

# AGENDA

## PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER  
(meeting held on-line)

APRIL 15, 2021

1:30 P.M.

1. Approve the minutes of the April 1, 2021 Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-04-Z  
Open a public hearing to consider approval of the request by E&E Environmental Experts Inc., owner, LCA, agent for original zoning of Light Industrial (LI) on Lots 9-11, Block 1, West Interstate Industrial Sites 3-41, City of Odessa, Ector County Texas, (northeast of the intersection of Walther Rd. and Interstate Highway 20.)
3. CASE FILE NO. 2021-21-P  
Open a public hearing to consider approval of the replat of Lot 9, Block 22, Harrisdale Addition, 4th Filing, City of Odessa, Ector County, Texas (northwest of the intersection of Tennessee Dr. and Santa Monica Ave.)
4. CASE FILE NO. 2021-22-P  
Consider approval of the short form plat of Faudree Greens Addition, being approximately 3.396 ac. tract in Sections 10 & 15, Block 41, T-2-S, T&P RR Co. Survey, Midland County, Texas (west of the intersection of East Ridge Rd. and Faudree Rd.)
5. CASE FILE NO. 2021-23-P  
Consider approval of the short form plat of Faudree Road Development, 7<sup>th</sup> Filing, being a 1.418 acre tract located in Section 15, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (northwest of the intersection of Rolling Winds Cir. And Faudree Rd.)
6. CASE FILE NO. 2021-24-P (ETJ)  
Consider approval of the preliminary plat of Westfork Subdivision, 3<sup>rd</sup> Filing, being a 38.61 acre tract located in Section 10, Block 43, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (northwest of the intersection of Meadowpark Lane and Westfork Drive.)
7. Other business
8. Adjourn

Be it said and remembered that at 1:30 p.m. on the 15<sup>th</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  
Renee Earls  
Jimmy Peacock  
Wayne Russell

MEMBERS ABSENT: Lance Marker  
Steve Tercero

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

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The minutes of the April 1, 2021 Planning and Zoning Commission meeting were approved, motion being made by Member Coots, seconded by Member Peacock, with the vote being a unanimous "aye".

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CASE FILE NO. 2021-04-Z (approved)

Open a public hearing to consider approval of the request by E&E Environmental Experts Inc., owner, LCA, agent for original zoning of Light Industrial (LI) on Lots 9-11, Block 1, West Interstate Industrial Sites 3-41, City of Odessa, Ector County Texas, (northeast of the intersection of Walther Rd. and Interstate Highway 20.)

Mr. McDaniel gave the following presentation: There were 4 notices sent to surrounding property owners, with no notices returned, no written protests and 1 written approval.

The property involved in this request is located northeast of the intersection of Walther Rd. and Interstate Highway 20. The site is currently designated Future Development (FD) and is occupied by industrial development. Land use in the area consists of industrial development and vacant land.

The applicant is E&E Environmental Experts, owner, LCA, agent, and the purpose of the original zoning request is for existing industrial development.

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 an existing industrial area and will match the existing zoning in nearby tracts of land.

Reasonableness: This request will assign zoning to an area that was relatively recently annexed and will allow the current owner to maintain compliance with the zoning ordinance.

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 Peacock moved the original zoning be approved to Light Industrial (LI). Member Russell seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2021-21-P (approved)

Open a public hearing to consider approval of the replat of Lot 9, Block 22, Harrisdale Addition, 4th Filing, City of Odessa, Ector County, Texas (northwest of the intersection of Tennessee Dr. and Santa Monica Ave.)

Ms. Quimiro gave the following presentation: There were 26 notices mailed to surrounding property owners, with no notices returned, 3 written protests and 1 written approval.

The property involved in this request is located northwest of the intersection of Tennessee Dr. and Santa Monica Ave. The site is zoned Single-Family-Three (SF-3) and is vacant land. Land use in the area consists of single-family residential development.

The applicant is Linette Escontrias, owner, S.W. Howell, Inc., consultant, and the purpose of this replat is to create two (2) lots (0.257 Ac. each) for ownership purposes and single-family residential development.

Platting comments were sent to the developer on April 6, 2021 for review.

Staff Comments:

- Ownership and original tax certificates needed 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 report 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.

This plat is ready for Commission action as noted above.

Mr. Peacock asked about the protests. Ms. Quimiro stated two of the cards mentioned there was an abandoned well on the property and wondered if it was safe for residential development. The third card was concerned about crime and the devaluation of their property. Mr. Peacock asked if the applicant will be building new homes on the lot, being told that was correct. Mr. Sims asked about the well site. Ms. Quimiro stated this property previously has a Drill Reservation designation on the property. Mr. Brinlee stated there was an injection well on the property that has been abandoned. There being no further questions for City Staff, Chairman Sims opened the public hearing.

Ms. Janie Howell, applicant's representative, approached the lectern. She stated the abandoned well is between the two proposed lots on the property line and should not be a problem. Mr. Sims asked if it would be a problem in placing a fence between the two proposed lots, being told it would not. There being no further questions or comments, Chairman Sims closed the public hearing.

