

Be it said and remembered that at 1:31 p.m. on the 7th day of April 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  
Lance Marker  
Wayne Russell  
Steve Tercero

MEMBERS ABSENT: Connie Coots, Vice Chairperson  
Renee Earls  
Gary Sims

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, and Fara Hernandez, CIP Coordinator.

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The minutes of the March 17, 2022, Planning and Zoning Commission meeting were approved, motion for approval being made by Member Tercero, seconded by Member Marker, with the vote being a unanimous "aye".

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CASE FILE NO. 2022-01-P (approved with conditions)

Consider approval of the preliminary plat of The Estates of Shiloh, 4th Filing, being a 26.65 acre tract located in Section 4, Block 41, T-2-S, T&P RR. Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of P Bar Ranch Rd. and N. Faudree Rd.)

The property involved in this request is located southeast of the intersection of southeast of the intersection of N. Faudree Rd. and P Bar Ranch Rd. The site is zoned Planned Development Single Family One (PD-SF-1) and is currently vacant. Land use in the area consists of residential development to the north, vacant land to the west, east and south.

The applicant is Wyly & Fredna Brown Family Partnership LTD., owner, LCA, consultant, and the purpose of this preliminary plat is to create 40 lots (approx. 15,689 – 127,463 sq. ft.) for single-family residential development and ownership purposes.

Comments were sent to the consultant for review on March 29, 2022.

Commission action is requested on the following items:

1. Designate streets as private with overlapping access, drainage, and general utility easements. (Public Works)
2. Add a note to the plat: No direct access to Faudree Road is allowed from Lot 1, Block 1, and Lot 1, Block 4. (Public Works)
3. Renumber Lots and Blocks to be in succession with prior filings of The Estates of Shiloh. (Public Works)
4. An Improvements Agreement will be required. (Public Works))
5. Castle Oaks Lane on the plat should be a continuation of Castle Oaks Drive. (911 Ector County)
6. Recommendation is for consideration to be given to change Castle Oaks Lane on

the plat Castle Oaks Drive to avoid any confusion for emergency response teams.  
(911 Ector County)

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, Chairman asked if the applicant was in agreement with the recommendations of staff. John Landraff replied that they were in agreement. Member Tercero moved the case be approved with conditions.

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

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CASE FILE NO. 2022-11-P (approved)

Open a public hearing to consider approval of Pyle Replat, being a replat of Lot 13, Block 44, Hollywood View, City of Odessa, Ector County, Texas (southwest of the intersection of Coronado Ave. and W. 18<sup>th</sup> St.)

Ms. Prieto gave the following presentation: Sixteen notices were mailed out, zero were returned, zero protests and two approvals were received. The property involved in this replat request is located southwest of the intersection of Coronado Ave. and W. 18<sup>th</sup> St. The site is currently zoned Single-Family-Three (SF-3). The land is occupied by a residence. Land use in the general area is residential.

The applicant is Shirley A. Pyle, owner, S. W. Howell, consultant, and the purpose of this replat is to create two (2) lots for residential development and ownership purposes.

Comments were sent to the consultant for review on March 29, 2022.

Staff Comments:

- Tax certificates are needed 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. Any new construction in the Zone AE will need to be elevated to City standards.
- 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.
- Impact fees will be due at time of issuance of building permit or water meter installation.

Along with the following conditions for commission action.

1. Correct the plat to indicate a radius at the NE/c instead of a cut-back. (Public Works)
2. Correct the plat to indicate a 50' right of way on 18<sup>th</sup> Street. (Public Works)
3. An Improvements Agreement will be required for sidewalk. (Public Works)

However, these conditions have been addressed and the replat is ready for commission approval without conditions.

There being no questions or comments for City Staff, Chairman Peacock opened the public hearing. No one coming forward to speak he called for a discussion or motion. Member Marker moved the case be approved as presented.

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

CASE FILE NO. 2022-12-P (approved with conditions)

Open a public hearing to consider approval of Brownstone Addition, 18<sup>th</sup> Filing, an approximately 5.28 acre tract being a replat of Lot 3, Block 8, Brownstone Addition, 16<sup>th</sup> Filing, an Addition to the City of Odessa, Midland County, TX (southeast of the intersection of Medical Park Dr. and Brownstone Rd.)

