

AGENDA
PLANNING & ZONING COMMISSION
COUNCIL CHAMBER

May 19, 2022

1:30 P.M.

1. Approve the minutes of the April 21, 2022 and May 5, 2022 Planning and Zoning Commission meetings
2. CASE FILE NO. 2022-04-Z
Open a public hearing to consider approval of the request by ERP Industrials 6155 LLC, owner, for original zoning of Heavy Industrial (HI) on a 1.00 acre tract out of Section 37, Block 43, T-2-S, T&P RY Co. Survey, City of Odessa, Ector County, Texas (south of the intersection of Interstate 20 and FM 1936)
3. CASE FILE NO. 2022-23-P
Open a public hearing to consider approval of Halliburton Subdivision 3rd Filing, being the replat of Lots 4, Block 1, replat and subdivision of Halliburton Subdivision, 2nd Filing, and a 1.00 acre tract of land out of Section 37, Block 43, T-2-S, T&P RY. CO. Survey, City of Odessa, Ector County, Texas (south of the intersection of Interstate 20 and FM 1936)
4. CASE FILE NO. 2022-48-P
Consider approval of the final plat of Hillmont Estates, 1st Filing, being approximately 34.241 acre tract in Section 39, Block 42, T-1-S, T&P RR. Co. Survey, Ector County, Texas (northeast of the intersection of Hwy 385 and E. Hillmont Rd.)
5. Other Business
6. Adjourn

Be it said and remembered that at 1:32 p.m. on the 19th 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
Connie Coots, Vice-Chairperson
Gary Sims
Renee Earls
Wayne Russel

MEMBERS ABSENT: Steve Tercero
Lance Marker

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Maria Prieto, Planner; Jared Aguilar, Planner, Joe Tucker, Assistant City Engineer; Monique Wimberly, Senior Assistant City Attorney, and Fara Hernandez, CIP Coordinator.

The minutes of the April 21, 2022, and May 5th, 2022, Planning and Zoning Commission meeting were approved, motion for approval being made by Member Coots, seconded by Member Russel, with the vote being a unanimous "aye".

CASE FILE NO. 2022-04-Z (Approved)

Open a public hearing to consider approval of the request by ERP Industrials 6155 LLC, owner, for original zoning of Heavy Industrial (HI) on a 1.00 acre tract out of Section 37, Block 43, T-2-S, T&P RY Co. Survey, City of Odessa, Ector County, Texas (south of the intersection of Interstate 20 and FM 1936).

Ms. Quimiro gave the following presentation: The property involved in this request is located south of the intersection of Interstate 20 and FM 1936. The site is within the City of Odessa and currently has a Future Development (FD) designation and is vacant. Land use in the general area consists of industrial development and vacant land.

The applicant is ERP Industrials 6155 LLC, owner, Maverick, agent, and the purpose of the request is to establish zoning for a 1.00 acre tract which is being replated into the adjacent property. The strip is to expand their access and is being paved to tie into the existing infrastructure.

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: The proposed original zone request is not contrary to the established land uses in the general area.

Livability: The proposed original zoning would not have a negative impact on this site or surrounding properties. The proposed Heavy Industrial (HI) would not be out of line with existing zoning in the area.

Reasonableness: The proposed original zoning will be in line with existing zoning directly to the west allowing the lot to have one single zoning designation.

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

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 Simms moved the case be approved as presented.

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

CASE FILE NO. 2022-23-P (Approved with conditions)

Open a public hearing to consider approval of Halliburton Subdivision 3rd Filing, being the replat of Lots 4, Block 1, replat and subdivision of Halliburton Subdivision and 2 of Halliburton Subdivision, 2nd Filing, and a 1.00 acre tract of land out of Section 37, Block 43, T-2-S, T&P RY. CO. Survey, City of Odessa, Ector County, Texas (south of the intersection of Interstate 20 and FM 1936)

Ms. Quimiro gave the following presentation: The property involved in this request is located south of the intersection of Interstate 20 and FM 1936. The site is currently zoned Heavy Industrial (HI) with a 1.00 acre tract designated Future Development (FD) with a pending application for Heavy Industrial (HI) zoning. It is currently occupied by industrial development. Land use in the general area consists of industrial development and vacant land.

The applicant is ERP Industrials 6155 LLC, owner, Maverick, agent, and the purpose of the replat request is to create one (1) lot for ownership purposes and include the additional 1.00 acre drive into the adjacent lot.

Comments were sent to the consultant for review on May 10, 2022.

Staff Comments:

- Ownership and original tax certificates needed prior to filing the plat.
- A Blanket Refuse Collection Easement is noted on the plat.
- "Director of Public Works" needs to read "For Director of Public Works".
- Water and sewer are available. 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.
- Current TxDOT access management standards require 510' minimum spacing between access locations for two-way frontage roads with speeds greater than 50 mph.
- No access should be accommodated to the connector ramp and between the connector ramp and the existing access east of the connector ramp.
- Access to the IH 20 frontage road to the east of the plat should also follow the minimum spacing requirements for proposed access including existing access locations.
- Post-development drainage/runoff should not be increased from pre-development conditions.
- Since they are taking in additional property to the east, would recommend consolidation of the two side by side driveways into a single shared driveway.

Staff recommends approval with the following conditions for commission action.

1. Remove the ETJ signature block. (Public Works)
2. Renumber Lot 4 to Lot 5. (Public Works)
3. Include all easement dimensions as per Page 2 of the original plat. (Public Works)
4. A minimum of two GPS points are required on the face of the plat. (GIS)
5. Murphy Avenue on the plat is actually West Murphy Street (Ector County 911)

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 Coats moved the case be approved as presented.

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

CASE FILE NO. 2021-48-P (ETJ) (approved)

Consider approval of the final plat of Hillmont Estates, 1st Filing, being approximately 34.241 acre tract in Section 39, Block 42, T-1-S, T&P RR. Co. Survey, Ector County., Texas (northeast of the intersection of Hwy. 385 and E. Hillmont Rd.)

Ms. Quimiro gave the following presentation: The property involved in this request is located northeast of the intersection of Hwy. 385 and E. Hillmont Rd. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. Landuse in the general area consists of single-family residential development and vacant land.

The applicant is LOA Land Developments LLC, owner, and the purpose of the plat is to create one hundred and ninety-two (192) mobile home lots (approx. 5,003 sq. ft. – 9,227sq. ft.), 1 common area park and a detention basin also marked as a common area on the plat.

The commission gave preliminary approval plat approval to this request on August 5th, 2021 with the following conditions:

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

1. Signature block for "Director of Planning" should be "Director of Development Services" (Planning)
2. Water and sewer will have to be constructed and accepted prior to filing the plat. (Public Works).
3. 2 GPS points are needed on Hillmont Estates, 1st Filing. (GIS)

The final plat is ready for Commission approval.

Member Simms inquired if there was city water and city sewer available to which Mr. Brinlee responded yes. Members Simms inquired if the lots were for individual sale, to which Mr. Brinlee responded yes.

There being no additional questions for staff Chairman Peacock Chairman Peacock called for a discussion or motion. Member Coats moved the case be approved with conditions.

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 1:40 p.m.

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Maria Prieto, Planner, placed the minutes in the Minute Book on May 25, 2022

Jimmy Peacock, Chairperson