

AGENDA

PLANNING & ZONING COMMISSION

COUNCIL CHAMBER

June 02, 2022

1:30 P.M.

1. Approve the minutes of the May 19, 2022 Planning and Zoning Commission meetings
2. CASE FILE NO. 2022-05-Z
Open a public hearing to consider approval of the request by Jim Camp, owner, Bill Anderson, agent, to rezone from Single Family-Three (SF-3) to Office (O), of an approx. 0.393 acre tract, being Lot 51, Block 2, Sherwood 01-72, City of Odessa, Ector County, Texas (northeast of the intersection of McKnight Dr. and E. 42nd St.)
3. Other Business
4. Adjourn

Be it said and remembered that at 1:32 p.m. on the 2nd day of June 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
Lance Marker

MEMBERS ABSENT: Steve Tercero

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

The minutes of the May 19th, 2022, Planning and Zoning Commission meeting were approved, motion for approval being made by Member Sims, seconded by Member Coots, with the vote being a unanimous "aye".

CASE FILE NO. 2022-05-Z (Approved)

Open a public hearing to consider approval of the request by Jim Camp, owner, Bill Anderson, agent, to rezone from Single Family-Three (SF-3) to Office (O), of an approx. 0.393 acre tract, being Lot 51, Block 2, Sherwood 01-72, City of Odessa, Ector County, Texas (northeast of the intersection of McKnight Dr. and E. 42nd St.)

Ms. Prieto gave the following presentation: The property involved in this request is located northeast of the intersection of McKnight Dr. and E. 42nd St. The site is currently zoned Single Family-Three (SF-3) and is occupied by two structures, formerly used as a church and rectory. Land uses in the area consist of single-family residential development to the north, east, west and south.

The applicant is Jim Camp, owner, Bill Anderson, agent, and the purpose of the request is to facilitate an office use on the property.

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. The property is located at an intersection along a main thoroughfare (42nd St) which allows for an Office (O) zoning and the associated less intense uses.

Livability: The proposed zoning would not have a negative impact on this site or surrounding properties. The proposed office development is not out of line with development in the area.

Reasonableness: The proposed zoning district will be encircled by existing single-family and will facilitate a reasonable transition between land uses and would not create a conflict to the existing land uses in the area. Existing development standards on the property (parking, building setbacks, coverage, etc.) will support the use of this site as office development.

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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. Bill Anderson, agent came to the podium and offered to answer any questions from the commission. Member Peacock asked if he knew what type of office it was going to be. Mr. Anderson answered that it was going to be an insurance office and introduced Randy Thompson. Mr. Thompson, purchaser of the property, approached the lectern and stated that it will be for an insurance office as they have outgrown their current location and they are hoping to expand. There being not further questions or comments Mr. Peacock called for a discussion or motion. Member Coots moved the case be approved as presented.

Member Marker 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 1:36 p.m.

Lorraine Quimiro, Planning Manager, placed the minutes in the Minute Book on June 3, 2022

Jimmy Peacock, Chairperson