The property involved in this replat request is located southeast of the intersection of Medical Park Dr. and Brownstone Rd. The site is currently zoned as Retail-One (R-1) and is currently vacant. Land use in the area consists of multi-residential development to the north, office development to west and vacant land to the south and east.

The applicant is WFDR Partnership, LTD, owner, and Maverick Engineering, consultant and the purpose of the preliminary plat is to create a lot for ownership purposes and retail development.

Comments were sent to the consultant for review on March 29, 2022.

Staff Comments:

- Original ownership and tax certificates need to be submitted prior to filing the plat.
- A blanket refuse collection easement is shown on the plat.
- Water and sewer are available for extension. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Access to the drill site is from 30' alley. (Public Works)
- Impact fees will be due at time of issuance of building permit or water meter installation. (Public Works)
- 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. (Public Works)

The plat is ready for commission approval with the following conditions.

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. Remove the ETJ signature block. (Public Works)
3. Add a note to the plat: Access is hereby granted to Medical Park Drive and San Antonio Street via Brownstone Road. (Public Works)
4. Alley needs to be paved from Medical Park Drive to the east end of property. Submit alley paving design for review and acceptance. (Public Works)
5. An Improvements Agreement will be required for alley paving. (Public Works)
6. Add a signature block for Midland County Road Superintendent. (Midland County Public Works)

There being no questions for staff Chairman Peacock opened the public hearing for comments from the public. Hearing none, Chairman Peacock called for a discussion or motion. Member Tercero moved the case be approved as presented.

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

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CASE FILE NO. 2022-13-P (approved with conditions)

Consider approval of the preliminary plat of Shiloh Retail, 1<sup>st</sup> Filing, being a 7.52 acre tract located in Section 4, Block 41, T-2-S T&P RR. Co. Survey, City of Odessa, Ector County, Texas (southeast of the intersection of N. Lagow Ln. and N. Faudree Rd.)

The property involved in this request is located southeast of the intersection of N. Lagow Ln. and N. Faudree Rd. The site is currently zoned Retail (R).and is currently vacant. Land use in the area consists of vacant land to the north, west, and south, to the east is a mix of residential and retail.

The applicant is Wyly & Fredna Brown Family Partnership, owners, LCA, agent, and the purpose of this replat is to create five (5) lots for retail development and ownership purposes.

Comments were sent to the consultant for review on March 29, 2022.

Staff Comments:

- Original ownership and tax certificates need to be submitted prior to filing the plat.
- A blanket refuse collection easement is noted on the plat.
- Water and sewer are available for extension. No pro rata is due.
- Drainage plans need to be submitted for review and acceptance.
- Impact fees will be due at time of issuance of building permit or water meter installation.
- 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.

The plat is ready for commission approval with the following conditions.

Commission action is requested on the following items:

1. Designate Seven Oaks Drive as private with overlapping access, drainage, and general utility easements. (Public Works)
2. Add a common access easement on the lot line of Lots 1 & 2. (Public Works)
3. Add a common access easement on the lot line of Lots 3 & 4. (Public Works)
4. Add a note to the plat: Access to Faudree Road is limited to Seven Oaks Drive and the common access easements as shown. (Public Works)
5. An Improvements Agreement will be required. (Public Works)
6. A Blanket Refuse Collection Easement Agreement will be required. (Public Works)

There being no questions for staff Chairman Peacock asked if the applicant agreed with the requirements. John Landgraf, agent approached the lectern to state that it was his client's desire to have Seven Oaks Dr. be a public street. They will change the plat to show it as such and submit plans to Public Works for their approval. Joe Tucker followed Mr Landgraf to say Public Works is in agreement with the proposal. Chairman Peacock called for a discussion or motion. Member Marker moved the case be approved as presented.

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

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CASE FILE NO. 2022-14-P (ETJ) (approved)

Consider approval of the replat of Lot 2, Block 2, Vista Grande Subdivision, Ector County Texas. (southwest of the intersection of N. Moss Ave. and W. Hacienda Dr.)

Ms. Prieto gave the following presentation: The property involved in this replat request is located Southwest of the intersection of N. Moss Ave. and W. Hacienda Dr. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by residential development. Land use in the area consists of residential development to the north, and east with vacant land to the south and west.

The applicant is Elizabeth Chavez, Owner, and N3Brito, LLC, Consultant and the purpose of the replat is to create one (1) lot for ownership purposes.

