

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER  
(meeting held on-line)

APRIL 1, 2021

1:30 P.M.

1. Approve the minutes of the March 18, 2021 Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-20-P (ETJ)  
Consider approval of the short form plat of Autozone Store No. 5980 being an approximately 1.472 acre tract in Section 16, Block 42, T-3-S, T&P RR CO Survey, Ector County, Texas (southeast of the intersection of W. Adobe St. and US Hwy. 385)
3. Other business
4. Adjourn

Be it said and remembered that at 1:30 p.m. on the 1<sup>st</sup> day of April, 2021 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> 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  
Wayne Russell  
Steve Tercero

MEMBERS ABSENT: Renee Earls  
Jimmy Peacock  
Lance Marker

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

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The minutes of the March 18, 2021 Planning and Zoning Commission meeting were approved, motion being made by Member Coots, seconded by Member Russell, with the vote being a unanimous "aye".

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CASE FILE NO. 2021-20-P (ETJ) (approved)

Consider approval of the short form plat of Autozone Store No. 5980 being an approximately 1.472 acre tract in Section 16, Block 42, T-3-S, T&P RR CO Survey, Ector County, Texas (southeast of the intersection of W. Adobe St. and US Hwy. 385)

Ms. Quimiro gave the following presentation: The property involved in this request is located southeast of the intersection of W. Adobe St. and US Hwy. 385. 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 Circle J. Cowboy Church of Ector County, Inc., owner, Westwood Professional Services, Inc., consultant, and the purpose of the plat is to create one (1) lot for retail development and ownership purposes.

Comments were sent to the consultant for review on March 23, 2021.

Staff Comments:

-- Original ownership and tax certificates are needed prior to filing the plat.

- "Director of Planning" needs to read as "Director of Development" on the signature line. Signature blocks are needed for Director of Public Works and Ector County Public Works. County Judge signature block not required.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Water plans have been submitted and accepted by the City's Public Works. Sewer is not available.
- An outside City water service agreement is needed after water line installation completion.
- An Improvements Agreement will be required for water line construction.
- Post development drainage/runoff should not be increased from pre-development conditions. This site has an existing TxDOT drainage easement that crosses the property. Development should not interfere with the drainage of this easement

Commission action is requested on the following items:

1. Add a note to the plat that direct access to US Hwy 385 is not allowed. (Public Works)
2. This property is not adjacent to the 30' road easement north of the property. Provide a separate easement connecting this property to the road easement. (Public Works)
3. Minimum required access spacing is 425' for this segment of US 385. Based on the plat and location, an additional access between Adobe and JP Teal cannot be accommodated. Access to this development should be from Adobe. (TXDOT)
4. Requesting that two GPS points be added to the plat. (GIS)

Ms. Quimiro stated the Planning Department received a plat correction after the agenda was sent out which addressed all the concerns stated above and the plat is ready for Commission approval.

There being no questions or comments for City Staff, Member Coats moved the short form plat be approved with the corrections as noted. 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 1:35 p.m.

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Anne Roney, Secretary, placed the minutes in the Minute Book on April 1, 2021.

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Gary Sims, Chairman