

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER
(meeting held on-line)

MARCH 18, 2021

1:30 P.M.

1. Approve the minutes of the March 4, 2021 Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-19-P
Open a public hearing to consider approval of the replat of the Odessa Animal Shelter Addition, being a 2.085 acre tract out of Newell Addition, an addition to the City of Odessa, Ector County, Texas (northwest of the intersection of Golder Ave. and 42nd St.)
3. CASE FILE NO. 2020-72-P (ETJ)
Consider approval of the final plat of The Mirage Subdivision, being a 99.12 acre tract out of Section 45, Block 42, T-2-S, and Section 4, Block 42, T-3-S, T&P Ry Co Survey, Ector County, Texas (southeast of the intersection of Crane Ave. and S. US Hwy 385.)
4. Other business
5. Adjourn

Be it said and remembered that at 1:30 p.m. on the 18th 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
Renee Earls
Jimmy Peacock
Wayne Russell
Steve Tercero

MEMBERS ABSENT: Connie Coots
Lance Marker

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

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

CASE FILE NO. 2021-19-P (approved with conditions)

Open a public hearing to consider approval of the replat of the Odessa Animal Shelter Addition, being a 2.085 acre tract out of Newell Addition, an addition to the City of Odessa, Ector County, Texas (northwest of the intersection of Golder Ave. and 42nd St.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northwest of the intersection of Golder Ave. and 42nd St. The site is currently zoned Light Industrial (LI) and is vacant. Land use in the area consists of government services and vacant land.

The applicant is City of Odessa, owner, Maverick Engineering, consultant, and the purpose of the plat is to create one (1) lot for construction of a new animal shelter.

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

Staff Comments:

-- "Director of Planning" and "Director of Public Works" need to read as "Director of Development" and "for Director of Public Works" respectively.

- TESCO Easement release needs to be filed prior to filing the plat.
- A blanket refuse collection easement is 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, zone AE.
- Water & sewer layout needs to be worked out prior to filing the plat.
- The two existing driveways should be used with no additional curb cuts. Show locations and restrictions on the plat.
- 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.
- Site is already developed with 1 dedicated access and a shared access to the east. No additional access should be allowed to 42nd St.
- Lines may be shallow and affect placement of drainage/driveways/etc. The developer shall determine the amount of cover over pipelines before building improvements in the easement.
- CRMWD requests that construction documents be made available to allow for a smoother construction process.

Commission action is requested on the following items:

1. Location of CRMWD pipelines in the area needs to be determined, and shall be adjusted on the plat if needed. CRMWD staff shall be notified prior to excavation of pipelines. (CRMWD)
2. Utilities must cross under the pipeline with a minimum of two feet (2') of clearance and be encased throughout the easement. (CRMWD)

Mr. Tercero asked if the pipelines were next to the building or under it, being told the pipeline is next to 42nd St. Mr. Tercero asked if this was going to be an extension to the existing building or a new building. Mr. McDaniel stated this will be a new facility.

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 with the following conditions:

1. Location of CRMWD pipelines in the area needs to be determined, and shall be adjusted on the plat if needed. CRMWD staff shall be notified prior to excavation of pipelines.
2. Utilities must cross under the pipeline with a minimum of two feet (2') of clearance and be encased throughout the easement.

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

CASE FILE NO. 2020-72-P (ETJ) (approved)

Consider approval of the final plat of The Mirage Subdivision, being a 99.12 acre tract out of Section 45, Block 42, T-2-S, and Section 4, Block 42, T-3-S, T&P Ry Co Survey, Ector County, Texas (southeast of the intersection of Crane Ave. and S. US Hwy 385.)

Ms. Quimiro gave the following presentation: The property involved in this request is located southeast of the intersection of Crane Ave. and S. U.S. Hwy 385. The site is outside of the City limits, has no zoning designation, and is in the City of Odessa ETJ.

The applicant is Hector Rodriguez, owner, N3Brito, consultant, and the purpose of the request is to create 95 lots of approx. 1-1.4 acres for single-family residential development and ownership purposes.

The Planning and Zoning Commission gave preliminary approval to this request on November 5, 2020 with the following conditions:

1. Eagle Ln., King Dr., Scorpion Ave., and Dragon St. all have similar names to existing streets in Ector County. Names will need to be revised. (Ector County 911)
2. Streets throughout the development should follow Ector County's addressing scheme and be named with the direction identifier prior to the street name. (i.e. E. Lion St. instead of Lion St.) (Ector County 911)
3. Dragon Street and Eagle Lane need to be adjusted to intersect Hyw. 385 at a right angle.
4. Note on the plat: No direct access to Hwy. 385 from L1 B8, L1&2 B2, and L1&2 B1 is allowed.

These conditions have been met. The final plat is ready for Commission approval.

There being no questions for City Staff, 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 1:37 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on March 18, 2021.

Gary Sims, Chairman