Comments were sent to the consultant for review on March 29, 2022.

Staff Comments:

- Original tax certificates are needed prior to filing the plat.
- Water is available through ECUD. Sewer is not available.
- The lot is 0.76 acres. They will need to connect to ECUD water.
- Drainage report has been submitted. This tract is not in a special flood hazard area. This tract is outside the City limits and is in the ETJ.
- Water is available through ECUD. Sewer is not available.
- The lot is 0.76 acres. They will need to connect to ECUD water.
- Drainage report has been submitted. This tract is not in a special flood hazard area.

The plat is ready for commission approval.

There being no questions for staff Chairman Peacock called for a discussion or motion. Member Tercero moved the case be approved as presented.

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

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CASE FILE NO. 2022-15-P (ETJ) (approved)

Consider approval of Western Ranch Addition being a replat of the N/2 of Lots 5 & 6, Block 5, Ranch Acres, Ector County Texas. (northeast of the intersection of N. Moss Ave. and W. 26<sup>th</sup> St.)

The property involved in this replat request is located northeast of the intersection of N. Moss Ave. and W. 26th St. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by residential development.

The applicant is Maria Elizabeth Hernandez, Owner, and N3Brito, LLC, Agent and the purpose of the replat is to create two (2) lots for ownership purposes.

Comments were sent to the consultant for review on March 29, 2022.

Staff Comments:

- Original ownership and tax certificates need to be submitted prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.
- Water is available through ECUD. Sewer is not available.
- Both lots are sufficient size for a water well and septic system
- Drainage report has been submitted. This tract is not in a special flood hazard area.

The plat is ready for commission approval.

There being no questions for staff Chairman Peacock called for a discussion or motion. Member Marker moved the case be approved as presented.

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

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CASE FILE NO. 2022-16-P (ETJ) (approved)

Consider approval of the replat of west 108.9 ft. of Lot 1, Block 8, Westover Acres, Ector County Texas. (southeast of N. Redondo Ave. and W. 26<sup>th</sup> St.)

The property involved in this replat request is located southeast of N. Redondo Ave. and W. 26th St. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by residential development. Land use in the area consists of residential development to the west, north, east and south.

The applicant is Christopher Gilpin and Alicia Bocanegra, Owner, and S W Howell, Inc., Consultant and the purpose of the replat is to create two (2) lots for ownership purposes.

Comments were sent to the consultant for review on March 29, 2022.

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 is available through ECUD. Sewer is not available.
- The lots are of sufficient size for septic and public water.
- Label the remainder parcel of Lot 1, Block 8.
- Drainage report has been submitted. This tract is not in a special flood hazard area.

The plat is ready for commission approval.

There being no questions for staff Chairman Peacock called for a discussion or motion. Member Marker moved the case be approved as presented.

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

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CASE FILE NO. 2022-17-P (ETJ) (approved with conditions)

Consider approval of the short form plat of Pilot Addition being a 19.99-acre tract of land, situated in sections 4 and 9, Block 42, Township 3 South, T & P RR Co. Survey, Ector County Texas. (southeast of the intersection of S HWY 385 and SE Loop 338 S)

The property involved in this short form plat request is located southeast of the intersection of S HWY 385 and SE Loop 338 S. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently occupied by industrial development.

The applicant is PTCAA Texas LP, owner, and Maverick, consultant. The purpose of the replat is to create two (2) lots for development and ownership purposes.

Comments were sent to the consultant for review on March 29, 2022.

Staff Comments:

- Original ownership and tax certificates need to be submitted prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.

- A portion of the adjacent right of way is in the City limits.
- Water is available upon annexation. Sewer is not available.
- The driveway spacing on U.S. 385 does not meet minimum separation standards.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- TxDOT is currently in discussions with the developer for this plat. All access to either LP 338 or US 385 will be coordinated with TxDOT

The plat is ready for commission approval with the following conditions.

Commission action is requested on the following item:

1. Based on the submitted site plan, a cross access agreement is needed between Lots 1 & 2. This should be noted on the plat. (Public Works)

There being no questions for staff Chairman Peacock called for a discussion or motion. Member Tercero moved the case be approved as presented.

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 1:47 p.m.

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Lorraine Quimiro, Planning Manager, placed the minutes in the Minute Book on April 14, 2022

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Jimmy Peacock, Chairperson