

AGENDA
PLANNING & ZONING COMMISSION
COUNCIL CHAMBER

May 5, 2022

1:30 P.M.

1. CASE FILE NO. 2022-01-ZSP
Consider approval of North Wind Crossing Master Sign Plan, Lots 3 - 8, Block 5, City of Odessa, Ector County, Texas (southeast of the intersection of N Faudree Rd. and E Yukon Rd.)
2. CASE FILE NO. 2022-21-P (ETJ)
Consider approval of Venegas Replat being a replat of a portion of Lot 3, Block 2, Westridge Subdivision, a Subdivision of 2.88 acres of land in Section 16, Block 43, T-2-S, T & P Ry Co. Survey, Ector County Texas. (northwest of N. Tripp Ave. and W. Riggs Dr.)
3. CASE FILE NO. 2022-22-P (ETJ)
Consider approval of the preliminary plat of Franco Addition being a subdivision of 2.5 acres in Section 28, Block 43, T-2-S. T&P RY Co. Survey, Ector County Texas. (northwest of N. Palomino Ave. and W. Swan Rd.)
4. Other Business
5. Adjourn

Be it said and remembered that at 1:53 p.m. on the 5th day of May 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
Renee Earls
Wayne Russell
Steve Tercero

MEMBERS ABSENT: Connie Coots, Vice Chairperson
Lance Marker
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; and Fara Hernandez, CIP Coordinator.

Chairperson, Jimmy Peacock called the meeting to order.

CASE FILE NO. 2022-01-ZSP (approved)

Consider approval of North Wind Crossing Master Sign Plan, Lots 3 - 8, Block 5, City of Odessa, Ector County, Texas (southeast of the intersection of N Faudree Rd. and E Yukon Rd.)

Ms. Prieto gave the following presentation: The property involved in this Master Sign Plan request is located southeast of the intersection of N. Faudree Rd. and E. Yukon Rd. The site is zoned Retail (R) and is occupied by commercial development. Land use in the area consists of retail development to the north, single family residential to the east, multi-family residential to the south and vacant land to the west which is outside of the city limits of the City of Odessa.

The applicant is 2012 Cross B LLC, owner, and Brian Bell, applicant and the purpose of the Master Sign Plan is to place two (2) 400 Sq. Ft. pylon signs and four (4) 112 Sq. Ft. monument signs on the property.

A shopping center, shopping mall or office center may apply for a master sign plan to allow the property owner or developer, subject to city approval, the option of designating an area that will allow flexibility in sign location, size and number due to peculiarities in the location or configuration of parcels of real property or the intended uses of the combined area, or to allow creative sign management in exchange for a cumulative approach to sign management

Using the City's Master Sign Plan Ordinance to evaluate requests the following comments are offered:

Livability: The proposed Master Sign Plan would not have a negative impact on this site or surrounding properties. The request for a Master Sign Plan is not out of line and is consistent with development in the area.

Reasonableness: The proposed Master Sign Plan will provide area visibility to the shopping center and will positively impact the retail shopping center.

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

Chairman Peacock asked if the purpose of the Master Sign Plan was to make it easier for the owner of the development to place signs on the property. Mr. Brinlee responded that it did and helped to address signs all at once instead of submitting requests one at a time or asking for variances to the ZBA if needed. Chairman Peacock then asked if there were any questions for staff. Hearing none he asked if there was any discussion or in anyone had a motion. Member Tercero moved the case be approved as presented.

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

CASE FILE NO. 2022-21-P (approved)

Consider approval of Venegas Replat being a replat of a portion of Lot 3, Block 2, Westridge Subdivision, a Subdivision of 2.88 acres of land in Section 16, Block 43, T-2-S, T & P Ry Co. Survey, Ector County Texas. (northwest of N. Tripp Ave. and W. Riggs Dr.)

Maria Prieto gave the following presentation: The property involved in this replat request is located northwest of N. Tripp Ave. and W. Riggs 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 general area consists of vacant land and residential development.

The applicant is Gerardo A. Venegas, 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 April 26, 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.
- Drainage report has been submitted. This tract is in a special flood hazard area, Zone AE and floodway. Show floodway delineation on the plat.
- Development shall be in compliance with Ector County Floodplain regulations.
- No construction or fill is allowed in the designated floodway.
- 1 acre lots are proposed. Lots are of sufficient size for water well and septic.
- If plat name is Venegas, then this is Lot 1 & 2, Block 1.
- Add 10' Water line Easement along N. Tripp Ave.

Th plat is ready for commission approval.

Chairman Peacock then asked if there were any questions for staff. Hearing none he asked if there was any discussion or in anyone had a motion. Member Earls moved the case be approved as presented.

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

CASE FILE NO. 2022-22-P (ETJ) (approved)

Consider approval of the preliminary plat of Franco Addition being a subdivision of 2.5 acres in Section 28, Block 43, T-2-S. T&P RY Co. Survey, Ector County Texas. (northwest of N. Palomino Ave. and W. Swan Rd.)

Ms. Prieto stated that the property involved in this preliminary plat request is located northwest of N. Palomino Ave. and W. Swan Rd. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. Land use in the general area consists of residential development to the north, and west, and a mix of vacant land and residential development to the south and east.

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The applicant is Custom Homes by O. Franco, LLC, owner, and S W Howell, Inc., consultant and the purpose of the replat is to create four (4) lots for ownership and development purposes.

Comments were sent to the consultant for review on April 26, 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.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- Add ECUD signature block to the plat.
- Add 10' Water line Easement along N. Tripp Ave.

The consultant has addressed these comments and plat is ready for commission approval.

Chairman Peacock asked if there were any questions for staff. Hearing none he asked if there was any discussion or in anyone had a motion. Member Tercero moved the case 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 1:59 p.m.

Lorraine Quimiro, Planning Manager, placed the minutes in the Minute Book on May 5, 2022

Jimmy Peacock, Chairperson