of Saulsbury Industrial, being a plat of 39.64 acres in Section 30, Block 41, T-2-S, T&P RR Co. Survey Ector County Texas. (northeast of the intersection of S. John Ben Shepperd Parkway Blvd. and E. IH-20)

The property involved in this replat request is located northeast of the intersection of S. John Ben Shepperd Parkway Blvd. and E. IH-20. The site is in the City of Odessa Extra-Territorial Jurisdiction (ETJ) with a section of the dedicated roadway leading to the plat being within the City Limits. The portion within the city limits is designated Light Industrial (LI) and the portion in the County does not have a zoning designation and is currently vacant.

The applicant is Saulsbury Ventures LLC. Owner, and Newton Engineering, PC, Agent, and the purpose of the replat is to create six (6) lots for industrial development and ownership.

Comments were sent to the consultant for review on March 8, 2022.

Commission action is requested on the following items:

1. "Director of Public Works" should read "for Director of Public Works", "Director of Planning" should read "Director of Development Services, and Ector County Public Works signature block needs to be added. (Planning)
2. Submit paving plans for City review and acceptance.
3. Provide access to the "15.91 acre remainder" tract to avoid land-locking this property. (Public Works)

4. Add 2 control points. (GIS)
5. Give the private road a unique street name that adheres to Ector County Addressing standards and uses the proper street suffix and prefix directional (Ector County 911)

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

Mr. Tucker with Public Works addressed the commission to say If road is proposed as private, no paving plans will be required.

There being no other questions or comments for City Staff, Member Coots moved the preliminary plat be approved with conditions.

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

CASE FILE NO. 2022-09-P (ETJ) (approved)

Open a public hearing to consider Polanco Fields, being a replat of Lot 2 & a portion of Lot 13, Block 13, Westover Acres 2nd Filing, Ector County Texas. (southwest of the intersection of W. Mockingbird Ln. and N. Huntington Ave.)

Ms. Quimiro gave the following presentation: The property involved in this replat request is located southwest of the intersection of W. Mockingbird Ln. and N. Huntington Ave. The site is in 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 applicants are Julio Polanco, Aracelie Polanco, Rogelio Polanco, and Luz Armida Polanco, Owners, and S W Howell, Inc., Consultant, and the purpose of the replat is to create ten (10) lots for ownership purposes.

Comments were sent to the consultant for review on March 08, 2022.

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.
- The lots are of sufficient size for water well and septic systems.
- Drainage report has been submitted. Part of this tract is in a special flood hazard area.
- Revise note to read: No structures shall be constructed, or fill shall be placed within the floodway.

The replat is ready for commission approval.

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

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

CASE FILE NO. 2022-10-P (approved)

Consider approval of the preliminary plat of J & E Place, being a subdivision of 3.24 acres in Section 33, Block 43, T-2-S, T.&P. Ry Co., Ector County Texas. (southwest of the intersection of W Hutson Rd. and S. Tripp Ave)

Ms. Quimiro gave the following presentation: The property involved in this replat request is located southwest of the intersection of W Hutson Rd. and S. Tripp Ave. The site is in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by residential development.

The applicants are Juanito Albarado Hinojos, Marisol Alvarado Valenzuela, and Anjelica Hinojosa Abalos, Owners, and S W Howell, Inc., Consultant, and the purpose of the replat is to create two (2) lots for ownership purposes and dedicate S. Eva Ave.

Comments were sent to the consultant for review on March 08, 2022.

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.
- The lots are of sufficient size for water well and septic systems.
- Drainage report has been submitted. Part of this tract is in a special flood hazard area.
- Submit construction plans for Eva Avenue for Ector County review and acceptance.

The plat is ready for commission approval.

Mr. Peacock raised the question: How does the timeframe work and who determines when the plat goes to Ector County? To whom are the construction plans submitted for Eva Avenue for Ector County review and acceptance?

Mr. Brinlee stated construction plans are submitted to Steve Davis with Ector County and when it meets Mr. Davis' approval then Mr. Brinlee will sign off on the plat as a control mechanism.

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

Member Earls 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 1:40 p.m.

Maria Prieto, Planner, placed the minutes in the Minute Book on March 31, 2022

Jimmy Peacock, Chairperson