Member Coots moved the replat be approved as presented. Member Peacock seconded the motion, with the vote being a unanimous "aye".

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CASE FILE NO. 2021-22-P (approved with conditions)

Consider approval of the short form plat of Faudree Greens Addition, being approximately 3.396 ac. tract in Sections 10 & 15, Block 41, T-2-S, T&P RR Co. Survey, Midland County, Texas (west of the intersection of East Ridge Rd. and Faudree Rd.)

Ms. Quimiro gave the following presentation: The property involved in this request is located west of the intersection of East Ridge Rd. and Faudree Rd. Land use in the area consists of commercial, single-family, and multi-family residential development.

The applicants are MF&J Properties, LLC, owner, Newton Engineering, PC, agent, and the purpose of the plat is to create two (2) lots for ownership purposes and facilitate retail development and related uses on the property.

Platting comments were sent to the developer on April 6, 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.
- Water is available for extension. Sewer is available. No pro rata is due.

- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Adjust the 35' ingress / egress easement to match the site plan.
- The driveway onto Eastridge would be a right exit only.
- An Improvements Agreement will be required.
- A Blanket Refuse Collection Easement 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.
- Request for Access to SP 588 (Faudree) should be coordinated directly with the City of Odessa as they have permitting authority. Properties on both sides of this plat have an existing access to SP 588. Recommend a shared access with one of the existing developments to reduce the number of conflict points on SP 588. Based pm the posted speed limit, the recommended access spacing from the current Access Management Standards is 425'.
- Post-development drainage/runoff should not be increased from pre-development conditions."

Commission action is requested on the following items:

1. Water plans need to be submitted for review and acceptance. (Public Works)
2. Requested 2 GPS points. N. Faudree Road, East Ridge Road. (GIS)

There being no questions or comments, Member Russell moved the short form plat be approved with the following conditions:

1. Water plans need to be submitted for review and acceptance.
2. Requested 2 GPS points. N. Faudree Road, East Ridge Road.

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

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CASE FILE NO. 2021-23-P (approved with conditions)

Consider approval of the short form plat of Faudree Road Development, 7<sup>th</sup> Filing, being a 1.418 acre tract located in Section 15, Block 41, T-2-S, T&P Ry. Co. Survey, City of Odessa, Midland County, Texas (northwest of the intersection of Rolling Winds Cir. And Faudree Rd.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northwest of the intersection of Rolling Winds Cir. and Faudree Rd. The site is

currently zoned Retail (R) and is vacant. Land use in the area consists of retail development, single-family residential development, and vacant land.

The applicant is Apollo Perforators, owner, LCA, consultant, and the purpose of the plat is to create one (1) lot for ownership purposes.

Platting comments were sent to the developer on April 6, 2021 for review.

Staff Comments:

- "Director of Planning" needs to read "Director of Development"
- Original ownership and tax certificates are needed prior to filing the plat.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- Water plans need to be submitted for review and acceptance.
- A Blanket Refuse Collection Easement 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.
- Sewer is available. No pro rata is due.
- Faudree Road should be listed as "N. Faudree Rd."
- Request for access to SP 588 (Faudree) should be coordinated directly with the City of Odessa as they have permitting authority. Based on the available frontage to SP 588, recommend all access should be to Rolling Winds Circle and not SP 588. Based on the posted speed limit, the recommended access spacing from the current Access Management Standards is 425'.
- Post-development drainage/runoff should not be increased from pre-development conditions.

Commission action is requested on the following items:

1. Extend water across frontage. Revise water plans for Faudree Road Development, 6<sup>th</sup> Filing to include this extension. (Public Works)
2. Add a note to the plat: No direct access to Faudree Road is permitted. (Public Works/TxDOT)
3. An Improvements Agreement will be required. (Public Works)

There being no questions or comments, Member Peacock moved the short form plat be approved with the following conditions:

1. Extend water across frontage. Revise water plans for Faudree Road Development, 6<sup>th</sup> Filing to include this extension.
2. Add a note to the plat: No direct access to Faudree Road is permitted.
3. An Improvements Agreement will be required.

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

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CASE FILE NO. 2021-24-P (ETJ) (approved)

Consider approval of the preliminary plat of Westfork Subdivision, 3<sup>rd</sup> Filing, being a 38.61 acre tract located in Section 10, Block 43, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (northwest of the intersection of Meadowpark Lane and Westfork Drive.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northwest of the intersection of Meadowpark Lane and Westfork Drive. The site is located outside the City limits, is in the City of Odessa ETJ and is vacant.

The applicant is OBBCO Ranch Corporation, owner, SW Howell, consultant, and the purpose of the plat is to create six (6) lots for ownership purposes.

Comments were sent to the consultant for review on April 6<sup>th</sup>, 2021.

Staff Comments:

- Original ownership and 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.

This plat is ready for Commission approval as noted above.

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

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Mr. Brinlee mentioned to the Commission starting the first meeting in May the Commission will start meeting at City Hall. There being no further business to come before the Commission, the meeting was adjourned at 1:50 p.m.

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Anne Roney, Secretary, placed the minutes in the Minute Book on April 15, 2021.

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Gary Sims, Chairman